

Draft Heritage Data Form

Blue Mountains Heritage 2016

ITEM DETAILS						
Name of Item	North's Estate Heritage Conservation Area (Local ID: K171)					
Other Name/s Former Name/s						
Item type (if known)						
Item group (if known)	Conservation Area					
Item category (if known)						
Area, Group, or Collection Name	North's Estate					
Street number						
Street name						
Suburb/town	Katoomba				Postcode	2780
Local Government Area/s	Blue Mountains					
Property description						
Location description	Refer to curtilage map					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Private					
Current use	Residential					
Former Use	Residential					
Statement of significance	The North's Estate Heritage Conservation Area is historically significant for the evidence it provides of the earliest phase of European occupation of the Katoomba area in the mid-late 19th Century. It is also significant for its association with mine owner and entrepreneur John Britty North who lived in the area and subdivided the northernmost part of his property for residential development in 1883. North's Estate is in two sections on either side of the steep gully at the head of North's property where it met the highway (Bathurst Road). The larger area surrounds his family home near Bathurst Street, and the smaller is sited on the small ridge extending west from Cascade Street near the Carrington Hotel. The subdivision of North's Estate was released in the same year (1883) as the Crown released the Village of Katoomba on the northern side of the railway line. North's subdivision was a success and the scatter of earlier houses, shops and an inn were demolished and replaced by houses, many of which make a significant contribution to the HCA through their fabric and aesthetic heritage values. Evidence of North's skill in site planning remains legible through his use of a sophisticated contour-					

Draft Heritage Data Form

Blue Mountains Heritage 2016

	based street layout to counter the steep local topography and maximise viewing opportunities from each site, an initiative that has allowed the two precincts to sit comfortably within their landscape settings without the need for extensive earthworks. Most streetscapes contain a rich variety of building styles and types, reflecting the rapidity of change in architectural fashions in the period 1880-1940. The Bathurst Road precinct is distinguished by notable examples of substantial homes interspersed with Victorian and early 20th century cottages. J.B. North's home is positioned prominently at the bend in the streetscape of Walgett Street. Its form can still be interpreted although its detailing has been lost under a heavy Inter-War façade. Architectural typologies are representative of those found throughout the villages of the Blue Mountains and include some fine examples of the period. One property (194-196 Bathurst Road) is rare local example of a very good two-storey Victorian Italianate villa. traditional character with most houses intact or, if altered, they have retained the essential characteristics of their original form. Examples of unsympathetic additions are comparatively rare, although they do include the addition of an aesthetically and historically incongruous façade to J.B.North's house in Walgett Street. This façade appears to have been applied and the original house has retained its original roof form and the original form may be recoverable. The historical association with J.B. North is enhanced by the survival of his family home in Walgett Street, albeit hidden behind the unsympathetic addition of a free-standing façade. North was an important figure in the development and promotion of the Australia coalmining industry and was also a locally significant industrialist who was responsible for establishing the coalmining industry in the Kanimbla Valley immediately south of Katoomba. The physical link between North's house and his mine remains interpretable through the open space along the gully leading to Katoomba Falls (not within the HCA). The topography of the two precincts within the Estate is steep and continues to play an important role in determining the aesthetic heritage values of the HCA, with many roads being divided by retaining walls and the base of dwellings being built up on the 'low' side of the lot to allow the property to sit flush with the natural ground level.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	Multiple
Builder/ maker	Multiple
Physical Description	This small precinct is physically remote from the centre of Katoomba today and is unusual in the way that it includes relatively few properties that service the tourist industry, demonstrating instead the characteristics of a small residential area. The subdivision includes the Bathurst Road, Walgett, Kamillaroi and Murri Street precincts. North's subdivision extended around the edge of his holdings and is notable as one of the earliest offered on the southern side of the Bathurst Road, being advertised in 1883, the same year that the subdivision of Katoomba North was first offered. The subdivision pattern and road layout responds to the steep local topography. Each precinct includes a road that loops to follow the main contour of the spur on which the subdivision is built before re-joining the main roads of Bathurst Road/Cascade Street. Each also includes a cross-road that provides access to the centre of the loop. The layout of the lots responds to the subtleties of the topography rather than a strictly geometric pattern. This means that opportunities for access to views are maximised. Both subdivision and lot layout is substantially intact, with re-subdivision largely limited to boundary adjustments.

