

The background of the cover features a dark blue diagonal band across the middle. Behind this band is a grayscale image of a city skyline with several tall buildings. Overlaid on the entire background is a pattern of white, isometric 3D rectangular blocks of varying sizes, some solid and some outlined, creating a sense of depth and urban structure.


# **FINAL Independent Heritage Peer Review**

29-41 and 43 Honour Avenue (28 Waratah Street) and  
26 Waratah Street, Lawson

Submitted to the Department of Planning

June 2019

## REPORT REVISION HISTORY

Revision	Date Issued	Revision Description		
01	17/06/19	Revision tracking notes		
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Page | i

## TABLE OF CONTENTS

<b>1. Introduction .....</b>	<b>5</b>
1.1. Project Scope .....	5
1.2. Background.....	5
1.3. Location .....	6
1.4. Methodology .....	6
1.5. Author Identification .....	6
1.6. Constraints and Limitations .....	6
1.7. Sources and Acknowledgements .....	7
1.8. Existing Heritage Status .....	9
1.9. Abbreviations .....	12
<b>2. The Proposal.....</b>	<b>13</b>
<b>3. Site Context and Description .....</b>	<b>14</b>
3.1. Context .....	14
3.2. Description.....	19
3.2.1. 29-41 Honour Avenue .....	19
3.2.2. 28 Waratah Street.....	23
3.2.3. 26 Waratah Street.....	24
<b>4. Review of heritage values .....</b>	<b>26</b>
4.1. Documentation Review.....	26
4.1.1. Planning Proposal, Blue Mountains LEP 2015, Draft Amendment 6, Period Housing to HCAs, September 2018, Blue Mountains City Council .....	26
4.1.2. Council Report, Item no.19, 18 September 2018 .....	28
4.1.3. Council Report, Item 20, 27 February 2018 .....	29
4.1.4. Heritage Assessment Lawson Urban Conservation Area, Ian Jack Heritage Consulting Pty Ltd, December 2003.....	30
4.1.5. Period Housing Review Study, Paul Davies Heritage Architects, January 2014 .....	32
4.1.6. Contributory Mapping Study, Conroy Heritage Planning, January 2018.....	34
4.1.7. Gateway Determination, Planning Proposal to amend Blue Mountains LEP 2015, letter to BCC from Ann-Maree Carruthers, delegate of the Great Sydney Commission.....	35
4.1.8. Heritage Inventory Forms .....	35
4.1.9. NSW Office of Environment and Heritage, letter to Kim Barrett of BCC, 29 August 2018, Signed Robert Kelly, Heritage Division .....	45
4.1.10. Proposed Lawson Heritage Conservation Area: Heritage Submission on 'Conversion of Period Housing to HCAs', Stephen Davies, Urbis, 23 July 2018 .....	45

4.1.11.	Lawson Conservation Area, Stephen Davies, Urbis, 27 August 2018, addressed to BCC	45
4.1.12.	Proposed Lawson HCA, Conomos Lega Development and Planning Lawyers, 29 August 2018	46
4.1.13.	Proposed Lawson HCA: Heritage Submission on "Conversion of Period Housing to HCAs" in respect to 26 Waratah Street and 43 Honour Avenue, Lawson.....	46
4.1.14.	Proposed Lawson HCA: Submission on "Conversion of Period Housing to HCAs", the 5 vacant lots at 29-41 Honour Avenue, Lawson .....	46
4.2.	Documentation Provided by Property Owners .....	47
4.2.1.	Lawson Development from 1888-2010 .....	47
4.2.2.	Document detailing photos taken by Robyn Conroy on 03 November 2017, Catherine Rawson	48
4.3.	Key Issues Raised .....	48
4.4.	Summary of Existing Historical Information.....	48
4.5.	Summary History of Lawson.....	49
4.6.	Findings from the Site Inspections .....	51
<b>5.</b>	<b>Assessment of significance.....</b>	<b>54</b>
5.1.1.	Criteria A (Historic Evolution) .....	54
5.1.2.	Criterion B (Historic Association) .....	55
5.1.3.	Criterion C (Aesthetic Significance).....	55
5.1.4.	Criterion D (Social Significance).....	57
5.1.5.	Criterion E (Research Significance) .....	57
5.1.6.	Criterion F (Rarity) .....	58
5.1.7.	Criterion G (Representativeness) .....	58
5.1.8.	Statement of Significance .....	59
<b>6.</b>	<b>peer Review Assessment Findings .....</b>	<b>60</b>
<b>7.</b>	<b>Conclusion and Recommendations .....</b>	<b>61</b>

## FIGURES

Figure 1: Map showing the location of the subject sites.....	6
Figure 2: LEP heritage map showing the location of the subject sites.....	10
Figure 3: Excerpt from the Built Character Map showing the subject land .....	11
Figure 4: Excerpt from the proposed Heritage Map showing the subject land within proposed heritage conservation area LN083. ....	13
Figure 5: Aerial view showing the location of the subject sites .....	14



Figure 6: Waratah Street looking west from the southern boundaries of the subject sites.....	15
Figure 7: the western leg of Honour Avenue with the heritage item ('Fontainebleau', item no. LN022) .....	15
Figure 8: Heritage item Fontainebleau at 29-41 Honour Avenue.....	16
Figure 9: Honour Avenue showing the sandstone retaining wall present and the Gardens. ....	16
Figure 11: View of the junction between Benang Street and Honour Avenue .....	17
Figure 12: View of Benang Street from its southern diversion looking towards its intersection with Honour Avenue.....	18
Figure 13: Map showing the location of the subject site .....	19
Figure 14: Map showing the allotment division of 29-41 Honour Avenue .....	20
Figure 15: Parts of the subject allotments as viewed from Waratah Street. ....	20
Figure 16: View of Waratah Street from the site of 26 Waratah Street looking west .....	21
Figure 17: General view of the subject site from 26 Waratah Street looking northwest .....	21
Figure 18: Allotments within the valley of 29-41 Honour Avenue showing the structures within Lot D, DP 344761 .....	22
Figure 19: View of the northeast end of 29-41 Honour Avenue showing Lot A, DP344761 .....	22
Figure 20: 28 Waratah Street, adjoining Fontainebleau, is viewed from Honour Avenue .....	23
Figure 21: 28 Waratah Street is viewed from unmade section of Waratah Street .....	24
Figure 22: 26 Waratah Street is largely hidden behind the existing landscaping and partially can be viewed from the side road.....	25
Figure 23: National Trust boundary for the Lawson UCA as decided by the National Trust .....	31
Figure 24: Proposed HCAs in the Lawson area .....	32
Figure 25: Excerpt from the contributory mapping study undertaken of the Lawson HCA. ....	35
Figure 25: the 1943 and 2019 aerial photographs of the subject properties and their immediate surrounding .....	52
Figure 26: An example of Inter-War houses reproduced in the National Trust publication "Our Inter-War Houses" .....	56

## TABLES

Table 1: Abbreviations.....	12
Table 2: Summary of heritage inventory form information .....	36

## **1. INTRODUCTION**

### **1.1. Project Scope**

City Plan Heritage (CPH) has been engaged by the Department of Planning (DPE) to undertake an independent heritage peer review and assessment of documentation submitted in relation to the following proposed amendment to the Blue Mountains Local Environmental Plan (LEP) 2015:

- Convert 17 period housing areas (PHAs) to heritage conservation areas (HCAs); and
- Amend three existing HCAs.

In association with the proposed amendments, the subject properties located at 29-41 and 43 Honour Avenue (28 Waratah Street) and 26 Waratah Street, Lawson, are proposed for inclusion in the Hays Nature Reserve HCA LN083. The heritage values of the subject properties identified in the proposed amendment, submitted by the Blue Mountains City Council, have been refuted by the landowners.

Accordingly, this independent heritage peer review includes the following in response to the project brief:

- A study of the heritage values of the subject sites;
- Review of the planning proposal (PP);
- Review of relevant Council reports;
- Review Council's submission report;
- Review any relevant studies including the Review of Period Housing Areas in the Blue Mountains 2014 and the Contributory Mapping Study (January 2018);
- A report determining whether the subject land holds heritage values and/ or is considered contributory to the HCA. This report includes the following:
  - Summary of the documentation reviewed;
  - Summary of key issues raised in the reports and by the landowner/s;
  - Identification and comments on the heritage attributes identified by the City Plan Heritage during the site inspection (of both the subject sites and the HCA generally);
  - A conclusion based on the information provided and the analysis undertaken; and
  - Provision of recommendations based on the findings.

### **1.2. Background**

According to the documentation provided by the DPE for this report, Period Housing Areas (PHAs) are defined as areas within the Blue Mountains LGA that comprise residences and properties that date from the Victorian, Edwardian, Federation and Inter-War periods. As a result, these areas are considered to have a distinctive heritage character that was acknowledged and protected under the PHA clauses of the Blue Mountains LEP 2005.

During the implementation of the Standard Instrument LEP, the PHAs were to be converted to HCAs. As this required a significant amount of work, a sunset clause was implemented to ensure the protection of the PHAs while this work was completed. The sunset clause was valid until 16 February 2019. It is understood that the sunset clause was extended to allow for the undertaking of this peer review.

### 1.3. Location

The subject sites are located at 29-41 and 43 Honour Avenue (28 Waratah Street) and 26 Waratah Street, Lawson. The subject sites are located to the north of Lawson Oval, at the south western side of Honour Avenue. For further information on the subject sites, reference should be made to Section **Error! Reference source not found.**

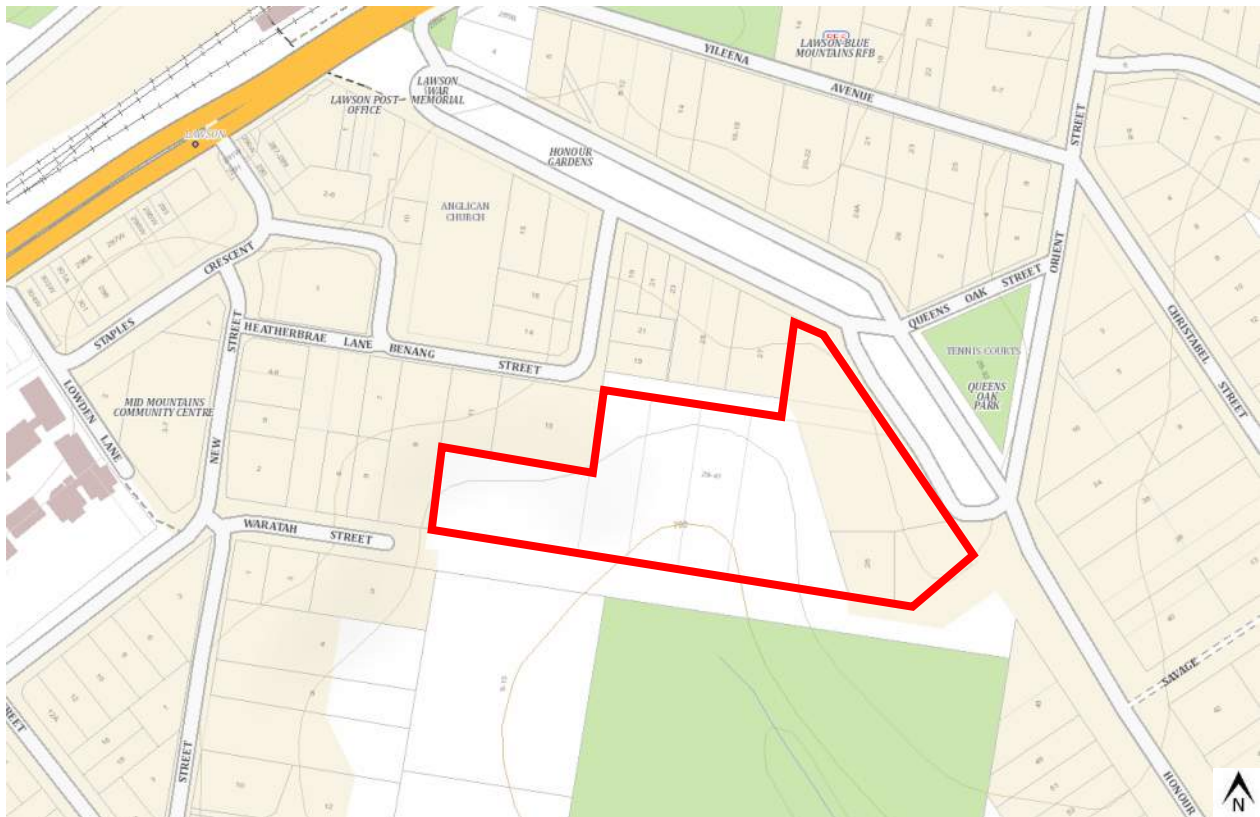


Figure 1: Map showing the location of the subject sites, outlined in red. (Source: SIX Maps accessed 27 May 2019)

### 1.4. Methodology

This Independent Heritage Peer Review has been prepared in accordance with the NSW Heritage Manual 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter)*.

### 1.5. Author Identification

The following report has been prepared by Kerime Danis (Director - Heritage) with assistance from Brittany Allen (Senior Heritage Consultant). Kerime Danis has also reviewed and endorsed its contents.

### 1.6. Constraints and Limitations

- Accurate measured drawings do not form part of this assessment;
- This report does not include a heritage landscape assessment;
- This report does not form part of the building consent process;

- This report does not include an archaeological assessment or opinions regarding such matters; neither does it form part of a Section 140 Application for an Excavation Permit or Section 144 Application for an Excavation Variation Permit;
- This report does not include an assessment of Aboriginal values;
- Only a visual assessment of the subject sites and the HCA was carried out. Intrusive methods were not employed;
- A comparative analysis assessment is beyond the scope of this report; however, investigation of similar building types has been undertaken through the site inspection undertaken by CPH and through the documentation review process. Accordingly, this has not restricted the following assessment;
- CPH has not undertaken individual historical research on each of the subject sites. Any historical information included in this report has been extracted from the information provided by the DPE, BMC and landowners;
- Internal inspection of the cottages located at 26 and 28 Waratah Street were not undertaken by CPH;
- This report does not include the provision of a title search for the subject site.

## 1.7. Sources and Acknowledgements

The authors would like to acknowledge the following people for their assistance in the preparation of this report:

- Sara Reilly, Senior Heritage Planner, Blue Mountains City Council;
- Catherine Rawson, property owner; and
- Alicia Hall, Department of Planning and Environment.

The following table lists the documents reviewed during production of this report.

Document Title	Author	Date
Submission: Proposed Lawson Heritage Conservation Area: Heritage Submission on "Conversion of Period Housing to Heritage Conservation Areas" in respect to 26 Waratah St and 43 Honour Ave, Lawson	Conomos Lega Development and Planning Lawyers et al	29 August 2018
Proposed Lawson Heritage Conservation Area: Heritage Submission of Period Housing to Heritage Conservation Area	Stephen Davies, Urbis	23 July 2018
Lawson Conservation Area	Stephen Davies, Urbis	27 August 2018
Submission: Proposed Lawson Heritage Conservation Area	Conomos Legal	29 August 2018
Planning Proposal: Convert Period Housing to Heritage Conservation Areas (Draft Amendment 6)	Robert Kelly, NSW Office of Environment and Heritage (OEH)	29 August 2018
State Heritage Inventory Form: Ln Residence	Published on the OEH Heritage Database	8 April 2019

Document Title	Author	Date
State Heritage Inventory Form: Ln062 Vera	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln051 Residence	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln046 Residence	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln050 Residence	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln015 Masonic Lodge	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln023 Wallawa	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln021 House	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln066 Hollywood	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln014 Honour Gardens Conservation Area	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln008 Blue Mountains Inn - Archaeological Site	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln063 Creswell	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln047 Chester	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln022 Fontainebleau	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln048 Residence	Published on the OEH Heritage Database	8 April 2019
State Heritage Inventory Form: Ln013 Emanuel Church of England Hall	Published on the OEH Heritage Database	8 April 2019
Planning Proposal: Period Housing to Heritage Conservation Areas	Blue Mountains City Council	September 2018
BMCC Minute no.66	Blue Mountains City Council	27 February 2018

Document Title	Author	Date
BMCC Minute no.355	Blue Mountains City Council	18 September 2018
Item 19: Period Housing Conversion	Blue Mountains City Council	18 September 2018
Item 20: Conversion of Period Housing to Heritage Conservation Areas	Blue Mountains City Council	27 February 2018
Gateway Determination: Planning proposal PP_2018_BLUEM_001_00 to amend Blue Mountains Local Environmental Plan 2015	Ann-Maree Carruthers, NSW Office of Environment and Heritage	Not identified
Draft Heritage Data Form, Blue Mountains Heritage	Robyn Conroy	20 January 2018
Lawson Development from 1888-2010	Catherine Rawson	Undated
Document detailing photos taken by Robyn Conroy on 3 November 2017	Catherine Rawson	Undated
Period Housing Review Study	Paul Davies Heritage Architects	January 2014
Contributory Mapping Study	Conroy Heritage Planning	January 2018
Heritage Assessment Lawson Urban Conservation Area	Ian Jack Heritage Consulting Pty Ltd	December 2003

## 1.8. Existing Heritage Status

The subject properties are currently located within a Period Housing Area (R3-LA03). In addition, Part 1, Schedule 5 of the Blue Mountains Local Environmental Plan (LEP) 2015 lists 29-41 Honour Avenue ('Fontainebleau', item no. LN022) as heritage item.

The subject properties are also located in proximity to the following heritage items:

### Environmental Planning and Assessment Act, 1979

#### Blue Mountains LEP 2015, Schedule 5, Part 1 Heritage items

- 'Wallawa', 25 Honour Avenue (item no. LN023);
- 'Residence', 21 Benang Street (item no. LN046);
- 'Chester', 14 Benang Street (item no. LN047);
- 'Emmanuel Church of England Hall', 13 Honour Avenue (item no. LN013);
- 'Residence', 1 Benang Street item no. (LN052);
- 'House', 2 Waratah Street (item no. LN021);
- 'Residence', 9 Benang Street (item no. LN051);



- ## Blue Mountains LEP 2015, Schedule 5, Part 2 Heritage conservation areas

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Page | 10

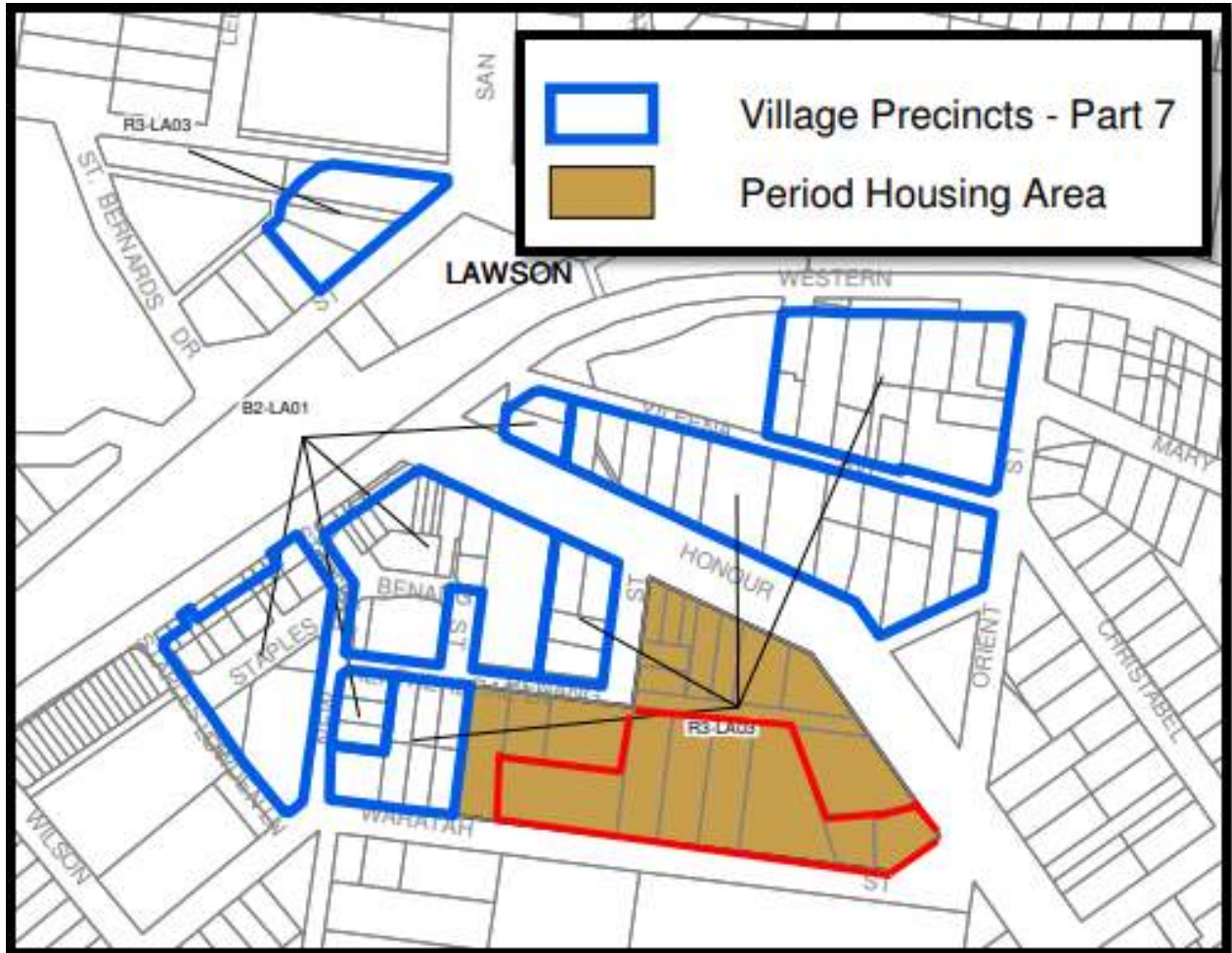


Figure 3: Excerpt from the Built Character Map showing the subject land, identified in red as being located within a Period Housing Area.



## 1.9. Abbreviations

Table 1: Abbreviations

Term	Abbreviation
Aboriginal Heritage Information Management System	AHIMS
Blue Mountains City Council	BMCC
Conservation Management Strategy	CMS
Conservation Management Plan	CMP
City Plan Heritage	CPH
Development Control Plan	DCP
Department of Planning and Environment	DPE
Local Environmental Plan	LEP
NSW Heritage Act, 1977	The Act
Period Housing Area	PHA
State Heritage Inventory	SHI
State Heritage Register	SHR
The Australia ICOMOS Charter for Places of Cultural Significance, 2013	The Burra Charter
Urban Conservation Area	UCA

## 2. THE PROPOSAL

The proposal involves the finalisation of an amendment to the Blue Mountains LEP 2015. The amendment involves the following changes:

- Convert 17 period housing areas to heritage conservation areas (HCAs); and
- Amend three existing HCAs.

In association with the proposed amendments to the Blue Mountains LEP 2015, the subject properties are proposed for inclusion in the HCA LN083.

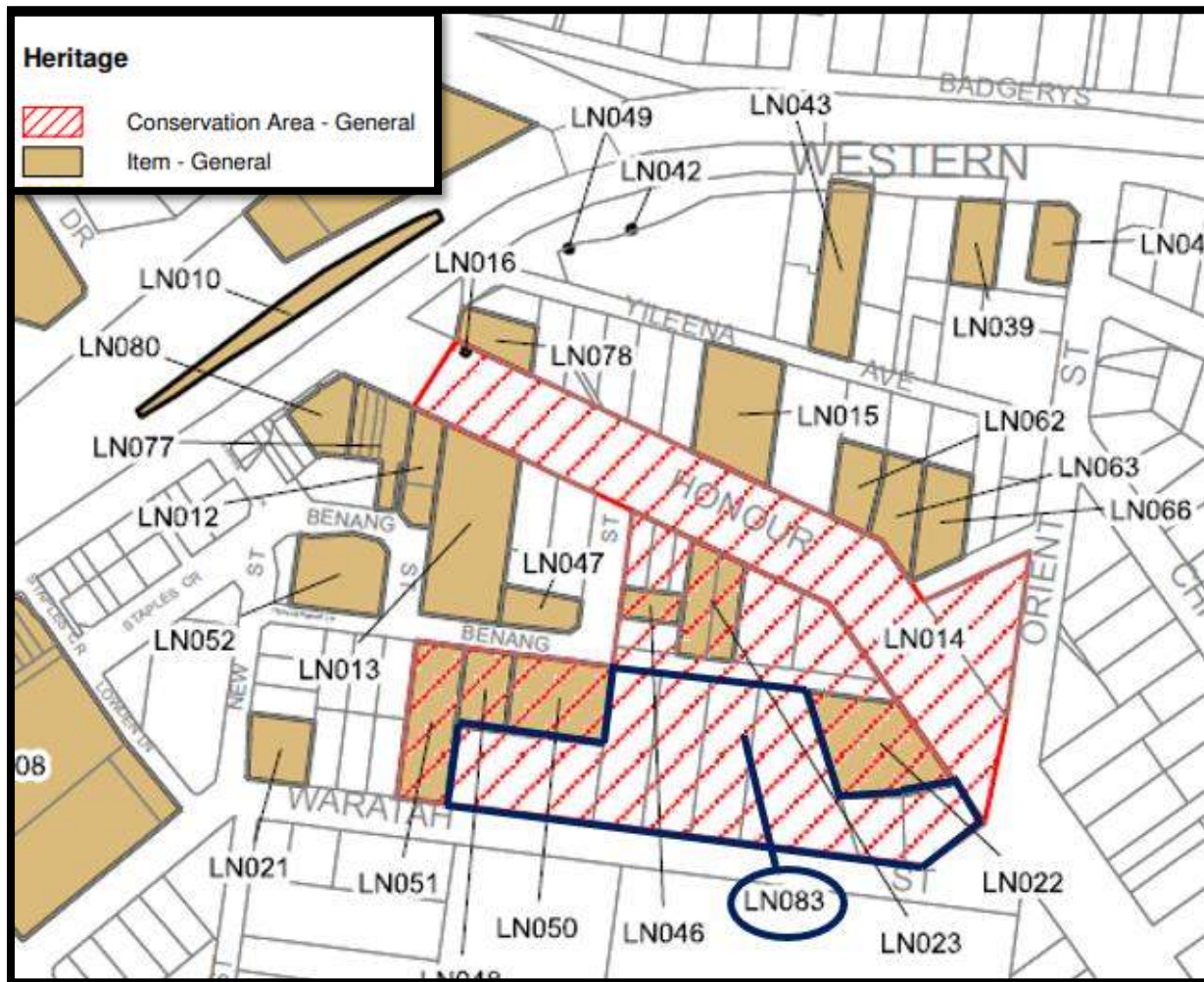


Figure 4: Excerpt from the proposed Heritage Map showing the subject land, identified in blue within proposed heritage conservation area LN083.

### 3. SITE CONTEXT AND DESCRIPTION

#### 3.1. Context

The subject sites are located within the suburb of Lawson, within the local government area of the Blue Mountains City Council. Lawson is predominately a residential suburb with some commercial activity present.

The subject sites are located to the south of the Lawson railway station and the Great Western Highway, which is a main thoroughfare for the Blue Mountains area. Directly south of the subject sites is Lawson Oval, which is surrounded by dense vegetation. The housing stock in the immediate surrounding context to the subject sites was observed by CPH to comprise of a mixture of contemporary single and two storey residences dating from the c.1950s onwards and early single storey timber weatherboard cottages.

The sites are located within a block bounded to the north and east by Honour Avenue and Benang Street, to the west by New Street and to the south by Waratah Street. While Waratah Street is partially accessible from New and Adelaide Streets, only the western end is asphalted. The rest of the street comprises an informal track that is not readily accessible to through traffic. The topography of the area is varied with steep slopes present throughout. Of particular note is the elevated stone wall to Honour Avenue, present on the northern side of the road.

The following images provide an overview of the current context of the subject sites.

