

Heritage Data Form

ITEM DETAILS						
Name of Item	The Parade					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—urban area					
Area, Group, or Collection Name						
Street number	Various					
Street name	The Parade					
Suburb/town	Dulwich Hill				Postcode	2203
Local Government Area/s	Inner West					
Property description	Various					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>Located on Wangal Country, the Parade Heritage Conservation Area (HCA) has cultural significance at a local level for historic and aesthetic values and representativeness.</p> <p>The HCA has historic value for the subdivision represents a key phase of development in the district during the Federation period. It is culturally significant within the Dulwich Hill and Marrickville area as it evidences the residential subdivisions that formed the village of Dulwich Hill in the formative years of the late nineteenth and early twentieth century.</p> <p>Yule's Estate subdivision at Dulwich Hill, which included The Parade, was considered a desirable location due to its proximity to the Dulwich Hill tramway along New Canterbury Road (north extent of the estate) and the construction of the Sydenham–Bankstown railway line, in particular the Fernhill Railway Station (Dulwich Hill).</p> <p>The HCA demonstrates aesthetic values for several fairly well-maintained cottages that demonstrate the use of weatherboard and brick in modest single-storey forms. The precinct is one of the few remaining areas in this part of the Inner West which retains a group of weatherboard Federation-era cottages.</p> <p>The Parade HCA is representative of residential development during the early Federation period following the first two subdivisions of Yule's Estate. It also reflects the intermittent development that took place in subsequent eras, which introduced Inter-War and Post-War typologies to the area.</p> <p>Despite modifications, the properties in the HCA are good, generally intact examples of their type, using popular materials of the period and featuring typical detailing.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The Parade HCA is located in the south of Dulwich Hill near the west boundary. It is confined to the northern side of The Parade between Myra Road and Terrace Road. On the other side of the road is the railway line set back by a row of mature trees and lawn.</p> <p>The HCA originates from four lots of Yule's Estate, which was further subdivided in 1901 with the introduction of Myra Lane. The block plan and lot boundaries have been retained except for a few that have been divided into two. Modest, single-storey, weatherboard and brick Federation houses with consistent setbacks and small front gardens make up the dominant typology of the area. Other typologies include masonry Inter-War and Post-War cottages. Federation cottages have typical features such as gabled roofs, timber bargeboards, soffits, and front verandahs with decorative posts.</p> <p>Several buildings have undergone modification including rendering and painting of face brickwork, replacement of timber joinery and leadlight glass elements with aluminium windows. The streetscape of The Parade is characterised by regular mature trees, planted before 1943, on the southern side of the street alongside the railway corridor.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The HCA is in fair condition. The properties vary from well to poorly maintained, and overgrown gardens encroach on the properties. However, most issues are reversible. The archaeological potential of the area is unknown.					
Construction years	Start year	c.1899	Finish year	c.1910	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Some houses in the HCA have been modified by the introduction of contemporary fabric such as rendering of external walls, the replacement of timber windows with aluminium-framed windows and new glazing, and the alteration of front verandahs. Most alterations are reversible.					
Further comments						

HISTORY	
Historical notes	<p>Dulwich Hill occupies the traditional land of the Wangal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The Parade was formed in a subdivision of Yule's Estate in 1899. In 1873, Charles Bampffield Yule of Cornwall, England, converted lots 1, 2, 3, 5 and 6 in Sec E of Priddle and Macarthur's subdivision of part of 1B of the Petersham Estate to Torrens title. The 24 acres of land extended south from New Canterbury Road. Following Yule's death in November 1878, the property passed in October 1881 by transmission to Jane Elizabeth Margaret Emma Yule of Cornwall and Fanny Alexandria Augusta Chard and her husband William Wheaton Chard of India. They appointed a succession of representatives to deal with their land in Australia. Alfred Edmund Jaques and Alfred Consett Stephen commenced the subdivision of the 24 acres of land as Yule's Estate.</p>