Draft Heritage Data Form

Blue Mountains Heritage 2016

	All except four of the houses that existed in the precinct in 1943 have survived, with the remaining lots infilled by development from later periods. This later infill is generally unobtrusive and does not detract from the aesthetic or historic qualities of the original streetscape. The character of the residential development is low-scale and most buildings are modest, with no formal guesthouses or residential hotels of the type of scale that are found throughout the main spine of the town. Further research would be required to determine if any of the properties were used as holiday rental properties or guesthouses. The eastern end of the Bathurst Road streetscape includes commercial land uses, most of which are located in new buildings, either infill or built following the demolition of earlier buildings. Several early houses have survived within the precinct, including one which the 1883 subdivision plans annotate as North's own cottage (number 29). Although on first inspection this property has been heavily and unsympathetically altered by the construction of a heavy rendered masonry parapet wall across the front of the house and also over the driveway area; more careful inspection reveals that what appears to be the early kitchen block is still in situ to the rear (on the Bathurst Road side) and also that the rendered wall is a separate element to the fabric of the cottage. Most of the development in the HCA consists of modest cottages and houses that are representative of their era. The typologies most commonly found in the area include the simple symmetrical Victorian cottage (hipped or gabled), simple L-plan Edwardian cottage, Federation house with return verandahs and Inter-War bungalow in both the Sydney-style and designed variations. Later infill is mainly 1970s style project homes with a recent large infill at the south-eastern end of Buti Street. Almost all structures are a single storey in height, with the main exception being the two-storey Victorian Italianate villa at 196 Bathurst Road and a mid-late 20th Century pseudo-Dutch style with a second level of accommodation within the steeply pitched roof form. Common additions are typical of those seen in the villages and towns of the Blue Mountains, including the conversion of roof space for an attic bedroom with dormer window and extensions at ground level to the rear to provide family living spaces. Land falls steeply from the Bathurst Road, and the streets to the south provide spectacular views over the landscape to the south and over North's valley to the main Jamison valley beyond. Access to these views from the public domain remains possible via the side setbacks between the houses and in places from the street. The lower areas are accessed by split-level roads, a characteristic response to the topography in the towns of the Blue Mountains. Murri, Warriga and Kundibar Streets have a similar character to Walgett and Wells Streets, with a range of more modest built forms, mainly late Victorian/early 20th century cottages and small houses, plus examples of later styles and periods. Many of the properties along the Bathurst Road include well-established gardens that add significantly to the aesthetic qualities of the precinct, particularly when viewed from the recently upgraded Great Western Highway. Few of the houses to the southern streets have significant gardens, reflective of the relatively small lots, modest development and their situation near the top of the ridgeline with little runoff water available. Minimising planting to prevent view obstruction may also have influenced garden layouts. The 1943 aerial photographs reveal that only the houses on Bathurst Road at its intersection with Gundar Street had substantial gardens at that time, the remainder being essentially barren (most likely lawn grass) with scattered plants. Wells Street has a more bushland character, although it also has a strongly directed and unexpected industrial vista when looking south-east along Buti Street to the chimney stack and rear elevation of the Carrington Hotel, contrasting with the expansive natural panorama available to the south-west from the same position.
Physical condition and Archaeological potential	Not investigated, but the location of at least some of the pre-1883 structures along Bathurst Road are shown on the subdivision plan and have significant archaeological potential. The area in the vicinity of the settlement has the potential for archaeological deposits related to the use of this area.

Draft Heritage Data Form

Blue Mountains Heritage 2016

Construction years	Start year	1870	Finish year		Circa	☒
Modifications and dates	Many properties have been altered over the years. Common modifications include: • Replacing weatherboards with new weatherboards • Adding or replacing corrugated iron roof cladding with Decramastic imitation tile roof sheeting. • Additions to the rear. • Creation of sunrooms to northern and/eastern elevation • Addition of attic accommodation with dormer windows. • Replacement of original fence with timber picket fence and construction of an arbour entrance feature. • Establishment of a garden in the mid-20th Century.					
Further comments	The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA. Further research may also alter, enhance or replace the heritage values demonstrated by the area. The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.					

