

Heritage Data Form

| ITEM DETAILS | | | | | | | |
|--|---|--|----------------|--|---|-----------------|------|
| Name of Item | The Shrublands Estate | | | | | | |
| 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 | Crawford Place, Darley Street, David Street, Harney Street, Marrickville Road, Pine Street, Robert Lane, Robert Street, South Street | | | | | | |
| Suburb/town | Marrickville | | | | | Postcode | 2204 |
| 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 Gadigal Country, and in language known as Bulanaming, the Shrublands Estate Heritage Conservation Area (HCA) is locally rare within Marrickville as a distinctive enclave of substantial Federation period detached houses, gardens and street plantings. It is a representative area of Federation period housing, which was designed and detailed to be attractive to local industrialists, businessmen and other wealthy members of the community.</p> <p>The Shrublands Estate HCA is of historical significance as an area subdivided as Section 1 of the Shrublands Estate in 1909 and comprising houses erected within a narrow time frame leading up to World War I. The HCA features many houses built for merchants and businessmen of the period, such as Gateshead at 400 Marrickville Road, built for James Wall, master builder; Marsden at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and Chandos at 9 David Street, built for Reginald Marcus Clark (a member of the Marcus Clark retailing family).</p> <p>The Shrublands Estate HCA has aesthetic significance for its substantial Federation period detached housing on David Street, Livingstone Road and Marrickville Road, set amid generous gardens and the mature brush box trees in David Street planted (shown as fully grown in 1943 aerial photos), giving the appearance of a Federation period 'garden suburb'.</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 Shrublands Estate HCA is located on the western side of Marrickville and comprises a portion of David Street and Livingstone Road between Marrickville Road and Robert Street.</p> <p>The lot pattern from the 1909 subdivision of the Shrublands Estate is retained as are the properties that were constructed in the early 1900s. The primary housing typology is single-storey, detached Federation cottages of brick construction. They typically have hipped and gabled roofs of Marseille tiles, masonry chimneys and decorative bargeboards. Other features present are front verandahs with timber posts, decorative brackets and mouldings around windows. There are also examples of modest Victorian Italianate cottages.</p> <p>The houses have consistent setbacks although properties on the north side of David Street have deeper setbacks. Front gardens and low masonry fences are common throughout the HCA.</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 streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown. | | | | | |
| Construction years | Start year | 1909 | Finish year | 1913 | Circa | <input checked="" type="checkbox"/> |
| Modifications and dates | There are few modifications to the properties in the HCA. These include the addition of side garages, replacement of fences, and window and rear extensions. | | | | | |
| Further comments | | | | | | |

| HISTORY | |
|-------------------------|---|
| Historical notes | <p>Marrickville occupies the traditional land of the Gadigal 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 three sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle, who progressively subdivided their portions, forming the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.</p> <p>In 1871 George Frederick Durham Priddle and John Fairfowl Macarthur converted several parcels of land, including allotments in the subdivision of Section 1B of Petersham Estate, to Torrens title. A certificate of title was issued in July 1873 to James Norton for lots 7–8 and 21–22 of Section D of Priddle and Macarthur's subdivision of Division 1B of the Petersham Estate. Norton, a prominent Sydney solicitor, was related by marriage to Wardell because his daughter Augusta was married to Wardell's nephew Rev Charles Frederick Durham Priddle. Macarthur was married to Wardell's niece Margaret Anne Priddle.</p> <p>In December 1874, James Norton conveyed lots 7 and 8 of Section D to Macarthur. He in turn conveyed these seven acres of land in October 1884 to James Smith, the second owner of the property. A large mansion, called 'Shrubland', was erected on land to the west of Livingstone Road by mid-1874 and was in the occupation of Thomas Thomas, but for unknown reasons his name is not recorded on the land title. In October 1878 Thomas instructed auctioneers to sell Shrubland, 'that</p> |