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	<p>Yule's Estate was subdivided and advertised for auction sale on 21 January 1899 'by order of the Master in Equity' (Deposited Plan 3521). The estate comprised a total of 27 villa sites and large blocks fronting New Canterbury Road, Garnet Street, Myra Road, Terrace Road and The Parade. Only a few blocks sold at this time so the estate was resubdivided under two deposited plans, 3599 and 3830. Between April 1899 and March 1900 only a handful of lots sold on the estate including Lot 41 and lots 56–57 (in one transaction) fronting The Parade.</p> <p>Lots 13, 19 and 21 in DP 3521 in Garnet Street were resubdivided in mid-1900 by the Universal Land & Deposit Bank Ltd to form 13 allotments (DP 3830).</p> <p>The residual unsold allotments were progressively sold during the rest of 1900. Hardie and Gorman advertised the auction sale of the residue of Yule's Estate on 16 March 1901 as 'splendid open land, Torrens title, 33ft frontage and good depths' (Daily Telegraph, 9 March 1901, p3). The proximity of the estate to Fernhill Railway Station (Dulwich Hill) and the Dulwich Hill Tram were key selling points for the 'grand building allotments' in the estate. The remaining allotments in Yule's Estate were sold by the end of 1901.</p> <p>By 1905–06, seven houses were built in The Parade and, according to the <i>Sands Directory</i>, there were nine residents in the street.</p> <p>The site at the corner of Garnet Street and The Parade was sold in 1908 to Charles Moore of Dulwich Hill, a carpenter. He promptly built a cottage on this parcel, which is listed in the 1908–1910 Valuation Book. There was little new development after this date.</p>
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THEMES	
National historical theme	4 Building Settlements, Towns and Cities – 4.1 Planning Urban Settlements
State historical theme	4 Building settlements, towns and cities – Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Parade HCA is culturally significant within the Dulwich Hill and Marrickville area because it represents one of the major residential subdivisions forming the village of Dulwich Hill in the formative years of the late nineteenth and early twentieth century.</p> <p>The area was subdivided and developed to meet the growing housing needs of a rapidly expanding Sydney metropolis. The Yule's Estate at Dulwich Hill was a desirable location due to its proximity to the Dulwich Hill tramway along New Canterbury Road (north extent of the estate) and the construction of the Sydenham–Bankstown railway line, in particular the Fernhill Railway Station (Dulwich Hill). The subdivision is associated with one of the key phases of development in the district, namely the Federation period. The Parade retains several well-maintained cottages that demonstrate the preference for modest single-storey forms and weatherboard fabrication. The precinct is one of the few remaining areas in this part of the Inner West with a collection of Federation-era weatherboard cottages.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Parade HCA is associated with notable local historical figures. The area originates from land associated with one of the early purchasers of the subdivision of Dr Robert Wardell's Petersham Estate. Charles Bampfild Yule, an explorer and author of the Admiralty Australia Directory, was based out of Sydney in the 1840s and married Jane Elizabeth Priddle, a member of the extended family of Dr Robert Wardell.</p> <p>Wardell had acquired Thomas Moore's extensive land grant and adjoining small grants, consolidating it into a 2500-acre (1011-hectare) property in the District of Bulanaming (Petersham). He was murdered in 1834 and the land was divided in 1840 among his three brothers-in-law on behalf of his three sisters. The land was exploited by Moore and Wardell for its rich stands of timber and remained unsettled until the 1840s when Wardell's family began to subdivide the Petersham Estate.</p>

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	<p>There is no evidence that Yule occupied the site for any substantial period of time or utilised the land for purposes other than investment. Further, apart from the name of the estate, Yule's association with the area is incidental because he left the management of the estate in the hands of local agents and the land containing The Parade was not subdivided until 1899, long after his death.</p> <p>The Parade HCA does not meet the threshold for cultural significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Parade HCA has cultural significance for its aesthetic values. It generally retains a consistent architectural form and rhythm in the streetscape, though many of the buildings have lost some of their original architectural detailing and character. The subdivision pattern is legible in the streetscape as well as the lot boundary, which show few changes from the early Federation era.</p> <p>The properties are predominantly Federation cottages, although there are some interwar and postwar dwellings present. The cottages display typical features such as hipped and gabled roofs, timber battens to the gable, front verandahs with decorative posts, and window awnings. Similarly, interwar dwellings feature weatherboard cladding, timber joinery and masonry verandahs whereas postwar dwellings feature face brick façades, large double-hung timber windows and hipped roofs with brick chimneys.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of The Parade has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Parade HCA is unlikely to meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of The Parade HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Parade HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Parade HCA comprises a variety of predominantly Federation and Inter-War housing typologies; however, these are common in the local area. The HCA features a collection of weatherboard Federation cottages, which are uncommon in the Dulwich Hill area, yet their lack of consistency and cohesion means the area does not meet the threshold of significance for rarity.</p> <p>The Parade HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Parade HCA is representative of residential development during the early Federation period after the first two subdivisions of Yule's Estate and the following era which introduced Inter-War and Post-War typologies to the area.</p> <p>Despite modifications, the properties in the HCA are good, generally intact examples of their type, using popular materials and featuring typical detailing.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Parade HCA has a fair level of integrity. Properties in the HCA have been modified by the introduction of contemporary fabric such as the rendering of external walls, the replacement of timber-framed windows with aluminium-framed windows and new glazing, and the alteration of front verandahs. However, the streetscape generally maintains a consistent architectural form and rhythm, and the original subdivision has been retained.</p>
HERITAGE LISTINGS	
Heritage listing/s	

