

Heritage Data Form

ITEM DETAILS							
Name of Item	Marrickville Market Gardeners HCA						
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	Darley Street, David Street, Dot Street, Crawford Place, Harney Street, Pine Street, Robert Street, Robert Lane, 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 Marrickville Market Gardeners Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic and representative values.</p> <p>The HCA possesses historic significance, demonstrating the key phases of development in the Victorian, Federation and interwar periods. The area was developed in the Victorian and Federation eras in response to the opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889. Market gardeners subdivided their small farms during the 1880s when the suburbs of Marrickville and Dulwich Hill flourished. The construction of the Sydenham railway line and opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889 provided impetus to many owners seeking to capitalise and profit from the boom in residential development and the growing working-class population. The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents.</p> <p>The HCA retains the historical subdivision pattern and street alignment dating back to 1884, and contains a collection of typical Victorian and Federation era workers' cottages. The houses are predominantly detached although some groups of semi-detached buildings are scattered throughout the area. Some late twentieth-century new builds and alterations/additions with evidence of cultural overlays are also present. However, collectively the houses in the area demonstrate a good degree of integrity and are representative of both a significant period of residential development in the area, and the growing popularity of brick fabrication, owing to the local brick manufactories in the area.</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>Marrickville Market Gardeners HCA is located on the western boundary of Marrickville and includes several streets bounded by Marrickville Road, Wardell Road, Pine Street and two HCAs (Interwar Group HCA and David Street HCA).</p> <p>The HCA retains its historical subdivision pattern which dates to 1884. Two key housing typologies are present in the area: single-storey Victorian cottages and Federation bungalows. Houses are predominantly detached and single-storey, but there are some semi-detached dwellings and a few two-storey buildings dispersed throughout the HCA.</p> <p>The houses display typical Victorian and Federation architectural elements including rendered brick and face brick walls, front verandahs, decorative timber brackets, bargeboard and posts, chimneys and timber-framed openings.</p> <p>Setbacks are generally consistent among houses of the same era. The houses are set back by a front garden and low fence constructed of brick, timber or metal. The streetscape is defined by regular tree plantings along the road and footpath. There is a downward slope in the southwest direction and houses are built on masonry foundations.</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	1884	Finish year	1910	Circa	<input checked="" type="checkbox"/>
Modifications and dates	There are various modifications to the properties in the HCA. Alterations to façades are mostly minor, such as the addition of bars to windows and doors, addition of an awning above windows, replacement of verandah fabric, and replacement of timber window frames with aluminium frames. Most houses have 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 this landholding. Thomas Moore's 700-acre (283.3-hectare) land was acquired by Dr Robert Wardell in the 1820s and consolidated into his Petersham Estate, which totalled over 2000 acres (800 hectares). Moore and Wardell exploited the rich timber stands on the estate, clearing the ground for later occupation by dairymen, market gardeners, quarrymen and brickmakers.</p> <p>Wardell was murdered in 1834 and the estate was divided among his three brothers-in-law on behalf of Wardell's sisters. They were Charles Frederick Priddle (husband of Jane Isabella Wardell), John Fisher (husband of Ann(e) Fisher Wardell) and John Frazer (husband of Margaret Frazer Wardell). Of the trio only Charles and Jane Priddle emigrated to Sydney. They arrived in 1843. Division 1B was awarded to Charles Frederick Priddle and his wife Jane Isabella Wardell. This portion comprised 652 acres (263 hectares).</p>