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| | <p>delightfully situated family mansion ... together with the highly improved extensive grounds, in all nine acres' (Sydney Mail and New South Wales Advertiser, 19 October 1878, p 631). The advertisement boasted that the Shrubland property was 'second only to The Warren'.</p> <p>James Smith was one of the partners in Goodlet and Smith, one of the largest brick-making firms in Sydney until the 1970s. He died in 1884 and the estate passed by transmission in late 1888 to William Smith of Melbourne and James Little of Sydney. They transferred Shrubland in August 1895 to James Little and Jessie Smith of Sydney. Following the former's death in 1909, Jessie Smith conveyed the property to herself and auctioneer James Gregg.</p> <p>Simultaneously the estate was subdivided and part of it was advertised for auction sale on 20 March 1909 in two sections as the Shrublands Estate, 'the pick of Dulwich Hill' (Deposited Plan 5482). The estate spanned Marrickville Road west of Livingstone Road. David Street was formed at this date north from Robert Street to connect with Marrickville Road. There were 39 allotments in Section 1 fronting Marrickville Road, David Street and Livingstone Road.</p> <p>The allotments in this estate are first listed in the 1908–10 Valuation Book, with houses erected by 1910 on lots 12–14, 16 and 22–23 in in Section 1 (David Street) and upon Lot 8 in Section 2 (Livingstone Road). The majority of allotments were built upon within the next three years.</p> |
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| THEMES | |
|----------------------------------|--|
| National historical theme | 4 Building Settlements, Towns and Cities |
| State historical theme | Towns, suburbs and villages |
| National historical theme | 4 Building settlements, towns and cities |
| State historical theme | Accommodation |

| APPLICATION OF CRITERIA | |
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| Historical significance SHR criteria (a) | <p>The Shrublands Estate HCA is of historical significance as an area developed within a short time frame within the Federation period (1890–1915). It features many houses built for entrepreneurs of the period such as Gateshead at 400 Marrickville Road, built for James Wall, master builder; Marsden at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and Chandos at 9 David Street, built for Reginald Marcus Clark (of the Marcus Clark retailing family). The HCA demonstrates a significant period of development in the Marrickville area, and the expansion of middle-class housing in the suburb.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Shrublands Estate HCA is historically associated with the creation of the Shrublands Estate by subdivisions in the early 1900s. Shrubland (now part of St Brigid's) was erected by 1874 for Thomas Thomas on land purchased from George Fairfowl Macarthur. The Thomas family lived in this large villa from 1874 until 1878 when it was sold to James Smith of Goodlet and Smith, one of the largest brick-making firms in Sydney until the 1970s. Shrublands was a prominent landmark in the district, and after Smith's death the property was conveyed in 1895 to James Little and Jessie Smith of Sydney. Little and Smith owned the grounds of Shrubland House and much of the land in the surrounding area, including the site of the HCA. Their property was progressively subdivided from 1909, and the Shrublands Estate was created in 1909. The HCA originates from this 1909 subdivision. Although the land has historic associations with the Shrublands Estate broadly, neither the Thomas family nor the Smith family lived or worked on the site of the HCA, nor is there extant tangible connections to this earlier phase of use.</p> <p>The Shrublands Estate HCA does not reach the threshold for cultural significance at a local level under this criterion.</p> |