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Advertising	Daily Telegraph	Next Saturday by order of the Master In Equity, Yule's Estate, Dulwich Hill	9 Mar 1901	Trove, National Library of Australia
Subdivision Plan	Arthur Winbourn Stephen	Part of Yule's Estate Marrickville (DP 3521)	1898	NSW Land Registry Services
Subdivision Plan	Arthur Winbourn Stephen	Part of Yule's Estate Marrickville (DP 3599)	1899	NSW Land Registry Services
Subdivision Plan	Arthur Winbourn Stephen	Plan of Re-subdivision of Lots 13, 19 and 21 Deposited Plan No 3521 Yules Estate Marrickville (DP 3830)	1899	NSW Land Registry Services
Land Title		Certificate of Title Vol 163 Fol 249	1873	NSW Land Registry Services
Land Title		Certificate of Title Vol 1313 Fol 33	1900	NSW Land Registry Services

RECOMMENDATIONS	
Recommendations	<p>The Parade HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of The Parade HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to The Parade HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings in the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	The Parade HCA boundary				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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Image caption	The Parade HCA boundary.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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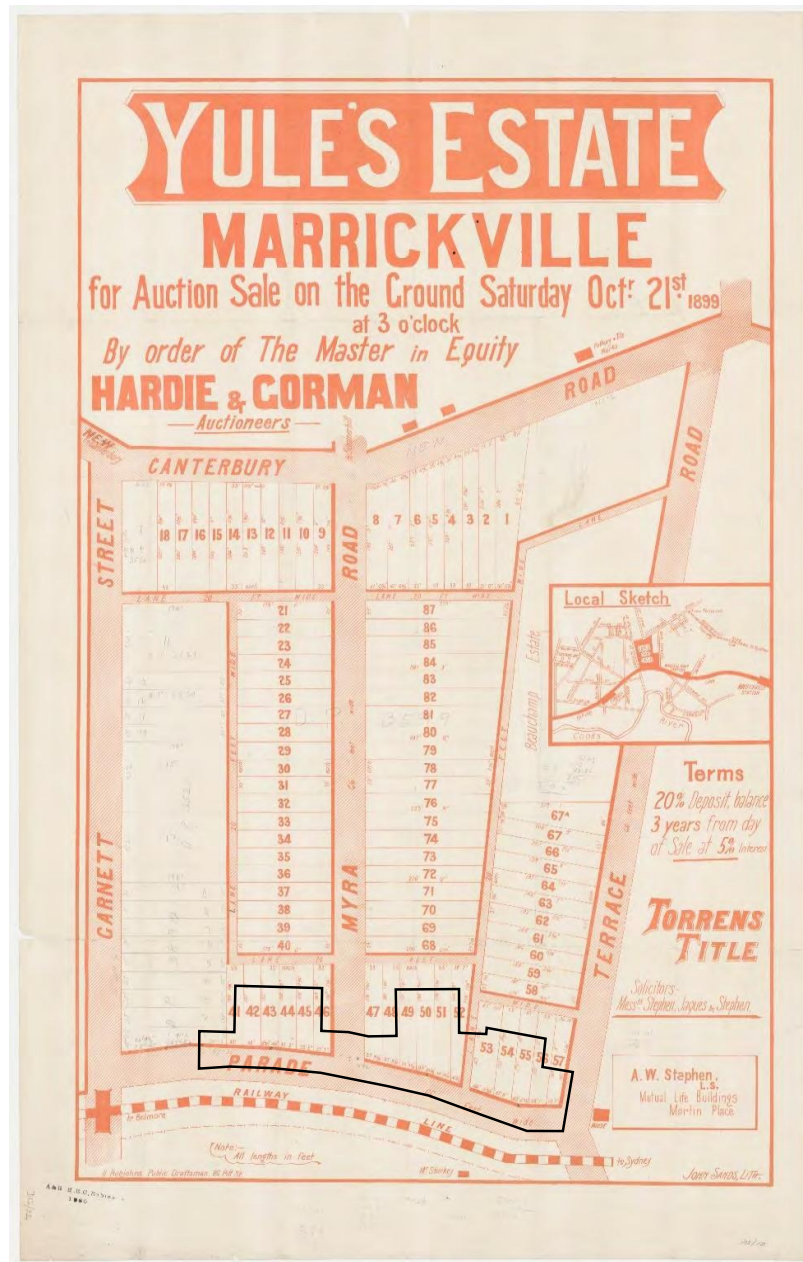
Image caption	Yule's Estate, Marrickville, with overlay showing HCA boundary				
Image year	1899	Image by	Unknown with GML Heritage overlay	Image copyright holder	Out of copyright



