

A GUIDE TO HELP

IDENTIFY THE STYLE

OF YOUR HOUSE



City of
Botany Bay

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This guide has been compiled to help you conserve what is probably your greatest asset - your home.

Preserving an existing building is generally far more economical than demolition/ rebuilding and maintains the harmony of the area. When altering or conserving an old home it is very important to "get the details right".

This guide will help you to identify the style of your house, which can reveal its individual history and that of the street, suburb or City. Our City has a range of housing styles that reflect periods in our development and changes in building fashions and materials.

The guide also includes a list of books available at Council's libraries as well as Council guides and codes. Conservation and sympathetic extensions can be rewarding, economical and, of course, this approach maintains our heritage. Council works closely with residents, members of the Botany Historical Trust and developers to maintain our City as a great place to live. I commend this guide to you.

Ron Hoenig
Mayor

Conserving and altering your house

Council strives for good urban design by encouraging home renovators to consider the height, location and form of additions and alterations to dwellings, as well as having regard for the use of materials and colour schemes. Council favours the reinstatement of missing or dislodged parts of the early construction where consistent with other Council requirements.

By making alterations to your property that are sympathetic to its style you can increase the value of your property, more-so if this maintains the character of the whole street. Fence and garden design also play a part in maintaining the streetscape. Treat your house and street as a heritage asset.

Council approvals must be sought for: full or partial demolitions; alterations; extensions; new structures; change of use; sub-divisions; and removal of certain types of vegetation.

If you want to alter your home you should be aware of Council codes such as the Houses and Ancillary Structures Development Control Plan (DCP), the Energy Efficiency DCP and take a look at the Development Application Guide for Residential Dwelling Houses.

Council advises that the owners of houses listed in Schedule 3 of the Botany Local Environmental Plan 1995, as heritage items or which are located within a Heritage Conservation Area, are required to submit a Development Application (DA) to carry out works other than repairs and maintenance to their buildings.

The City of Botany Bay has developed from a rural area, through an intense industrial phase, to the revitalised residential suburb of today, valued for its proximity to Sydney and the eastern beaches.

The history of this development can be traced in subdivision plans, development applications, valuation books and other Council archives.

If you want to find out how to restore your house the Council's Library Service has many books on the subject. They may also hold information in their archives about the history of your house. If you want to find out how to prepare a DA then contact Council's Customer Services in Coward Street, Mascot. Specialist information is available from the Heritage Planner.

City of Botany Bay Council Contacts

Heritage Planner	9366 3666
Archivist (Tues & Thurs)	9366 3888

Victorian Georgian 1840–c.1890

A common housing style of the Victorian Georgian period was the simple weatherboard cottage. Such cottages were characterised by proportioned features, simple rectangular shapes and symmetrical facades. This style of housing survives in parts of the City that were once occupied by the fishing village in Botany, such as Bay Street, Luland Street and Booralee Street.



Victorian Georgian cottage, Botany

Housing in this period also includes brick terrace houses, where the roof is usually slate or corrugated iron and the small verandahs usually have turned posts, balusters and decorations of timber or cast iron.



Victorian Georgian terrace house, Mascot

Victorian Georgian houses often had doors with four or six panels, timber floors and sash (vertically sliding) windows.

Victorian Filigree c.1840-c.1890

The Victorian Filigree style can be identified by the extensive use of cast iron lace work to decorate verandahs, fences and gate posts plus other features such as colonnades and faceted bays on the roof lines. This was a style often used on grand homes but small terrace houses were also decorated in this way.



Victorian Filigree style of the Sir Joseph Banks Hotel, Botany

A good example of this style in the City of Botany Bay is seen in the Sir Joseph Banks Hotel, a prominent Botany landmark and listed on the Register of the National Estate. The two storey section in the Filigree style was built in 1884.

Victorian Italianate c.1840-c.1890



Victorian Italianate style housing, Botany

Victorian Italianate buildings attempt to copy the style of old Italian countryside homes. Some main characteristics are the use of asymmetrical facades, grouped windows and square towers. Other features include stucco wall finishes, faceted bays, stilted segmented arches, colonnades and loggias – an open sided arcade or gallery similar to a verandah. These buildings are usually large and heavily decorated but the style can be seen in small houses.