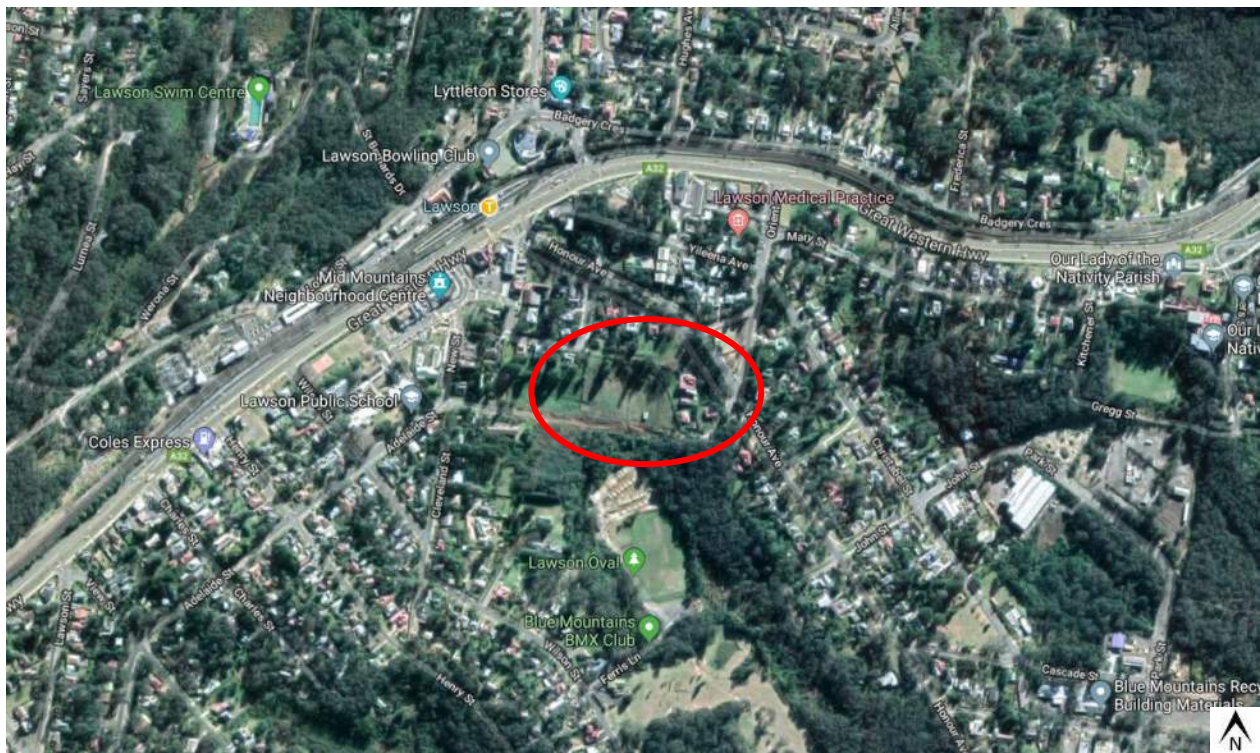


Figure 5: Aerial view showing the location of the subject sites (circled in red), which is in proximity to the Lawson train station and directly south of the Great Western Highway (Source: Google Maps accessed 13 June 2019)





Figure 6: Waratah Street looking west from the southern boundaries of the subject sites. The eastern section of the road has not been formally asphalted and is generally not accessible by through traffic.



Figure 7: the western leg of Honour Avenue with the heritage item ('Fontainebleau', item no. LN022) is to the left visible behind the parked car





*Figure 8: Heritage item Fontainebleau at 29-41 Honour Avenue*



*Figure 9: Honour Avenue showing the sandstone retaining wall present and the Gardens.*





Figure 17 Honour Avenue opposite the Honour Avenue Gardens



Figure 10: View of the junction between Benang Street and Honour Avenue. Note the contemporary two storey houses present to the left.



*Figure 11: View of Benang Street from its southern diversion looking towards its intersection with Honour Avenue*

## 3.2. Description

The subject sites are varied in shape, site and character. As such, the following descriptions explore each site separately. The following map shows the location of each of the sites.



Figure 12: Map showing the location of the subject site. (Source: SIX Maps accessed 27 May 2019)

### 3.2.1. 29-41 Honour Avenue

The site of 29-41 Honour Avenue encompasses the following allotments:

- Lot A, DP 344761 (Fontainebleau)
- Lot D, DP344761;
- Lot 15, Section 2, DP758605;
- Lot 14, Section 2, DP758605;
- Lot 13, Section 2, DP758605;
- Lot C, DP 404735.

The division of the site into the above noted allotments can be seen in Figure 13 above.

These allotments are located on a sloped topography that slopes down towards the southern boundaries of the subject sites. There is limited infrastructure present on the allotments, which primarily consists of timber posts with metal wire serving as fencing, with one open shed structure present onsite. There is vegetation present, comprising grass with larger bushes and trees towards the northern boundary.



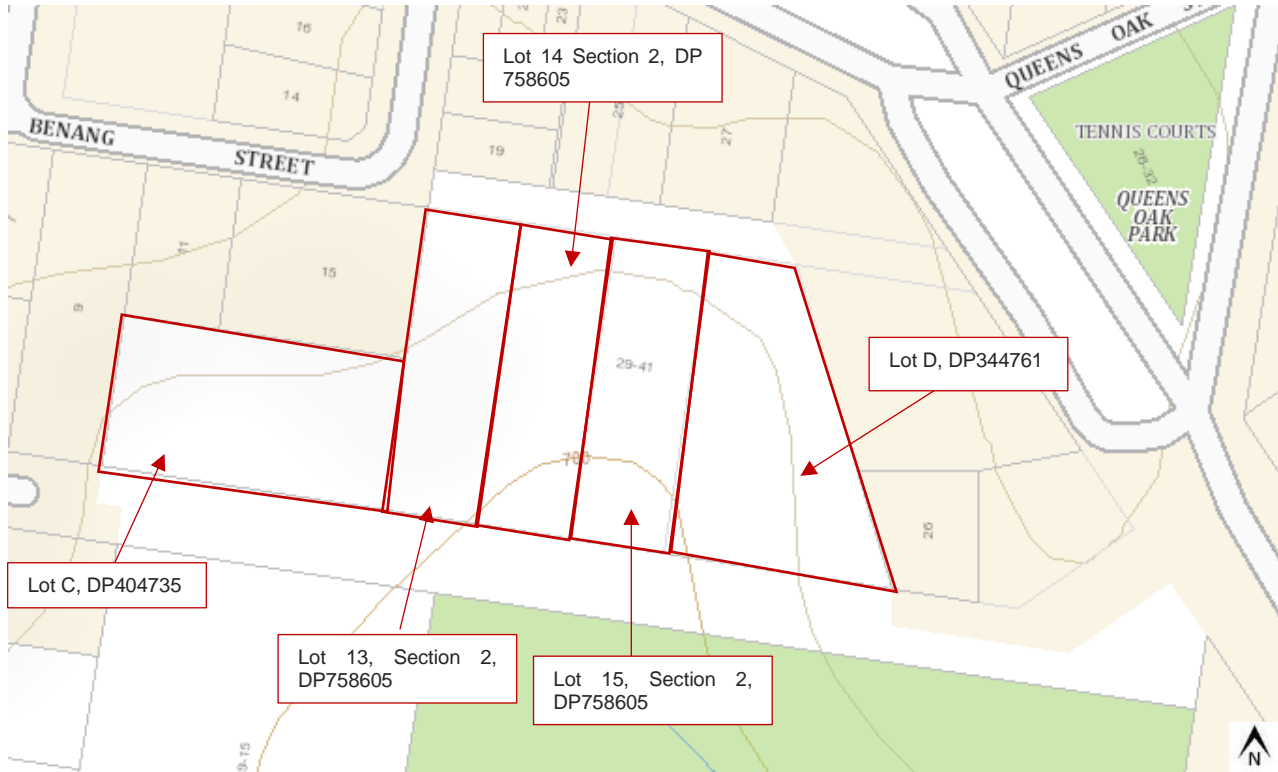


Figure 13: Map showing the allotment division of 29-41 Honour Avenue. (Source: SIX Maps accessed 27 May 2019)



Figure 14: Parts of the subject allotments as viewed from Waratah Street.



Figure 15: View of Waratah Street from the site of 26 Waratah Street looking west



Figure 16: General view of the subject site from 26 Waratah Street looking northwest





Figure 17: Allotments within the valley of 29-41 Honour Avenue showing the structures within Lot D, DP 344761



Figure 18: View of the northeast end of 29-41 Honour Avenue showing Lot A, DP344761 where the heritage item Fontainebleau is located fronting the western leg of Honour Avenue



### 3.2.2. 28 Waratah Street

Located at 28 Waratah Street is a single storey timber weatherboard cottage with a hipped corrugated metal roof and timber framed casement windows. The front primary façade features a central timber door with timber framed casement fanlights surmounted by an eyelid awning. To either side are various casement windows. There is also a contemporary metal carport structure present towards the south eastern corner of the house.

The cottage is set back from the street and owing to the topography of the site, which slopes down to the south, the rear section of the cottage appears as two storeys. The front garden features medium and small-scale planting and a timber fence with horizontal timber slats.



*Figure 19: 28 Waratah Street, adjoining Fontainebleau, is viewed from Honour Avenue*



*Figure 20: 28 Waratah Street is viewed from unmaded section of Waratah Street*

### **3.2.3. 26 Waratah Street**

The residence located at 26 Waratah Street is of a similar appearance to 28 Waratah Street, comprising a single storey timber weatherboard cottage with a pyramid hipped roof and rear extension with skillion roof. The cottage has been constructed of timber weatherboards and features timber framed casement windows. The topography of the site slopes down to the south and as a result, the rear of the cottage gives the appearance of a two-storey building.

There is limited vegetation towards the northern boundaries of the site and there is a timber post and wire boundary fence present.





*Figure 21: 26 Waratah Street is largely hidden behind the existing landscaping and partially can be viewed from the side road.*

## 4. REVIEW OF HERITAGE VALUES

### 4.1. Documentation Review

In order to create an understanding of the study area, and to inform on the heritage constraints and opportunities presented by the subject sites, a review of previous studies and other information provided by the DPE, the Blue Mountains City Council and the owner has been undertaken. This review was required in association with the scope of works identified in the tender brief for this project. As such, the following sections provide a summary detailing the findings of these studies, reports and submissions, how they relate to the study area and whether there are any heritage implications identified.

#### 4.1.1. Planning Proposal, Blue Mountains LEP 2015, Draft Amendment 6, Period Housing to HCAs, September 2018, Blue Mountains City Council

In 2014 and 2017 The BMCC commissioned two heritage studies to advise on and accompany the Planning Proposal submitted for the conversion of Period Housing Areas (PHAs) to Heritage Conservation Areas (HCAs). These two studies, both undertaken by Paul Davies Heritage Architects, found that the existing PHAs were of significance and of high heritage value requiring conversion to HCAs, to facilitate their protections. In addition, the 2017 study involved a more detailed review of the recommended boundaries for the recommended HCAs and identified the contributory values of each property within these boundaries. In association with these works, draft heritage inventory sheets were prepared.

Overall, in light of the findings of these two reports, the key aims of the Planning Proposal are the:

- Retention of existing Period Housing Areas through conversion of 17 period housing areas to HCAs;
- Amending three existing HCAs
- Recognition and clarification of heritage significance;
- Long-term conservation of the cultural heritage of the Blue Mountains.

While the majority of the findings of these reports were included in the Planning Proposal, the Planning Proposal only considers the PHA that have been assessed to date. In addition, the Planning Proposal does not consider any modifications proposed to HCA boundaries, which were recommended in the 2017 report, and the changes proposed to existing and proposed heritage items (subject to a separate Planning Proposal). Another study was undertaken in 2018, however, the exact details of this study are not clearly detailed in the Planning Proposal.

These overarching aims are to be achieved through the following changes proposed to the Blue Mountains LEP 2015:

- Adding 17 new HCAs to Part 2, Section 5 of the Blue Mountains LEP 2015. The complete list of HCAs includes the following:
  - Blackheath Village and Setting (BH212);
  - Hat Hill Road (BH213);
  - Blackheath West (BH214);
  - Lookout Hill (BH215);
  - Katoomba South (K168);
  - Crown Village (K169);
  - Grimley Estate (K170);
  - Norths Estate (K171);
  - Leura North (LA105);
  - Leura South (LA106);
  - Village of Brasfort (WF119);

- Westbourne Avenue (WF120);
- Hays Nature Reserve Link (LN083);
- Railway Parade East (H028);
- Moorecourt Avenue (SP071);
- Macquarie Road West (SP072);
- Glenbrook (G061).
- The removal of 41 lots proposed for removal from the HCA boundaries as they have been found not to meet the criteria for inclusion in an HCA - Katoomba (1 lot), Leura (2 lots), Hazelbrook (10 lots), Springwood, Macquarie Road East HCA (5 lots), Springwood Macquarie Road West HCA (22 lots), Glenbrook (1 lot);
- Two existing heritage conservation areas are proposed to be modified, by amending the mapping extents for the conservation areas Central Mount Victoria (MV023) and Macquarie Road East (SP056). The Central Mount Victoria HCA will incorporate the land currently identified as period housing.
- The renaming of two HCAs already listed on the Blue Mountains LEP 2015 (Macquarie Road East and Railway Parade West);
- Modifications to the LEP maps in association with the proposed conversion of PHAs to HCAs including the following:
  - Removal of all PHA mapping;
  - Amendment of HCA maps by adding red hatching where PHAs are proposed for conversion to HCAs;
  - The removal of various allotments,
  - Inclusion of road reserves in the HCA boundaries where they have significant streetscapes that contribute to the HCA (as identified in the heritage studies);
- In association with the Planning Proposal, draft heritage inventory sheets were prepared for all proposed new HCAs or existing heritage inventory sheets were updated accordingly;
- The Planning Proposal also required deletion of Clause 6.18 Period Housing area in the LEP written instrument;
- A minor change to Clause 7.6 Katoomba Precinct was also proposed, involving the change in wording to say 'surrounding historical cottages', rather than 'period housing area on the built character map'.

The maximum building height of 6.5m to these Period Housing Areas was also reviewed and it was found that this height limit was consistent with the identified heritage values of these areas and standard instrument requirements. It was also noted that this maximum building height would not apply to the 41 lots proposed to be removed from the PHAs and that the areas will revert to the height of the surrounding zoning.

The report also noted that it was initially proposing to remove Clause 4.3A *Exceptions to the maximum floor space ratio and height of buildings*, however, through consultation, it was considered more appropriate to retain the lower 6.5 maximum height of buildings on the mapping to retain the accompanying role and function of this clause. While there were some concerns, particularly regarding the Mount Victoria area, the Planning Proposal surmises that the potential affected areas could be managed through detailed assessment, to ensure an acceptable development outcome. As such, the only changes proposed to the clause involve the changing of 'period housing area' to 'heritage conservation areas'.

In addition to this information, the Planning Proposal report also explores other questions such as State and Commonwealth interests, potential social and economic effects, and how the Planning Proposal is consistent with various relevant statutory instruments. The findings of this section of the report are consistent with the proposed amendments.

Through the consultation information included in the report, it is noted that Office of Environment and Heritage (OEH) did not raise any objections during the consultation process and supported the proposal, in principle. The following additional agencies were also consulted, and no objections were received.



- Sydney Water;
- Water NSW;
- National Parks and Wildlife Services;
- RailCorp;
- Sydney Trains;
- Crown lands;
- Department of Education;
- Department of Health;
- Roams and Maritime Services;
- The NSW Rural Fire Services; and
- NSW Police Force.

#### **4.1.2. Council Report, Item no.19, 18 September 2018**

The Council report includes similar information seen in the Planning Proposal, however, provides additional information on various other items. A summary regarding the findings of the 2018 report, prepared by Robyn Conroy Heritage Consultant was provided. In summary, the 'Contributory Mapping Study' undertook the following:

- Reviewed the 2014 boundary recommendations for proposed HCAs;
- Carried out fieldwork to assess the contributory values of properties within the proposed boundaries;
- Confirmed heritage values remained intact;
- Recommendations were made for the expansion of the HCAs;

The Council Report also provides context to the public exhibition process, the main concerns raised in submissions received and the subsequent changes made to draft Planning Proposal in response to the consultation process. In summary, 28 submissions were received during the public exhibition period. Those who submitted responses to the draft Planning Proposal ranges from property owners to historical groups/ societies, interested individuals and local consultants. Out of these submissions, 6 supported the Planning Proposal, 2 supported the Planning Proposal but requested refinements, 3 requested refinements only, 8 objected to the Planning Proposal and requested refinements and 9 provided comments. The following key points were noted:

- Concerns were raised suggested the consultation process was not comprehensive;
- Some submissions provided further historical detail to enhance/ inform the Planning Proposal submission or heritage inventory forms;
- One submission supported the retention of an ongoing single-storey height limit to control building bulk and scale and to retain the low-scale historic cottage environment;
- Concerns were raised regarding the contributory mapping results and the possible outcomes from the demolition of 'uncharacteristic' buildings;
- Concerns were raised regarding replacement of buildings with larger or replica heritage buildings;
- Corrections and amendments were requested to the Glenbrook HCA;
- 8 private property owners requested their properties be excluded from the proposal - only possible where a property exists on a corner or at the edge of the proposed area;
- Concerns were raised regarding the potential conflict between the zoning over existing PHAs and the consolidation of the historical values of Lawson;
- Clarification about specific properties were sought by some property owners;
- One submission raised concerns about the physical condition of some properties in the proposed new HCAs and suggested that guidelines should be provided to these owners;

- One submission raised concerns regarding the potential requirement for a 'heritage' aesthetic in the proposed new HCAs. This submission also suggested this would result in a poor development outcome;
- A local planning consultant raised concerns regarding the impact the changes would have on property owners, such as the increased trigger for development applications. This submission also requested clarification on who can prepare a Heritage Impact Statement (HIS);
- Concerns were also raised regarding restrictions and reduced opportunities for medium-density housing in light of the findings of the Planning Proposal;
- Conflicts between the zoning and requirements of the HCA were also raised;
- Need for clarity and consolidation of the historical values of Lawson was also raised.

Overall, in response to the submissions and feedback received during the consultation process, the following changes were subsequently made to the Planning Proposal:

- *2 lots will be excluded from the proposed new heritage conservation areas. These are 92 Camp Street, Katoomba and 98 Macquarie Road, Springwood. The mapping will be adjusted to reflect these changes.*
- *Minor changes are proposed to the following heritage inventory sheets:*
  - *Lookout Hill HCA, Blackheath – addition of information on the sculptor of the statue in Neate Park, Arthur Murch;*
  - *Glenbrook HCA, Glenbrook – addition and amendment of historical details relating to various street names, shops, shopkeepers, uses and modifications;*
  - *The draft planning proposal will be amended to retain the 6.5m maximum height of buildings on the Height of Buildings mapping to LEP 2015. Note the 41 properties that are not proceeding to heritage conservation areas will have the 6.5m height limit removed; the planning proposal will also reflect this.*

The following future work was also recommended:

- *Review the importance of 1 View Street and possible associations with J. Smith, ballast crusher. The inventory sheet for South Katoomba may be amended depending on research outcomes;*
- *Carry out further research to prepare an integrated history of Lawson that incorporates the historical details of the various existing heritage reports, and also incorporate a history of recent changes to the form and layout of the town, in order to create an up-to date comprehensive history of the town;*
- *Review the R3 zoning where it intersects with Period Housing/proposed HCAs in North Katoomba between Dora Street and the Great Western Highway;*
- *Review the IN2 zoning where it intersects with Period Housing/proposed HCAs in North Katoomba around Camp Street, North Katoomba, and in Lovel Street, South Katoomba;*
- *Prepare a fact sheet or guidelines on maintenance of buildings in HCAs for circulation to relevant property owners.*

#### **4.1.3. Council Report, Item 20, 27 February 2018**

This Council Report provides similar background information as included in the September 2018 Council report (see Section 4.1.2) including an executive summary and introduction, background to PHAs, summary of recent studies, outline of the conversion process, definition of a HCA, existing LEP and DCP HCA provisions, summary of the proposed changes to the LEP 2015, summary of proposed changes to the DCP 2015, comparison between PHAs and HCAs in regards to values, development opportunities and submission requirements, stages of the ongoing heritage review, community consultation process, financial implications for Council, legal and risk management issues for Council and external consultation.

This report was prepared prior to the undertaking of the community consultation.

The following key points are noted in the report:

- The scope and values of the new HCAs includes the Period Housing values, which seek to:
  - *Retain and conserve traditional streetscapes and character of older residential areas incorporating Victorian, Edwardian, Federation, Inter-War or Art Deco building styles that are an important contributor to the town character of the Blue Mountains;*
  - *Preserve housing stock from pre-1946 from demolition and ensure that new development complements the traditional streetscape character of the surrounding area;*
- The heritage values of the new HCAs also demonstrate the following:
  - Significant historical subdivision patterns;
  - Historical significance;
  - Representative architectural values (including traditional built forms);
  - Aesthetic qualities (including high quality streetscapes with mature gardens);
  - Evidence of early patterns of settlement;
  - Evidence of the evolution of villages and towns of the Blue Mountains.
- The objectives of heritage conservation encompassed under clause 5.10 of the LEP 2015 are considered to appropriately protect the above noted values;
- The PHAs have retained their condition since they were first identified in 2002 and are generally intact;
- Increased development pressures are starting to slowly impact on PHAs.

#### **4.1.4. Heritage Assessment Lawson Urban Conservation Area, Ian Jack Heritage Consulting Pty Ltd, December 2003**

This report was prepared owing to the classification of the central area of Lawson as an Urban Conservation Area (UCA) by the National Trust of Australia, undertaking a review of the boundaries of the UCA. At the time of preparation of the report it has not been incorporated in any planning instruments.

According to the report, a UCA is defined as, "...an area which has a distinctive character of heritage significance which is desirable to conserve". In addition, it is noted that a UCA is, "...a sub-set of those HCAs which relate to a developed townscape".

It is also noted that the decision to establish a Lawson UCA came from the Blue Mountains Branch of the National Trust in 1996, following concerns were raised regarding the widening of the Great Western Highway. A SHR inventory form was prepared and the nomination was rejected by the then Heritage Office, which noted the area did not, "...demonstrate the attributes of a place of State significance". At the time it was recommended that the UCA be included in the Blue Mountains LEP 1997.

The boundaries for the Lawson UCA, as originally identified by the National Trust, are indicated in the figure below:



Figure 22: National Trust boundary for the Lawson UCA as decided by the National Trust. (Source: Heritage Assessment of the Lawson UCA, Ian Jack Heritage Consulting Pty Ltd, December 2003, p. 6)

According to the report, which includes an assessment of the housing stock present in Lawson south of the Great Western Highway at the time, this area has been heavily modified although the National Trust classified the UCA in 1998. The following description of the character of the area is also noted:

*The existing character of the area is very varied, with an important early 20th century commercial group, now rare along the Highway; a much altered historic hotel; housing of many periods but predominately modern and almost all 20th century; a large school precinct containing a major archaeological site of the early 19th century inn; a Catholic complex incorporating two significance country retreats, the relocated first Catholic church and a subsequent church, a school and graves of nuns; a mark with an Aboriginal scarred tree and a Wentworth/ Lawson/ Blaxland monument; and a significant piece of urban planning with two triangular reserves linked by the Honour gardens associated with World War I and two distinguished architects, Sir Charles Rosenthal and Sir John Sulman.*

While the report provides information about the character of Lawson, particularly south of the Great Western Highway, it does not provide specific details about the subject sites. However, the findings of the report noted that the Lawson area should be divided into four HCAs, as depicted below:



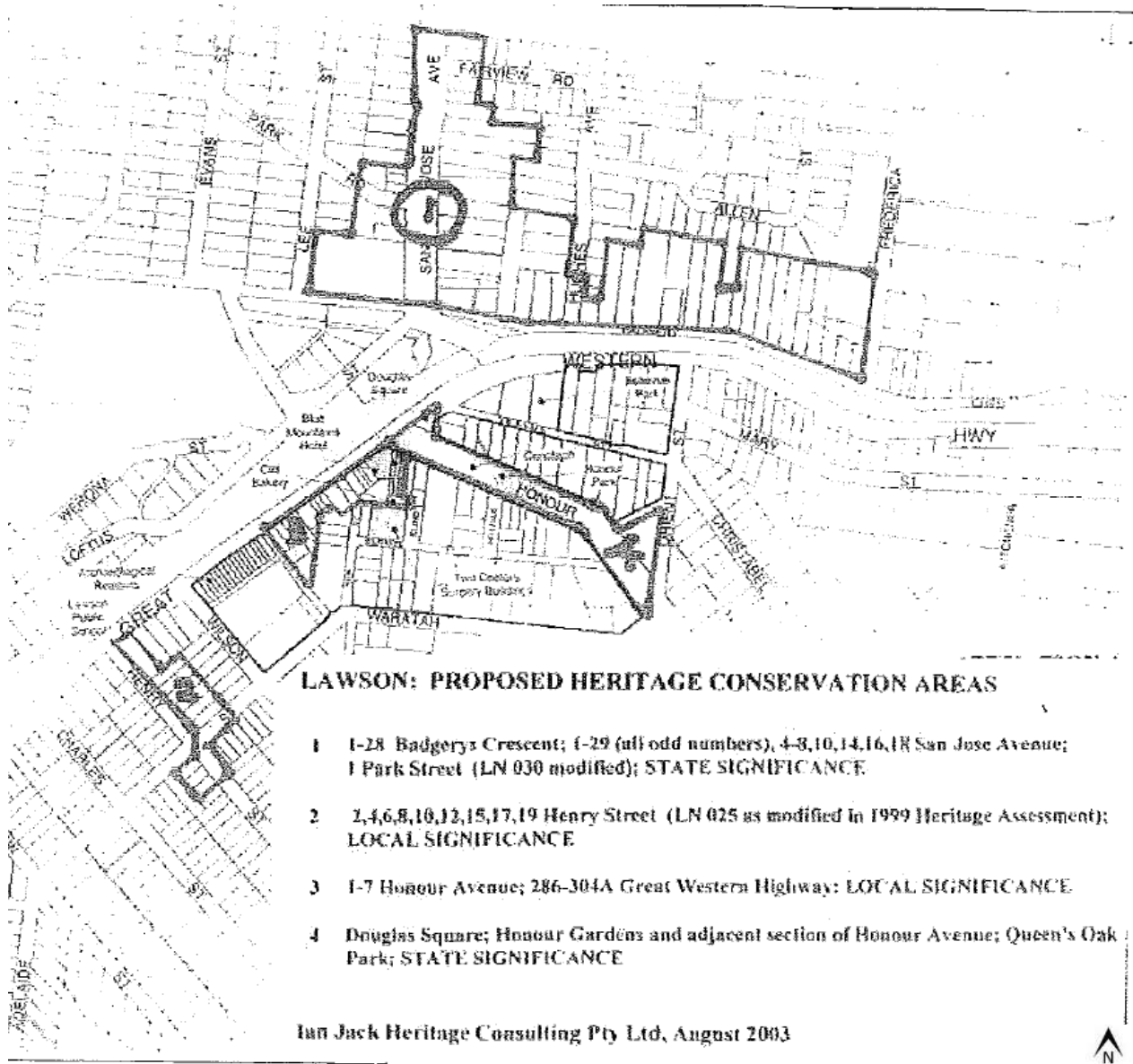


Figure 23: Proposed HCAs in the Lawson area. (Source: Heritage Assessment of the Lawson UCA, Ian Jack Heritage Consulting Pty Ltd, December 2003, p. 9)

Ultimately, the findings of the report concluded that the Lawson UCA was less 'coherent' than other urban areas such as Haberfield or Braidwood. As such, only four small areas were noted to contain a high degree of heritage significance. These four areas are depicted in Figure 23. These areas exclude the subject sites.

#### 4.1.5. Period Housing Review Study, Paul Davies Heritage Architects, January 2014

The study undertaken by Paul Davies Heritage Architects involved the review of all PHAs located along the main ridgeline of the Blue Mountains. The key findings of the review undertaken in association with this report include the following:

- Most of the PHAs had been identified accurately;

- Some amended boundaries were identified, where characteristic and values could be found beyond the existing boundaries;
- The characteristics of towns and villages located within the Blue Mountains do not share the same built forms or architectural styles found in UCAs;
- The heritage values of PHAs were enhanced not only by their built character, but also by natural and streetscape qualities;
- The early settlement history of these areas can still be read within some of the towns and villages;
- A significant number of houses in the area had been built prior to 1943 and are still present;
- 20 PHAs were considered to meet the NSW Heritage Council's criteria for local heritage listing while 7 were found not to meet the criteria.

Simple weatherboard cottages of a similar design, period and scale as the subject sites were noted for inclusion in various other HCAs, including Mount Victoria, Blackheath, Leura, Katoomba and Wentworth Falls, among various others.