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	<p>Over the next decade, the Priddles commenced the subdivision of this extensive parcel of land. In 1884, Robert Pfoeffler, F Randall and Henry Teege were among a small group of people operating market gardens south of Marrickville Road and east of Livingstone Road.</p> <p>The establishment of tramways in the area in the early 1880s encouraged residential development in the vicinity. Large landholders, seeking to profit from the residential boom, subdivided their land in close proximity to the proposed rail corridor. Also during the Victorian period Marrickville developed as an industrial area and was home to many brickmaking ventures, wool mills, steel and metal works, and from the 1920s automotive and service industries, which drove demand for cheap land and housing close to places of employment.</p> <p>During 1884 and 1885, three subdivisions were carried out in the area. Compagnoni's Garden comprised 24 allotments by private sale in Livingstone, Gordon and Robert streets. Pfoeffler's Garden was advertised for auction sale on 15 November 1884, promoted as 'the best Building Position at Marrickville. Surrounded by highly improved Estates' (<i>Sydney Morning Herald</i>, 10 November 1884, p 11). The estate comprised 40 allotments including that of Mr Pfoeffler's residence and well-matured garden. Randall's Garden was advertised for auction sale on 13 December 1884, consisting of 42 allotments with frontages to Livingstone Road, Marrickville Avenue and Randall Street. Simultaneously Mr Randall advertised for auction sale various structures, equipment and livestock including two heavy draught horses, six pigs, a cart shed with iron roof, a four-roomed building with an iron roof, ploughs, harrows, three harnesses, a new saddle and so on at this property in Livingstone Road.</p> <p>By 1886, cottages were beginning to appear on Pfoeffler's and Randall's Estates but Gordon and Robert Street, previously known as South and Regent Streets respectively were not listed at this time. One decade later the Rate Books show several cottages throughout the precinct, including Mrs JE Anderson's cottage and land fronting Livingstone Road on 'Compagnoni's Subdivision'. Cottages on Pfoeffler's Garden and Randall's Estate. Residential development took place throughout this period and continuing into the early 1900s.</p> <p>Teege's Estate was advertised for auction sale in October 1900, consisting of 24 building allotments fronting South, Harney and Pine streets with the electrified tramway at its doorstep and the estate 'within easy access of the city' (<i>Sydney Morning Herald</i>, 17 October 1900, p 3).</p> <p>The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents to the district.</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 Marrickville Market Gardeners HCA is of historical significance as an area developed in the Victorian and Federation eras in response to the opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889. Market gardeners subdivided their small farms during the 1880s when the suburbs of Marrickville and Dulwich Hill flourished. The construction of the Sydenham railway line and opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889 provided impetus to many owners seeking to capitalise on and profit from the boom in residential development and the growing working-class population.</p> <p>The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents, and the area retains much of the subdivision pattern instituted at this time. The HCA is representative of the size and layout of the allotments which were created across the successive estates in the area. It is representative of the two key phases of historical development in the Victorian and Federation periods with associated typologies including single-storey Victorian workers' cottages and Federation bungalows constructed in brick, a common material with local manufactories in the area. Houses are predominantly detached though some</p>
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	<p>groups of semi-detached buildings are scattered throughout the area. There have been some late twentieth-century new builds and alterations/additions with evidence of cultural overlays. This does not, however, alter the prevailing low-scale residential character of the HCA nor the historical subdivision and development pattern.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Marrickville Market Gardeners HCA is associated with the extensive land grant awarded to Robert Moore in 1799. The principal use of the land during its early history was timber-getting and the subsequent owner, Dr Robert Wardell, continued to exploit the timber stands located across his expanded Petersham Estate. There is little evidence of Moore or Wardell's association with the HCA area. Their connection is incidental and applies to the entire suburbs of Marrickville and Dulwich Hill.</p> <p>The division of the Petersham Estate among Wardell's three sisters/brothers-in-law led to the subdivision of the estate from the late 1840s. Division 1B was owned by the Priddles, and although this family was heavily involved in the subdivision of its land and is recalled in at least one street name in the Dulwich Hill/Marrickville area, the Priddles did not occupy the site for any substantial period of time nor utilise the land for any purposes other than investment.</p> <p>The Marrickville Market Gardeners HCA is associated with several market gardeners who established farms in the area in about the mid-1880s, including Robert Pfoeffler, John Henry Teege and F Randall. They occupied the land as market gardens, growing a range of produce and running some livestock. Although this historical association is important in the early development of Marrickville, there is no physical evidence of this phase of occupation.</p> <p>The Marrickville Market Gardeners HCA does not meet the threshold for listing at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Marrickville Market Gardeners HCA has cultural significance for its aesthetic values, demonstrating the development of the area during the late Victorian and early Federation eras through to the interwar transition.</p> <p>The collection of buildings in the HCA demonstrates a good degree of integrity and intactness, incorporating typical details of Federation housing such as front verandahs, timber posts, hipped and gabled roofs with bargeboards and battens to the gable, and timber double-hung windows. Streetscapes within the HCA possess an open, suburban quality due to the predominantly low-density and single-storey residential development. Harney Street is flanked on both sides by mature Plane trees featuring an expansive canopy. Street trees, albeit smaller species, are present throughout the HCA, which enhances its presentation.</p> <p>Overall, the HCA retains a consistent scale and form, and together with the associated landscaping, contributes positively to the character of the surrounding area.</p> <p>The Marrickville Market Gardeners 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 Marrickville Market Gardeners 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 Marrickville Market Gardeners HCA is unlikely to meet the threshold for significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Marrickville Market Gardeners 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 Marrickville Market Gardeners HCA has not been assessed under this criterion.</p>