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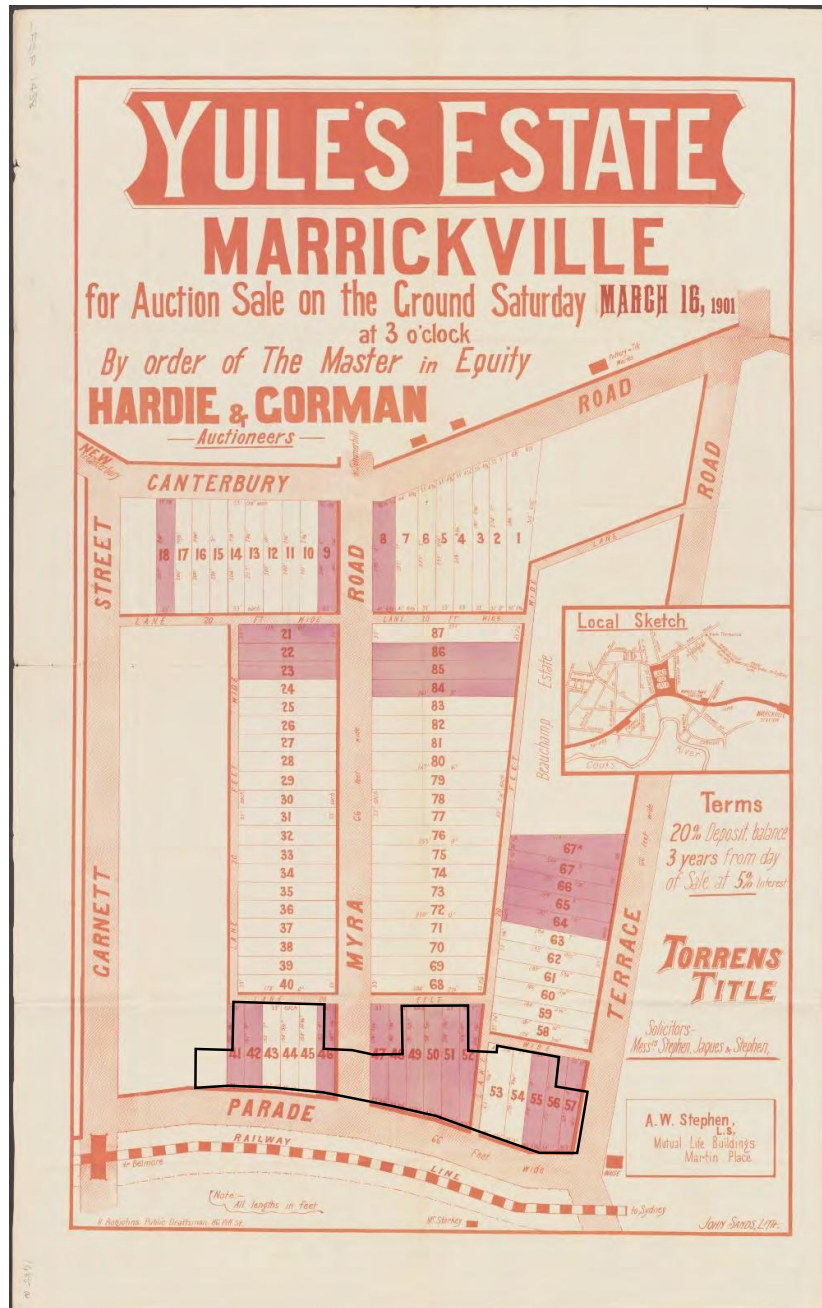
Image caption	Yule's Estate, Marrickville, with overlay showing HCA boundary				
Image year	1899	Image by	Unknown with GML Heritage overlay	Image copyright holder	Out of copyright