In summary, the report refers to the cultural landscape of Lawson as having been predominately formed by Joseph Guillermo Hay in the late 19th century. It also notes that the recommendations for the new HCA was for it to be named as the Lawson Nature Reserves Link HCA, as the revised boundaries were to include the reserves and the various avenues that link them. Key notes from this section suggest the main contributory elements of the HCA include the following:

- Significance as a cultural landscape as it reflects the development of the town of Lawson;
- An important feature of the HCA is that not all elements within it are 'old' or have 'notable historic character';
- The significance of the HCA can be read in the evolution of the community, which can be seen in the places and spaces within the HCA;
- The HCA is not necessarily degraded by the presence of 'modern' buildings;
- The historic pattern of settlement is still readily discernible.

Specific characteristics were also noted, including the following:

Landscape elements:

- *The natural landscape including the bushland at each end of the avenues and the native trees and shrubs that survive in the wide avenue planting;*
- *The close visual and physical links with the surrounding landscape;*
- *The mature garden setting of properties irrespective of the age of the house. Even relatively recent properties commonly have maturing gardens that will contribute positively to the aesthetic values of the area in the future;*
- *Large lot sizes and modest built forms with wide setbacks that allow large plants and trees to grow to maturity in the front and rear gardens (and often in the side setback areas as well) of private properties;*
- *Large lot sizes and good setbacks allow the three-dimensional spatial qualities of the cultural landscape to be appreciated readily (including the depth of blocks and trees behind the house rising above rooflines).*

Subdivision and public domain elements:

- *the form of the avenues; including both the two chain wide avenue reserves with their natural, unformed footprint and native plantings and the more formal quality of Honour Avenue which is dominated by exotic planting;*
- *The street and subdivision pattern that responds to the local topography;*
- *The design of Honour Avenue including the management of the cross fall;*

- *Simple, low and visually transparent front fences and gates built in a style appropriate to the original house;*
- *Privacy is provided by hedges and garden planting, not fences;*
- *Driveways and driveway crossings (where present) are generally simple gravelled surface and without formal finishes.*

Land use elements:

- Detached, low density suburban residential development with shops and a major landmark hotel;

Built elements:

- *A range of built forms from the late 1880's to contemporary;*
- *Building typologies are representative of those found in the villages of the Blue Mountains but include a high proportion of modest houses;*
- *Some excellent individual examples can be found including significant commercial and civic buildings;*
- *Although many houses have been altered and added to over the years, these changes have generally been consistent with the typology of the original building period;*
- *Roof forms are generally appropriate to the original building typology;*
- Major additions, where undertaken, are readily visible as such but generally sit comfortably as a new layer on the original;
- Building materials are mostly lightweight, including timber weatherboards on walls and corrugated iron roof sheets;
- *Timber-framed windows;*
- *Buildings from the mid-late 20thC are often of brick/tile construction;*
- *Garages and car parking are provided in a separate structure towards the rear of the lot;*
- *Front fences and gates are simple and appropriate for the period of the residence.*

Elements that detract from the heritage values:

- *Individual examples of inappropriate infill development or additions;*
- *Alterations and additions to buildings that do not respect or respond to the design principles or form of the original structure;*
- *Alterations that have removed original features or fabric;*
- *Visually intrusive or stylistically incongruous alterations such as the creation of garages as part of the main elevation of the house, and several examples of second storey additions;*
- *Suburban style 'statement' gates and fences;*
- *Cleared or minimalist gardens.*

While the report does not make specific reference to the subject sites, no.26 and 28 Waratah Street are noted in a map (on page 224) to have 'very good' contributory values. 29-41 Waratah Street are not shown in the map.

#### **4.1.6. Contributory Mapping Study, Conroy Heritage Planning, January 2018**

The term 'contributory value' is describe in this study as, "the degree to which an element within a HCA demonstrates the heritage values of the area and contributes to its heritage significance". Accordingly, the properties within each HCA were reviewed to identify their contributory values. The following map indicates the results from the findings of the study, which indicate the subject sites are 'consistent with the heritage values of the HCA'.

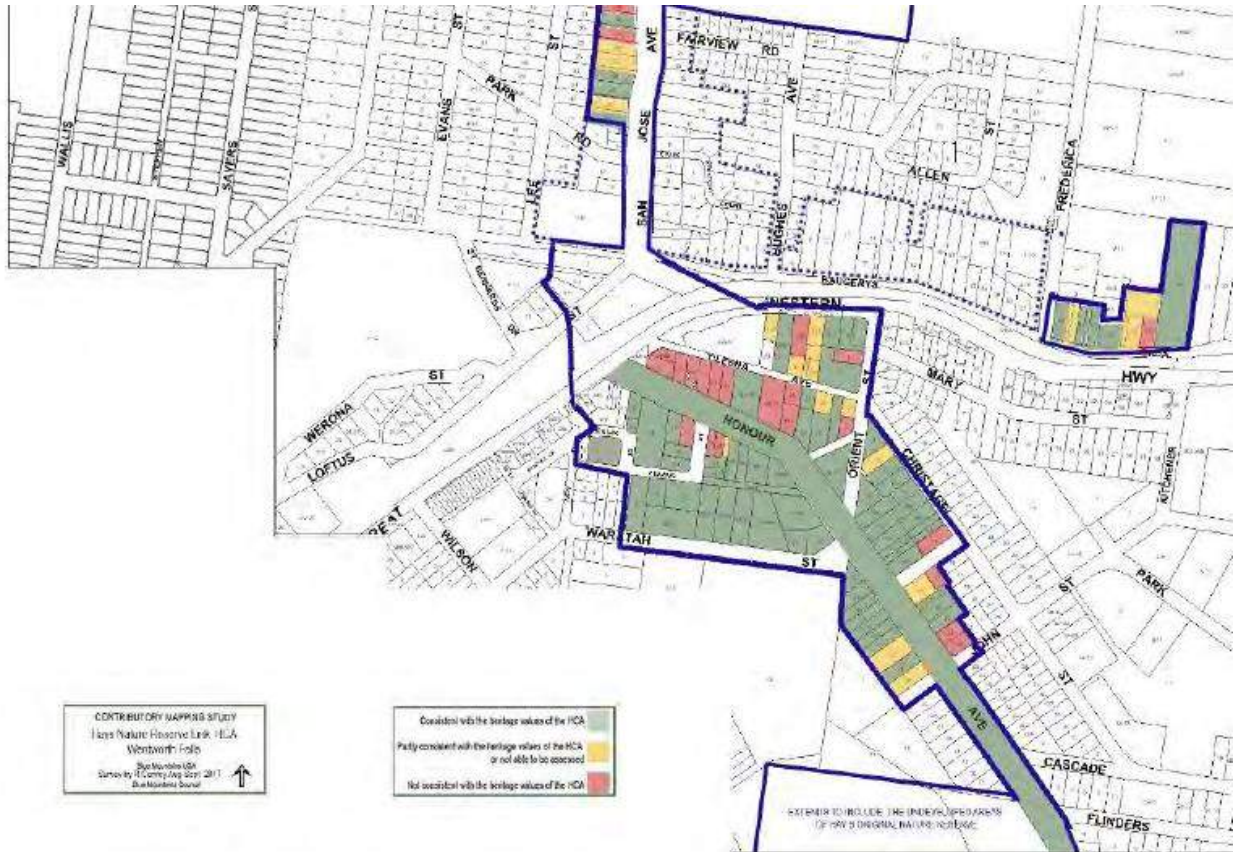


Figure 24: Excerpt from the contributory mapping study undertaken of the Lawson HCA. The subject sites are indicated in green (outlined in dark green) and are identified as being consistent with the heritage values of the HCA. (Source: Conroy Heritage Planning, Contributory Mapping Study, January 2018, p. 48)

A State Heritage Inventory (SHI) form for the Lawson HCA was also included, exploring the heritage values of the area. A summary of this SHI form can be found under Section 4.1.8.

#### 4.1.7. Gateway Determination, Planning Proposal to amend Blue Mountains LEP 2015, letter to BCC from Ann-Maree Carruthers, delegate of the Great Sydney Commission

This document indicates the Planning Proposal for the project should proceed with a number of conditions requiring amendments to the Planning Proposal. It also includes identification of community consultation requirements. There are no heritage implications applicable to the subject sites identified in the letter.

#### 4.1.8. Heritage Inventory Forms

There are numerous heritage inventory forms that have been provided by the DPE for review. As such, the following table summarises the key information included in these forms such as the Statements of Significance and key characteristics of the site/ HCA.



Table 2: Summary of heritage inventory form information

LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
Lawson Nature Reserves Link HCA	<p><i>The two reserves known as North Lawson and South Lawson nature reserves, together with the Avenue that links them, are of local heritage significance for the way that they demonstrate one of the earliest examples of government acting proactively to prevent the alienation and development of some of the most important ecological and scenic sites in the Blue Mountains.</i></p> <p><i>This interest was pursued with enthusiasm by local developer Joseph G Hays, who was both a trustee of the reserves and the developer of the land adjoining both them and the avenue that links them. His personal motives at the time are not known but could potentially be uncovered as a result of additional research. Hays became committed to the principles of the Gould League, an organisation committed to the protection of the environment and in particular birdlife. His original intention to create a formal avenue of exotic trees between the two nature reserves does not appear to have come to fruition, the earliest available aerial photographs (1943) suggesting that the natural corridor dominated by native plants may have been the original form of this link. More research is required to confirm the original form of the Avenue planting and if possible the reason that the current pattern was in place by 1943. The central part of the link was adapted for reuse and reinterpretation as an avenue of Honour following World War I. The works associated with this were undertaken by well known architect Sir John Sulman and provide a very good example of cultural layering as well as being a prominent example of the typical Blue Mountains response to a significant cross fall in the streetscape by splitting the level of the two parts of the carriageway and separating them by a planted area supported by a retaining wall.</i></p> <p><i>The nature of the development adjoining the avenues varies from the high quality and historically significant structures described in the statements of significance for the existing heritage conservation area and the formal area of the WWI Honour Memorial, but most of the houses and shops that line its route are modest representative examples of the built forms typical of the Lawson area. In contrast to this, several very good examples of</i></p>	<p>Of particular note and relevance to the study area, the HCA is considered to provide evidence of the pattern of development of the Blue Mountains and the significant close connection between cultural and natural landscapes in the area. It also notes that '...the formalisation of the centre of this landscape to create Honour Avenue, together with the significant changes made in the vicinity of the highway mean that the physical link has been overwritten, but the layers of meaning are still able to be read and interpreted in the landscape today'.</p> <p>The recommendations also note to retain the existing road layout and to not cut new vehicular accesses across the central planted zone and to ensure any additions are appropriate in form, scale and location and that any built forms respond to the natural topography of the site.</p>

LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
	<i>individual properties, both residential and commercial, are found in Honour Avenue, Waratah Street and Benning Road.</i>	
Railway Parade (West) HCA	<p><i>The Railway Parade (West) HCA is of local heritage significance because it provide high quality evidence of the pattern of settlement in the small villages of the Blue Mountains in the late 19th and early 20th centuries. The Area includes two groups of houses and associated uses that are separated primarily by bushland. It is set atop the ridgeline, allowing the buildings within the group to read as prominent elements in the local streetscape and to play an important role in the early 20th century character of the Area.</i></p> <p><i>This siting references the strong relationship between the topography and the early patterns of exploration and settlement by Europeans in the 19th century, with the spine dominated by the highway and railway line falling away steeply on each side.</i></p> <p><i>This siting references the strong relationship between the topography and the early patterns of exploration and settlement by Europeans in the 19th century, with the spine dominated by the highway and railway line falling away steeply on each side.</i></p> <p><i>This area includes very good and aesthetically cohesive groups of late 19th and early 20th century residential architecture, most of which have also retained traditional garden plantings that have now matured and add to the aesthetic quality of the streetscape. The group of Federation dwellings in the western half of the Area is particularly notable. Gardens throughout the Area are generally of good quality, with mature cool-climate plantings and mature specimen trees.</i></p> <p><i>Although some of the latter infill development makes a less positive contribution to the aesthetic qualities of the Area, it provides evidence of the evolutionary patterns of development of Hazelbrook in later years.</i></p> <p><i>The small group of shops at the northern end is typical of those found in the smaller villages and towns of the Blue Mountains and contribute to the village character of Hazelbrook, being simple in form and a single storey in height. One of the houses adjoining the shops (no.46) formed part of the</i></p>	No other additional information was included in the form other than a description of the HCA, which reflects the key characteristics noted in the Statement of Significance.

LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
	<p><i>village centre for many years, being used as the local post office for 30 years in the early years of settlement.</i></p> <p><i>The Hazelbrook Scout Hall is situated at the edge of the south-eastern precinct and is a representative example of functional community building design in the second half of the 20th century, being a simple, single storey concrete block building set well back from the property boundary and therefore not intruding nor competing with the quality of the local streetscape. The hall also has the potential to be of social heritage values to members of the local community.</i></p>	
Ln008, Blue Mountains Inn - Archaeological Site	<p><i>The site has historic significance at the local level as it is directly associated with the early settlement of the Blue Mountains and Lawson in particular. In the Inn period the site has associations with the locally significant Wilson family. The site has considerable historical archaeological value and research potential to demonstrate the general character of its types of occupation from the early nineteenth century onwards. Significant archaeological deposits are known to survive here which will provide evidence of the specific construction, form, nature, function and occupation of the former buildings and associated structures of this site.</i></p>	<p>The archaeological site dates from 1844-1845 and according to the form. It is currently a grassed school playground area. According to a ground penetrating radar survey undertaken in 1999, there is evidence of stone flagging, a possible carriageway and building foundations. These building foundations are in the same location as buildings seen in an 1880s survey plan. These buildings were originally part of the Blue Mountains Inn that was established in 1845 by Henry Charles Wilson, at Lawson.</p>
Ln013, Emanuel Church of England Hall, 11 Honour Avenue, Lawson	<p>No Statement of Significance included. The assessment of significance is as follows:</p> <p><i>SHR Criteria a)</i></p> <p><i>The 1910 church has Local significance for its role in the development of Anglicanism in the Middle Mountains in the early twentieth century. The building of the new church was the immediate precursor of the creation of a new Anglican parish centred at Lawson.</i></p> <p><i>SHR Criteria b)</i></p> <p><i>The fine old conifer on the eastern corner of the boundary with Honour Avenue, the spaciousness of the grounds to the north of the well set-back church and the stone part of the church itself constitute discreet but</i></p>	<p>In summary, the following key details are noted in the form:</p> <ul style="list-style-type: none"> <li>▪ The stone church was constructed in 1910 and was modified in 1996 when a brick hall was constructed;</li> <li>▪ The rectory dates from 1933 and was later extended to the north comprising a brick building with stone foundations and an enclosed fibro veranda. It was designed by HL Blackwood;</li> </ul>



LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
	<p><i>influential elements in the aesthetics of Honour Avenue, which is in general of State significance. The values of the church itself are severely impaired by the western extension and the unsympathetic brick hall behind. The church precinct in itself is of Local significance.</i></p> <p><i>SHR Criteria d)</i></p> <p><i>Emmanuel has aroused a strong attachment among Anglicans of the Middle Mountains, which, despite declining attendance, still continues.</i></p>	<ul style="list-style-type: none"> <li>▪ The original 1910 building is in the Federation Gothic style and was designed by Sir Charles Rosenthal;</li> <li>▪ The original 1910 church has been constructed of stone and features a projecting porch to the north eastern end with two bays comprising the nave;</li> <li>▪ The original design was never fully executed and consisted of four bays for the nave and a north-western tower;</li> <li>▪ The building was constructed at a key period of time when there was great enthusiasm for the expansion of the Anglican Church in the Blue Mountains, resulting in money being raised for construction of a more substantial church;</li> <li>▪ Despite a decline experienced in attendance, it is considered to be highly regarded by the Anglican community.</li> </ul>
Ln014, Honour Gardens HCA, Honour Avenue, Lawson	<p><i>The town planning of this area of Lawson is precocious, using a broad public street as a link between two unusual triangular public reserves. The influence of World War I is unusually strong, with the striking, architect-designed monumental arch, the long memorial gardens with significant plantings and stone-walling and the name Honour Avenue itself, fitting into a memorial genre more familiar in Victoria than in New South Wales.</i></p> <p><i>Honour Gardens and the war memorial are associated with two highly significant architects, Sir Charles Rosenthal, who was also a dashing and successful soldier who rose in the war to the rank of Major-General, and Sir John Sulman, a formative force in Australian townplanning in whose honour the Sulman Prize for painting is still awarded annually. The wide, well planted, divided Avenue with its handsome flat-arched war memorial joining two important triangular reserves is a most striking element in the aesthetic of Lawson.</i></p>	<p>Given the proximity of the study area to the Honour Gardens HCA, several characteristics noted in the Statement of Significance. Honour Avenue is also described in detail, with key characteristics noted including the two level split nature of the road, long narrow memorial garden, stone retaining walls, timber arch at the southern entrance with the inscription 'Honour Gardens Arch, 1914-1918', raised beds with planted trees and memorial plaques (earliest dating from c.1917). The avenue is also noted as being the only one of its kind in the Blue Mountains, having been officially dedicated in July 1919.</p>

LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
	<i>Honour Avenues, though relatively numerous in Victoria, are rare in the state of New South Wales and the is the only example in the Blue Mountains.</i>	
Ln015, Masonic Lodge, 16-18 Honour Avenue, Lawson	<i>The former school is significant historically, for its social value to the town and aesthetically. It represents the development of the town and the importance of education; it has a continuous public use and is an important element of the Honour Avenue Streetscape.</i>	The former school was originally constructed in c.1888 and was designed by the Public Works Department. It is a painted brick building with various later additions to the rear. Originally when the school opened it was the first school in Lawson and originally comprising two classrooms. In response to the growing population of Lawson, which originally consisted of 50 houses, 9 shops and a hotel, 3 acres of land fronting the Great Western Highway was resumed in 1913 by the Education Department. The school officially opened in 1918 and in 1923 the Masonic Lodge overtook the site.
Ln021, House, 2 Waratah Street, Lawson	<i>The building is a good representative example of typical late Victorian timber construction that makes a contribution to the streetscape of the Conservation Area.</i>	The timber house was originally constructed in c.1890 and features shiplap weatherboards, a corrugated iron gabled roof, return corrugated iron bullnose veranda, turned timber posts, decorative bargeboards, double hung windows, brick chimneys, stone piers, finials and shingles to the gable ends. It is considered one of a group of original buildings located within the village of Lawson.
Ln022, Fontainebleau, 29-41 Honour Avenue, Lawson	<i>Fontainebleau is a significant part of the nineteenth-century development of the new village of Lawson south of the railway. It is of interest because its bricks came from the kilns of its brickmaker owner in 1892 and has a different significance as a doctor's surgery and/or residence ever since 1931.</i>	The Statement of Significance is considered to encompass the key values of the site. Other features of note include the generous grounds, bullnose wrap around veranda, contrasting brickwork above the level of the veranda roof, brick chimneys with dentilated brick corbels and contrasting brickwork, decorative bargeboards,

LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
	<i>Fontainebleau is a stylish example of a late Victorian mountain residence. It is distinguished by the use of decorative brickwork, French doors and the detailing of the verandah posts. It is of considerable local significance in the streetscape.</i>	timber posts, decorative chamfers, casement windows to side veranda, toplight and sidelights to the front door and 3-pane French doors to the north veranda.
Ln023, Wallawa, 25 Honour Avenue, Lawson	<p>The following is noted as the Statement of Significance in the heritage inventory form:</p> <p><i>Criterion (a) Historical</i></p> <p><i>Wallawa is an excellent example of a well-built, substantial boarding-house which has catered for the needs of tourists in Lawson for most of its 110 years.</i></p> <p><i>Criterion (c) Aesthetic</i></p> <p><i>Wallawa is a good example of a Federation-style building. Its design is distinguished by elements relating to its use as a guesthouse such as the doors opening to the verandah and the rear gabled wing.</i></p> <p><i>Criterion (f) Rarity</i></p> <p><i>While many Federation-period houses in the Blue Mountains were used as guesthouses at one time or another, few reveal their purpose as clearly as Wallawa.</i></p> <p><i>Criterion (g) Representativeness</i></p> <p><i>The detailing of Wallawa, featuring rusticated weatherboards, formal doorcase, half turned verandah posts and fretwork brackets is representative of the federation period housing in the Blue Mountains.</i></p>	Constructed in 1893, the single storey Federation house is located facing Honour Avenue. It is prominently visible from within the streetscape, having been constructed close to the street. It has notable margined half-glazed doors opening to the front veranda, a corrugated steel hipped roof, bullnosed wrap around verandah, rusticated weatherboard cladding marked to look like stone, gabled wing at the end, half-turned posts to the veranda and fretwork brackets.
Ln046, Residence, 4 Bellevue Street, Lawson	<i>No 4 Bellevue Street has some historic and aesthetic significance as part of the core village area of Lawson. The building demonstrates the more modest end of residential construction in the area that contrasts with the more substantial buildings in Honour Avenue. It is a well-detailed building that is contributory building within the streetscape and precinct.</i>	The residence was constructed in 1900-1910 and consists of a small timber cottage with brick pier foundations, a hipped roof, veranda with timber posts, decorative valence board and brackets, separate side veranda enclosed with asbestos cement sheets, two sets of French doors to the



LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
		front veranda, brick front fence with rough-cast panels.
Ln047, Chester, 5 Bellevue Street, Lawson	<i>No 5 Bellevue Street has some historic and aesthetic significance as part of the core village area of Lawson. The building demonstrates the more modest end of residential construction in the area that contrasts with the more substantial buildings in Honour Avenue. It is a well-detailed building that is contributory building within the streetscape and precinct.</i>	The residence was constructed in 1900-1910 and appears to reflect the same characteristics as seen in no.4 Bellevue Street as it is a small timber cottage set of brick piers with a hipped corrugated iron roof, veranda with turned timber posts, hipped corrugated metal roof, bullnose corrugated iron to the verandah roof, turned valence, symmetrical façade with shiplap weatherboarding, two pairs of French doors, brick chimneys and a skillion addition.
Ln048, Residence, 11 Benang Street, Lawson	<i>The building is a good representative example of typical late Victorian timber construction that despite its more recent façade alterations makes a contribution to the streetscape of the Conservation Area.</i>	It is a c.1900 residence constructed of weatherboard featuring a projecting front bay, return veranda, hipped corrugated iron roof and modestly detailed timber posts and brackets. Alike the two above examples, it is elevated on brick pier foundations and has two rendered and decorated chimneys, a skillion to the project bay to the front, enclosed veranda with lattice and asbestos cement sheet, double hung windows.
Ln050, Residence, 15 Benang Street, Lawson	<i>The building is a good representative example of typical late Victorian timber construction that makes a contribution to the streetscape of the Conservation Area.</i>	Constructed in c.1900, the residence is of weatherboard with gable roofs visible within the main elevation, with the primary gable end featuring timber shingles. Roof forms to the rear are hipped. Timber joinery is simple. The house faces the view rather than the street.
Ln062, Vera, 24 Honour Avenue, Lawson	<i>The building is a good representative example of typical late Victorian timber construction that makes a contribution to the streetscape of the Conservation Area.</i>	Constructed in c.1900, constructed of weatherboard and featuring a projecting front bay, return verandah, hipped corrugated iron

LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
		room, simple timber posts to the veranda, simple brick chimneys, double hung windows with a simple hood to the main front window. It is considered of a simple design with minimal ornamentation.
Ln051, Residence, 9 Benang Street, Lawson	<i>The building is a good representative example of typical late Victorian timber construction that makes a contribution to the streetscape of the Conservation Area.</i>	Constructed in c.1900, constructed of weatherboard with a simple bullnose corrugated iron clad veranda, square posts, simple brackets, hipped corrugated iron roof to the rest of the building, symmetrical in design, window hoods to the side windows, early skillion addition to the rear and a brick chimney.
Ln066, Hollywood, 2 Queens Oak Road, Lawson	<i>The building is a good representative example of typical late Victorian timber construction that makes a contribution to the streetscape of the Conservation Area.</i>	Timber house, c.1900, shiplap weatherboards, corrugated iron hipped roof, corrugated iron bullnose roof to return veranda, projecting front bay, simple joinery, double hung windows, simple brick chimneys, infill timberwork to the gable end and half glazed front door with highlights.
Ln063, Creswell, 26 Honour Avenue, Lawson	<i>The building is a good representative example of typical late Victorian timber construction that makes a contribution to the streetscape of the Conservation Area.</i>	Dating from c.1890-1900, this timber residence has a brick base, large turned timber columns, return verandah, corrugated iron hipped roof, enclosed side verandah and a modern garage.
Ln052, Residence, 4 Benang Street, Lawson	Not included. The assessment of significance is as follows: <i>SHR Criteria a)</i> <i>The building has historical significance as an example of a substantial house from the later period of development of Lawson between the wars.</i> <i>SHR Criteria c)</i>	Constructed in c.1914. The residence is clad in shiplap weatherboards, shingle roof times, hipped roof with projecting gables over entries with timber battens, wide wrap around veranda to three sides, timber posts, art deco style brackets and detailing to railings and facebrick base.

LEP no., Name, Site Address/ Location	Statement of Significance	Key Characteristics
	<p><i>The building is a very fine example of Interwar bungalow housing set in a fine garden demonstrating the key characteristics and fine detailing of its period.</i></p> <p><i>SHR Criteria g)</i></p> <p><i>The place is an excellent representative example of a Interwar housing in an important setting that demonstrate patterns of leisure in the Blue mountains that continue from the late Victorian tradition to the present day.</i></p>	



**4.1.9. NSW Office of Environment and Heritage, letter to Kim Barrett of BCC, 29 August 2018, Signed Robert Kelly, Heritage Division**

The letter, in summary, is in relation to the Planning Proposal that was submitted to the Heritage Division of OEH for comment. Accordingly, the letter indicates that the Heritage Division has no objection, in principle, to the modifications proposed in the Planning Proposal to the Blue Mountains LEP 2015. The letter recommends, '...that a suitable qualified and experienced heritage professional be engaged to review the heritage provisions of the LEP and ensure that environmental heritage, including archaeology, is adequately protected'.

**4.1.10. Proposed Lawson Heritage Conservation Area: Heritage Submission on 'Conversion of Period Housing to HCAs', Stephen Davies, Urbis, 23 July 2018**

This letter was produced by Stephen Davies, having been commissioned by the owners of 43 Honour Avenue (28 Waratah Street), 26 Waratah Street and 29-41 Waratah Street, Lawson, to assess the proposed boundary of the Lawson HCA. In summary, the following observations and recommendations are made:

- The author agrees the lots located at 29-41 Honour Avenue (Lot 1, DP 241815, Lot 6, DP 2898 and Lot A, DP 344761) are suitable for inclusion in the proposed Lawson HCA;
- Should the conversion of the Lawson PHA be converted, it would result in two HCAs in south Lawson;
- The author notes the existing Lawson PHA is too extensive and is not supported by the current studies, which have not undertaken a detailed survey of the properties proposed for inclusion in the new HCA;
- Joseph Guillermo Hay and the 'Lawson Nature Reserve Link' do not have a specific relationship to Waratah Street. It is also noted that Hay did not own any land in the proposed new HCA;
- The Planning Proposal does not note why the seven allotments are of significance. They are shown in a map in the Planning Proposal as unshaded, indicating they make no contribution;
- The sites are not considered to contribute to the streetscape of Honour or Benang Streets;
- The sites are not considered to contribute to the significance of the Honour Gardens HCA;
- The Planning Proposal does not include any discussion specifically on the subject sites;
- The sites front Waratah Street and are located along an unmade street reserve;
- The cottages at the eastern end are accessed via a narrow dirt road;
- No analysis has been undertaken of the view lines to the subject properties. It is summarised by the author that they do not form part of the visual catchment of the proposed new HCA;
- The subject sites have the potential to be developed at a higher density, which is present towards the western end of Waratah Street;
- Vacant land on such a scale in proximity to a town centre is rare and due to the topography of the sites, they offer an ideal opportunity for development in a 'visually recessive area';
- There is no historical relationship between the sites, Honour Avenue and Bengang Street;
- They are not to aesthetically contribute to the area.

In conclusion, the letter summarises that the subject sites should be removed from the proposed HCA boundaries due to the points noted above.

**4.1.11. Lawson Conservation Area, Stephen Davies, Urbis, 27 August 2018, addressed to BCC**

This letter reiterates the findings detailed in the letter dated 23 July 2018. The letter is noted as having been written following conversation between the author and Sara Reilly at BMCC. Accordingly, the letter summarises that Urbis strongly disagrees with the notion that the inclusion of the subject sites in the HCA would, '...not preclude their development so was inconsequential'. The letter also notes the inclusion of the sites in the HCA would also constrain the potential future uses of the site and would be unjustified.