HISTORY	
Historical notes	Katoomba is the largest and most intensively developed town in the Blue Mountains, providing the civic, commercial and tourist focus for the area. It was also one of the last to be established as a town, although the first permanent settlement was established in the 1870s when coal and shale oil mining industries were established in the valleys to the south by John Britty North. North was one of the most significant and influential figures in Katoomba's earliest phase of development. He purchased the land from Montague Levey and established what became the Katoomba Coal and Shale Company in the late 1870s. He opened mines at Narrow Neck and then Ruined Castle, both of which were at the southern end of his holdings and built several cottages for miners at the upper end of his land near the main western road. The Ruined Castle seam in particular was renowned as a producer of high quality coal. North's 1879 coal haulage system up the steep incline near Orphan Rock eventually became today's 'scenic railway'. Small villages evolved near the base and top of the escarpment to provide accommodation for the miners, and over the next 15 years a string of small businesses servicing the small local community working in North's mines and travellers on the western road were established on North's land along the road to Bathurst. These included a store, a butcher, a sawmill and even a small school. North also built his family home, a substantial cottage at the head of his land near the group of buildings. Goods trains stopped to take on loose stone ballast (hence the early name for the area as "The Crushers"); but no station existed. The scattered pattern of development along the main road changed rapidly with the opening of the formal station in 1891. North subdivided three small sections of his land and offered them for sale in 1883 as 'North's Estate', the same year that the Crown released the Village of Katoomba on the northern side of the railway line. Sales were good, and the earlier buildings were demolished as the lots were developed. North's original cottage has survived behind an unsympathetic false façade added in the Inter-War period. The original subdivision of the upper part of North's land extended to the western side of the mine's railway but this area was not successful and has now been extensively overwritten by later development.

Draft Heritage Data Form

Blue Mountains Heritage 2016

THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Developing local, regional and national economies	Mining	Activities and places associated with the identification, extraction, processing and distribution of mineral ores, precious stones and other such inorganic substances
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	John Britty North's subdivision provides evidence of the pattern of development in Katoomba. It is one of the few early subdivisions that was laid out to respond to the local topography. It includes J.B.North's family home at 29 Walgett Street which pre-dates the subdivision and has the potential to be one of the earliest surviving structures in Katoomba. Historical role in the development of Katoomba. North's subdivision was one of the earliest in Katoomba (1883) and was established at the head of the access to his mine. Its relative success is demonstrated by the sale and development of almost all lots within a relatively brief period when compared with the slower pace of development in the formal Village to the north of the railway line. The subdivision sits on the edge of the steep hill that falls from the adjacent Bathurst Road into the valley that leads to North's mines. The valley remains substantially undeveloped and continues to demonstrate the essential spatial qualities of the original cultural landscape. The area is characterised by a very good collection of late 19th and early 20th Century dwellings. The built forms are substantially intact and continue to demonstrate the qualities of late 19th Century residential architecture. The area is sited adjacent to the original Bathurst Road, which follows its original alignment in this section. The subdivision patterns, streetscape qualities and most built forms are still able to be read, having survived without significant alterations. Subdivision pattern. The streets of North's subdivision were laid out to follow the local contours. The southern precinct, Murri Street, was located on a small spur, which allows the properties to enjoy excellent views over the surrounding landscape. This careful attention to the form and configuration of subdivisions is notable for its contrast with the patterns seen throughout most of the Blue Mountains, which were more usually a standard grid pattern overlaid on the topography in an apparently arbitrary manner. The alignment is likely to have been adopted in response to the difficult local topography and not in response to planning principles. It does however represent an innovative solution to the problem of building on the steep slopes of the Blue Mountains. The non-grid pattern of lots further demonstrates this response to the local topography and opportunities for high quality local views that were likely to have played a role in the success of the development relative to that of the concurrent release of the Crown Village on the northern side of the railway line.

