

# Artarmon's conservation area: general tips for renovating and extending Federation and Inter War (California) Bungalow homes

by Marianne Nestor

Artarmon is outstanding for its early 20thC intact streetscapes. Our Federation and Californian Bungalow houses and the original subdivision pattern are distinctive and attractive and relatively unchanged since first laid down.

The National Trust recognised the suburb's special features by listing Artarmon on their Conservation Register in 1989 and Willoughby City Council (WCC) followed in 1995.

**Does Conservation Classification improve property values?** Absolutely. Artarmon house prices have been on the rise for many years. And sympathetic restoration and retention of original features is an important asset in property marketing.

**How will living in a Conservation Area affect my extension/alteration plans?** Maintaining the heritage qualities of Artarmon's homes does not limit innovative 21st C design solutions or contemporary style. Generally, alterations/extensions should respect Artarmon's heritage by ensuring that new work maintains the significance of the area, including streetscapes and landscapes and the distinctive character that these impart to the suburb.

**What are the most important features of the 'look' of the streetscape to retain?** WCC controls development applications to ensure that, in undertaking alterations or extensions, new construction or subdivision, heritage significance is retained. Some of the

most important considerations are:

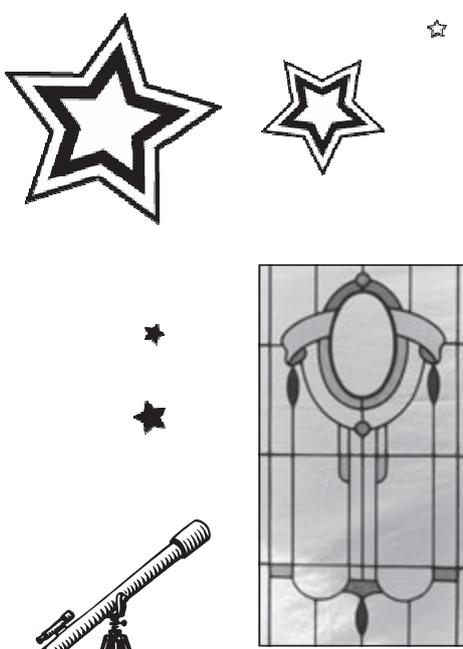
- **Scale** – the size, shape and proportion of the new development should harmonise with the streetscape. Alterations and additions should not be visible from the street.
- **Second storeys** – retain the single storey character of the area, as viewed from the streetscape. Two-storey development is generally inappropriate as it ignores the established pattern of scale and dominates surrounding buildings. Building within the roof or basement is usually acceptable.
- **Garages/carports** – minimise the visual impact of garages, carports and driveways on heritage streetscapes. A single garage at the side (behind the building line) or rear is usually acceptable.
- **Fences** – provide fencing that reinstates the original form of fencing. New development should be consistent with the established patterns of the street.
- **Windows and doors** – retain original elements including leadlights and timber casement or sash windows.
- **Exterior finishes** – retain the characteristic palette of materials of the area, particularly the face bricks, bases, painted trims and roof tiles. Rendering and painting is not permitted on existing unpainted surfaces. Roof materials and wall surfaces are particularly critical eg Federation homes are generally red-brown brick with unglazed terracotta tiles.

Bungalows are generally brown to liver brick with red or brown terracotta tiled roofs.

## Where can I get more information?

- **Willoughby Development Control Plan (WDCP)** - should be read by anyone planning new work. It provides detailed guidelines and environmental standards for new development which need to be considered in preparing a Development Application. It is available free online at <http://www.willoughby.nsw.gov.au/WDCP.html> or at Council's libraries. Part H makes particular reference to Artarmon.
- **Council's Heritage Architect** - provides free pre-planning advice and is available on (02) 9777 7678.
- **Willoughby library** – the local history librarian can help you research your property. The library also holds a large collection of general material for reference. Contact the local history librarian on 9777 7900 or search the library's catalogue on <http://www.shorelink.nsw.gov.au/>.
- **Heritage Consultants and Architects** – a list is available from the Department of Planning, Heritage Branch at [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) or on (02) 9873 8500.

**To summarise:** Artarmon is special because of its sense of community and the original, largely intact early 20thC streetscapes. These special qualities are probably the reasons you chose to live and invest here. Renovating within Council's guidelines will protect your investment and protect the suburb.



## LEADLIGHTS BY STARLIGHT

**Artarmon Progress Association's biggest event of 2009: An evening of leadlight and starlight gazing.**

- \* Sunday 5 April, 2009 from 6.00pm to 8.30pm
- \* For the adults a guided walk through the streets of Artarmon to see some superb examples of our suburb's leadlights.
- \* Especially for the children (but everyone is welcome) ARTY will be hosting some fun activities including star gazing with our special Astronomy guide Christie Nelan from Sydney Observatory.
- \* For everyone, we start with refreshments at the Artarmon library and a photographic exhibition of fifty of our glorious Art Deco and Art Nouveau leadlights.
- \* Cost \$5 singles and \$12 per family includes refreshments, tour and ARTY fun activities.

Bookings are essential. Call Marianne Nestor on 94193925 or email [nestor@bigpond.net.au](mailto:nestor@bigpond.net.au)

Don't forget to bring a torch!!