Federation Bungalow 1890-1915

Bungalows were generally single storey houses built on single suburban lots with informal lawns and gardens. They were usually of brick construction and sometimes included rock-faced sandstone foundation walls and piers. The style used broad simple roofs, usually of terracotta, that featured gables and extended over large verandahs.



Federation Bungalow, Botany

The verandahs were decorated with timber palings, brackets and friezes, and often supported by simple timber posts or masonry piers. Favoured wall materials include roughcast render, face brick and timber shingles. Other general features of the Federation period include casement windows (opening outwards or inwards like a door) and the popular use of leadlight windows. Tenterden Street in Botany and Hardy Street and Johnson Street in Mascot, have some fine examples of bungalows.

Federation Queen Anne 1890-1915



Federation Queen Anne house, Mascot

The Queen Anne style was commonly used in domestic architecture.

Houses have a dominant roof form, usually a complex asymmetrical construction with terracotta tiles.

Verandahs have turned timber posts as well as brackets, balustrades and valances. One room is set forward towards the street and the verandah extends along the remaining frontage.

Federation Arts and Craft c.1890-c.1915

Many bungalows found in Daceyville are good examples of this style. They contain many features of the Federation bungalow but include design elements from the English cottage style which were used to give a homely and craftsman-like character.



Federation Arts and Craft cottage, Daceyville

The houses are set well back on the block with their front yards bound by hedging or low fences. Roofs feature gables with barges or parapets and tapering chimneys. Pebbledash stucco (roughcast) was often used on outside walls to give an earthy finish. Bay windows are also a feature and interiors of timber panelling and exposed ceiling beams were common.

Daceyville is of great heritage significance as one of Sydney's first garden suburbs (established 1912) and an early example of a planned approach to public housing built by the NSW Housing Board. The suburb has remained relatively intact and Daceyville's heritage significance was recognised by the National Trust of Australia in 1978.

California Bungalow 1915-1940

This housing style was popular between the two World Wars. They are commonly single storey houses built of dark reddish brown brick with red terracotta roof tiles, have a tiled front verandah and usually have the addition of a driveway and garage, signalling the arrival of the motorcar.

Some distinctive features of the California Bungalow style are broad multiple gables, a smaller verandah with square brick piers mounted with squat timber posts, a brick front fence with pillars and wrought iron railings or decoration, and wire entrance gates.



California Bungalow, Mascot

Spanish Mission c.1915-c.1940

The Spanish Mission style can be identified by the use of rounded arches - usually in threes. The columns used to support the arches can be simple heavy piers or twisted - a 'barley sugar' column. Other common features include curved terracotta roof tiles, wrought iron decoration often painted black, cream stucco rendering and colourful tile decorations. Palms were often planted in the garden. This style was used in many cinemas and flats built in the 1930s, which were often given Spanish names.



Spanish Mission style house, Mascot

Inter-War Art Deco c.1915-c.1940

The Art Deco style was a movement that looked to modern technology for its design elements. Buildings were often symmetrical with stepped silhouettes. Decorative features include straight lines (often three in parallel), geometric curves, zigzags, streamlined effects and stylised sculpture and lettering. Often there is a concentration of this type of decoration at the top of the building.



Art Deco style house, Mascot

Unusual materials such as chromium-plated steel, polished granite and coloured opaque glass were used. Statues or decorative sculpture was highly stylised and symbolic of speed, power, industry or progress. Stylised Art Deco lettering is common on public and commercial buildings.

Inter-War Functionalist c.1915-c.1940

The Functionalist style emphasised efficiency of function, clean lines and showed a complete break from the styles of the past. Common features included simple geometric shapes, light-toned bricks, flat roofs concealed behind parapets, ribbon and porthole windows.

The use of curved walls and port hole windows recalled the form of ocean liners and gave a nautical air to the buildings.



Inter-War Functionalist house, Botany

Post-War Period 1940-1960



Post-War Period fibro house, Botany

In the 1950s many fibro (asbestos cement) houses were built. It was cheaper than brick and an adaptable material which could be altered as styles changed. It was easy to nail fibro sheets to a timber frame and many people designed and built their own homes. There was a fashion for white fibro walls and red roof tiles until the mid-fifties. Afterwards many homes were painted in pastel colours such as cream, blue, pink and green. Fibro houses of this period are often built in low streamlined shapes, with rounded corners, horizontally-divided walls and corner windows.

If you would like to know more about how to work safely with asbestos visit www.workcover.com and look up the Code of Practice for the Safe Removal of Asbestos.