Draft Heritage Data Form

Blue Mountains Heritage 2016

	Consistency and quality of built forms. The built forms in the subdivision are generally of very good quality and demonstrate the importance placed on streetscape presentation along main roads in the late 19th Century. Most properties are good examples of their architectural style and provide evidence of popular taste in the community in the late 19th and early part of the 20th century. Almost all of the houses that existed in 1943 have survived in substantially intact form, and alterations and additions are generally relatively modest, although JB North's own house has undergone substantial alterations to the front façade (verandah area). Patterns of infill development. The HCA includes examples of later Infill development. This was built mainly on sites that had remained vacant since original subdivision. The distinctly different built forms and materials of this infill allows it to read as a separate layer that still allows the historical pattern of development in the area to be interpreted. Land uses. The development in the area is mostly residential in character and, with the exception of commercial development at the eastern end; it does not provide tourist accommodation or facilities.
Historical association significance SHR criteria (b)	The Area demonstrates a strong association with one of the most important figures in the early settlement of the Blue Mountains; mine owner John Britty North. The subdivision was formed by the subdivision of J.B. North's property and includes his family home. J.B. North was the instigator of the early development of the area through his ownership and operation of a shale oil kerosene mine at the bottom of the same valley. He was also a significant figure in the NSW coal mining industry. North's house was located within the Estate and documentary and preliminary physical evidence suggest that the house and outbuildings have survived at 29 Walgett Street.
Aesthetic significance SHR criteria (c)	The precinct responds to the local topography which allows good local views along the streetscapes. These include both serial views that unfold whilst moving through the precinct, vistas of a quality that is rare in the developed parts of Katoomba; and distant panoramic views over the Kanimbla Valley to the south-west. The precinct provides evidence of the changing patterns of aesthetic values in development in the Blue Mountains in the late 19th and early 20th Century for the following reasons: Subdivision pattern. The subdivision pattern of development is irregular and responds to the curving streetscape patterns, creating serial streetscape views and facilitating opportunities for close and distant views from each property. Streetscape qualities. The streetscapes within the North's Estate HCA are clearly differentiated from each other and from the surrounding area. Their common underlying configuration of an outer loop road attached to the main road with internal connecting streets has facilitated the cohesive aesthetic character within the area with a clearly expressed overall consistency in the scale, form and siting of individual buildings. Verges are generally soft with a footpath on one side of the street only. The verge to Bathurst Street is fully surfaced, reflecting its historic status as the main road. Bathurst Road is characterised by its very good examples of vernacular building styles of the late 19th and early 20th Centuries including an example of a two storey simple Italianate Villa, a style that is very rare in the Blue Mountains. This property is located in a prominent position on the Bathurst Road opposite the railway line. The public domain plays an important role in defining the character of this streetscape due to the sweeping alignment of the road and the siting of the buildings well above the road on the natural platform created by the main ridgeline followed by the road and railway. Walgett Street displays a more modest character, with smaller houses set close to the road with minimal distance between many buildings. Although unsympathetic, the applied façade of JB North's

