

Treasures of the Outlook Estate

Why this area is important to the City of Ryde in the Year of the Built Environment

121 lots in the Outlook Estate was offered for sale in 1929 by T M Burke Pty Ltd.

Outlook Estate
EASTWOOD
(Municipality of Ryde)

BELEVUE AVENUE
TRILAWNEY ROAD
CHATHAM ROAD
BUENA VISTA AVENUE
BURMAH ROAD

View of Outlook Park
This view is one of the finest in the City of Ryde. It is a beautiful view of the Outlook Estate, showing the Outlook Park and the Outlook Estate buildings.

Close to Station, Electric Train, and Shopping Centre
This is a beautiful view of the Outlook Estate, showing the Outlook Park and the Outlook Estate buildings.

INSTALLMENTS
The Outlook Estate is a beautiful view of the Outlook Estate, showing the Outlook Park and the Outlook Estate buildings.

TORRENS TITLE Building Co-operative
This is a beautiful view of the Outlook Estate, showing the Outlook Park and the Outlook Estate buildings.

ONLY 30 MINUTES FROM THE CITY
This is a beautiful view of the Outlook Estate, showing the Outlook Park and the Outlook Estate buildings.

T. M. BURKE Pty. Ltd.
279 George Street, Sydney

Promotional materials emphasised “healthy home sites of unrivalled beauty” and proximity to Outlook Park. Hence the name of the Estate.

The Great Stock Market crash of that same year however stalled any building. The 1930s Depression also hit the building industry causing a sharp downturn in production of building materials, particularly bricks.

Building increased on the Outlook Estate from the mid 1930's. This coincided with the recovery of the building industries and the privatisation of the State Brick Works in 1936,

bought by a brickmakers consortium that included Austal Bricks. Despite this, only 14 houses had been built when World War Two erupted in 1939.

In the wake of the “phoney war” of 1940 there was a mini building boom. This came to an abrupt halt when the Japanese bombed Pearl Harbour in December 1941, and hence a direct inherent threat to Australia. The focus of industry sharply focused on “the war effort” to manufacture all things military. Government decree limited both monetary value and amount of building materials that could be used in domestic houses, which continued into the 1950s. This lack of materials is illustrated by the number of houses built in the Outlook Estate immediately after the war - 13 by 1949, with another 10 in 1950.

The Garden Suburb model

The Council of the day was determined to avoid the overcrowding that had been part of the development of suburbs closer to the city.

Another key point is that the Outlook Estate was influenced by the ‘garden suburb’ movement, Haberfield being Australia’s earliest example.

The influence of this movement can be seen in the



- natural curve of the streets
- extensive use of trees and
- standardised front building line
- consistent side set backs and spaces between the dwellings

The lots of the Outlook Estate are consistent with standards of the day, the median size being about 650 square metres, and tend to be narrow but deep. With set front building lines averaging about 9.5 metres, most lots display reasonably spacious front gardens and larger rear yards.

A covenant was attached to each lot land title. This required that all dwellings had to be built of brick and the cost more than £750 equal to about \$34,300, when the average weekly wage was £4.14.6 equal to about \$223.90 This was a lot of money and elsewhere throughout the 1930s, 40s and 50s many people used the then new wonder material ‘fibro cement sheet’. Houses constructed in brick in the Outlook Estate meant that this was indeed a prestigious locality.

Why is the Outlook Estate important?

The Outlook Estate is important to the built environment of the City of Ryde as an example of consistent building forms combining to produce highly intact harmonious streetscapes.

The charm of the Outlook Estate is enhanced by its hilly terrain - from level sites to houses built above or below street level. The challenging terrain influenced and brought about early examples of suburban housing designed to respond to natural topography.

The Outlook Estate demonstrates the eclectic range of influences that acted upon domestic architecture in Sydney over the period 1929-1961. With few exceptions the houses were constructed within this 40 year period and are substantially intact.