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Rarity SHR criteria (f)	<p>The Marrickville Market Gardeners HCA is a generally intact group of late Victorian and Federation dwellings. The HCA does not represent a rare example of housing typology in the local area because there are similar precedents such as the adjoining South Dulwich Hill HCA (C107), which has a more uniform Federation-era character.</p> <p>The Marrickville Market Gardeners HCA does not reach the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Marrickville Market Gardeners HCA represents the development of this area of Marrickville through several subdivisions in the late Victorian era.</p> <p>Late Victorian, Federation and interwar houses are prominent in the HCA and have a good degree of integrity and intactness. A high proportion of houses in this area are substantially intact and have retained much of their original detailing such as face brickwork, slate roofs and decorative terracotta ridge capping, tall rough-cast chimneys, timber windows, hoods, timber verandah detailing and face brick façades. This establishes an integrity that characterises the streetscapes in this area.</p> <p>Many houses in the HCA have undergone alterations and additions, many resulting from cultural overlays. However, much of these works have been undertaken to the rear of properties and are not highly visible elements in the local streetscape.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold cultural significance at a local level under this criterion.</p>
Integrity	<p>There are various modifications to the properties in the Marrickville Market Gardeners HCA. Alterations to façades are mostly minor such as addition of bars to windows and doors, addition of an awning above windows, replacement of verandah fabric, and replacement of timber window frames with aluminium. Most houses have rear extensions; however, they are not clearly visible from the street.</p> <p>Overall, the Marrickville Market Gardeners HCA maintains a good level of intactness and integrity.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Rate Book	Marrickville Council	Cooks River Ward	1886-87	Inner West Library
Rate Book	Marrickville Council	West Ward	1896-97	Inner West Library
Advertising	Sydney Morning Herald	Advertising	10 Nov 1884	Trove, National Library of Australia
Advertising	Sydney Morning Herald	Advertising	17 Oct 1900	Trove, National Library of Australia
Subdivision Plan	Unknown	Compagnoni's Garden Marrickville	c.1884	State Library of NSW

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Map	WA Lewis	[Pine, South and Harney Streets and Marrickville Road] DP 2623	1891	State Library of NSW
Subdivision Plan	Herbert S Thompson	Pfoeffer's Garden Marrickville	1884	State Library of NSW
Subdivision Plan	Cahill & Kirchner	Randall's Garden Subdivision Marrickville	1884	State Library of NSW
Survey Plan	WA Lewis	Plan of Teege's Estate Marrickville, DP 2623	1894	NSW Land Registry Services
Survey Plan	WH Howard	Subdivision of Lot 2 Sec D Division 1B Petersham Estate, DP 2961	1893	NSW Land Registry Services
Survey Plan	LA Curtis	Randal's Garden Marrickville, DP1371	1884	NSW Land Registry Services
Survey Plan	RJ Campbell	Pfoeffer's Gardne at Marrickville, DP 1357	1884	NSW Land Registry Services
Survey Plan	WH Howard	Subdivision of Lot 1 Sec D Division 1B Petersham Estate, DP 2962	1898	NSW Land Registry Services
Map	unknown	Chart shewing divisions survey, Section 1B of the Petersham Estate.	1840-1859	State Library of NSW