#### **4.1.12. Proposed Lawson HCA, Conomos Lega Development and Planning Lawyers, 29 August 2018**

This letter submission has been prepared on behalf of Laurence Browning Pty Ltd, owners of 26 and 28 Waratah Street, Lawson, and EB King, owner of 29-41 Honour Avenue, Lawson. The letter reiterates the findings of the Urbis letters noted in Sections 4.1.10 and 4.1.11, also noting a site-specific analysis has not been undertaken on the subject properties, given the scope of the heritage study undertaken required the broad analysis of the area. The exclusion of the subject sites is noted as having no adverse impact on the 'completeness' of the HCA.

#### **4.1.13. Proposed Lawson HCA: Heritage Submission on "Conversion of Period Housing to HCAs" in respect to 26 Waratah Street and 43 Honour Avenue, Lawson**

This submission was compiled by Laurence Browning Pty Ltd and specifically relates to 26 Waratah Street and 43 Honour Avenue (28 Waratah Street), Lawson. It refers to the advice letter dated 23 July 2018 and prepared by Stephen Davies, Director Heritage at Urbis. The submission reiterates the information included in the advice letter and provides additional imagery to illustrate the key points of contention identified. Key components of this submission include the following:

- 26 Waratah Street - the house is not visible from the dirt road and is approximately 104m from Honour Avenue;
- 28 Waratah Street - the house is set back from Honour Avenue, approximately 26m;
- Both houses/ sites are located to the rear of the heritage item Fontainbleau;
- Waratah Street is not dominated by pre-1946 housing;
- Previous studies undertaken by Professor Jack et al in 2003 and Paul Davies and Oona Nicholson for Biosis in 2004 indicate Lawson is 'less coherent' (an excerpt from the Jackson report is included). The conclusion notes Council's creation of the PHA in Lawson ignored Professor Jack's recommendations;
- The submission also notes that 'Hay's claimed link to environmental protection is tenuous';
- The information in the Planning Proposal does not identify a direct historical link between the subject sites and Hay. The owners have also undertaken their own research to support there is no link;
- Waratah Street (east) is a cul-de-sac that is not used by through traffic;
- The western end of Waratah Street is noted as including the 'highest concentration of medium-density dwellings in Lawson';
- Council's recommendations to remove 3 PHAs from the LEP 2015 was in part due to the lack of 'a cluster of houses'. As such, the same application is recommended to be applied to the subject sites.

#### **4.1.14. Proposed Lawson HCA: Submission on "Conversion of Period Housing to HCAs", the 5 vacant lots at 29-41 Honour Avenue, Lawson**

This objection has been prepared by the owners of 29-41 Honour Avenue and as with the previous example, largely reiterates the information provided in Stephen Davies letter issued on 23 July 2018. Key components of the submission include the following:

- The supporting report included in the Planning Proposal is noted as not explaining why the subject allotments are included in the proposed new HCA;
- The allotments are not considered to contribute to the streetscape given the topography of the sites and their distance from any street;
- One of the reasons for removing 2 PHAs in the Planning Proposal was the lack of housing present on some allotments. The same reasoning is noted to apply to the subject allotments;
- The submission suggests the allotments were included in the proposed new HCA out of error;

- Waratah Street is not considered to form part of the visual catchment of Benang Street and Honour Avenue;
- The streetscape character of Waratah Street is noted to lack cohesion and traditional character.

## 4.2. Documentation Provided by Property Owners

In addition to the documentation provided by the DPE and the BMC, additional resources have been provided by the property owner, Catherine Rawson. These documents have been reviewed and summarised below.

### 4.2.1. Lawson Development from 1888-2010

This document provides various facts regarding the development of Lawson, the subject sites and the reputed relationship between the proposed new Hayes Nature Reserve Link HCA and Joseph Hay. A summary timeline has also been provided. In addition, comments regarding the property owner's objection to the inclusion of the subject sites in the proposed new HCA are also provided, reflecting the comments seen in documents explored in Section 4.1.11, 4.1.12, 4.1.13 and 4.1.14. Various maps and images are provided to illustrate the findings detailed in the report. The following summarises key comments made in this document (note: to avoid repetition, information included in the other noted sections has not been repeated here):

- A subdivision plan from 1888 shows the subdivision of the area, including where the subject sites are located. The 2 lots located near the corner of Honour Avenue (formerly Broad Street) and Waratah Street were once divided across 4 allotments;
- In 1970 the section of Waratah Street directly south of the subject sites was closed;
- As previously noted, Hay did not own or subdivide land within the proposed new HCA. The majority of land he owned and subdivided was in north Lawson. Hay moved to Perth in 1899;
- An article by Brian Fox titled 'Joseph Hay, One of Lawson's Pioneers', is noted to include a list of Hay's real estate holdings in the area;
- The notion of an environmentalist is a term coined in the second half of the 20th century and should not necessarily be employed to describe Hay. Thereby the suggestion that he created a 'wildlife corridor' is refuted;
- 1881 - a map from this period indicates the land in the area was owned by the Wilson, Hay and Parkes families. Joseph Hay had bought the land north of the railway (excluding the railway reserve);
- Various other discussions are included regarding the conflicting information included in the 2014 and 2017 reports over the 2003 and 2004 reports and the validity of the more recent reports as opposed to the earlier reports;
- Hay is noted as not having played a role in reserving the Falls. According to this report, the Plan of Survey for the Falls had been created by John Deering in 1876, with the Falls having been reserved thanks to the Hon John Macintosh MLA;
- Not all properties located within the proposed new HCA are considered to meet the SHR criteria for inclusion in an HCA, including the subject sites. The inclusion of the subject sites would mean they are excluded from the Codes SEPP;
- The reasoning provided for converting the PHA to an HCA, based on its associations with Joseph Hay, is unfounded;
- The 6.5m height limit should not be applied to the properties located within the valley.



#### **4.2.2. Document detailing photos taken by Robyn Conroy on 03 November 2017, Catherine Rawson**

This document has also been provided by Ms. Rawson in addition to the above noted document. It is understood that the information contained in this document was provided to the property owner on 2 May 2019 by the BMCC further to a GIP Act application made. 47 photographs are noted to have been taken as part of the subject study. Of these photographs, it is noted that none were taken of 26 Waratah Street and one were taken of Waratah Street generally.

A complete review of all photographs taken as part of the study has not been undertaken by CPH and is beyond the scope of this report. However, it is understood that the study undertaken did not involve direct access to the subject sites.

#### **4.3. Key Issues Raised**

In the documentation provided by the DPE, BMC and landowners, the key concerns raised essentially relate to the inclusion of the subject sites in the Hays Nature Reserve HCA. The key issues raised are summarised below:

- The 'Lawson Nature Reserve Link' has no specific relationship to Waratah Street - it is debated whether Hay ever owned land in the proposed HCA;
- The information provided in the Planning Proposal did not note why the subject sites were assessed to have contributory values;
- All vacant lots are not shaded in the contributions map of the HCA included in the Planning Proposal;
- The draft SHI form does not include any specific information about the subject sites, which explains why they are included in the HCA boundary;
- Consideration of view lines to the properties, and their streetscape presentation, undertaken during the various studies is refuted;
- The subject sites are noted by landowners and Stephen Davies to have the potential to be developed at a higher density. The inclusion of the subject sites in the HCA would have the potential to prevent this.

#### **4.4. Summary of Existing Historical Information**

The historical information provided by the DPE, BMC and landowners contains general historical information about the Lawson area, with some information provided regarding the subject sites. However, no comprehensive site-specific historical research appears to have been undertaken to date. Key historical notes relevant to the subject sites include the following:

- In a historical map provided by the landowner and dating from 1888, the subject sites are shown to be subdivided in an arrangement that does not reflect the current allotment subdivision. The sites are shown to have been owned by various individuals including David Wilson, O'Reilly and another person, whose name is not readily discernible;
- Joseph Guillermo Hay is noted in Council's documents to have been a significant contributor to the area during the late 19th century. His contribution is noted in this documentation as relating to his involvement as a local landowner, developer and environmentalist. He had reputedly acquired land in the area by 1890, amounting to 256 ha. This has been refuted;
- Development of Lawson picked up steam once the railway line and Lawson station had been established;
- The two reserves located in the HCA were established as a result of the recommendations of the Hon. John Macintosh MLA in an effort to preserve areas of environmentally sensitive land during a period of time where development pressures were mounting;

- In 1919 on the southern side of the Great Western Highway a corridor of land was dedicated as a formal memorial avenue, in honour of local men killed during World War I. This was known as the Honour Gardens and was designed by Sir John Sulman and Sir Charles Rosenthal.

#### 4.5. Summary History of Lawson

Given the conjecture regarding the historical information included in the Planning Proposal and some previous studies, the following history from the Dictionary of Sydney provides a good summary of the historic development of Lawson.<sup>1</sup>

##### *Lawson*

*In 1813 a party of seven men, four horses and five dogs set out to find a way across the barrier to Sydney's western expansion now called the Blue Mountains. History has recorded only three names, Blaxland, Lawson and Wentworth and early accounts also failed to record that, far from going into a vast uninhabited region, they were moving into the lands of the Darug and Gundungurra people, which had been a centre of human activity for at least 25,000 years.*

##### *A swamp, a hollow and an inn*

*However whatever else has been omitted from the records, there is no lack of early mention of the swampy nature of the place that was to become Lawson, a small Blue Mountains township 120 kilometres from Sydney. Blaxland described three acres (1.2 hectares) of rushy coarse grass with water running through it, while in 1817 John Oxley, the Surveyor General, officially put Christmas Swamp on the map. The origin of the name is lost in time but one reasonable guess suggests that it came from the Christmas Bell flowers that at one time flourished in the area.*

*Sydney officialdom had no time for such fanciful namings so, by the 1830s, in keeping with the practice of the times, the area was referred to as 24 Mile Hollow, the distance calculated from Emu Ford on the Nepean River.*

*Although a road built under the supervision of William Cox was completed from Sydney to Bathurst by January 1815, Sydney was a prison and movement across the mountains was officially strictly controlled. Means of travel were slow, cumbersome and uncomfortable so a series of permanent stopping places along the road came into existence. By the 1820s Christmas Swamp had acquired a hut built by a certain Pembroke in what is now an archaeological area in the Lawson Public School playground. This hut in all likelihood existed mainly to serve rough grog to passing travellers both official and unofficial.*

*In the 1840s, the road across the mountains was improved and the volume of passing trade in both directions increased. Heavy ox carts carrying supplies, and stock being driven to market, used 24 Mile Hollow as a resting place. Henry Wilson purchased 100 acres (40.4 hectares) of land and built the first Blue Mountain Inn, on the site of Pembroke's hut, in 1845. He had to replace it very soon, after it burnt down. The name survived a third rebuilding of the inn, and soon it became the name of the whole area. Blue Mountain was on the map. Recent ground-penetrating radar surveys have revealed a complex archaeological site with many as yet unexplained features.*

*Meanwhile, the original builder of the hut, Pembroke, became the builder and original licensee of the Woodman Inn at Twenty Mile Hollow, now Woodford Academy. While the actual date of construction of the Woodman Inn is uncertain, Pembroke appears in the records as having a hut on the site by 1833 and is listed as the licensee of the Woodman Inn, Bathurst Road, for the years 1834 and 1835.*

##### *Steam trains and a divided village*

*With the opening in 1867 of a single track railway line from Penrith to Weatherboard (Wentworth Falls) the whole nature of the township changed. From being just one of a string of stopping places on the Sydney-Bathurst Road, it now began to grow into an important township. Blue Mountain Railway Station and Mount*

<sup>1</sup> Cooper, Nance, 'Lawson', 2010, the Dictionary of Sydney website, accessed 13 June 2019 via <https://dictionaryofsydney.org/entry/lawson>

*Victoria Station shared the status of listed permanent stations, rather than mere stopping places or platforms moveable at the whim of a wealthy man or commercial interests. A plentiful supply of water was probably the reason for this decision. It was pumped up from the valley on the north of the railway line (now the site of Wilson Park and the Lawson Olympic Pool) and stored in a wooden, later stone, reservoir in what is now the parking area for the Lawson Bowling Club.*

*However one result of the opening of the railway line was to draw official attention to the name Blue Mountain, which was stated to be causing confusion with 'Blue Mountains'. In 1879 in a general government move to tidy up place names in the mountains, the name Blue Mountain was replaced with Lawson in honour of the explorer.*

*The railway line had a major impact on the structure of Lawson. The early retail centre of Lawson, and its post office, had been to the north in the Staples Cheap Cash Stores, part of a group of buildings still in use as an antique centre. After 1891, however, business moved to the southern side and the Post Office Stores were opened beside the Blue Mountains Hotel on what is now Douglass Square. From this beginning, the township of Lawson spread.*

*North Lawson remained an important precinct in its own right. The council chambers of the Blue Mountain Shire, covering the area from Emu Plains to Mount Victoria with the exception of Katoomba, were set up in the Lawson Mechanics' Institute in 1906. Until 1947 the council was housed in the building that is still in use as the Lawson Library. This northern precinct was also the site of the San Jose Sanatorium, later the Coffee Palace and then the Stratford School for Girls, a grand building that burnt down in 1980. This is now an archaeological site with its tower still standing to show the grandeur of the original building.*

*With an increasing need for water that the uncertain supply from the small railway dam could not meet, the railways built a dam at Wentworth Falls, and by 1903 water was being brought through to a large circular concrete reservoir on the north side of Lawson. After the electrification of the line in 1957 this reservoir was purchased by the Lawson Bowling Club for \$300 in 1970 and it is still in use as its clubhouse. The original railway dam was also recycled. Always used by the braver members of the community as a swimming hole – local names such as 'Frog Hollow' and 'Snakey Gully' indicate the conditions – it was not until 1930 that the Shire Council, under the leadership of the Shire President Percy Wilson, gained full control of the whole site from the state government and embarked on a policy of redevelopment. The depression of the 1930s was used to good effect, with relief workers employed at road building, scrub clearing and cleaning out of the baths. The swimming baths thus created remained a major social centre. In 1968 the present Olympic Pool complex was built on this site.*

*One of the most desirable places on the mountains*

*As the quote from the 1918 Wilson Directory indicates, by the end of World War I Lawson had grown into one of the important tourist destinations in the Blue Mountains. At its height, Lawson could boast two major hotels on opposite corners of the present Douglass Square – the Blue Mountain Hotel (the fourth Wilson inn) and the Alameda Hotel built in 1887. The Alameda became The Grand Hotel in 1895 and was a most imposing building. There were also up to 27 guest and boarding houses in operation.*

*Signs of general community prosperity were also increasing. In 1885 postal services had moved from a receiving office on the railway station to the office connected with Staples Cheap Cash Stores north of the railway line. A permanent post office was established in 1892 in the Post Office Stores in what is now Douglass Square. A telephone exchange was added in 1910, with five subscribers, and in 1925 the existing post office and exchange premises were opened.*

*Electrical power reached Lawson in 1918, though at first it only provided for street lighting and residents near street lighting mains. Initially, the supply was limited to the hours between sunset and sunrise and not on moonlit nights. This power was provided by the Katoomba Electric Company which ran the generating plant at the rear of the Carrington Hotel. It was not until July 1931 that full electrical power reached Lawson from the transmission line from Lithgow via Blackheath. A gala day was reported for Lawson.*

*World War I left deep scars on Lawson, as on most small towns in Australia. The response to the tragedy was the creation in the township of an imposing memorial complex, an Honour Gardens and War Memorial,*



*together with a major street renamed Honour Avenue. During and after World War I many such memorial gardens were planted, but few still remain in anything approaching their original form. The memorial gardens created by Sir John Sulman in Lawson in honour of his son killed in the war retain their original form, and are considered to be of national, not merely local, significance. A wooden archway was erected at the entry to Honour Avenue in 1920, and moved to the entry of Bellevue Park when the completed War Memorial was unveiled by the Governor Sir Walter Davidson in April 1923.*

*In 1896 a Literary and Debating Society had been established meeting first at the Old Farm (the second Blue Mountain Inn) and then in the Coffee Palace (later Stratford School for Girls). In 1899 the site now occupied by the Old Community Hall at the entrance to Lawson on the Great Western Highway was set aside by the colonial government under the School of Arts Act as the site for a Mechanics' Institute. The Literary Society built a temporary wooden building in 1899, and in 1903 a substantial masonry building was erected using recycled stone from the original Lawson and Mount Victoria railway stations.*

*Until its closure in 2004 this building became the heart of social and community life in Lawson. It served as the first home of the Blue Mountains Shire Council in 1906. Skating was a feature from 1912 and it was the site of Lawson's social evenings. In 1931 electricity was laid on and it became the town cinema although the first film night had been given by a travelling show way back in 1909. In 1990 it became the Mid-Mountains Youth Centre with the building of a new Community Centre elsewhere in Lawson.*

*On 19 September 1947 an era closed when the Blue Mountains Shire, with its headquarters in Lawson, was united with the City of Katoomba to form the Blue Mountains City Council.*

*Further changes were now facing Lawson. The motor car became available to an increasing population after World War II, and with the advent of comparatively cheap air travel to overseas holiday destinations the Blue Mountains became less of a tourist attraction. Lawson saw a steady decline in numbers of boarding houses and other tourist accommodation. The Grand Hotel, which had burnt down in 1932, was never rebuilt. In 2010 there is only one bed and breakfast establishment, with the Blue Mountain Hotel the sole survivor of that earlier era.*

*Once again Lawson is facing a new chapter in its history. With the planned widening of the Great Western Highway much of the historic township is threatened with demolition and reconstruction. What these changes will mean for Lawson only the future will show.*

#### **4.6. Findings from the Site Inspections**

Two site inspections were undertaken by Kerime Danis who was accompanied by Catherine Rawson, owner of 29-41 Honour Avenue on Friday, 17 May; and Sara Reilley, Senior Heritage Planner of the BMCC, on Thursday, 6 June 2019. Both inspections were very informative providing insights into the owner's and BMCC perspectives where clarifications to some issues could be obtained by the author while observing the overall characteristics of the locality from a heritage perspective.

The subject properties at 26 and 28 Waratah Avenue as evident are setback from the main thoroughfare of Honour Avenue and are set down the main street level. Therefore, they have limited visibility from the principal public domain firstly due to their locations as noted and secondly due to the landscaping surrounding the houses. Of both houses, 28 Waratah Street has more dominance and presence within the eastern leg of Honour Avenue at the top and entry to Waratah Street.

Both houses were in existence by 1943 as evident from the 1943 aerial of the locality. This evidence together with the simple and minimalistic architectural characteristics of both houses clearly puts them into the period that the proposed HCA for Lawson. Comparison of the existing landscape and configuration of the immediate locality and the form of 26 and 28 Waratah Street with the 1943 configuration of the area indicates that there has been limited change to their form and configuration apart from some matured plantings, clearance of vegetation and manicured valley landscaping with a number of rural type fencing added to separate areas for horses and other activities within the lots of 29-41 Honour Avenue (see Figure 25 below).



Figure 25: the 1943 and 2019 aerial photographs of the subject properties and their immediate surrounding. 26 Waratah Avenue is highlighted in yellow to indicate the locations of the 26 and 28 Waratah Street. Note the configuration of both houses essentially remaining the same. So is the New Street (most left) and Benang Avenue with the unmade section of Waratah Street off New Street to the left of the aerials. The areas surrounding the subject allotments have been developed since 1943 while the subject properties remain largely the same with vast rural character. (Source: SIX maps, LPI, accessed 17 June 2019)

In general, the locality of Lawson apart from the commercial town centre presents typical rural and mountain town with houses scattered within the landscape in varying forms but in simple and light weight structures dating from the early 1880s to the present day constructions. The early houses are essentially timber weatherboard or fibro houses while the recent developments constructed of more robust materials, which reflect the overall low-scale and combination of smaller spaces rather than large contemporary houses.

When one browses around the southern side of the town, especially along Honour Avenue, and Benang, New, Adelaide and Waratah Streets, appreciates the glimpses of the valley and the greater Blue mountains landscaping/forest and hilltops. This is a typical rural characteristic of Lawson that was observed by the author, which gives the special and unique character to the town regardless of the recent changes to the road network (Douglass Square and insertion of mid-rise housing developments).

The houses at 26 and 28 Waratah Street reflect the above observed rural characteristics of the town forming part of the Inter-War/Post-War housing stock in Lawson. They maintain their original configuration as evident from the 1943 aerial seen in Figure 25 above. Their lots and immediate landscape remain almost the same owing, most likely, to the allotments of 29-41 Honour Avenue, which is part lot of the lands associated with the heritage item 'Fontainebleau'.

It is concluded that the integrity of the subject houses is high contributing to the Inter-War period building stock of the locality.



## 5. ASSESSMENT OF SIGNIFICANCE

This section assesses the significance of the subject site against the NSW heritage assessment criteria. According to the Office of Environment and Heritage (OEH) publication, Assessing Heritage Significance:

*An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.*

According to the publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas*, prepared by the Heritage Office and the Department of Urban Affairs and Planning, a HCA, in summary, is defined as follows:

*...A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.*

*A heritage area is identified by analysing its heritage significance and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building materials or the common age of its building stock. The least important characteristic is the 'look' of the place, although the commonly held community view is that this is the determining factor.*

*...The NSW Heritage Act 1977 uses the term heritage precinct to mean 'an area which contains one or more buildings, works, relics or places which are items of environmental heritage and which have a character which should be conserved'. The term environmental heritage means 'those buildings, works, relics or places of historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance for the State'.*

*The Australian Heritage Commission, the Commonwealth Government's heritage agency, enters heritage areas of natural or cultural value on the Register of the National Estate. The registration of an area does not mean that all places within the area have equal heritage value.*

*The fact that some items in a heritage area have little or no heritage value in themselves, does not diminish the value of an area. It is the Commission's to list the entire place and to specify the elements of significance within that area. The registration of an area does not preclude development, but Commonwealth instrumentalities must carefully consider the National Estate value of listed places before they take any action that might affect them.*

*The National Trust defines an 'urban conservation area' as 'an area of importance within whose boundaries controls are necessary to retain and enhance its character'. It classified these areas if they are of aesthetic, historic, scientific or social significance or other special value for future generations as well as for the present community.*

In general, a place that meets one or more criteria of the NSW Significance Assessment Criteria at local level will satisfy the threshold for listing on a local statutory instrument either as an individual heritage item or as part of a group or collection of places in a heritage conservation area. The following assessment against the criteria includes all properties that are subject of this independent heritage peer review.

### 5.1.1. Criteria A (Historic Evolution)

***An item is important in the course, or pattern, of the local area's cultural or natural history***

The subject sites, particularly 29-41 Waratah Street, have predominately retained their rural landscape characteristics associated with the early settlement period of Lawson and the Blue Mountains area generally. The sites also reflect the subdivision history of the Lawson area that occurred in response to various periods where residential development was booming, particularly during the 1880s (as reflected in the 1888 subdivision plan) following the construction of the Lawson Railway Station and the Inter-War/Post-



War period (as evident in the two houses present at 26 and 28 Waratah Street dating from the Inter-War period development of the area).

The subject properties meet this criterion at local level.

Guidelines for Inclusion	✓ / ✗	Guidelines for Exclusion	✓ / ✗
Shows evidence of a significant human activity	✗	Has incidental or unsubstantiated connections with historically important activities or processes.	✗
Is associated with a significant activity or historical phase	✓	Provides evidence of activities of processes that are of dubious historical importance	✗
Maintains or shows the continuity of a historical process or activity	✓	Has been so altered that it can no longer provide evidence of a particular association	✗

#### 5.1.2. Criterion B (Historic Association)

***An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history***

Through the documentation review process undertaken by CPH, there does not appear to be any historical information suggesting the subject sites have any strong or special associations with a person, or group of persons, of importance to the Lawson area or the Blue Mountains LGA.

The subject properties don't meet this criterion.

Guidelines for Inclusion	✓ / ✗	Guidelines for Exclusion	✓ / ✗
Shows evidence of a significant human occupation	✗	Has incidental or unsubstantiated connections with historically important people or events	✗
Is associated with a significant event, person, or group of persons	✗	Provides evidence of people or events that are of dubious historical importance	✗
	✗	Has been so altered that it can no longer provide evidence of particular association	✗

#### 5.1.3. Criterion C (Aesthetic Significance)

***An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area***

The heritage item 'Fontainebleau' is aesthetically distinctive and provides physical evidence of an 1880s timber cottage that has sustained limited modifications since its construction. It clearly meets the threshold for individual heritage listing on the BMCC LEP.

Although of a simple design, the two timber weatherboard cottages located at 26 and 28 Waratah Street area of aesthetic significance as they represent the types of housing constructed during the Inter-War period in the Blue Mountains area. Both houses maintain their overall form and landscape characteristics

contributing to the Inter-War period building stock in Lawson and greater Blue Mountains. They reflect the modest nature of the construction and difficulties in resources following the Great War as well as the garden suburb movement. It is obviously the development in the Blue Mountains differ from the other suburban areas of Sydney metropolitan but the houses are similar to those weatherboard housing of the period as seen in the National Trust publication of "Our Inter-War Houses" (see Appendix 1). Of particular interest is the painting of a small refurbished house on the cover of the Australian Home Beautiful dated September 1, 1939 provided on page 6 of the subject publication. The image has been copied below for ease of reference to show the similarities with the subject cottages at 26 and 28 Waratah Avenue.

The subject properties meet this criterion at local level as a group. The heritage item 'Fontainebleau' has landmark values while the other two properties have not due to their setback and set down placement in the landscape,

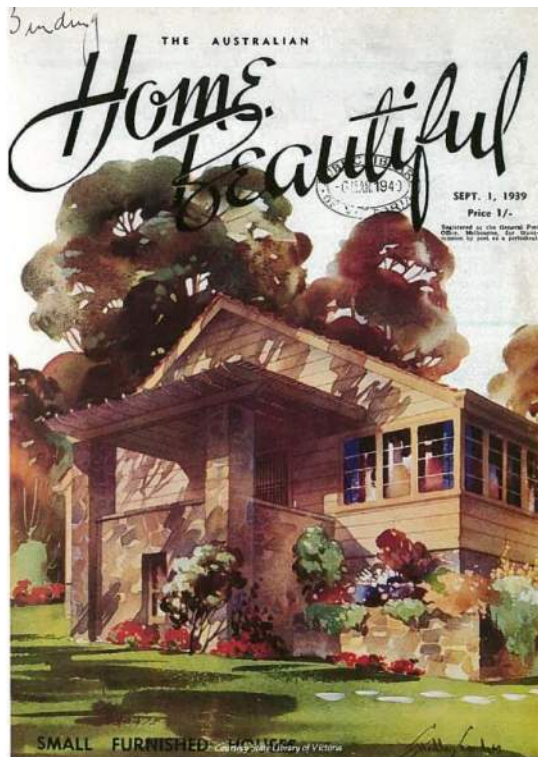


Figure 26: An example of Inter-War houses reproduced in the National Trust publication "Our Inter-War Houses" (Source: <https://www.nationaltrust.org.au/wp-content/uploads/2016/07/Our-Inter-war-Housing.pdf>)

Guidelines for Inclusion	✓ / ✗	Guidelines for Exclusion	✓ / ✗
Shows or is associated with, creative or technical innovation or achievement	✗	Is not a major work by an important designer or artist	✗
Is the inspiration for a creative or technical innovation or achievement	✗	Has lost its design or technical integrity	✗
Is aesthetically distinctive	✗	Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	✗
Has landmark qualities	✗	Has only a loose association with a creative or technical achievement	✗

Exemplifies a particular taste, style or technology			
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#### 5.1.4. Criterion D (Social Significance)

***An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons***

A formal social significance assessment of the subject sites has not been undertaken, however, due to the early construction of the subject properties providing evidence of the 1880s and 1930s-40s development of Lawson, it can be anticipated that they will provide to the community a sense of place and connection to the past.

The subject properties meet this criterion at local level.

Guidelines for Inclusion	✓ / ✗	Guidelines for Exclusion	✓ / ✗
Is important for its associations with an identifiable group	✗	Is only important to the community for amenity reasons	✗
Is important to a community's sense of place	✓	Is retained only in preference to a proposed alternative	✗

#### 5.1.5. Criterion E (Research Significance)

***An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history***

An archaeological assessment has not been undertaken as part of this peer review, however, given the undeveloped nature of the subject properties remaining almost in their at least 1943 configuration they may have some potential for resources in relation to the activities occurred within their lands.