The Outlook Estate has strong aesthetic appeal derived from consistency in

- building forms
- covenants that produced quality buildings,
- the variety of brickwork used,
- single houses
- each lot with generous side setbacks
- to ensure privacy and retain garden space in-between the houses
- vistas enjoyed from its higher points over the Cumberland Plain

The Outlook Estate not only has historic and aesthetic values, but it can teach us about the development of the 'Aussie home' during the middle part of last century. Thus the Outlook Estate also demonstrates technical and social values.



House styles:

The range of architectural styles used on the Outlook Estate has significance for their ability to reflect the economical, political and cultural climate of Sydney between 1929 and 1961.

As deliberately intended by consistent use of similar building materials, setbacks and house proportions, these requirements resulted the Outlook Estate having a homogenous appearance. This does not mean that the houses are all the same. Indeed as the pattern books of the era show, there is a range of styles and plans. Another aspect of consistency is use of hipped roofs that give a rhythm of similar sized forms along the streets. Integral to house designs was detailing of specific elements on the houses and gardens, including the front fence.

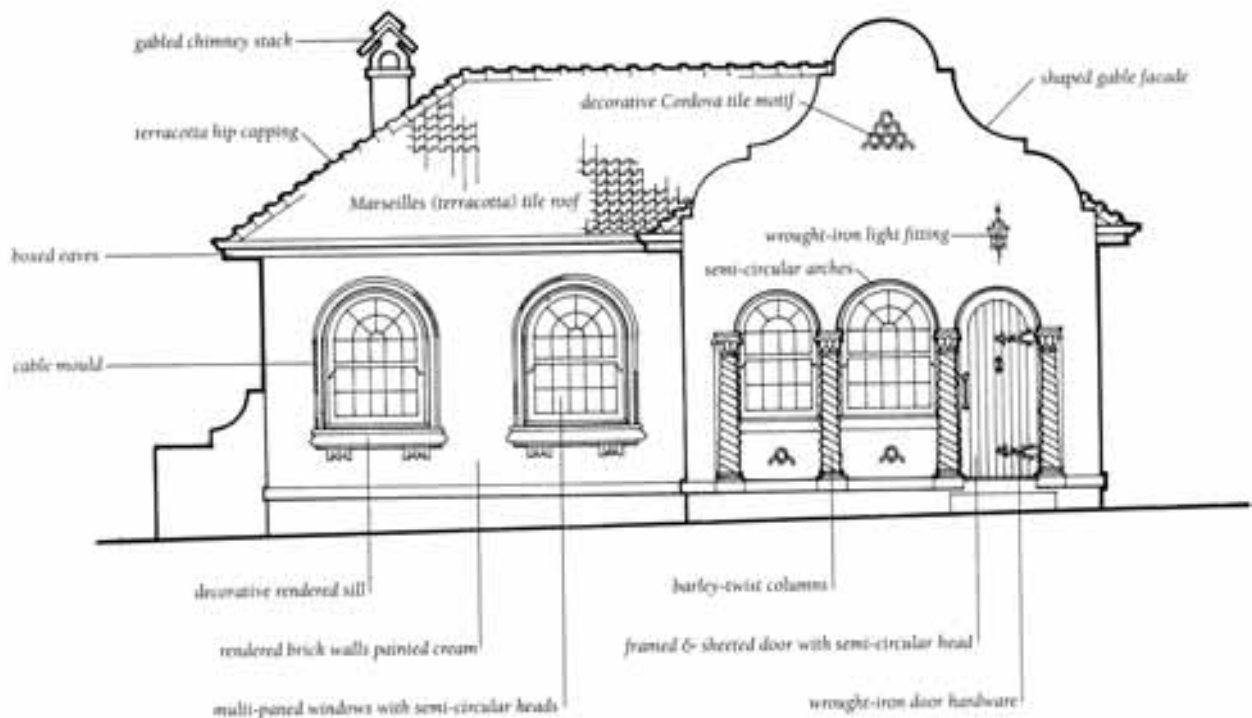
Stripped Californian Bungalow



Many of the bungalows display skilled and well executed brickwork, sometimes atypically using contrasting lighter brick with darker brick on a verandah pillar or the use of relief brickwork.