RECOMMENDATIONS

Recommendations	<p>The Marrickville Market Gardeners 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 Marrickville Market Gardeners 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 Marrickville Market Gardeners 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 within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, 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>
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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	Marrickville Market Gardeners HCA.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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Image caption	Marrickville Market Gardeners 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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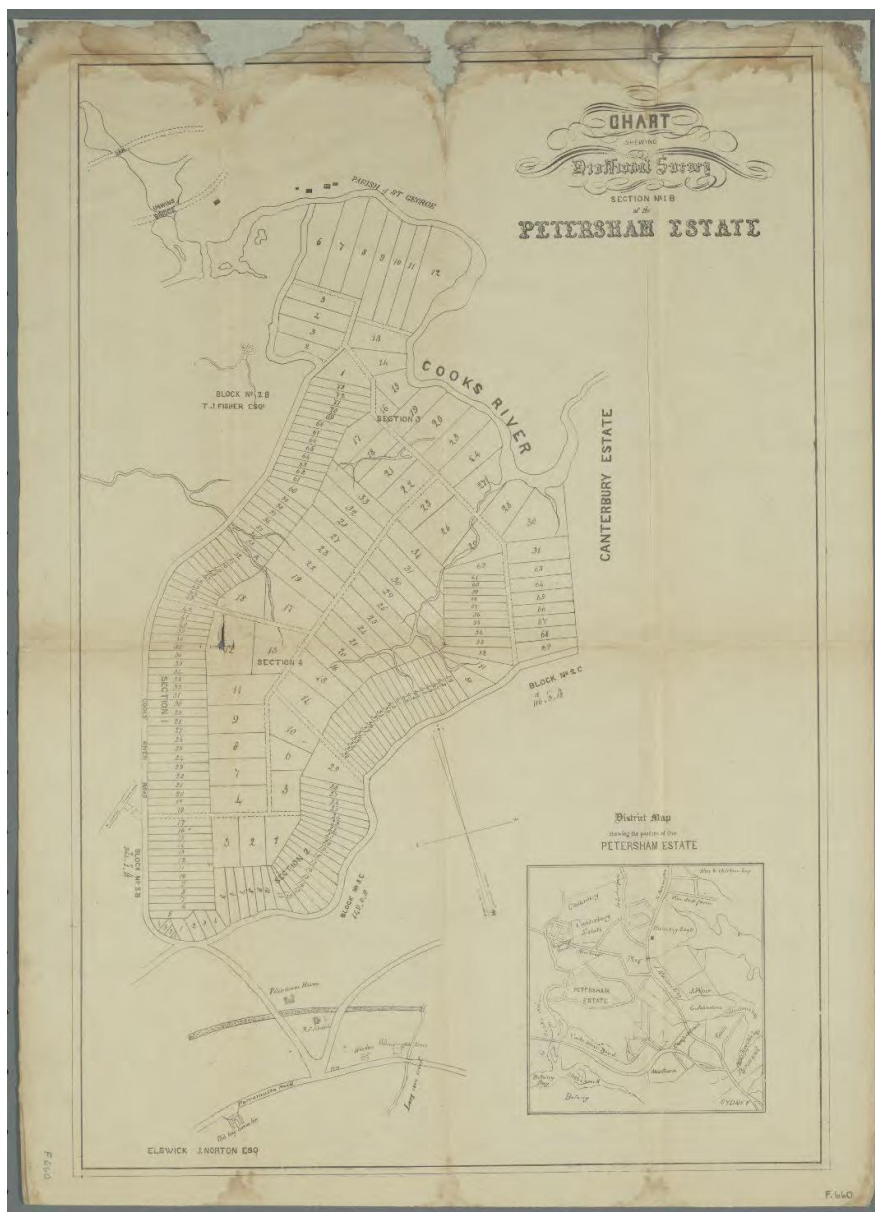
Image caption	An aerial photograph of the Marrickville Market Gardeners HCA in 1943.				
Image year	1943	Image by	SIX Maps with GML Heritage Overlay	Image copyright holder	NSW Spatial Services