Draft Heritage Data Form

Blue Mountains Heritage 2016

	house is an aesthetically distinctive element in streetscape views. The lowest street of this part of the estate is Wells Street, which is a very narrow street with a modest, semi bushland edge character which is enlivened by the excellent distant views over North's valley to the south and also the vista to the semi-industrial rear elevation of the Carrington Hotel to the south-east. The streetscape of Murri Street also contributes to the aesthetic heritage values of the HCA, with sandstone-faced split-level roadways separated by traditional timber arris fencing in places. It features quality houses that are good and representative examples of their architectural style. Many of the houses in this part of the HCA have undergone extensive alterations and additions to facilitate the capture of the views from the properties, but the overall character remains one of a simple, traditional streetscape on the edge of the bushland. As a group they create a strong sense of place that helps to define the aesthetic character of their streetscape. Fences are low, visually transparent and are generally appropriate for the period of development. There is relatively little evidence of gentrification or reworking of historic fabric. Consistency and integrity of built forms. The buildings in the area include a good range of typologies from the main period of development (1880s to 1940s). Although many houses have had minor alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape. Gardens. Several properties in the area have very good gardens that are a feature of the streetscape, and most have a mature garden, featuring cool-climate or native plantings. The relatively small lot sizes and narrow proportions mean that many houses are, atypically for the Blue Mountains, built almost boundary to boundary with little space available for side gardens that do much to establish a strong vegetated setting for a property. In such cases the quality of the front garden planting and mature trees in the rear garden area become particularly important. Many of the early properties have planted and maintained gardens that are now well-established and contribute positively to the streetscape and cultural landscape values of the area. Other properties are on relatively small lots and have limited space for the establishment of a large garden. Several vacant lots are overgrown with vegetation.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	The area in the vicinity of Bathurst Road was the site of some of the earliest known structures in the Katoomba area and has archaeological research potential including fabric associated with earlier buildings and relics associated with the use of the area since the mid-to late 19th century.
Rarity SHR criteria (f)	The North's Estate HCA includes physical evidence of development that predated the main settlement of Katoomba (J.B.North's house at 29 Walgett Street). It is also a substantially intact and clearly expressed example of a late 19th century subdivision pattern that responded to topographical constraints and opportunities that remains clearly evident in the fabric and streetscapes of the HCA.
Representativeness SHR criteria (g)	The North's Estate HCA is representative of the early private subdivision and development of land in the upper Blue Mountains. It includes many good-quality examples of the representative typologies of suburban development in the Blue Mountains.
Integrity	The integrity of the area is good. The original subdivision pattern is intact, most houses remain legible

Draft Heritage Data Form

Blue Mountains Heritage 2016

	to their original typologies and alterations and additions are generally consistent with these original typologies. The integrity of JB North's house is mixed. A visually prominent façade has been added to the front veranda but the original form of the building including chimneys et cetera appears to be intact. Aerial photographs also suggest that outbuildings are also extant. Most infill development has occurred on sites that had remained vacant following the 1883 subdivision. Only two buildings in the Bathurst Road precinct and to in the Murri Street precinct have been demolished since 1943.
--	--

HERITAGE LISTINGS

Heritage listing/s	Blue Mountains LEP 2005: Period Housing Area
	Blue Mountains LEP 2015: Heritage items: 194 to 210 Bathurst Road

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Plans	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au
Aerial Photograph	N/A	Aerial Photograph of Katoomba	1957	Blue Mountains City Council

RECOMMENDATIONS

Recommendations	Note that the conservation of the heritage values of the North's Subdivision should focus on the public domain and the street presentation of dwellings. The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape. Retain low density residential zones;
------------------------	--

Draft Heritage Data Form

Blue Mountains Heritage 2016

	• Retain the existing street layout; • Retain the existing subdivision pattern; • Encourage the retention and conservation of significant buildings and gardens; • Ensure that any additions are of a form, scale, location and detailing compatible with the original house; • Adapt built forms to the natural topography. Do not introduce cut and fill in new work; and • Do not allow infill development of unsympathetic scale, form, materials or siting. • If development is proposed on a site that includes an early structure shown on the 1883 subdivision plan and will include disturbance of the ground, require an archaeological assessment as part of any development proposal. • Investigate the heritage significance of J.B.North's house at 29 Walgett Street and its original outbuildings for potential listing as a locally significant heritage item (notwithstanding the aesthetic impact of the interwar façade treatment).
--	--

SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Robyn Conroy	Date	20.1.18

Draft Heritage Data Form

Blue Mountains Heritage 2016

IMAGES - 1 per page

Image caption	Extract from the flyer advertising the subdivision of North's Estate in 1883. The plan shows the location of many earlier buildings along the Bathurst Road including an inn, school, stores and two butcher shops. It also shows the location of North's original house, which has survived in what appears to be a substantially intact condition, notwithstanding an incongruous false façade wall to the street elevation. http://www.nla.gov.au/apps/cdview/?pi=nla.map-lfsp1175				
Image year	NA	Image by	NLA	Image copyright holder	NLA



Draft Heritage Data Form

Blue Mountains Heritage 2016

IMAGES - 1 per page

Image caption	Detail showing the location of J.B. North's house on Walgett Street and the other pre 1883 buildings in the precinct. http://www.nla.gov.au/apps/cdview/?pi=nla.map-lfsp1175				
Image year	NA	Image by	NLA	Image copyright holder	NLA