The archaeological potential of the properties cannot be confidently ascertained in this regard.

Guidelines for Exclusion	✓ / ✗	Guidelines for Exclusion	✓ / ✗
Has the potential to yield new or further substantial scientific and/or archaeological information		Has little archaeological or research potential	
Is an important benchmark or reference site or type		Only contains information that is readily available from other resources or archaeological sites	
Provides evidence of past human cultures that is unavailable elsewhere		The knowledge gained would be irrelevant to research on science, human history or culture	

#### 5.1.6. Criterion F (Rarity)

***An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history***

From the information provided to date it is evident that there are similar examples of Inter-War timber weatherboard cottages located throughout the Blue Mountains LGA. However, given the changes that have occurred within the Lawson area, the cottages at 26 and 28 Waratah Street are considered endangered aspects of the local area's cultural history.

The rural characteristics of the Lawson area are considered to have diminished over time due to the residential and infrastructure development that has occurred. Consequently, the rural characteristics of the allotments at 29-41 Honour Avenue are considered rare and somewhat endangered.

The subject properties meet this criterion at local level.

Guidelines for Exclusion	✓ / ✗	Guidelines for Exclusion	✓ / ✗
Provides evidence of a defunct custom, way of life or process	✗	Is not rare	✗
Demonstrates a process, custom or other human activity that is in danger of being lost	✓	Is numerous but under threat	✗
Shows unusually accurate evidence of a significant human activity	✗		
Is the only example of its type	✗		

#### 5.1.7. Criterion G (Representativeness)

***An item is important in demonstrating the principal characteristics of a class of the local area's***

- ***Cultural or natural places; or***
- ***Cultural or natural environments***

The cottages at 26 and 28 Waratah Street are representative of residential housing from the Inter-War period and demonstrate some key architectural characteristics of the period. They contribute to the heritage character of the Lawson area and serve as a reminder of the residential development that occurred following the conclusion of World War I.

The rural character of the sites at 29-41 Honour Avenue is representative of the rural character of the Lawson area and the Blue Mountains LGA generally.

The properties collectively contribute to the period housing stock of Blue mountains, particularly to the Lawson locality, and therefore meet the criterion at local level in this regard.

Guidelines for Exclusion	✓ / ✗	Guidelines for Exclusion	✓ / ✗
Is a fine example of its type	✗	Is a poor example of its type	✗
Has the principal characteristics of an important class or group of items	✗	Does not include or has lost the range of characteristics of a type	✗



Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	✓	Does not represent well the characteristics that make up a significant variation of a type	✗
Is a significant variation to a class of items	✗		
Is part of a group which collectively illustrates a representative type	✓		
Is outstanding because of its setting, condition or size	✗		
Is outstanding because of its integrity or the esteem in which it is held	✗		

#### 5.1.8. Statement of Significance

The subject properties, particularly 29-41 Waratah Street, have predominately retained their rural landscape characteristics associated with the early settlement period of Lawson and the Blue Mountains area generally. The sites reflect the subdivision history of the Lawson area that occurred in response to various periods where residential development was booming, particularly during the 1880s (as reflected in the 1888 subdivision plan) following the construction of the Lawson Railway Station and the Inter-War/Post-War period (as evident in the two houses present at 26 and 28 Waratah Street dating from the Inter-War period development of the area).

The heritage item 'Fontainebleau' is aesthetically distinctive and provides physical evidence of an 1880s timber cottage that has sustained limited modifications since its construction. Although of a simple design, the two timber weatherboard cottages located at 26 and 28 Waratah Street area of aesthetic significance as they represent the types of housing constructed during the Inter-War period in the Blue Mountains area. Both houses maintain their overall form and landscape characteristics contributing to the Inter-War period building stock in Lawson and greater Blue Mountains. They reflect the modest nature of the construction and difficulties in resources following the Great War as well as the garden suburb movement.

Although, the development in the Blue Mountains differ from the other suburban areas of Sydney metropolitan but the houses are similar to those weatherboard housing of the period as seen in the National Trust publication of "Our Inter-War Houses".

The heritage item 'Fontainebleau' has landmark values while the other two properties have not due to their setback and set down placement in the landscape.

Based on the readily available information, it is evident that there are similar examples of Inter-War timber weatherboard cottages located throughout the Blue Mountains LGA. However, given the changes that have occurred within the Lawson area, the cottages at 26 and 28 Waratah Street are considered endangered aspects of the local area's cultural history. The rural characteristics of the Lawson area are considered to have diminished over time due to the residential and infrastructure development that has occurred. Consequently, the rural characteristics of the allotments at 29-41 Honour Avenue are considered rare and somewhat endangered.

The cottages at 26 and 28 Waratah Street are representative of residential housing from the Inter-War period and demonstrate some key architectural characteristics of the period. The properties, collectively, contribute to the rural heritage character of the Lawson area and serve as a reminder of the residential development that occurred following the conclusion of World War I.

## 6. PEER REVIEW ASSESSMENT FINDINGS

Following from the documentation review, site inspections and assessment of significance of the subject sites undertaken by CPH, the following findings have been made.

While the residences located at 26 and 28 Waratah Avenue are not highly visible from within the streetscape of Honour Avenue, they are representative of Inter-War/ Post-War timber cottages seen throughout the Blue Mountains LGA. Accordingly, this building type, although simple in form and design (owing to their creation following a period of war), belongs to a significant period of housing development in the Blue Mountains LGA generally and the Lawson area specifically. While the sites have not been specifically explored in the documentation commissioned and prepared by Council, the overarching information provided in these documents gives a sound understanding to the key housing area types to the Blue Mountains LGA. Consequently, it is not just the streetscape contribution of properties that warrant their inclusion in the HCA, but rather, their association with the development of an area and their intactness. In this regard, the two properties at 26 and 28 Waratah Street are considered to be contributory to the Lawson HCA.

It could also be argued that although the 2018 report focused on defining the HCA as predominately being listed due to its reserves and 'links', the 2014 Paul Davies report clearly indicated the building typologies typical of the area, which were of significance. Accordingly, this report notes the following built characteristics of note to the HCA:

- *A range of built forms from the late 1880's to contemporary;*
- *Building typologies are representative of those found in the villages of the Blue Mountains but include a high proportion of modest houses;*
- *Some excellent individual examples can be found including significant commercial and civic buildings;*
- *Although many houses have been altered and added to over the years, these changes have generally been consistent with the typology of the original building period;*
- *Roof forms are generally appropriate to the original building typology;*
- *Major additions, where undertaken, are readily visible as such but generally sit comfortably as a new layer on the original;*
- *Building materials are mostly lightweight, including timber weatherboards on walls and corrugated iron roof sheets;*
- *Timber-framed windows;*
- *Buildings from the mid-late 20th century are often of brick/tile construction;*
- *Garages and car parking are provided in a separate structure towards the rear of the lot;*
- *Front fences and gates are simple and appropriate for the period of the residence.*

While these characteristics are generalised, the two cottages at 26 and 28 Waratah Street are modest houses that directly reflect the characteristics seen in Post-War timber cottage seen throughout the area and as defined in the Statement of Significance in section 5.1.8 above.

They are also highly intact externally. They do not meet the criteria for individual heritage listing but collectively they contribute to the Inter-War period building stock of Lawson and greater Blue Mountains. Their limited visibility from the public domain of Honour Avenue does not diminish their ability in demonstrating the principal characteristics of the Inter-War as part of the historical development of the locality forming the overall present day heritage qualities of Lawson.

Although it could not be ascertained from the information provided for this review, it is most likely these sites were part of David Wilson's Fontainebleau estate.

The rural characteristic of 29-41 Honour Avenue, as noted in the Assessment of Significance, are of significance to the area and therefore is supported for inclusion in the HCA. However, this does not preclude them from being redeveloped, but rather, will ensure that any future development directly responds to the existing characteristics of the allotments, the HCA and the surrounding context. Consideration of the

development potential of the subject sites and their zoning is beyond the scope of this peer review hence has not been discussed in this report.

## 7. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is important to reiterate the definitions and guidelines provided in the Conservation Areas publication of the Heritage Office and the Department of Urban Affairs and Planning that relate specifically to the subject properties in justifying their inclusion within the boundaries of the proposed HCA:

*...A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.*

*A heritage area is identified by analysing its heritage significance and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building materials or the common age of its building stock. The least important characteristic is the 'look' of the place, although the commonly held community view is that this is the determining factor.*

Based on the above guidelines and the assessed heritage significance of the subject properties, the following recommendations have been provided to assist the DPE in their assessment of the Planning proposal associated with the HCAs:

- The cottages located at 26 and 28 Waratah Street are considered contributory to the Hays Nature Reserve Link HCA as representative examples of modest timber cottages constructed in the Inter-War period. While they are not directly visible from within the streetscape, their contribution is considered to relate to their existing Inter-War characteristics, intactness and relationship to a key period of development of the Lawson area (and Blue Mountains generally) as well as being part of the rural landscape of their immediate locality;
- As evident from the above guidelines, contributory values do not purely relate to the streetscape contribution of a property rather it relates to its association with the identified values of a heritage conservation area, which is the case for 26 and 28 Waratah Street. This should be further explained in Council's documentation to ensure landowners are aware of the variety of aspects about a property that result in it being considered as having contributory value to the HCA;
- The draft SHI form should be updated to reflect the accurate history of the entire HCA. Accordingly, it is recommended that further historical research be undertaken to gain a better understanding of the residential development of the area during the Inter-War/Post-War period. This will assist in supporting the findings of this report and the recommendation for the properties at 26 and 28 Waratah Street be identified as contributory items;
- In addition, while the reserves are significant along with the link, further information should be included in the SHI form to ensure building topologies are appropriately discussed and assessed, specifically within the history.

# **APPENDIX 1**

## **"Our Inter-War Houses" - National Trust of Australia**



# OUR INTER-WAR HOUSES



HOW TO RECOGNISE, RESTORE AND EXTEND HOUSES OF THE 1920s AND 1930s

**BRYCE RAWORTH**

FOREWORD BY BARRY HUMPHRIES



National Trust of Australia (Victoria) Technical Bulletin 10.1  
Compiled by Bryce Raworth for the National Trust of  
Australia (Victoria) as part of the Technical Bulletin Series  
of the Australian Council of National Trusts.



**NATIONAL TRUST**

**National Trust of Australia  
(Victoria)**

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Victoria 3002.

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National Library of Australia  
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**Cover Photograph:**

No 38 Christowel Street Camberwell, part of  
the Golf Links Estate. This 1932 house was  
designed and built by J. A. E. Humphries  
and was the Humphries family home when  
son Barry was born. Sandy Stone, one of  
Barry Humphries early characters, was  
inspired by this inter-war neighbourhood.

The photograph was used in T & G Mutual  
Life Association advertising. (Photograph  
courtesy Mr Michael Humphries). A recent  
photograph of the house is inset.

# OUR INTER-WAR HOUSES

HOW TO RECOGNISE, RESTORE AND EXTEND HOUSES OF  
THE 1920s AND 1930s

BY **BRYCE RAWORTH**

FOR THE NATIONAL TRUST OF AUSTRALIA (VICTORIA)



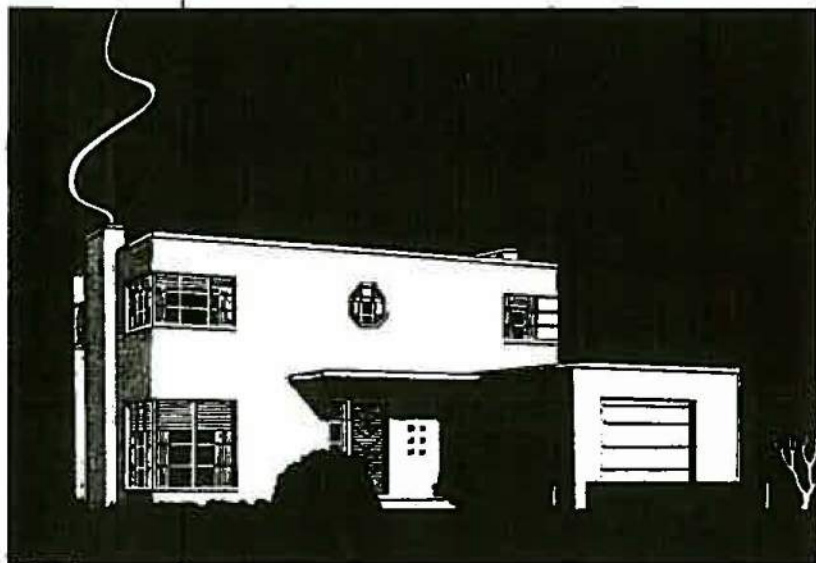
NATIONAL TRUST



# ACKNOWLEDGEMENTS



NATIONAL TRUST



*The image of the modern home, used as a promotion for AVJennings' Beauview Estate. Source: AVJennings Beauview Homes, 1940*

*Our Inter-War Houses* was prepared as the final component of a study of inter-war housing conducted by the National Trust of Australia (Victoria) in 1989-91. Both the study as a whole and this publication were sponsored by AVJennings. The author would like to acknowledge the critical contribution of the Trust's Inter-war Suburban Housing Steering Committee, and the work of the Trust's honorary photographer, Brian Hatfield, who provided many of the illustrations to this text.

## **National Trust Inter-War Housing Steering Committee:**

Richard Peterson (Chairman)

Graeme Butler

Miles Lewis

Peter Navaretti

Dianne Routt

Ron Smith

**National Trust Project Manager:** David Moloney



# CONTENTS



FOREWORD	4	BUILDING INFILL GUIDELINES	41
INTRODUCTION	7	OBJECTIVES	41
CONSERVING OUR HERITAGE	7	INFILL GUIDELINES	41
RESEARCHING A BUILDING'S HISTORY	7	BUILDING FORM	41
HOUSES AND SUBURBS	8	ARTICULATION	42
PERIOD AND STYLE	8	COLOURS	42
INTER-WAR STYLES	9	SETBACK	42
THE INTER-WAR PERIOD	9	MATERIALS	43
THE BUNGALOW TYPE AND INTER-WAR STYLES	10	HEIGHT AND NUMBER OF STOREYS	43
BUNGALOW STYLES	11	ORIENTATION	42
TUDOR REVIVAL	14	STREETSCAPE GUIDELINES	45
SPANISH MISSION	16	INTRODUCTION	45
GEORGIAN REVIVAL	18	STREETSCAPE GUIDELINES	45
MODERN	19	ROAD SURFACES	46
BUILDING CONSERVATION GUIDELINES	23	KERBS AND GUTTERS	46
CONSERVATION GUIDELINES	23	LANES	46
GENERAL RECONSTRUCTION PROCEDURES	23	STREET TREES	46
FENCES	26	NATURE STRIPS	47
GARDEN LANDSCAPING	28	DRIVEWAY CROSSOVERS	47
PATHS AND DRIVEWAYS	29	FOOTPATHS	47
PORCHES	30	TRAMLINES AND WIRES	48
WALL SURFACES	30	SEC ELECTRICITY POLES AND POWERLINES	48
WINDOWS	31	TELECOM BOOTHS AND BOXES	48
ROOFS AND EAVES OR PARAPETS	32	STREET SIGNS AND FURNITURE	48
CHIMNEYS	32	TRAFFIC MANAGEMENT MEASURES	49
COLOURS	33	ON-STREET PARKING MANAGEMENT MEASURES	49
GUIDELINES FOR ADDITIONS AND EXTENSIONS	35	GLOSSARY OF TERMS	50
VIEW SHADOWS	35	INTER-WAR EXTERIOR PAINT COLOURS	54
DESIGNING ADDITIONS	36	BIBLIOGRAPHY	58
GARDENS	38		
GARAGES, CARPORTS, DRIVEWAYS, AND PARKING SPACES	38		

## FOREWORD

Melbourne and Glasgow were for many years the finest, and the most elegant monuments to Victorian architecture in the world. German bombing in the second world war did much to relegate the Scottish city to second place, though there is still much beauty to be enjoyed there and civic pride runs high.

But Melbourne, spared the devastations of aerial bombardment, suffered tragically at the hands of its own citizens. First in the fifties, when our pathological fear of being "old fashioned" led to the extirpation of cast iron verandahs on the pretext that their supporting columns damaged the gleaming fenders of middle class motor cars! In the same terrible decade we lost all our major residential hotels with the exception of the Windsor. Whole districts of bluestone terraces were wiped out in the name of slum clearance so that the Housing Commission could erect the high rise slums which still disfigure Fitzroy and North Melbourne.

By the sixties, the disastrous influence of Le Corbusier was apparent in our cities. Collins Street was under siege, and the so-called 'Paris End' was modernized with relentless vulgarity. There was even talk of demolishing the Treasury Building! The Eastern Market was erased in the late fifties to accommodate that period piece, the Southern Cross Hotel, and more hotels were erected on the sites of fine Victorian buildings in the seventies and eighties.

The transformation of Melbourne's most impressive city blocks into impersonal replicas of foreign business centres inevitably discouraged our citizens from coming to town at all, and we preferred to do all our shopping in the burgeoning shopping centres of Camberwell, Prahran and Moonee Ponds rather than venture into what had become hideous, alien territory. Central Melbourne, thanks to the greed and insensitivity of developers, architects and accountants, became after business hours, a ghost town.

Today, Australia's only majestic boulevard, the St. Kilda Road, is an unappetizing gauntlet of flashy and anonymous cubes. The fact that some of them are tricked up with mirrors or bedizened with post-modern gimmicks only draws attention to their sterility of design. Now substantial commercial buildings are at last being constructed in that area south of the Yarra which had long been thought out-of-the-way and unsuitable for large constructions. Of course, we now perceive that the buildings which have destroyed and oppressed Collins Street could well have been located here, across the river, if anyone had cared enough about Melbourne.

What remains? The suburbs.

Although Melbourne has expanded monstrously, its inner suburbs still remain surprisingly intact and are amongst the most congenial and attractive residential areas anywhere in the world. Of course those older suburbs like Brighton and South Melbourne, which were predominantly Victorian, suffered





severely at the hands of the Wrecker and there are awful gaps and architectural anachronisms where unlovely cream brick monoliths disfigure some otherwise exquisite Victorian backwaters. However, Edwardian and 'Federation' enclaves in Armadale, Hawksburn, Kew and other areas were miraculously spared the improvements of the Age of Paranoia. With the coming of the Yuppie, for all his absurdities and pretenses, many houses teetering on the brink of oblivion have been saved from dereliction and even in some cases, over-restored!

Now we must look with the greatest seriousness and concern at what remains of Melbourne, and the places where Melbourne people live. In particular, we must look anew at those districts in Camberwell, Ivanhoe, Balwyn, Glen Iris and East Malvern which arose after the Great Depression, and housed the growing population of our middle-class citizens. People like my parents.

It may be that the real heroes of Australian architecture are the designers of our houses, for with the exception of Bruce Dellit in the thirties, and of course Walter Burley Griffin, Australia seems to have produced no monumental architects of talent and originality. Our big buildings are generally provincial clones of American prototypes, so that it is in domestic architecture, from the colonial homestead to the contemporary villa, that our architects, known and anonymous, have made their richest contribution. Wilkinson, Griffin, Overend, Boyd, Bell, Clerehan, McIntyre, Seidler, and even Sir Albert Jennings are the men who have most helped to form and develop our vernacular style.

Until now there has not been a serious study of this interbellum domestic architecture, with its optimistic *smorgasbord* of eclectic styles: mock-Tudor, Spanish Mission, Californian Bungalow, Jazz Moderne, neo-Georgian. The suburbs from which gum trees were banished in favour of pinnoaks, silver birches, prunus plums, liquid ambers, and, until 1941, Japanese maples. Where genteel, slightly pubic 'English' lawn displaced the scratchy and rather common buffalo grass of the older suburbs. Where sprinkler systems dispensed their sparkling bouquets of unchlorinated Yan Yean water. And in every back garden, thriving in the sandy soil, the ubiquitous lemon tree.

These were the suburbs where no one 'kept chooks' anymore. Where no one pulled the chain. We all 'flushed the toilet' in those comfortable, cosy, deciduously leafy crescents and avenues on the eve of Munich. Here at last is an entertaining historical and technical guide to this neglected terrain. It has an attractive academic flavour but it is of compelling interest to all of us who love Melbourne and wish to preserve what remains of our heritage, and identity.

Barry Humphries



*Sending*

THE AUSTRALIAN

# Home Beautiful



SEPT. 1, 1939

Price 1/-

Registered at the General Post Office, Melbourne, for transmission by post as a periodical.



SMALL FURNISHED HOUSES

Courtesy State Library of Victoria

*Walter Landers*



## CONSERVING OUR HERITAGE

*Our Inter-War Houses* describes the essential and distinguishing characteristics of Melbourne houses built between the First and Second World Wars. It outlines measures that both private owners and municipal officials can apply to the protection and enhancement of this important component of our architectural heritage.

Most communities now accept that the retention and maintenance of old building stock, and a sensitive approach to the design of new buildings in established areas, results in an improved amenity for the community.

There is a growing acceptance of the recycling of old buildings as a superior alternative to demolition and redevelopment. With this acceptance comes an obligation to ensure that old buildings are treated in a fashion which is appropriate to their age, style, materials and individual significance.

The following chapters are designed to assist owners and planners alike in the sensitive maintenance of our inter-war houses and suburbs.

## RESEARCHING A BUILDING'S HISTORY

It is vital to the process of conservation to identify the period and style of individual buildings. This provides a basis upon which *preservation, reconstruction or restoration* can take place. Each of these terms have distinct meanings in terms of conservation and are defined in the Glossary.

Much can be learned about a building, both its architecture and history, from documentary sources such as Land Titles, municipal records and Board of Works records. A simple search of these documents can reveal an exact date of construction, a sequence of owners and occupiers, perhaps an architect and builder as well as alterations that have taken place since the building's original construction.

Biographical information from these sources can be expanded by using Post Office and Sands & MacDougall directories, probate papers, and birth, death and marriage certificates. This research may lead to the descendants of previous owners and occupiers who may hold early photographs and even original drawings.

Houses may also belong to a type or group, such as the State Bank Housing Scheme or the War Service Homes, which used limited designs and specifications.

Research should be systematic, and the results carefully recorded. Original records should be copied and the originals stored or lodged with a library or archive for safe keeping.

Information discovered during research may become invaluable when undertaking restoration or additions.

Further information on researching the histories of buildings and gardens can be found in *The National Trust Research Manual* (see bibliography).



Melrose Street, East Malvern, 1932  
(Courtesy Malvern Historical Society)



University of Melbourne

## PERIOD AND STYLE

The century and a half since the first European settlement at Port Phillip can be divided into a number of periods which are each typified by a number of quite specific building styles.

These periods are often difficult to specify precisely, as early or late examples of the representative architectural styles often appear outside the period with which they are associated. Furthermore, one period may see a continuation or elaboration of a style which appeared in the previous period. In such cases some expertise may be required to correctly determine the period of the building.

Nevertheless, identifying a building's style remains a useful tool in estimating its period or date of construction.

Approximate dates for these periods in Victoria are:

- COLONIAL (1835-1850)
- EARLY TO MID-VICTORIAN (1851-1875)
- MID TO LATE VICTORIAN (1875-1900)
- FEDERATION (1901-1918)
- INTER-WAR (1919-1942)
- POST-WWII (1946-1959)

Of these it is the inter-war period which concerns this study.



Courtesy  
State Library  
of Victoria



# INTER-WAR STYLES



## THE INTER-WAR PERIOD

The period after the Great War saw the popular ideal of the detached small house in a garden setting cause a dramatic expansion of the greater metropolitan area.

This was encouraged by the rise of the Garden City movement, the associated ideals of slum clearance and improved housing for the masses, and the acute housing shortage following the Great War.

Of great importance was the *Housing Reclamation Act* of 1920, which encouraged detached suburban housing and made it more accessible to lower income families.

The extension of train services and electrification and expansion of tramlines enabled travel over greater distances to and from work. Ownership of a car also became increasingly common amongst the middle class.

While the affluent continued to build larger, often architect designed examples of the

favoured styles in areas such as Toorak, South Yarra, Malvern, Kew and Balwyn, public transport and lower land prices encouraged the working classes to move to the developing outer suburbs such as Caulfield, Coburg, Camberwell, Northcote and the beach suburbs south of Brighton.

Houses in these areas were generally single storey, of timber or brick, and were designed and built by speculative builders or the State Bank of Victoria. They usually conformed to the double fronted, asymmetrical form typical of Federation housing and the Californian Bungalow, but with an overlay of the decorative elements found in the popular styles.

Municipal councils encouraged a 9m (33') setback for these areas to accentuate their open, healthy, Garden Suburb qualities. Wherever possible a nature strip of grass, often with trees, was provided between the footpath and road.



*Small houses on the old Kodak Estate, Kew, 1927 (Courtesy State Library of Victoria)*





## THE BUNGALOW TYPE AND INTER-WAR STYLES

On the other hand the bungalow styles were sometimes used for large two storey houses, particularly in the more affluent suburbs.

Speculative builders or architects of this period might build any number of houses according to what was basically the same bungalow type plan, and then face each with an overlay of one of the various styles.

This form of eclectic economy led to a certain uniformity of scale and articulation amongst the smaller houses of the period. It also fostered hybrid buildings, where a combination of elements from the different styles was used in an attempt at variety. Thus it is not uncommon to find examples of Georgian/Moderne or Tudor/Spanish in our inter-war suburbs.

The major styles associated with this period are:

**various Bungalow styles, Tudor Revival, Spanish Mission, Georgian Revival, Moderne and International or Functionalist Style.**

Each of these is illustrated below, along with a description of the main materials and colours employed in characteristic houses.

Greyholme  
97 Holmes Road,  
Moonee Ponds

The housing boom of the 1920s saw the birth of the modern house, which was then refined by the financial constraints and austere aesthetic of the '30s. In this period the small to medium sized house, usually referred to as either a villa or a bungalow, was the preferred residential type.

The term "bungalow" often causes confusion as it used to describe not only the most common housing type, the detached single storey house, but it is also associated with a number of the different styles, such as the Californian Bungalow, Craftsman Bungalow, Japanese Bungalow, Swiss Bungalow and even the Australian Bungalow.

"Bungalow" was also used to describe small detached houses in the other popular styles of the period such as Tudor Revival, Spanish Mission and Moderne.



Tudor bungalow,  
AV Jennings  
Beaumont Estate  
Heidelberg



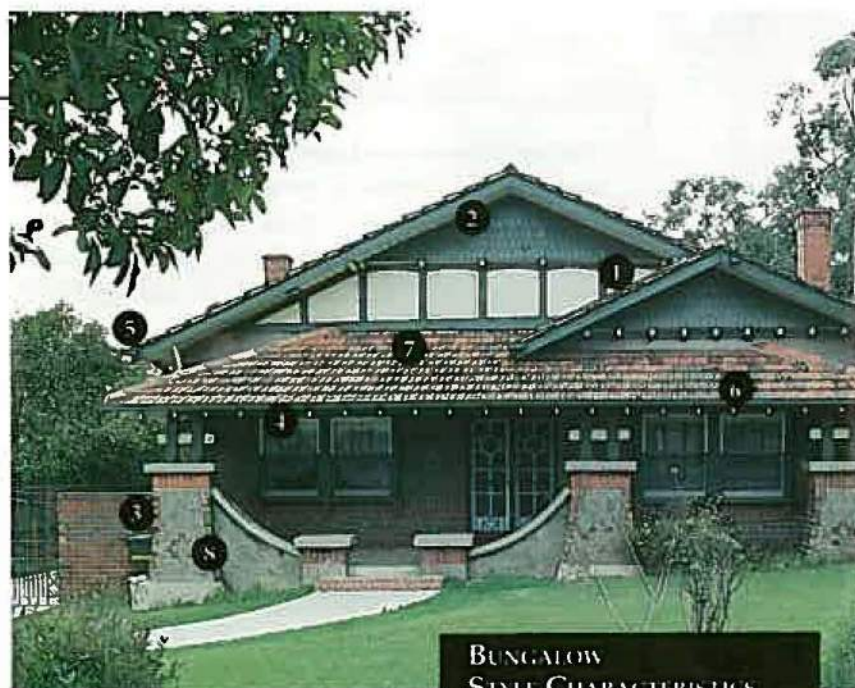
## BUNGALOW STYLES

In Victoria the term "bungalow" is generally understood to mean either:

- (i) The Californian Bungalow derived from the West Coast of the United States of America (and the closely related Craftsman Bungalow) and modified to suit Australian conditions.
- (ii) The Bungalow Style as used by the State Bank Housing Scheme to describe its range of small, detached, single-gabled, low-pitched roof dwellings of the 1920s.
- (iii) Any small house.