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Image caption	Chart shewing divisions survey, Section 1B of the Petersham Estate				
Image year	1840-1859	Image by		Image copyright holder	Out of copyright



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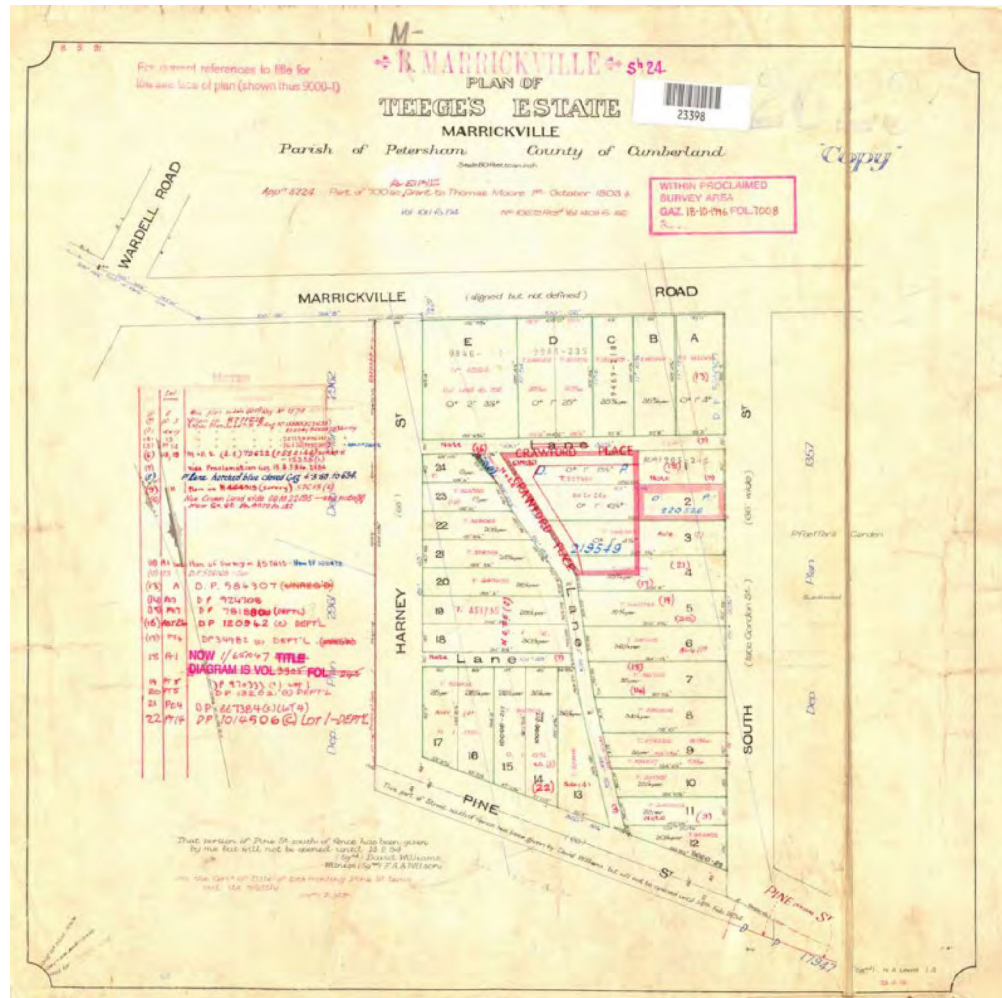
Image caption	A subdivision plan from the sale of Compagnoni's Garden.				
Image year	c.1884/85	Image by		Image copyright holder	Out of copyright