- Single storey
- Double or triple fronted
- Low pitched roofs and gables (on the estate gables have largely been replaced by the hipped roof style).
- Lead light windows
- Informal lawns and gardens
- Straight paths of brick, crazy paving or ochre tints cement.

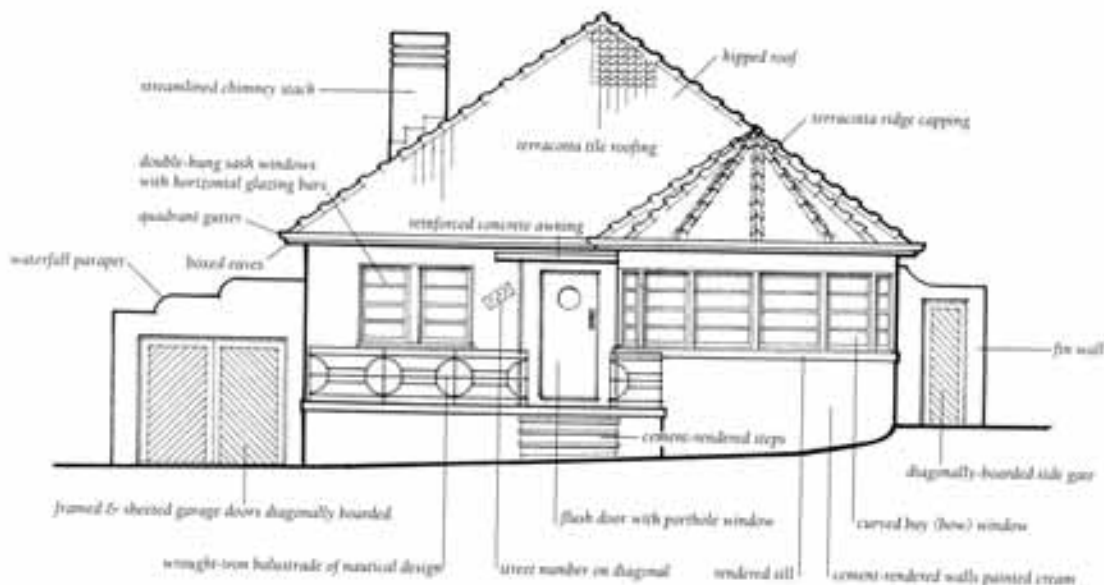
Hollywood Spanish Mission



Australia during the 1920s and 1930s was not immune to cultural propaganda coming from California. This style reflects the romance of the American movie star transported into Australia via films and magazines. This style was used not only for houses but also for cinemas and service stations

- round headed arches
- supported by plain or 'barley twist' columns
- some ornamental wrought iron

P&O Style Cottage circa 1938



As the giant liners steamed into Australian harbours in the 1930s, their porthole windows and massive curved funnels were echoed in new buildings. International travel however remained a luxury

- Porthole windows
- Wrought iron railings – designs may be unique to one dwelling
- Metal framed windows
- Curved walls