While there are thus a range of different styles of bungalow, the most popular, and perhaps the hallmark of the period was the Californian Bungalow which drew its inspiration from a broad cross section of countries including England, North America, Japan and Switzerland.

As a result, it is possible to find examples where the influence from a particular country is sufficiently pronounced to allow the terms English Cottage Bungalow, Japanese Bungalow, Swiss Chalet Bungalow, or Indian Bungalow to be used.



*Californian Bungalow, 46 Clyde Street, Kew*

Bungalows in Victoria are generally small houses, with broad, medium pitched roofs and dominant verandahs which are often supported on massive piers or coupled timber posts on brick piers. Rafters, purlins and verandah beams are often exposed as part of the rustic aesthetic.

Bungalows are generally double fronted, with simple, squat elements which give a horizontal emphasis to the whole. Sometimes, however, they may be of two storeys or, more often, contain an attic storey. This is particularly common in designs influenced by American Craftsman Bungalows, which generally feature a simple gable roof, with or without dormer windows, over a one or two storey house of rectangular plan. Craftsman bungalows typically have a long verandah on one side under the fall of the roof, or a recessed corner porch, rather than the projecting front porch characteristic of the Californian bungalow.

*26 Fellows Street, Kew*

### BUNGALOW STYLE CHARACTERISTICS

- 1 GABLED ROOFS
- 2 SHINGLED OR HALF-TIMBERED GABLE
- 3 HEAVY PIERS TO PORCH
- 4 DOUBLE HUNG OR CASEMENT WINDOWS
- 5 BROAD OPEN EAVES
- 6 EXPOSED ROOF RAFTERS
- 7 UNGLAZED TERRACOTTA OR CEMENT-TILED ROOF
- 8 ROUGHCAST OR RIVER PEBBLES





Timber shingles, and the use of roughcast render and pebbledash on gable ends, piers and wall surfaces are also typical. Sometimes several rows of weatherboards were notched to suggest shingles and picked out in a slightly different colour from the rest of the wall. Projecting rafters to the eaves and quad guttering defined the edges of the roof.

Roughcast on chicken mesh or lath was used as a cheap wall surface in some cases and generally contributed to the English Cottage, Arts and Crafts associations of the style. Windows were either narrow bands of casements or were squarish and double hung with six pane upper sashes or Jazz (Art Deco) styled geometric leadlights.



102 Wellington Street, Kew

State Bank Housing Scheme. House Type No. 20  
Source: State Bank Archives

While many bungalows were the work of individual architects or speculative builders, a large number were produced by the State Bank of Victoria to a specified catalogue of designs.

The Bank's house design service was available for those who needed a loan from the bank in order to build or for returned soldiers through the associated War Service Homes scheme.

The Bank's designs were clearly recognisable, especially the more common varieties such as Type No. 20. After building houses on individual sites for several years, the State Bank later began to develop subdivisions in order to reduce construction costs. For this reason it is possible to find streets in which many or nearly all of the houses are typical State Bank designs.

In the 1930s the small house generally came under the influence of the Modern styles, which emphasised stylised geometry in decoration. They moved away from rustic and crafts based styles toward a slick machine aesthetic.

As a result, many bungalows of the late '30s are difficult to classify within a specific style. Typically these houses use the hipped roof and double or triple fronted, asymmetrical forms common in some earlier bungalows, but with stylised decoration or little or no decoration.





The porch, the chimney or the windows might make a passing reference to one of the various revival styles, but this was often little more than a token gesture, a familiarising touch.

The trend resulted in the gradual phasing out of the various bungalow and revival styles, and the evolution of the inter-war bungalow type into the post-war, many fronted brick veneer vernacular of our outer suburbs.

The inter-war bungalow typically included the following features:

#### MATERIALS:

##### ROOF

unglazed terracotta tiles or natural or coloured cement tiles (blended colours, or sometimes green); corrugated iron; Malthoid (also coloured on occasion).

##### WALLS

red brick, often with roughcast render detailing; bullnose or square edged weatherboard; timber shingles or roughcast to gables and over bay windows.

##### PORCH

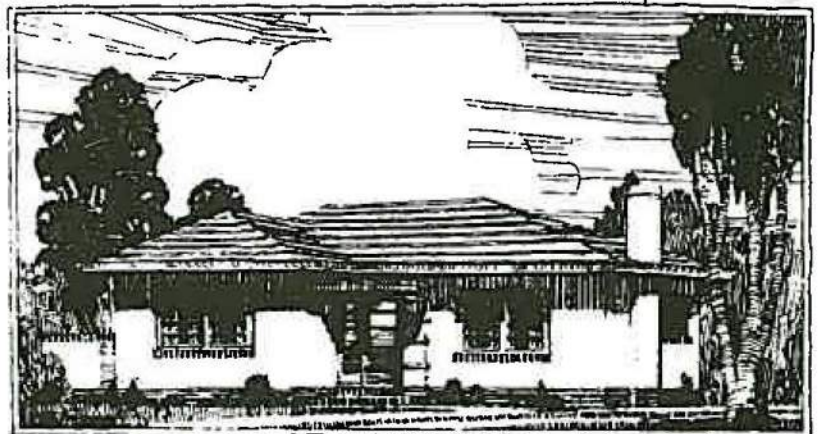
porch or verandah with dark stained or painted timber posts or piers of brick, stone, pebbledash or concrete; floor of timber or concrete.



#### COLOURS:

The Bungalow styles drew directly from the Arts and Crafts in a variety of ways, including colour. Cream, buff, brown, stone and dark greens were all popular, with green even popular for the roof and green or red for the footpath.

These colours went well with the red brick and dark stained timber shingles or weatherboard that were also common to buildings in these styles.



War Service Home,  
1 Fontaine Street,  
Pascoe Vale South

A two storey  
bungalow,  
31 Barrington  
Street Kew

*A simple,  
modern  
bungalow of the  
1930's at the  
Beauview Estate  
Murrumbidgee.*

Source:  
AVJennings  
Better Homes  
1937



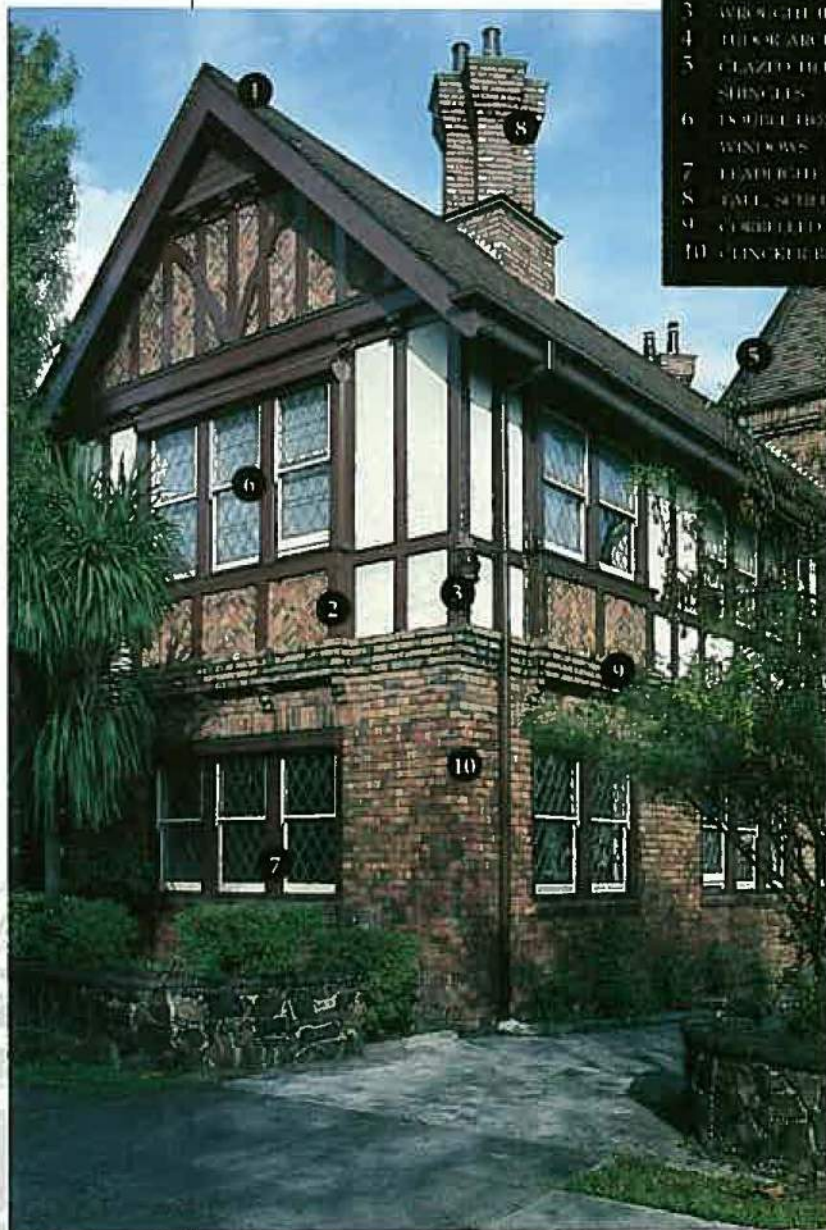


Heritage Trust

## TUDOR REVIVAL

### TUDOR REVIVAL STYLE CHARACTERISTICS

- 1 STEEP GABLED ROOF
- 2 BRICK NOGGING OR TIMBER JOINT
- 3 WOOD GULLY HOON
- 4 TUDOR ARCH OR POINTED ARCH
- 5 GLAZED TILES OR TERRAZZ TILE SHINGLES
- 6 ISOMETRIC OR CASMENT WINDOWS
- 7 LEADLIGHT
- 8 TALL, SUBTLE CHIMNEYS
- 9 CORBELLED BRICKWORK
- 10 CLINKER BRICK



"Kings Lynn"  
280 Williams  
Road, Toorak

Sometimes referred to as Old English, Tudor Revival was an offshoot of the Gothic and vernacular revivals of the nineteenth and early twentieth centuries. It was a development from the Arts and Crafts medievalism of the late nineteenth century, and shared that movement's values in terms of dark, natural colourings, a predominance of brickwork, the use of half timbering and a

love of wrought iron and leadlight windows.

Tudor Revival architecture was typified by the use of red or clinker brick, brick nogging and/or half timbering in gables or upper storeys, boldly modelled brick chimneys and terracotta tile roofs.

Steeply pitched roofs with gables rather than hips were an essential characteristic of the larger, two storey examples, though small suburban houses often had a combination of hips and gables.

Walls were usually sheer rather than textured and ended flush with the gable of the roof. Sometimes manganese bricks or tiles were used to highlight openings and to decorate walls.

Picturesque asymmetry was attained through double or triple fronts to the facade, arched porch entries, large, prominent chimneys and, in larger examples, oriel windows and towers.

Porches were generally small, and the traditional Australian verandah was not included except in some hybrid examples.

Windows were of the sash or casement types, and often featured twelve panes or diamond pattern leadlight.



#### MATERIALS:

##### ROOFS:

glazed terracotta tiles, or shingles.

##### WALLS:

red or clinker brick, with half timbering or brick nogging and contrasting bricks, often manganese, around openings. Decorative tapestry bricks or bands of bricks or bricks laid in a herringbone or chequer-board pattern were also common.

##### PORCH:

red or clinker brick, with half timbering or brick nogging and contrasting bricks, often manganese, around openings.

##### COLOURS:

Sombre colours were appropriate to this style. Cream, off white, buff, stone, terracotta and dark brown were most popular. Dark stained timber and red brick were the dominant materials, and cast iron painted black was also common.



318  
Wattletree  
Road,  
Malvern East



210 Melville  
Road, Pascoe  
Vale South





NATIONAL TRUST OF AUSTRALIA

## SPANISH MISSION

### SPANISH MISSION STYLE CHARACTERISTICS

- 1 CORDOVA TILED ROOF
- 2 ARCADED LOGGIA
- 3 BALCONY
- 4 WINDOW SHUTTERS
- 5 WROUGHT IRON
- 6 HIPPED OR GABLED ROOF
- 7 BAROQUE PARAPET
- 8 GABLED ROOF CHIMNEY
- 9 PARGED STUCCO WALLS



Spanish Mission, or Spanish Eclectic as it might be known, was derived from the American south-west coast and to a lesser extent Spain and the Mediterranean.

Most suburban examples were no more than a standard double fronted bungalow with a rendered surface and an arched loggia instead of a verandah or porch.

The rendered walls were often roughcast or rough trowelled (parged) to provide a pattern or texture. Baroque parapets, twisted columns of precast concrete, cartouches, medallions and coats of arms were also common on the facade.

Windows were usually double hung, often with twelve panes, and may have an arched panel above, *in lieu of*, or to suggest an arched opening. Wrought iron was sometimes used around windows or doors, usually in the form of a decorative grille.

Spanish Mission was closely associated with a renewed interest in Mediterranean architecture - Italian, Byzantine and Moorish as well as Spanish. Elements from the architectures of these countries are often intermixed in the inter-war "Spanish" house.



14 Glen Road, Toorak



**MATERIALS:**

**ROOFS:**

cordova or Marseilles pattern tiles of glazed or unglazed terracotta or cement.

**WALLS:**

rendered brick, with render either smooth, roughcast or rough trowelled (parged).

**PORCH:**

arched porch or loggia.

**COLOURS:**

Spanish Mission saw a rise in the use of white, off white and cream as surface colours, along with stucco tints such as rose pink, ochre and buff. These were used in an attempt to emulate the brighter wall tonings common to Spain, Italy and the south of France. Render was also left cement grey in some cases.

Bright apple and forest greens were popular for window shutters and joinery, and eau-de-nil, yellow and bold blues were not uncommon for trims.



102 Caroline  
Street,  
South Yarra



172 Kilby Road,  
East Kew



Belvedere Flats,  
22 The Esplanade,  
St Kilda





## GEORGIAN REVIVAL

202 Kooyong Road, Toorak



### GEORGIAN REVIVAL STYLE CHARACTERISTICS

- 1 DOUBLE HUNG WINDOWS
- 2 HIPPED ROOF
- 3 TILES OR SLATES
- 4 QUOINS
- 5 PORTICO OR PORCHMENT AT ENTRY
- 6 PANLIGHT
- 7 SHUTTERS
- 8 SEMI-SYMMETRICAL COMPOSITION

The Georgian Revival was given impetus by its contemporary popularity in Britain and the United States. It was particularly fashionable during the inter-war period in the wealthy middle ring suburbs of Toorak, South

Yarra, Hawthorn, Armadale and Kew.

While most examples from these areas were architect designed, the style also found occasional expression in speculative developments, often as the facade overlaid upon the typical builders' bungalow.

The style was characterised by simple hip or single ridge gable roofs, symmetry or near symmetry in the arrangement of doors, windows and balconies, and restrained classical or Adamesque detailing, usually of precast concrete.

Quoins at corners and around entries, porte cocheres, often with balconies above, gabled porticos and simple wrought iron were also common.

Walls, typically of red brick in the 1920s and cream brick in the '30s, were often either fully or partially rendered.

Country houses and some architect designed middle suburban examples had weatherboard walls in emulation of the East Coast American clapboard tradition.

Occasionally elements of the Mediterranean or Moderne styles might be introduced in an attempt at variety of expression, but the end result was always suitably restrained.

### MATERIALS:

#### ROOFS:

terracotta or concrete tiles; slate only for the most expensive examples.

#### WALLS:

red or cream brick, often smooth rendered; weatherboard.

#### PORCH:

usually of rendered brick or else recessed into the body of the building.

#### COLOURS:

The dominant colours tended to be those of the bricks, either red, cream or salmon. If rendered, the walls might be cement grey, painted or tinted stone, or painted white. Window joinery was painted cream or off white, and shutters apple green, cream or buff.



104 Caroline Street,  
South Yarra



## MODERN

The Modern idioms of the 1930s - the Moderne and International styles - were a local response to the influences of modernism emanating from Europe and America. They exerted a strong influence on design in this period, particularly through their emphasis on the use of minimal decoration. Where decoration was used it was often of a stylised character.

### ● MODERNE

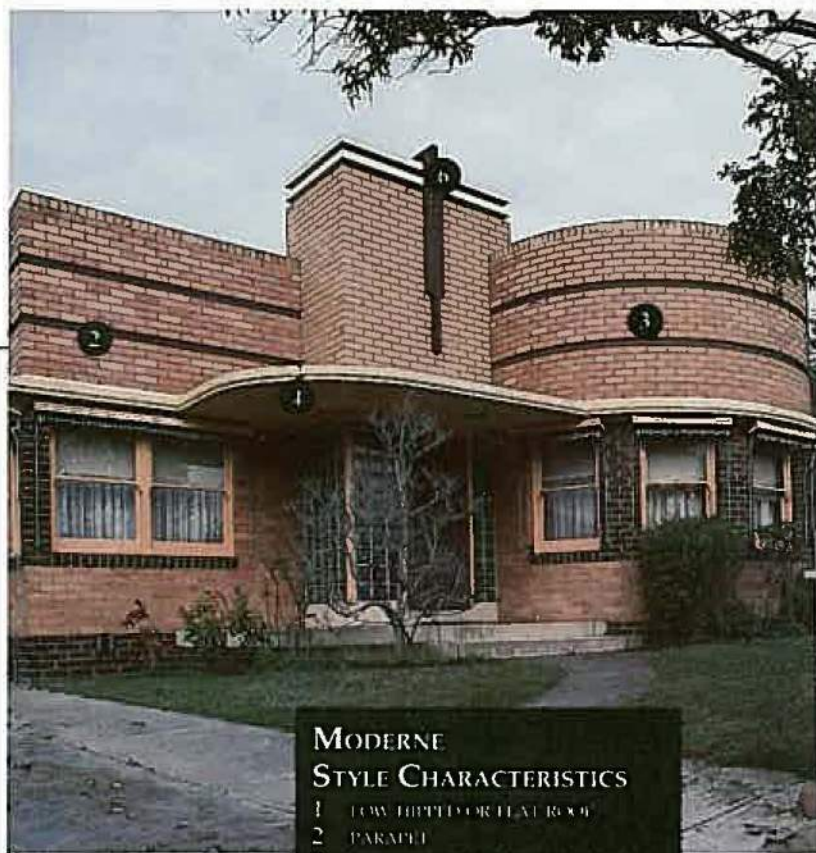
First popular in the 1930s, this style was typified by streamlined wall surfaces and a horizontal emphasis. Its aesthetic was related to that of contemporary ocean liners, automobiles and aeroplanes, and it attempted to capture the sleek lines and sharp or rounded corners associated with the fast and the modern.

Corner windows, rounded if the corner was curved rather than square, were an eye catching motif of the style. Rounded corners and a parapet heightened the horizontal emphasis found in many Moderne designs.

Most examples were double or triple fronted



Entry with cantilevered canopy and porthole window,  
72 Caroline Street, South Yarra



34 Peterleigh Gue  
Essendon

### MODERNE STYLE CHARACTERISTICS

- 1 LOW HIPPED OR FLAT ROOF
- 2 PARAPET
- 3 SMOOTH RENDERED OR CREAM BRICK WALLS, SPARINGLY DECORATED IF AT ALL
- 4 CANTILEVERED OR RECESSED PORCH
- 5 STREAMLINED RAILINGS
- 6 ZIG ZAG OR CHEVRON ORNAMENT
- 7 CURVED GLASS OR STEEL FRAMED CORNER WINDOWS
- 8 ASYMMETRICAL COMPOSITION
- 9 PORTHOLE WINDOW

and had a flat roofed concrete porch or an entry recessed into the wall. The style led to the waterfall facade popular in the late 1930s and post-war period.

Walls were of brick, often rendered to emphasise the streamlined quality of the design. Cream brick was a popular alternative, and was sometimes used in combination with rendered surfaces. Dark brown manganese bricks and tapestry bricks were used for decoration.

Roofs were generally low pitch hipped, so as to be concealed by the parapet, but in better examples were flat, coated with bitumen and accessible as a terrace.

Chimneys were either set back, in order not to conflict with the horizontal emphasis of the design, or had a rounded top.





"Lurline"  
265 Orrong  
Road,  
Caulfield North

Jazz (or Art Deco) ornament was sometimes used around openings or on parapets and is generally seen as the decorative overlay to the streamlined Moderne style. It often took the form of zigzag or chevron patterns on rendered walls, or streamlined vertical fins which rounded off just above the parapet.

Art Deco, the decorative style which developed from the 1925 Exposition of Decorative Arts in Paris, is usually associated with furniture, jewellery and other crafted arts. Also related in terms of style and motif, however, was the American Zig Zag or Jazz architecture of the late 1920s and early '30s, which soon became popular in Australia.

The blending of sleek horizontal lines and Jazz ornament characterise the Moderne style in Australia.

#### MATERIALS:

##### ROOFS:

terracotta tiles or bituminous coat (eg Malthoid).

##### WALLS:

brick, often rendered or partially rendered.

##### PORCH:

concrete, either cantilevered or supported on slim metal poles.

#### COLOURS:

Moderne buildings tended either to the white aesthetic of the related International style or else, more commonly, used the ochre or pastel tinted stuccos of the Spanish Mission.

Render was also left a cement grey in many cases. Cream, salmon and manganese bricks were other common alternatives.

Steel window frames were painted white, eau-de-nil or apple green, though by the 1930s a wider range of available paints also saw the use of yellow, sky blue and red. Doors were usually painted to match the windows.



2 Lempriere  
Avenue,  
Caulfield North



## ● INTERNATIONAL OR FUNCTIONALIST STYLE

The International Style was based on the pristine, cubic modernism of Europeans such as Le Corbusier and Walter Gropius and had much in common with the Moderne.

The style is characterised by flat roofs, or low hipped roofs behind parapets, smooth rendered brick walls and steel frame windows, sometimes placed on corners.

Cantilevered concrete stairs and canopies were sometimes used to add a note of drama to the overall composition. Slim metal rails or balustrades, simply detailed, were common on parapets and stairs.

Unlike Moderne examples, which often featured coloured render, International Style houses were almost always painted white, following European precedents. Cream or salmon coloured bricks were used as an alternative.

This was probably the least common of the inter-war styles. Stark and revolutionary in terms of form and aesthetic, it was less popular amongst speculative builders than the revival styles. It was therefore generally only used by architects or builders who had a specific, modern minded client.

### MATERIALS:

#### ROOFS:

terracotta tiles or bituminous coat (eg Malthoid).

#### WALLS:

cream or salmon brick, or smooth rendered.

#### PORCHES:

concrete, either cantilevered or supported on slim metal poles.

68 Hopetoun  
Road,  
Toorak



### INTERNATIONAL STYLE CHARACTERISTICS

- 1 LOW PITCHED OR FLAT ROOF
- 2 PARAPET
- 3 STEEL FRAMED CORNER WINDOWS
- 4 SMOOTH RENDERED OR CREAM BRICK WALLS, FREE OF DECORATION
- 5 CANTILEVERED OR RECESSED PORCH
- 6 SLIM METAL RAILINGS
- 7 ASYMMETRICAL COMPOSITION
- 8 PORTHOLE WINDOW

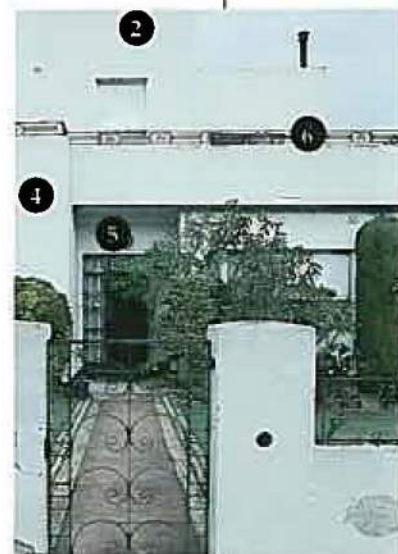
### COLOURS:

White, cream or unpainted render, or cream or salmon bricks provided the main wall colours. Pastel tinted stucco was only used in rare instances.

Window frames were often painted white, while doors might be white, apple green or else painted in two colours in a chevron pattern.

As with the Moderne, the innovative nature of this style encouraged the use of bright primaries such as red, blue and yellow to highlight window frames, metal handrails and doors.

1540 High  
Street,  
Glen Iris





# HOME BEAUTIFUL

ONE SHILLING

NOVEMBER 1937

Published by the  
State Library of Victoria  
Melbourne



THE HOUSE WITH AN  
ATTIC

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# BUILDING CONSERVATION GUIDELINES



## CONSERVATION GUIDELINES

Only after a building's period and style have been identified is it possible to make decisions about the nature and extent of appropriate restoration, reconstruction or alteration. Wherever possible, and particularly if the building is significant, advice should be obtained from an architect, or someone specialised in conservation, before any work is undertaken. Such advice is absolutely essential for individually noted historic buildings.

If alterations to the original fabric are found to be insignificant or detrimental, they may be removed or altered to something more appropriate, and the original materials and finishes of the building restored according to the guidelines laid out below.

Fundamental to these guidelines is the approach developed by the Australian branch of ICOMOS, the International Council on Monuments and Sites, and set out in the *Burra Charter*.

## GENERAL RECONSTRUCTION PROCEDURES


If it has been decided that a building is to be restored or reconstructed, the first step is to examine buildings in the immediate vicinity to see if they can provide an insight into its original appearance.

Most municipalities were developed in quite specific periods, and building in each of these periods was generally confined to particular areas.

Inter-war precincts were usually quite homogeneous and were often the work of a few individual builders or a particular organisation such as the State Bank or the War Service Homes Scheme.

For this reason it is often possible to find a number of adjacent or nearby buildings which were identical to the building to be reconstructed, or which have similar characteristics.

After this initial survey, a careful study of the building may reveal original finishes or materials hidden by later owners. For example, many brick houses of the inter-war period have wholly or partially rendered exterior walls which in recent years have been painted with gloss acrylic paints.



Scraping away of this paint may reveal that the original render was not painted, and was either a typical cement grey or else had been tinted an ochre or pastel colour.

These original finishes are quite different from gloss paint, and should be restored where possible. Paint removal should only be undertaken using the techniques described below.

Careful scraping of the paint on doors, windows and their frames may also reveal original colours, which are always to be preferred in the reconstruction of an old building.

In examining scraped surfaces care must be taken not to confuse paints with primers, and adequate allowance must be made for weathering and discolouration when choosing an equivalent to replace them.

Some paint companies now provide heritage cards for inter-war colours, and these can be used as a guide to enable the selection of colours as close as possible to the original. See the chapter on Inter-war Exterior Paint Colours for a commercial range of inter-war exterior colours.

A close examination of the surfaces of the building may also indicate the prior presence of elements which are now lost. For example, faint marks on a wall may indicate where a verandah or porch has been removed - these are particularly useful, as they often show the extent and profile of the original. Evidence of this kind is a valuable guide to accurate reconstruction.

With any building there are a number of elements which determine its appearance at first glance and its role within the streetscape. Such elements should be analysed, compared with local examples, and then restored in an appropriate fashion.

Among these elements are:

**Fences**

**Garden landscaping (terracing, paths, etc)**

**Setback of the house from the street**

**Porche or verandahs**

**Facade wall surfaces**

**Windows**

**Roofs and eaves or parapets**

**Chimneys**

These elements of a building and its site tend to make the most immediate visual impact on a person walking or driving past.

Their visual impact is emphasised if a building is part of a row of similar buildings. The removal or alteration of such elements can break the visual rhythm of a streetscape. Their reconstruction should take a priority.

Other elements of buildings become important as the building is approached or entered. They are generally regarded as details, and include:

**Path surfaces**

**Garden planting (plant species)**

**Porch or verandah surfaces and decoration**

**Porch or verandah supports (detailing)**

**Doors and door frames**

**Windows and window frames**

**Eaves or parapet ornament**

**Guttering and downpipes**

These may be considered secondary, but they are absolutely vital if a building is to assume a correct and appropriate restored appearance.

The materials used in inter-war housing, and their essential textures, are integral to the design and effect intended by architects and builders. It is therefore important to retain or reclaim original materials and textures as well as colours.

Cladding with newly available surfaces, rebuilding with inappropriate materials and painting with paints of the wrong texture and colour will each and all contradict the fundamental and original nature of a house and thus appear incongruous.