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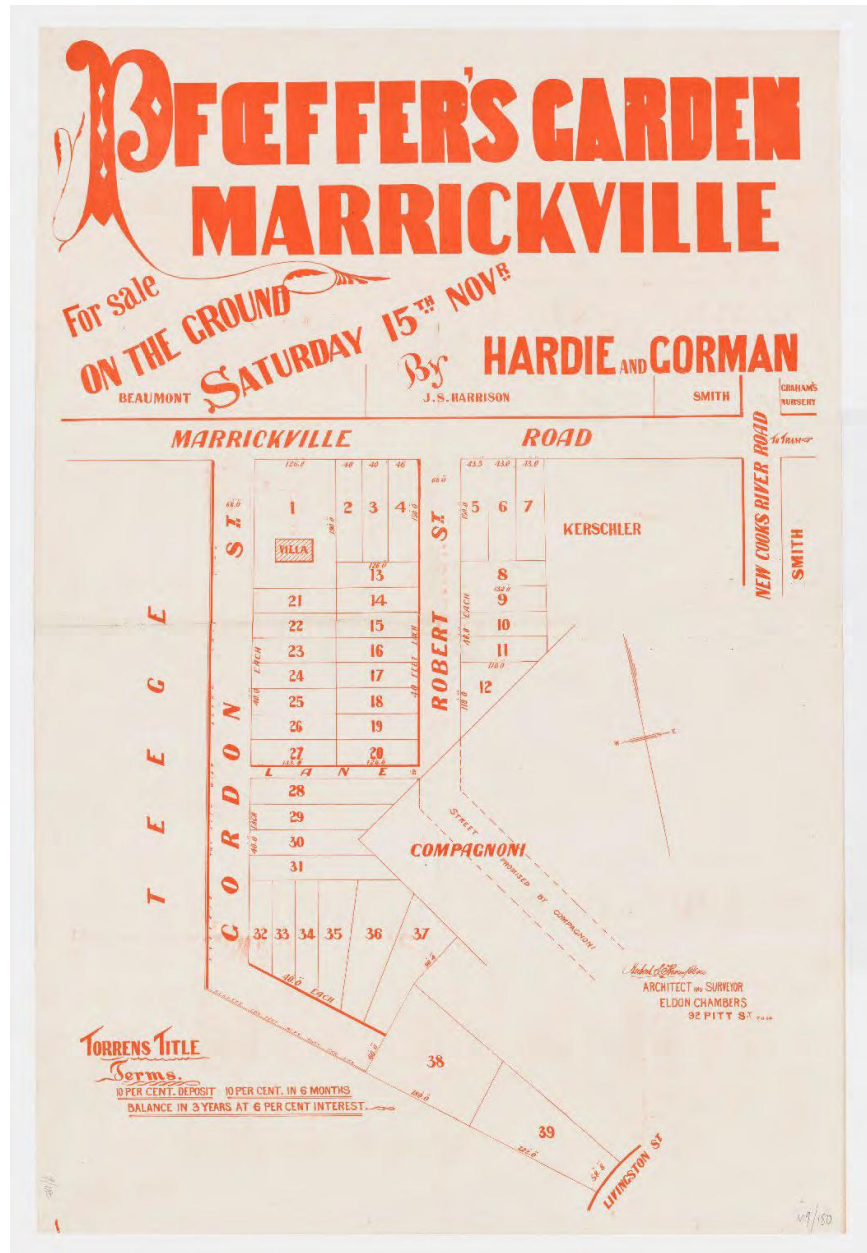
Image caption	Plan of Teege's Estate, Marrickville, DP.				
Image year	1894	Image by		Image copyright holder	Out of copyright



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Image caption	Pfoeffers Garden, Marrickville.				
Image year	c.1884	Image by		Image copyright holder	Out of copyright



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Image caption	Randall's Garden subdivision, Marrickville.				
Image year	1884	Image by		Image copyright holder	Out of copyright

RANDALL'S GARDEN SUBDIVISION MARRICKVILLE
to be Sold on the Ground Saturday 13th Decr 1884
MILLS & PILE
"TORRENS at 3.30 p.m. TITLE"

TERMS. 10% Deposit
15% in 3 Months
Balance in 25 Monthly Payments
All Credit bearing Interest
at the rate of 6% from day of Sale.

LOCAL SKETCH

L.A. CURTIS
 Licensed Surveyor
 Sydney Arcade

LIVINGSTONE R.D.

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Image caption	Typical property within the Marrickville Market Gardeners HCA (Robert Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	Typical property within the Marrickville Market Gardeners HCA (Darley Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