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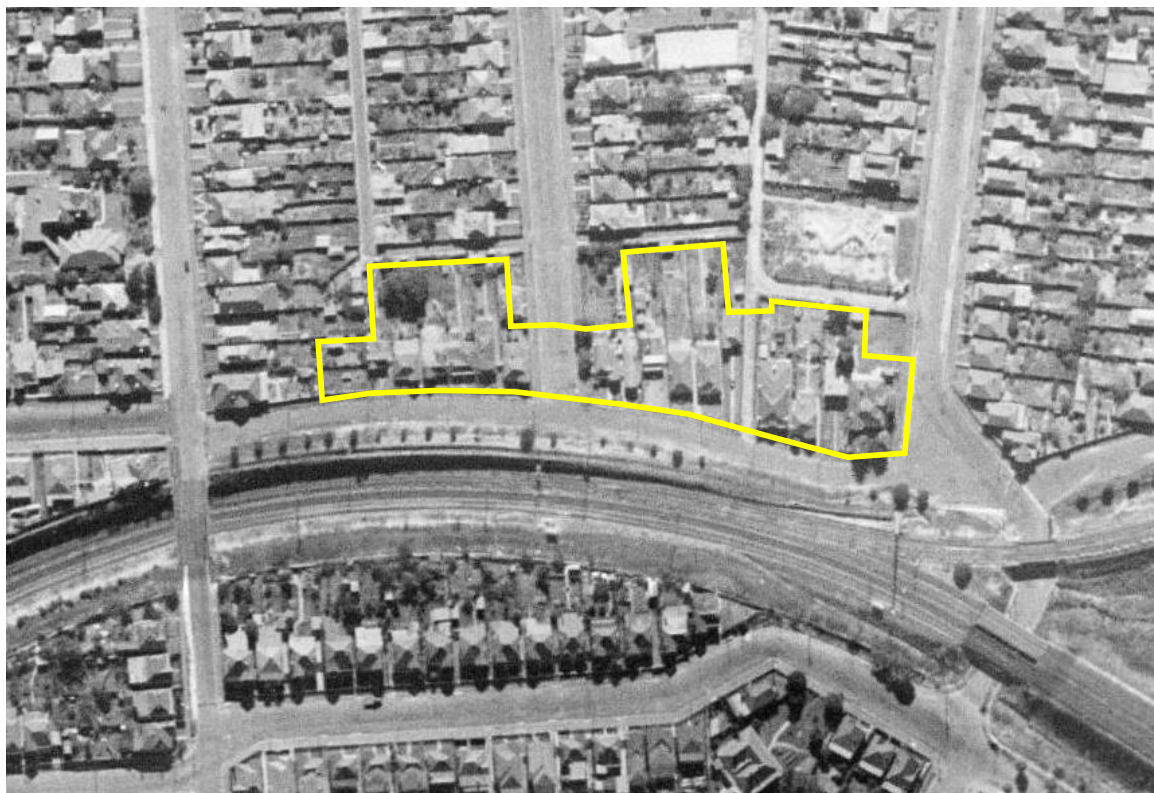
Image caption	Yule's Estate, Marrickville, with overlay showing HCA boundary.				
Image year	1901	Image by	Unknown with GML Heritage overlay	Image copyright holder	Out of copyright



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Image caption	Aerial photograph from 1943 with overlay showing the HCA boundary.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	NSW Spatial Services



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Image caption	Typical property within The Parade HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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