It is therefore vital that any reconstruction or addition emulates the original materials and the tonal and textural qualities of the building.

The fundamental rules are:

- (i) keep as much as possible of the original building fabric
- (ii) try to bring out the original style
- (iii) if you have to replace old building fabric, replace it with similar new material.

The following provides a guide to the materials and finishes characteristically used for these elements during the inter-war period.



## FENCES

In the inter-war period, low hedges, brick fences, wire fences, timber fences, a hedge behind a fence or no fence at all are the most common ways of defining a front boundary. Hedges might be up to 1.2m, while fences varied from 0.5 to 1.2m in height.

The general tendency was toward lower or less substantial fences which allowed a greater visual communication between the house and the street. Exceptions to this may be found in

the wealthier inner suburbs, where high hedges were sometimes cultivated to ensure privacy for large houses and their grounds or because they were traditional to the area.

There was often a correlation between the materials of the house and those of the fence. Brick houses often had brick fences, and timber houses often had timber paling fences.

Wire fences and hedges were common to both brick and timber houses. Wire fences were frequently used with State Bank houses because they were economical.

The correlation between the materials of house and of fence was particularly strong in estates prepared by firms such as Dickson and Yorston or AVJennings, for whom the design of streetscape was as important as that of individual buildings.

Brick fences were usually stuccoed if the house was stuccoed, or might use clinker or manganese bricks as a 'feature', echoing the



*1 Myrnong  
Crescent,  
Toorak*



*AVJennings' Hillcrest Avenue, South Caulfield*



*274 Orrong Road, Caulfield North*

decoration and materials of the house. In such cases the fence was seen as integral to the conception of the house and its style rather than as a mere boundary marker.

Wire fences came in a variety of types - woven wire, crimp wire and cyclone mesh were the most common. Wrought iron and steel gates were also common. Metal ribbon and flat iron panels were often incorporated with brickwork.

Timber fences should comprise short, sometimes relatively broad, flat topped palings with or without a timber capping. Most suburban timber fences should be less than 1.5m high.

Recently it has become common for owners upgrading an old house to install a picket fence, often featuring narrow pickets with ornately carved tops. Such fences may or may not be appropriate for Victorian or Federation dwelling, but are invariably inappropriate for an inter-war house.

#### Some simple points to remember:

- (i) high front fences can spoil the image of a house and its neighbours
- (ii) high front fences can encourage burglaries
- (iii) high front fences of brick or timber limit street noise but hedges, in association with a low fence of the appropriate type, are much more sympathetic to traditional streetscapes

8 Phillips Street,  
Coburg



318C Wattletree Road, Malvern East



San Jose Flats, 417 Wattletree Road, Glen Iris





## GARDEN LANDSCAPING

As with other aspects of fashion in design, the inter-war years saw particular species of flora become popular. The 1920s saw a continuing enthusiasm for imported species, while the '30s saw the emergence of interest in native gardens in some outer eastern suburbs.

Suburban gardens, like their houses, became simpler, with dominant, tidy beds of flowers and shrubs and fewer trees.

### PLANT TYPES

Gardens of the period use flower colour as an a fundamental theme, replacing the emphasis upon texture of previous periods.

This emphasis was achieved through the combination of a variety of small flowers and flowering shrubs, carefully chosen to provide colour throughout the year. Introduced species

were still common, especially for small flowers, however native species were often used for flowering shrubs and low trees.

The components of the garden were drawn from an enormous range, with some garden designs specifying 80 to 100 different species.

These might include buffalo grass lawn, roses of all varieties, often underplanted with annuals, daffodils, chrysanthemums, carnations, roses, gladioli, irises and dahlias.

Perennials of all types were available and enthusiastically advocated by contemporary garden writers for use in herbaceous borders.

Fruit trees, palms and ferns were popular as the major individual plants, along with cypresses and junipers. Creepers were chosen from among jasmine, honeysuckle, Banksia rose and Virginia creeper.

Hedges were common as a screening device, especially at the front of the property where they were usually combined with a low fence of flat topped pickets or of wire. They were invariably neatly clipped.

Cypress hedges were chosen if the screen needed to be high, but privet, pittosporum, saltbush and boxbrush were more popular and allowed the front of the house to remain visible from the street.



*Entrance Gate,  
Macquarie Road,  
Toorak.*

Source:  
Marcus Martin  
Collection,  
University of  
Melbourne

*37 Gordon Street,  
Coburg*





## COMPOSITION

The style of the house was an essential consideration in designing the garden layout. The range of garden design extended from the formality of Spanish gardens, with symmetrical paths, fountains, painted or stuccoed walls and sheltered patios, to the picturesque cottage garden, which generally contrived to have some areas screened from first view by dense plantings, thus requiring movement about the garden in order to perceive the whole.

Gardens comprised lawns, island beds and paths. Lawns replaced the interconnected geometric paths of earlier periods as the means of access to flower beds and often had curved margins edged by flowers and shrubs.

Island beds of flowers or low shrubs, often laid out in lines, were the norm. Rows of roses along the fence or path were particularly common, as roses were probably the most popular flower of the period.

Pergolas, latticework conservatories and rustic furniture made from trimmed tree trunks and branches were not uncommon for houses of all sizes.

35 Beauville Avenue, Murrumbidgee



## PATHS AND DRIVEWAYS

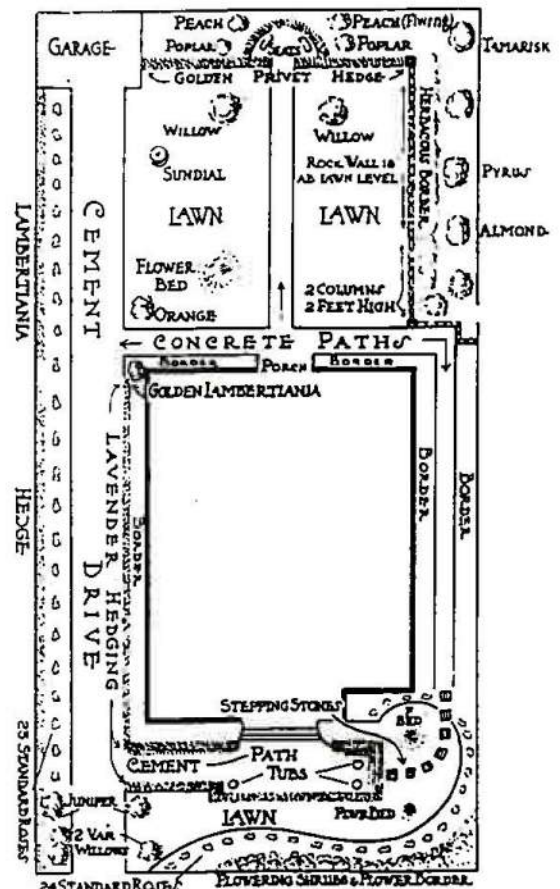
Paths, from gate to verandah or porch, were of concrete (sometimes coloured red or green), square or irregular stone or concrete pavers, brick or gravel. They were either rigidly straight or gently curved, depending upon whether a formal or informal appearance was desired.

Driveways were of concrete, gravel, brick or bitumen. They usually lead directly from the street to a detached garage set back level with or behind the rear of the house for ease of access to the back door.

Concrete driveways were generally divided by a narrow grass median strip of around 0.8m to decrease their visual impact upon the garden.

1930's garden plan showing typical plants and design.  
Source: collection of Peter Cuffley.

The cover of Home Beautiful, October 1939







## PORCHES

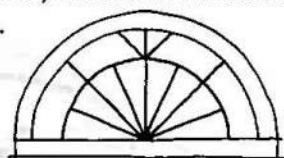
The verandah had emerged in the nineteenth century as the hallmark of the Australian house, but the 1920s and '30s saw it replaced by the bungalow porch, the Georgian portico and the Mediterranean loggia.

## WALL SURFACES

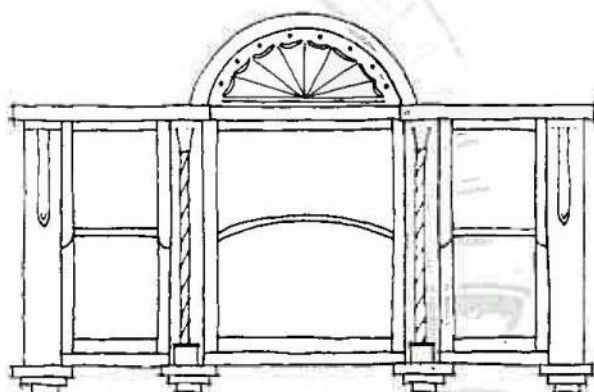
Many brick houses of the inter-war period were faced completely or partially in stucco. This surface was given various finishes, smooth, fan trowelled, roughcast, or might be finished with pebbledash or river washed applied pebbles.

The cement itself was usually tinted or left uncoloured (cement grey) rather than painted. This latter point is extremely important, as it has become common for render surfaces to be repainted with durable gloss paint.

This practice obscures the texture of the surface, deadening the rich textural contrast intended between timber, brick and rendered surfaces in such houses.



*Georgian fanlight*



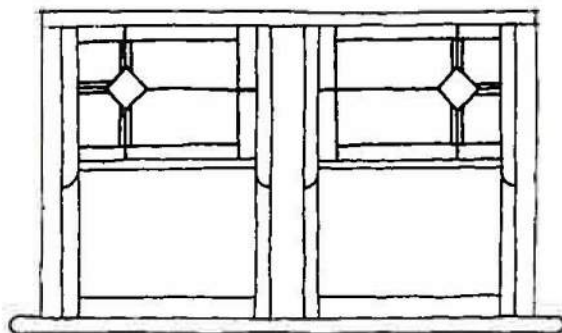
*Double hung sash windows with arched panel above*

Furthermore, the paints used are frequently of the wrong colour or tone, bearing little resemblance to the bright pastels and warm ochre in vogue in the inter-war period as a result of the influence of Mediterranean and Spanish Mission architecture.

Wherever possible the original unpainted and unevenly weathered render should be maintained. If painted, removal of the paint to reveal the original surface may prove satisfactory. Otherwise resurfacing with a suitably toned render, preferably one which matches the original colour of the building is recommended.

Another option, and the cheapest in the short term, is to paint with a suitably tinted lime wash. Lime based paints will weather unevenly in a manner similar to that of a coloured render. Lime washes have a dull and textured finish which is not unlike that of render, making them all the more suitable than gloss paints, which should never be used for such surfaces.

The removal of paint to reveal an original timber, brick or render surface should be done only using certain approved techniques.



*Double hung sash windows with Jazz leadlight*



Sand blasting should never be used, as this attacks the fabric of the building, leaving the surface less watertight and often badly damaged. Paint on timber can be sanded, scraped or, if necessary, burned off, while brick and render surfaces should be cleaned using a combination of chemicals and warm water.

## WINDOWS

Although a variety of windows were used for different styles of building in this period, by far the most common type was the timber double hung sash. This was certainly the builders' favourite, and was used in speculative housing throughout the burgeoning suburbs of the time.

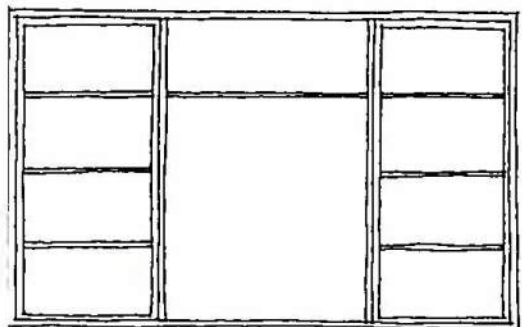
The sash window was also favored for Georgian and Tudor Revival houses, as well as Spanish Mission. Georgian and Tudor examples may be twelve paned or leadlight, as an evocation of "period".

Sometimes bungalows featured simple leadlight in the geometric style popularised by Frank Lloyd Wright and adapted via the Jazz Style (Art Deco). Leadlight with coloured glass portraying rural or maritime scenes was a distinctive motif of the period, but was less commonly used.

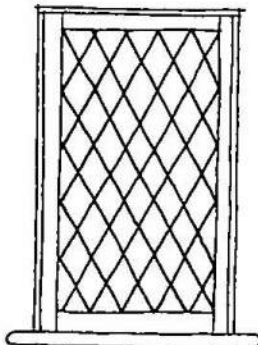
Most contemporary styles had their own associated window shapes - pointed arches for Tudor Revival, fanlights for Georgian Revival, rounded arches for Spanish Mission, horizontal strip and curved corner windows and portholes for Moderne and International.

The revival styles naturally favored the traditional timber frame.

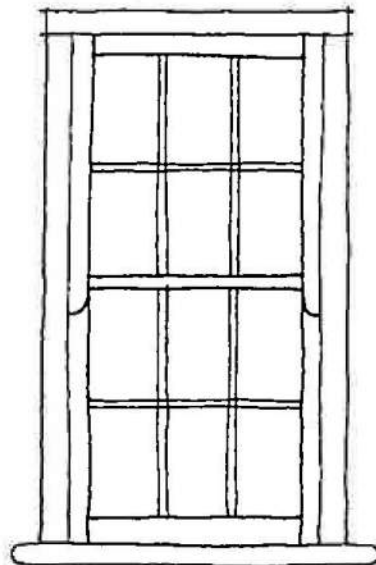
The modern materials aesthetic of Moderne and International Style demanded the use of steel framed windows, which had narrower frames and mullions and which, aided by steel lintels and supports, could carry the loads inherent to corner windows and long strips of glazing. Steel frame windows were generally fixed or casement.



*Steel frame window*



*Casement with diamond pattern leadlight*



*Double hung sash with twelve panes*





## ROOFS AND EAVES OR PARAPETS

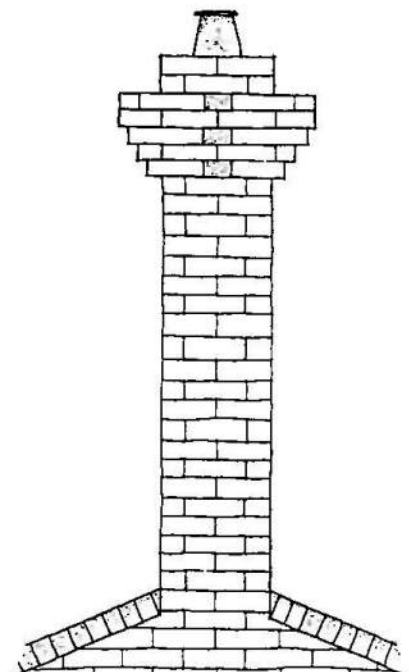
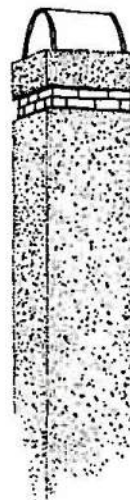
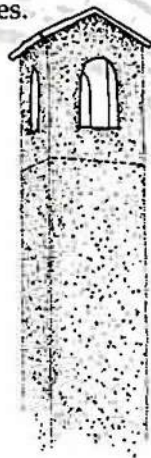
The roof line of Californian Bungalows and bungalow interpretations of all major styles was, in general, simple, with dominant and minor gables (and/or hips) in various combinations.

Georgian Revival houses also had simple hips or gables in emulation of their Georgian or Colonial antecedents.

Larger or architect designed examples of Tudor and Spanish Mission often played upon the picturesque qualities of their prototypes, with a greater number of roofs, sometimes in combination with small towers.

Moderne and International Style houses usually had flat or low pitched roofs, or a combination of both. These would generally be concealed behind a parapet which might, in fact, serve as a low wall if the roof were accessible as a terrace.

Spanish houses typically featured a baroque gable which served as a parapet to the entrance loggia, leaving the rest of the house with exposed eaves.



*Typical stylized chimney pieces of the inter-war period:  
Spanish, bungalow, Georgian, Tudor, Moderne and  
International*

The use of eaves rather than parapets was also generally the norm for bungalows, Georgian Revival and Tudor Revival houses, although some Tudor examples featured castellated parapets to certain parts of the roof.

Bungalows generally had exposed rafters in the eaves, a reflection of the Arts and Crafts and Japanese origins of the style, and this was also common for Spanish Mission houses.

Boxed eaves were generally used for Georgian and Tudor Revival houses.

## CHIMNEYS

Chimneys were often used as a major feature on the front of the house or as a dominant element on the roofline. A number of standard types were evolved to suit the various styles and were used with little variation for small houses all over Melbourne.

## COLOURS

The architecture of the inter-war period was influenced by two particularly strong architectural movements - the Arts and Crafts of the late nineteenth century and the modernism of post-Great War Europe and America. The former was the dominant influence in the 1920s, while the latter saw the introduction of the innovative Moderne and International styles.

Arts and Crafts influenced styles, such as Californian Bungalow, Spanish Mission and Tudor Revival, emphasised the colours inherent to the materials used.

The warm natural tones of stained timber, red or clinker brick and cement render were dominant and complemented by colours such as medium greens or blues, with black or indian red trims.

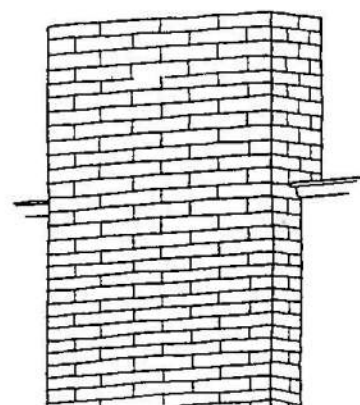
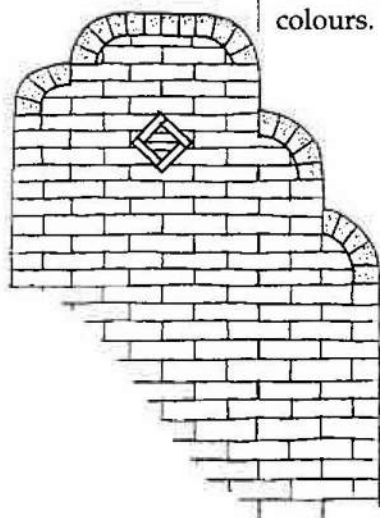
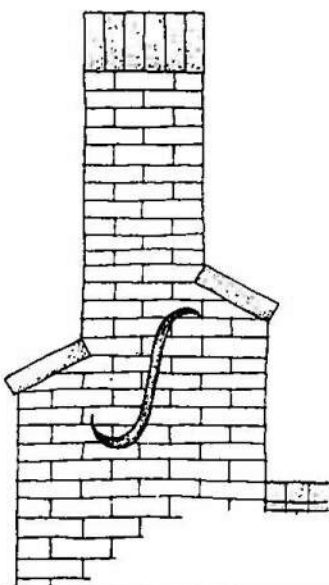
Other colours favored were the ochres and rose pinks used to tint render or the dark brown paint used as a substitute for staining timber. The overall effect was subdued and perfectly attuned to the "Garden Suburb" setting.

The various strains of modernism in the 1930s introduced a new range of colours which were brighter and more varied. Red brick was replaced by cream or salmon pink brick. Warm ochres, off whites and other natural tones began to lose their prominence to primary colours and the neutrals, white, black and grey.

It should be noted, however, that true white was rarely used as a surface colour in the 1920s, and in the '30s it generally appeared only in houses designed by architects. Even houses and flats built in the streamlined Moderne style tended to be ochre coloured rather than gleaming white in the manner of the European modernists of the period.

This was a time when international modernism in Melbourne meant living in a new street of Tudor, Spanish and Californian bungalows rather than the *avant garde* expression of Walter Gropius in Germany or Le Corbusier in France.

Owners of inter-war properties are encouraged to use colours which are faithful to the period as they are most likely to show the individual houses to best advantage. See the chapter on Inter-war Exterior Paint Colours for a commercial range of inter-war exterior paint colours.





# The Australian HOME BEAUTIFUL 1/-



September 1, 1936



Registered at the General Post Office, Melbourne.  
The transmission by post as a periodical.

Courtesy State Library of Victoria



# GUIDELINES FOR ADDITIONS AND EXTENSIONS



## VIEW SHADOWS

The primary aim when making additions to inter-war buildings, especially those in noted precincts, must be to ensure that the addition does not in anyway detract from or alter the nature of the building as seen from the street. As well as enhancing the building, this approach will protect and maintain the streetscape in which the house is located.

It is suggested that all extensions or alterations are placed within the 'view shadow' of the original building, so that they cannot be seen from the street. This means that the street can continue to appear as it is today, a mature development of the inter-war, primarily single storey suburban ideal.

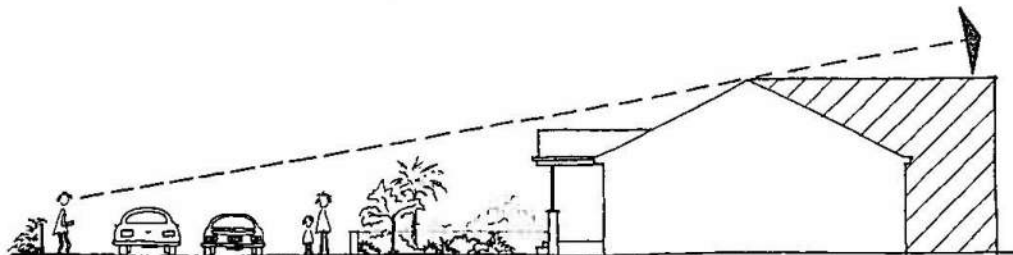
The use of the view shadow approach is vital to the maintenance of a high quality streetscape and is appropriate wherever the alteration is not part of a reconstruction of the original.

Streetscapes of lesser integrity or buildings of low individual integrity may not require a strict adherence to this rule, but additions in such cases should nevertheless be sympathetic in terms of form and as unobtrusive as possible.

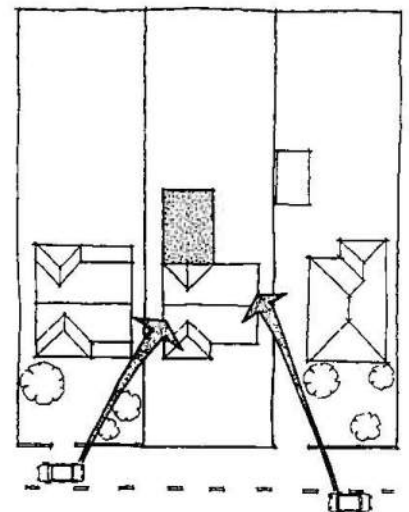
Most inter-war precincts are fairly homogeneous in building height and in the number of storeys per building and this makes the view shadow approach particularly important where a new storey is planned for a building of the period.

A street may be uniformly single storey or double storey, or it may have have one or the other as the dominant type. The maintenance of this scale, and the rhythm of heights thus established, is as important to the streetscape as the styles of the buildings, and must be respected if the streetscape is to maintain its integrity.

It is also important that extensions which alter the appearance of the house be shielded from view. It is therefore recommended that no alterations be made to the form of the building which are apparent from the street, unless they be matters of minor detail necessary for the maintenance of amenity and utility.



*The extension is not visible to anyone standing in the street*



*The extension cannot be seen by anyone walking or driving along the street*



While strict adherence to the view shadow approach is essential to the maintenance of high quality inter-war streetscapes, it is acknowledged that some variation may be appropriate where a building and its streetscape are of lesser significance.

In these cases it may be appropriate to allow low visual impact alterations such as attic windows within the visible roof or higher additions to the rear of the main roof ridge.

It is then appropriate that the detailing and materials of the addition, where visible from the street, are distinguishable from those of the original house. The form of the additions should, however, conform with the character of the original house.

## DESIGNING ADDITIONS

The three design approaches commonly used when considering an addition are:

- (i) The reproduction of period detail and forms which match exactly those of the original building, so that the addition cannot be clearly distinguished from the original.
- (ii) The use of sympathetic materials, forms and details which echo and complement those of the original, yet which are given a somewhat simpler expression in some way indicative of contemporary design.
- (iii) The use of interpretative modern design which in some way refers to the materials and/or forms and/or detailing of the original but which is potentially quite different in spirit and appearance.

The first of the alternatives is undesirable, as it is misleading in terms of the conservation objective of authenticity. For these reasons it is not condoned by the *Burra Charter*.



The result can also appear awkward for additions such as kitchens and bathrooms which are subsequently to be filled with new appliances which may look incongruous in pseudo-period interiors.

The second alternative is a safe approach favored by most owners and architects as a means of ensuring the compatibility of the addition with the original, while nevertheless distinguishing the new from the old.

The most important considerations for this type of addition are:

- (i) Forms: roof shape, verandah or porch type, use of parapets, use of curved rather than square corners - these should be similar to and of the same scale as the original.
- (ii) Proportions: the ratio of wall height to roof height, roof slopes, solid to void ratio and window shapes should be identical.
- (iii) Materials: textures and colours of materials should match existing.

Roof ridge heights, parapet and eaves lines and window sill and head heights should relate to the original building in this type of addition, and the general complexity of the overall form should also be consistent with the original building.

The third design alternative is the most adventurous and, in some cases, the most potentially satisfying for both owner and designer - it can also be a path to incongruity and aesthetic disaster if not handled competently.

Once again, any of these approaches may be taken provided that the extension is within the view shadow of the building. The main exception to this is when a building is individually listed within the planning scheme or registered as an Historic Building, in which case a permit may have to be sought from the relevant responsible authority.



## GARDENS

Owners are encouraged to maintain gardens appropriate to the inter-war period, especially if the original garden survives. Reference should be made to the information on inter-war gardens provided in these guidelines.

## GARAGES, CARPORTS, DRIVEWAYS AND PARKING SPACES

It is a simple fact of modern life that many suburban homes now need to house more than one car, and that on street parking is not always desirable. However, meeting parking needs in inter-war precincts requires a sensitive approach.

Most inter-war suburban blocks provided space at the side of the house for a driveway leading to a garage at the rear of the house.

The garages themselves may not have been built, or may now be in poor condition or insufficiently large.

Wherever possible original garages with wooden doors should be retained. If this is not an option, garages should respect the traditional placement to the rear of the site and, where visible, adopt the materials and simple gabled or flat roofed, parapetted forms typical of inter-war garages.

If the garage is not visible from the street then the form and detailing is less critical.

It was not common for inter-war garages to be built at the side of the house or closer to the street than the house, or to be joined to the house, although such arrangements are found with some of the larger examples in the wealthier suburbs and occasionally in the outer areas.



*Carport and garage,  
39 Fellows Street,  
Kew*

*Garages,  
AV Jennings'  
Beaumont Estate  
Heidelberg*





Garages should only be built adjacent to or in front of the house if there is evidence of such an arrangement in the past or if it was a typical practice in the area at the time it was developed. In the case of side or front garages it is even more critical that the materials and form be sympathetic to the house and area.

Carports are not typical of the inter-war period and are to be discouraged. When visible from the street they should be designed to minimise visual impact. Materials and forms should be sympathetic to those of the house and its period, though the recreation of specific period detailing should be avoided.

One alternative is to use a pergola form as a carport, as pergolas were commonly found to the front or side of inter-war houses, especially Californian bungalows and Spanish Mission villas.



*Garage,  
296 Williams Road,  
Toorak*

Another approach is to extend the eaves or the verandah roof over the driveway to form a carport, but this is not always practical.

Least desirable of all is the use of the front garden, suitably laid with concrete, as a carpark. This was never done in the inter-war period, and is destructive of the appearance of both house and garden.

Driveways should be of appropriate materials such as gravel, bitumen, or concrete with grass median strip. The same material was generally used for both garden path and driveway, thus unifying the landscaping visible from the street, and this approach is recommended for new works.

*Garage,  
39 Fellows Street,  
Kew*







JULY 1, 1939  
One Shilling

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accepts no part of a profit.

**Many New Homes**

*Courtesy State Library of Victoria*



## OBJECTIVES

These guidelines are designed to provide owners and planners with an outline of appropriate works for new infill developments that will protect significant streetscapes.

It has been demonstrated that a sensitive approach to design will result in an improved amenity in terms of streetscape coherence, aesthetic effect and heritage value. In turn this can lead to communal pride and rising land values.

Dual occupancy is now often the desired objective of those who wish to develop sites in inter-war residential areas. There is no reason why conservation and dual occupancy cannot co-exist and even complement one another, providing that the principles outlined herein for infill and additions are observed.

Priority should always be given to preserving the original building on a site, particularly if it is part of a significant streetscape or a conservation area. The second habitation may be either an addition to the original or a detached building to the rear of the site.

## INFILL GUIDELINES

The primary criterion for appropriate infill developments is that they should complement the character of the streetscape and the adjacent buildings in terms of building form, articulation, materials, setback and height.