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| Aesthetic significance SHR criteria (c) | <p>The Shrublands Estate HCA is of aesthetic significance for its substantial Federation period detached housing in David Street set amid generous gardens and mature brush box street plantings, giving the appearance of a Federation period 'garden suburb'. The dwellings demonstrate the introduction of middle-class housing in the area, shown through the scale, form and materiality of the dwellings. The properties retain fine architectural detailing characteristic of their typologies, which contribute to the character of the streetscape.</p> <p>The Shrublands Estate 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 Shrublands Estate HCA 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 Shrublands Estate 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 Shrublands Estate 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 Shrublands Estate HCA has not been assessed under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Shrublands Estate HCA is rare within the Marrickville area as a distinctive enclave of substantial Federation period detached houses, gardens and street planting. Although Federation housing is not uncommon in Marrickville, the Shrublands Estate HCA demonstrates a highly intact grouping of well-detailed and maintained properties that is uncommon in the area.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Shrublands Estate HCA comprises a series of intact Federation housing developed for affluent, middle class and upper-middle class residents in the early twentieth century. The dwellings demonstrate characteristic Federation typologies, and are representative of characteristic streetscapes of the period, retaining generous gardens and landscaping. The HCA is historically and aesthetically representative of a significant period of development in the Marrickville area.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Integrity | <p>The HCA properties maintain a high level of integrity and intactness. Many original decorative elements have been retained across the houses including coloured-glass windows, timber posts and bargeboards, bricks arches and timber valances.</p> <p>There are some modifications, including the addition of side garages, replacement of fences and window and rear extensions; however, these are not clearly visible to the street and do not detract from the overall historic character of the area.</p> |

HERITAGE LISTINGS

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| Heritage listing/s | A section of this HCA previously formed part of the David Street HCA (C66) listed on the former Marrickville Local Environmental Plan. |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|------------|--------------------|--------------------|------|----------------------------|
| Land title | Land Titles Office | CT Vol 162 Fol 206 | 1873 | NSW Land Registry Services |
| Land title | Land Titles Office | CT Vol 246 Fol 38 | 1876 | NSW Land Registry Services |

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|---------------------|--|---|-------------|--------------------------------------|
| Advertising | <i>Sydney Mail and New South Wales Advertiser</i> | Mansion and grounds, Marrickville Heights | 19 Oct 1878 | Trove, National Library of Australia |
| Subdivision Plan | | Shrublands Estate Dulwich Hill | 1909 | State Library of NSW |
| Primary Application | George Frederick Durham Priddle and George Fairfowl Macarthur | PA 2945 | 1871 | NSW Land Registry Services |
| Subdivision Plan | P W Rygate | Subdivision of part of Thomas Moore's 700 acre grant, Shrublands Estate | 1909 | NSW Land Registry Services |
| Council records | Marrickville Municipal Council | Valuation Book | 1911–13 | Inner West Library |

RECOMMENDATIONS

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| Recommendations | <p>The Shrublands Estate 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 Shrublands Estate 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 Shrublands Estate 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> |
|------------------------|---|