Australian Nostalgic 1960-c.2000



Australian Nostalgic townhouses, Mascot

This style is seen mainly in domestic buildings and often used by project home designers. Conventional houses are dressed up with motifs from a variety of past styles. The most popular styles are Old Colonial Georgian, Victorian Filigree and Federation Queen Anne.

The townhouse development pictured evokes some sense of the past Victorian Filigree style with its palisade style metal fence and metal verandah balustrade but avoids complete reproduction.

Late Modern 1960-c.2000

This style has been described as striving to capture the image of the computer and the space age.

Common characteristics can be seen in the sleek facades with principal building sections determined by simple geometry.



Late Modern apartments, 'The Tannery', Botany

This brochure has been produced to help identify some of the house styles commonly seen in the area. All photographs copyright of City of Botany Bay Council Library Service.

Books held in Council's Libraries

APPERLEY, Richard

A pictorial guide to identifying Australian architecture: styles and terms from 1788 to the present. R720.994/APP

CUFFLEY, Peter

Australian houses of the twenties & thirties. Q728.0994/CUF

Australian houses of the forties and fifties. Q728.0994/CUF

Chandeliers and billy tea: a catalogue of Australian life 1880-1940. Q690.994/CUF

Cottage gardens in Australia. 712.60994/CUF

The Federation catalogue: household life in Australia 1890-1915. Q994.032/CUF

EVANS, Ian

Caring for old houses. Q728.30288/EVA

Colour schemes for old Australian houses. 698.1/EVA

The complete Australian old house catalogue: where to get absolutely everything to restore an old building. Internet edition. Q728.0288/EVA

The Federation house: a restoration guide. Q728.30288/EVA

Getting the details right: restoring Australian houses 1890s-1920s. Q728.0288/EVA

Restoring old houses: a guide to authentic restoration. Q728.0288/EVA

FREELAND, J M

Architecture in Australia: a history. R720.994/FRE

GIBBONS, G S

Masonry renovation. R690.24/GIB

HEIMAN, J L

Rising damp and its treatment. R690.24/HEI

HERITAGE assessment guidelines. R363.6909944/HER

HOME delivery [videorecording]. VC347.94/HOM

LUCAS, Clive

Conservation and restoration of buildings: preservation of masonry walls. LH693.1/LUC

Conservation of roofs. LH721.5/LUC

MOORE, Robert

Australian cottages. Q728.370994/MOO

NATIONAL TRUST OF AUSTRALIA (VICTORIA)

Fences and gates c 1840-1925: a guide to identification, conservation and restoration of historic fences and gates c1840-1925. LH717/NAT

PICKETT, Charles

The fibro frontier: a different history of Australian architecture. 721.0445/PIC

STAPLETON, Ian

How to restore the old Aussie house. Q728.30994/STA

STAPLETON, Maisy

Australian house styles. Q728.370994/STA

TROPMAN and TROPMAN

Botany Heritage Study... for Botany Bay City Council. LH363.69/BOT

VULKER, Judy

Studying Australian architecture. R720.994/VUL

Council Codes

Botany Local Environmental Plan (LEP),
1995 plus amendments

Daceyville Garden Suburb Heritage Conservation
Area DCP No.36, 2003

Energy Efficiency DCP, 2000

Heritage Conservation DCP No.37, 2003

Houses and Ancillary Structures DCP No.38, 2003

Landscape DCP No.32, 2003

Copies are available at the Council's Customer Services counter, Coward Street, Mascot. Council staff, in particular the Heritage Planner, are also happy to assist. It is recommended that you make an appointment to save your time.

Some useful websites

- **Australian ICOMOS**
(includes the Burra Charter)
<http://www.icomos.org/australia>
- **Australian heritage directory**
(this site includes Australian Government and non-Government agencies and some international sites)
<http://www.heritage.gov.au/otherorgs.html>
- **The National Trust of Australia**
(including State branches)
<http://www.nationaltrust.org.au>
- **NSW Environment Protection Authority**
<http://www.epa.nsw.gov.au>
- **Heritage Council of NSW**
<http://www.heritage.nsw.gov.au>
- **Ian Evans World of old houses**
<http://oldhouses.com.au>

Finding out more about our heritage

If you would like to find out more about our history and heritage, why not consider joining the Botany Historical Trust. Membership is free and the Trust has an interesting annual programme of guest speakers and excursions.