It is neither intended, nor desirable, that new buildings should be built as exact reproductions of period houses. The optimum objective is that infill should be recognisably new and representative to some degree of contemporary design and detailing, while deferring to the existing character of the streetscape and nearby buildings in terms of scale and overall form.

These guidelines only apply to those parts of the building which are visible from the street.

### BUILDING FORM

As already stated, the building form of infill developments should reflect that of adjacent buildings. Factors which should be taken into consideration include:

- roof type - hip, gable, skillion, flat
- facade - single, double or triple fronted
- number of storeys - their height and external articulation.

The infill should relate to the dominant character of the street and/or adjacent buildings in terms of some or all of these factors.

## ARTICULATION

The articulation of the building relates to such factors as fenestration (window arrangement), attic storeys, chimneys and verandahs. Infill development should relate to adjacent buildings in these terms.

Large expanses of glass, for example, are not generally appropriate in inter-war precincts.

## COLOURS

The colours used in infill should preferably conform to those recognised as appropriate to the period of the streetscape in which the infill is located. A general indication of colours appropriate to the inter-war period has been given. See the chapter on Inter-war Exterior Paint Colours, for a modern range of inter-war exterior paint colours.

Some opportunity for the use of modern or interpretative colour schemes should be allowed, however, giving scope for the modern qualities of the building to be expressed.

If the infill design has conformed to the other requirements of these guidelines then colours, particularly those which can readily be changed with a coat of paint with neither detriment to nor alteration of the surface, should not be considered critical.

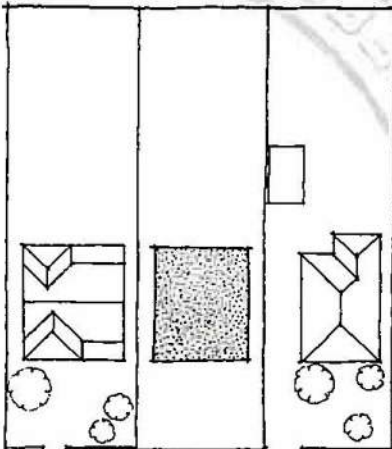
## SETBACK

Infill developments should conform to the standard setbacks observed in the street, and the setbacks of buildings on neighbouring sites in particular. This ensures a clear view of all buildings.

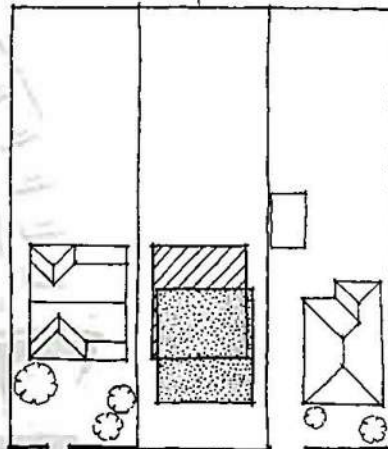
A good rule of thumb is that no new building should be set further forward than its neighbors. If they have different setbacks then the infill should have a setback that is equal to that of one, or of the other, or that is intermediate.

Infill developments should never have a lesser setback than both neighbours and it is rarely appropriate for infill to have a greater setback than both neighbours.

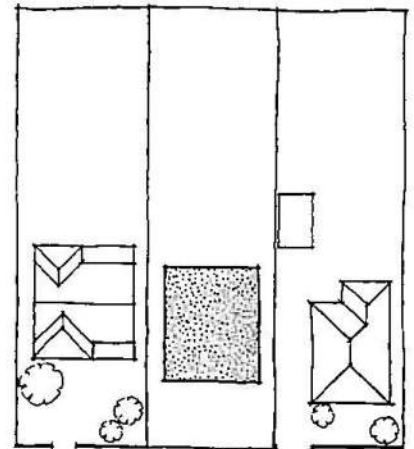
The same principles apply to setbacks from side boundaries, though these are generally regulated by municipal building requirements and the *Victorian Building Regulations*.



Infill should share the same setback as adjacent buildings,



adopt the same setback as one of the adjacent buildings



or adopt a setback intermediate to those of adjacent buildings.



## MATERIALS

New buildings should utilise or simulate the materials employed by other buildings in the street.

If an area comprises mostly timber bungalows with a few brick buildings then the new building should be of timber or brick, or of a material with a similar character and module to timber weatherboards and brick.

Aluminium cladding, walls of glass and other materials which are not represented in the existing streetscape should be used with discretion or not at all. They may, however, be used in those parts of the building within the view shadow of the building.

Materials should be used in an appropriate fashion, eg bricks should be weather struck or flush struck but not raked.

Materials should also be appropriately coloured where the colour is inherent to the material itself, eg dark brown bricks were not generally available in the inter-war period and should be rejected in favor of cream, red or clinker bricks for infill work.

## HEIGHT AND NUMBER OF STOREYS

Infill developments should maintain the scale of buildings in their street, and that of adjacent buildings in particular. No new building should dominate because of its height, or be incongruously small.

Height is measured as much in storeys as it is by metres - areas are usually predominantly of either one or two storeys, and this should provide the basis for the scale of the infill development.

No infill should be greater in height than the higher of the buildings on the two adjacent properties with congruent street frontages. This applies even if the infill is on a corner site. An exception might be considered where a recently demolished building on the site has not conformed to these principles.

### Note: Additional storeys

An infill development having two storeys may be considered appropriate in a single storey streetscape providing that the view shadow requirements described above are observed.

Thus infill in a single storey streetscape or between single storey buildings may have two storeys in those parts of the building not visible from the street, providing that the visible parts of the building satisfy the various other criteria set by these guidelines. The same principle applies in predominantly two storey streetscapes.

## ORIENTATION

Infill should almost always address the street directly, with its facade more or less parallel to the line of the street. It is quite rare for buildings built in the inter-war period to be placed at an angle to the line of the street.

It is therefore important that infill does not break the streetscape rhythm through incorrect, diagonal orientation.





*Lempriere Avenue, East St Kilda*





## INTRODUCTION

The special characteristics of inter-war areas, especially in subdivisions developed by a single builder or organisation, must be recognised and understood in order to plan for their maintenance or reconstruction.

Whereas Victorian and Federation streets had been wide, with broad footpaths and buildings set close to the street boundary, the inter-war period saw the introduction of the nature strip and much wider setbacks.

The broad spacing between buildings either side of the street desired in earlier periods was achieved, but with a more economical allocation of road area, larger front gardens and the development of the nature strip between road and path.

Low front fences, or no fences at all, facilitated a communal garden atmosphere. This was perfectly attuned to the ideals of the contemporary town planning movement and its Garden Suburb objectives.

Other ideas attractive to the inter-war planner were the abolition of the street grid and its replacement by winding streets with intermittent culs-de-sac, or 'bungalow courts', and the introduction of small private parks surrounded by houses.

Culs-de-sac and parks were isolated from the dangers of the roads and available for the communal recreation of the adjacent residents. Examples of culs-de-sac are common, whereas private parks are confined to a small number of estates, several of which were laid out by the American architect Walter Burley Griffin.

Culs-de-sac occasionally had a decorative roundabout, sometimes a rockery, which might have a lamppost or tree as its central feature.

Attempts to beautify the street or distinguish it from others in the area sometimes resulted in special lampposts, distinctive street signs, street names inlaid on the footpath or a widening of the street at regular intervals to allow for a decorative rockery. The survival of these and other elements of a similar nature is vital to the maintenance of such streets, and should be a high priority for the councils of municipalities in which they are found.





## STREETSCAPE GUIDELINES

The following are general guidelines put forward to assist municipalities in the management of inter-war streets. They analyse the nature of appropriate works in inter-war areas with regard to those common elements which contribute to or potentially intrude upon their character.

### ROAD SURFACES

Roads of the inter-war period were almost always asphalt, though occasionally concrete was used. These materials reflected the increased influence of the car, which demanded a high load bearing capacity, smoothness and durability.

Original road surfaces should be maintained wherever they survive, and replaced by the same material when necessary. This is particularly true of the few examples of concrete roads.

Where an original surface has been lost, consideration should be given to its reinstatement, especially if the street is part of an Urban Conservation Area.

### KERBS AND GUTTERS

Various types of kerbs and gutters were used in inter-war areas, including basalt pitchers, in-situ concrete and pre-cast concrete. To a large extent the material used depended on the time of first development, while in some outer areas the street may not have received gutters until the postwar period.

Many areas retain their original gutters and kerbs, and these should be retained. In those areas where the original materials have been removed, consideration should be given to their reinstatement, especially if the area is part of an Urban Conservation Area.

While this may seem difficult or impractical in some areas, it has already happened in various municipalities at the request of the ratepayers.

### LANES

Rear or side lanes are often associated with areas which were originally subdivided in the Victorian or Federation periods. They provide a means of access to the rear of properties of narrow frontage, and are usually paved with bluestone pitchers.

They should be retained in their original condition, and owners should be encouraged to maintain their rear and side boundary fences in the materials typical of the areas, generally either timber paling or corrugated iron.

### STREET TREES

Some of the more popular varieties of inter-war street tree are:

- Kurrajong tree (*Brachychiton populneum*)
- Silky Oak (*Grevillea robusta*)
- Lilly Pilly
- Pinoak
- Prunus
- Plane
- Ash

Avenues of poplars (*Populus nigra 'Italica'*) were common within parks and reserves but they were rarely used as street trees.

Inter-war areas adjacent to Victorian streets sometimes had trees more commonly associated with earlier periods, such as elms, as a continuation of the local tradition.

Wherever renewal of the street trees is planned, it is appropriate that the variety originally present in the street be used. While some of these varieties have been unpopular with municipal councils for various reasons in the postwar period, many of the problems associated with them can now be avoided through careful planting and regular maintenance.

Trees make an essential contribution to the character of the street and the maintenance of the original variety should be considered a matter of priority, particularly for Urban Conservation Areas.

#### NATURE STRIPS

Not all inter-war streets had nature strips when first developed. This was particularly common in areas which had first been subdivided in the nineteenth century, in which case both street and footpath may be narrower than is generally found in later developments.

However, they were adopted with increasing regularity from the mid-1920s as a major contributing factor to the Garden Suburb aesthetic then prevalent.

It is important that nature strips be maintained as originally planned, either with or without street trees or shrubs.

Areas which originally featured broad asphalt or concrete footpaths with no nature strip, in the Victorian and Federation manner, should

ideally not have nature strips introduced and should remain in or be returned to their original state.

#### DRIVEWAY CROSSOVERS

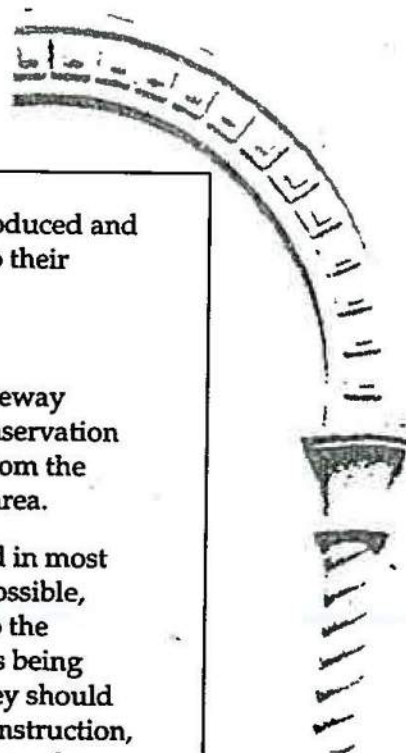
It is inappropriate to introduce driveway crossovers to inter-war Urban Conservation Areas unless there are examples from the period already in evidence in the area.

New crossovers should be avoided in most inter-war streetscapes wherever possible, with alternative means of access to the property such as rear right of ways being used instead. Where necessary they should be of simple concrete or asphalt construction, of a minimum width and, if necessary, be toned (ie black or grey) so as to blend visually with the kerb and channel.

#### FOOTPATHS

Inter-war footpaths were paved in a variety of ways, including asphalt, concrete slabs, poured concrete, bricks and basalt pavers. It is essential to the character of the area that the original surface be maintained.

If the original surface has been lost due to postwar alterations it is appropriate (especially in Urban Conservation Areas) that the footpath should be remade in the same material as the original after research has established its nature.







NATIONAL TRUST

#### TRAMLINES AND WIRES

The provision of extended tram services was one of the major contributing factors to the suburban expansion of the inter-war period. While tramlines and tram tracks are generally considered ugly and obtrusive, they are an essential characteristic of those inter-war streetscapes in which they are found and should be retained.

#### SEC, ELECTRICITY POLES AND POWERLINES

Powerlines, though often considered ugly, form a traditional part of many streetscapes and this is certainly the case for twentieth century streetscapes.

In some cases, however, efforts have been made to keep powerlines out of residential subdivisions. Walter Burley Griffin sought to achieve this in his 1920s subdivisions at Eaglemont and Keilor. Neither Lempriere Avenue nor Fosberry Avenue, both of St Kilda, originally had overhead telephone wires, and AV Jennings put the powerlines underground and to the rear of the properties at his Beaumont Estate in Ivanhoe.

In such areas it is desirable that overhead wires should not be introduced or, if they have already been introduced in the postwar period, it is appropriate that they should be replaced with underground wires.

The SEC has offered to underground powerlines in sensitive (Urban Conservation Areas) areas and to share the costs. This offer has rarely been taken up but should be seriously considered in certain areas because of the immediate and long term improvement to streetscape quality, property valuations and eventually to rate revenue.

Powerlines should not be removed from inter-war areas where they contribute to the area's significance, ie inter-war areas which have had powerlines since the time of first development.

#### TELECOM BOOTHS AND BOXES

It is desirable that modern streetscape elements such as Telecom booths and boxes should not be introduced to significant inter-war streetscapes, particularly Urban Conservation Areas.

Where they already exist or need to be introduced they should be of modern design and sited and designed so as to offer the least possible visual impact upon the streetscape. The use of appropriate, recessive colours is vital in this regard.

#### STREET SIGNS AND FURNITURE

Signs (advertising, parking, traffic, hoardings) and parking metres are highly visible components of a streetscape and should be kept to a minimum. The visual clutter that has become so much a part of Australia's postwar, car dominated suburban culture should be avoided.

Where their use is necessary, signs should be of simple, modern design, sited and coloured so as to have a minimal visual impact upon the street.

Street benches are traditional to some inter-war precincts and in such cases they should be maintained. In areas where they were not part of the original inter-war streetscape they should be avoided, especially in inter-war Urban Conservation Areas.

In areas of lesser significance it may be appropriate to add benches where they have not previously existed. In such cases they should be of simple modern design, sited and coloured so as to offer minimum visual impact to the street.

#### TRAFFIC MANAGEMENT MEASURES

Traffic management measures such as roundabouts, street closures (full and partial), meanders and humps should be avoided in all Urban Conservation Areas unless part of the original streetscape.

When they must be used for safety reasons they should be of simple, modern design and integrated with the general streetscape through planting which is characteristic of the area but low and unobtrusive.

Rough bluestone cobbles should not be used, but coloured concrete may be appropriate to help reduce visual impact. Treated pine log surrounds should be considered inappropriate as barriers.

#### ON-STREET PARKING MANAGEMENT MEASURES

The provision of car parking provides one of the major streetscape and traffic problems for most municipalities.

Partial street closures, parking signs, parking meters and various types of landscaping are all used in various combinations to remedy the situation. They also provide a form of visual pollution which is anathema to most Urban Conservation Areas and inappropriate to inter-war areas in general. Their use should be avoided wherever possible in inter-war streets, especially those of high significance.

When necessary for safety reasons, such elements should be of simple, modern design and, in the case of street closures and other barriers requiring landscaping, should be integrated with the general streetscape through the use of appropriate colours and of plantings which are characteristic of the area but low and unobtrusive.



# GLOSSARY OF TERMS

**Note:** This glossary lists only those architectural terms used most frequently in the text. It does not purport to be exhaustive. For a more detailed understanding the reader is referred to one of the many standard textbooks on the subject such as the *Illustrated Dictionary of Historic Architecture*, edited by Cyril M Harris.

**Adamesque** an architectural style based on the work of Robert Adam (1728-92) and his brothers, predominant in England in the late 18th century and strongly influential in the USA, Russia and elsewhere. Basically neo-classical, it also adapted neo-Gothic, Egyptian and Etruscan motifs. The style underwent a revival in the early 20th century, particularly for interior decoration.

**Adaption** means modifying a place to suit proposed compatible uses.

**Architrave** moulded frame around a door or window.

**Art Nouveau** decorative movement in European architecture which evolved in the late 1880s and flourished strongly into the early 20th century. Its particular characteristics were a flowing and sinuous naturalistic ornament and avoidance of historical architectural traits.

**Ashlar** smooth squared stones in regular courses.

**Baluster** a member supporting a handrail or coping.

**Bargeboard** fascia covering the edge of a gable.

**Baroque parapet** term applied to curvaceous, ornamental parapets associated most commonly with Spanish or Spanish Mission churches and houses.

**Boxed Eaves** eaves which have been enclosed, generally with timber boarding, so that the rafters are no longer visible.

**Bracket** a support, often angled, curved or decorated, for a projecting horizontal member; often found under eaves.

**Came** a slender rod of cast lead, with or without grooves, used in casements and stained glass windows to hold together the panes or pieces of lead.

**Clinker brick** overburnt mottled bricks, with purplish colour tones

**Cartouche** an ornamental panel in the form of a scroll or sheet with curling edges.

**Casement** a window sash hinged on one of its vertical sides so as to open inwards or outwards like a door.

**Classicism** style inspired by ancient Greece and Rome, or at second hand by the classical trends in Renaissance Italy.

**Conservation** means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may include *preservation, restoration, reconstruction* and *adaption*.

**Corbel** block of stone, often elaborately moulded or carved, projecting from a wall, supporting the beams of a roof, floor, vault or other feature.

**Cornice** projecting ornamental moulding along the top of a building or wall, that finishes or crowns it.



**Dormer** a window placed vertically in a sloping roof and with a roof of its own.

**Dressings** stone worked to a finish face, whether smooth or moulded and used around an angle or window; sometimes refers to wood imitating stone.

**Eaves** the lower edge of a roof, intended to throw rainwater clear of the walls.

**Eclectic** borrowing from a number of styles.

**Entablature** superstructure which lies horizontally along the columns in classical architecture and is divided into architrave (immediately above the column), frieze (the central space) and cornice (the upper projecting mouldings). Each of the orders has its appropriate entablature.

**Facade** face or front of a building but especially the principal front.

**Fanlight** a window above a door, usually semicircular.

**Fascia** plain horizontal band usually forming the eaves.

**Finial** ornament finishing off apex of roof, upper portion of a pinnacle.

**Gable** the upper, triangular portion of an external wall at the end of a doubly pitched roof.

**Garden City Movement** The Garden City movement developed in England at the turn of the century as a response to the squalor and overcrowding of its nineteenth century

industrial centres. Its advocates promoted an ideal of cities and suburbs which combined the virtues of rural and urban life - low density residential suburbs in garden settings with ready access or cheap transport to the working place.

**Glazing bars** horizontal and vertical timber members dividing a window into frames.

**Half timbering** a wall, section of wall or, most often, gable built of timber framework with the spaces filled in by plaster or brickwork.

**Hybrid** a mixture of two or more species or, in terms of architecture, of two or more architectural styles or types.

**Jalousie** a louvered window shutter.

**Jamb** the side of a door or window opening.

**Keystone** central stone of an arch, sometimes decorated or emphasised.

**Leadlight** a window having small diamond shaped or rectangular panes of glass set in lead cames.

**Lintel** a horizontal member that spans an opening.

**Loggia** an open sided arcade or gallery.

**Mullion** a vertical member dividing a window into sections.

**Nogging** panels of brickwork or stone laid between the members of a timber wall frame, providing insulation as well as support for internal plastering.

**Niche** a recess in a wall intended to contain a statue.





**Oriel** a projecting part (or bay) of an upper room with a window, or the window itself.

**Parapet** a wall built up higher than the line of a roof, often hiding the roof surface.

**Parging** hand trowelling of render or stucco to give a rough, often fan shaped decorative pattern.

**Pebbledash** plaster, mortar or stucco containing fine pebbles or gravel to give a rough, knobbly texture to the walls.

**Pediment** low pitched triangular gable finishing the end or ends of a sloping roof or as an ornamental feature above doors and windows. A segmental pediment is curved in shape.

**Pergola** an open trellis-like roof intended for supporting climbing plants.

**Plinth** projecting base of a wall or column pedestal.

**Polychrome** multicolored, usually referring to masonry of several different colours.

**Porch** a low structure projecting from the doorway of a house and forming a covered entrance.

**Porte Cochere** a large roof portico projecting over a drive to shelter travellers entering or leaving vehicles.

**Portico** a porch supported by columns and open on at least one side.

**Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.

**Quoin** the external angle or corner of a building, particularly when emphasised or decorated as blocks of stone.

**Rafter** a sloping roof member, which generally supports the battens which support the roofing.

**Reconstruction** means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.

**Render** coat of cement wash applied to an external wall, usually over bricks.

**Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

**River washed pebbles** large smooth riverbed pebbles, often of quartz, which were sometimes applied to the cement render of porch piers or of fences as a form of decoration; most commonly associated with Californian bungalows.

**Roof** the top, weatherproof construction of a building.

**Roughcast** plaster, mortar or stucco given a rough finish, sometimes incorporating small stones or pieces of charcoal.

**Sash** a frame which holds the glass of a window. A sash window is one that consists of two or more vertically sliding sashes, usually counterweighted. A pair of such sashes is called double-hung.



**Shingles** wooden tiles for covering roofs, often used on walls and for decorating gable ends.

**Sill** the lower horizontal part of a window or door opening.

**Struck joints** mortar joints cleaned level with the face of the brick to provide a unified, smooth surface.

**Stucco** a thin decorative finish, composed traditionally of lime, sand and other ingredients such as whiting, applied to external masonry facades.

**Vernacular** native or common to a particular country or place

**View Shadow** those parts of the building which cannot readily be seen from the street.

**Voussoir** a wedge shaped stone block or brick making up the curve of an arch.

**Wing** an appendage of a group of rooms to a building.



## INTER-WAR EXTERIOR PAINT COLOURS

The following is a list of commercially available paints considered appropriate for inter-war exteriors. It has been compiled through the analysis of a number of original colour cards of the 1920s and '30s and comparison of these with the commercially available ranges of British Paints, Dulux and Wattyl. The result is a list of the names of paint colours from each of these brands which approximate a chosen range of 27 colours and tones (they include black and white) from the inter-war colour cards. The 27 colours or tones comprise a representative range for the period.

The commercially available equivalents have been identified on a best fit basis, and are not necessarily identical with the originals in terms of value, chroma or hue. Where no acceptable equivalent could be found within a commercial range, a space has been left. The list is not exhaustive, insofar as in most cases only one colour name is given from each brand for each

of the 27 colours and tones. Nevertheless, each of the given colours is believed to be the best from that section of its brand's range for inter-war exteriors.

It is to be noted that British Paints have recently undertaken a colour rationalisation programme, and as a result do not carry a very extensive range of the deep browns and greens typical of the nineteenth and early twentieth century. Nor do they carry many of the primary colours which gained popularity in the 1930s. Dulux carries a broader range of colours appropriate to the period. Although several of these are not advertised as exterior paints, all can be prepared for external use. Colours which fall into this category are followed by the symbol †. Wattyl also carries an excellent range of colours appropriate for inter-war exteriors.



Finally, it has been remarked that several of the styles relied on stained surfaces and painted woodwork around verandahs and gables and on weatherboard walls and shingles. The Wattyl range of timber paints and stains and the Dulux Timbercolour Collection are particularly appropriate for use in areas where a stained or low sheen finish is desired.

Accurate restoration can only be achieved by establishing the original colour scheme and surface treatments of a building. Paint scraping is usually the best way of achieving this, however it is not reliable unless done by someone with the experience to distinguish finishing coats from primers and to recognise dirtied or faded layers. Expert advice should be sought if accurate restoration is an objective.

It should also be remembered that inter-war colour schemes rarely comprised more than three colours, and often only one or two. If an exact reproduction of the original scheme is not necessary, priority should be given to the correct articulation of the building through colour. This involves assessing how many colours and stains were used in the original scheme and where each was used.

It is usually possible to identify, through scraping, the number of original colours and the areas of the building in which each was used. This distribution should then be followed with the same number of approximate or alternative typical colours. The range and associations of typical inter-war colours, and their application for the various styles, are described in the pages devoted to inter-war styles.



INTER-WAR COLOURS	DULUX EQUIVALENTS	DULUX TIMBERCOLOUR EQUIVALENTS	WATTYL EQUIVALENTS
White	*Snowdrift 37541		Off White 134-30058
Ivory	*Dairy Cream 37523		New Cream 134-30071
Cream	•Cream 37133 (*Milkyway)		Light Beige 134-51231
Light Stone	*Cafe au Lait 37134		Middle Buff 134-51232
Mid Stone	•Sahara Gold 50303		Tea Biscuit 134-51233
Buff	•Buff 50123		Mustard 134-51234
Old Gold	*Boulder Tan 32489		Golden Brown 134-51235
Dark Stone	•Middle Brown 16055	Canyon 32939	Western Cedar 134-30050
Sienna Stone	*Mudbrick 33072	Tanbark 32947	Walnut Brown 134-30049
Chocolate	•Chocolate 50136	Mission Brown 13589	Walnut Brown 134-30049
Dark Brown	*Mission Brown 13589		Mission Brown 134-30052
Bungalow Brown	•Bungalow Brown 50130	Macassar 13590	
Purple Brown	•Purple Brown 50128	Rustic Red 19314	Dark Crimson 134-51236
Indian Red	•Indian Red 50101	Redwood 13588	Deep Indian Red 134-51237
Pink	•Sea Coral 36584		Coral Beige 134-51238
Scarlet	•Vermilion 50113†		Mail Box Red 362-30142
Orange	*Volcano 33799		
Yellow	*Carnival 33800		Bright Yellow 362-30934
Light Green	•Pale Green 37195† (*Ondine)		Spring Thaw 134-51239
Mid Green	•Mid Brunswick Green 50127		Forest Green 134-51240
Dark Green	•Deep Brunswick Green 50129		Deep Brunswick Green 134 51241
Dark Grey	•Slate 37545		Storm Cloud 134-51242
French Grey	•Grey Green 37214 (*Avalon)		French Grey 134-51243
Deep Blue	•Royal Blue 50167		Navy 362-30148
Mid Blue	•Middle Blue 37275† (*Himalaya)		Aquamarine Blue 134-51244
Pale Blue	•Eau-de-Nil 37245 (*Tom Thumb)		Light Admiralty Grey 134-51245
Black	*Black 00070		Black 362-30010



## BRITISH PAINTS EQUIVALENTS

Brilliant White 68576  
Apple Cucumber 1451  
Caramel Cream 1202  
Cheese 2240  
•Prairie Dog 4120  
Cooper Pedy 2385  
•Lions Mane 4119  
•Dry Grass 4109  
•Red Texture 4046  
+-Old Mission Brown 68580  
+-Old Mission Brown 68580

Beltana 2386

Bitter Lime 1208  
Gum Leaf 4010  
+Fresh Fem 68581  
Tinkers Pot 2389

Smokey Jade 2207  
Eddy Green 2305  
+Black 60052

## DULUX

Dulux carries a broader range of colours appropriate to the period. Although several of these are not advertised as exterior paints, all can be prepared for external use. Colours which fall into this category are followed by the symbol †. Some colours from the Traditional Colour Card are identified by another name on the Exterior Colour Collection Card - the latter names are provided in brackets. The paints from the Timbercolour range listed above do not correspond exactly with the listed equivalent paint colours, but are nonetheless appropriate alternatives.

- Dulux Traditional Colour Card, 1989
- \* Dulux Exterior Colour Collection Card, 1989.

## WATTYL

Wattyl also produces an extensive range of wood stains, many of which are suitable for inter-war domestic exteriors and interiors. The middle and dark brown and red wood stains are those most appropriate to the aged, rustic qualities usually associated with such styles as the Californian Bungalow, Tudor Revival and Spanish Mission. Paler stains were popular in the 1930s for interior wood finishes, but were rarely used on the exterior.

## BRITISH

All colours occur on the British Paints Colour Selection unit, 1990.

- + Available only in full gloss enamel
- Available only in exterior water based products



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Conservation Studies have now been prepared for many municipalities and are vital sources of information regarding the specific streets and buildings within the municipality. Enquiries regarding such studies should be addressed to the Municipal Offices or to the local library.