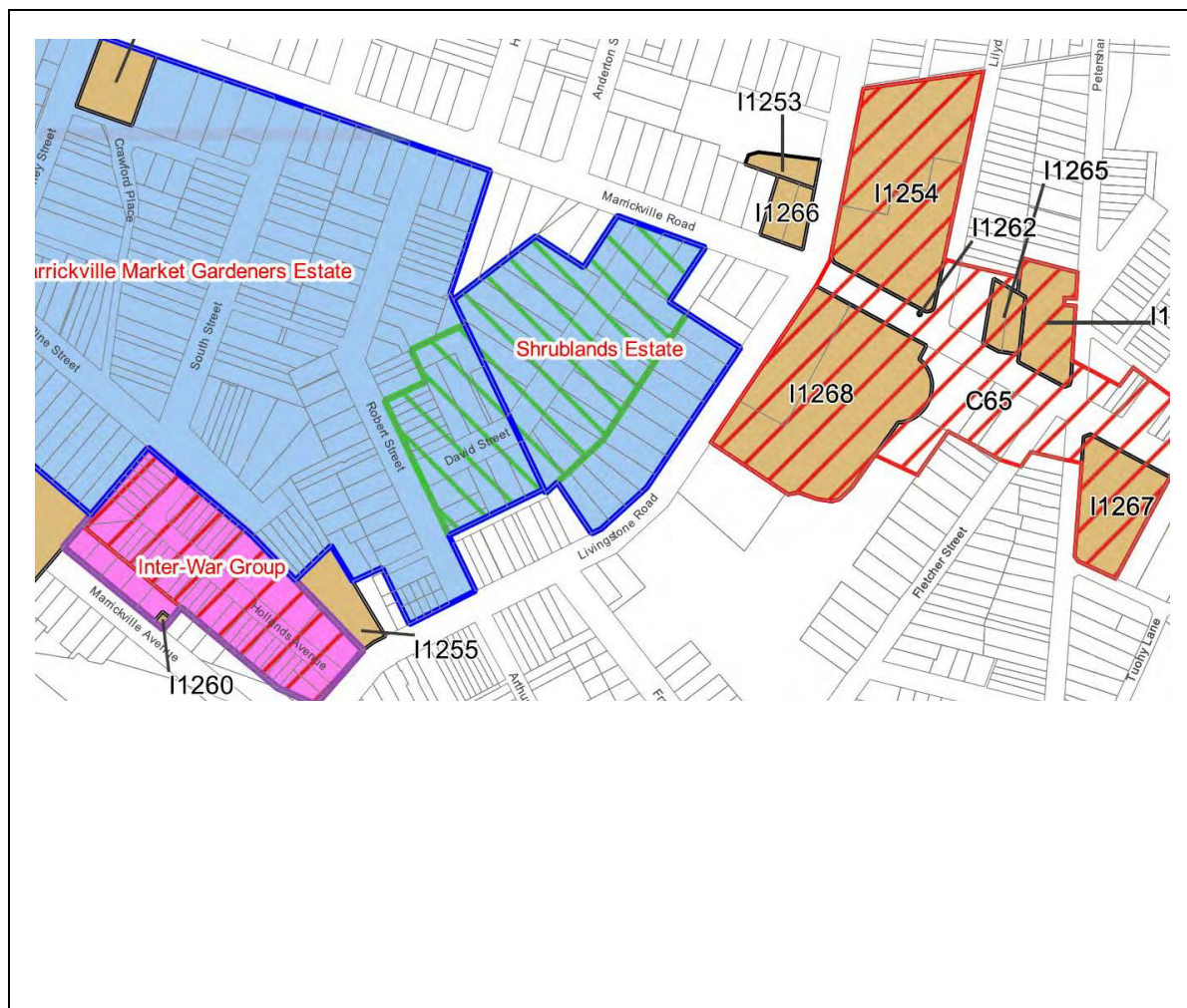
SOURCE OF THIS INFORMATION

| | | | |
|---|---------------------------------------|---|-----------------------------|
| 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 |

Heritage Data Form

IMAGES - 1 per page

| | | | | | |
|---------------|-------------------------------------|----------|--------------------|------------------------|--------------------|
| Image caption | The Shrublands Estate HCA boundary. | | | | |
| Image year | 2022 | Image by | Inner West Council | Image copyright holder | Inner West Council |



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IMAGES - 1 per page

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|---------------|--|----------|------------------------------------|------------------------|--------------|
| Image caption | The Shrublands Estate HCA boundary on aerial photograph. | | | | |
| Image year | 2023 | Image by | SIX Maps with GML Heritage overlay | Image copyright holder | GML Heritage |



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IMAGES - 1 per page

| | | | | | |
|---------------|------------------------------------|----------|--|---------------------------|----------|
| Image caption | The Shrublands Estate HCA in 1943. | | | | |
| Image year | 1943 | Image by | SIX Maps with GML Heritage overlay | Image copyright holder | SIX Maps |



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IMAGES - 1 per page

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|---------------|--------------------------------------|----------|-----------------------------------|------------------------|------------------|
| Image caption | The Shrublands Estate, Dulwich Hill. | | | | |
| Image year | 1909 | Image by | Unknown with GML Heritage overlay | Image copyright holder | Out of copyright |



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IMAGES - 1 per page

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|---------------|--|----------|--------------|------------------------|--------------|
| Image caption | Typical house within the Shrublands Estate (David Street). | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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IMAGES - 1 per page

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|---------------|--|----------|--------------|------------------------|--------------|
| Image caption | 11A David Street, a Federation bungalow. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