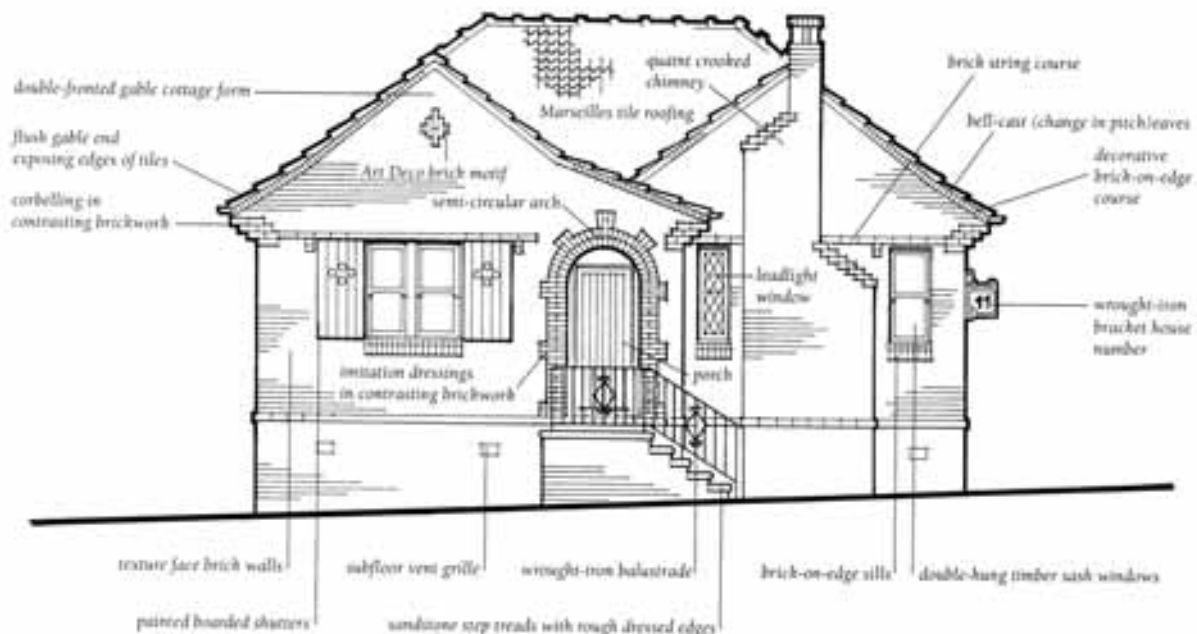
Interwar Austerity (post Depression)



The scarcity of building materials, especially bricks, and financial hard times are evident here. The steep lots, the side entrance also eliminated expenditure on constructing steps and entry verandahs

- No verandahs
- Side entries and minimal interior circulation corridors
- Windows in sets of three
- Reduced eaves under hipped roofs
- Garages built under houses

Stock broker Old English



In the 1930s strong visual imagery was all that was important and used to ‘advertise’ affluence of the new moneyed classes, carrying connotations of instant respectability. Nostalgia for ‘Old England’ was also symbolic of ties to ‘the mother land’.

- Asymmetrical presentation
- Textured, clinker or heeler bricks
- Corbelled, herringbone pattern and proud decorative brickwork
- Port couche and side entries
- Modified mock half timber
- Tall chimneys

Interwar Austerity detailed



- Some details of Spanish Mission style, brick arches, decorative Cordova tile capping and twisted column supports (see photographs)
- Modified “stockbroker tudor”, false half timbering, herringbone brick work and tall chimneys
- Porthole windows
- Square convex glass paned windows
- Wrought iron railings – designs may be unique to one dwelling

Post World War Two Austerity



There was a huge demand for housing after World War Two, but there was a shortage of building materials and financial limitations.

Houses were

- L shaped
- Red brick
- Hipped roof
- Little or no decoration
- Use of mass produced components

Post War Moderne

Appearing in the early 1950s, the moderne house was an 'essay in geometry'. It demonstrated the hopes and dreams of reconstruction in peacetime.

- Flat roofs with wide eaves
- Simple unadorned facades
- Large aluminium framed windows
- Glass divided into rectangles
- Geometric patterned garage doors

Interiors

Due to restrictions on building materials, house plans sought every economy in their use of space. Note in the pattern book plans that hallways are minimal. Also note the location of the bathroom. Unlike pre World War One house plans, the bathroom has moved into the centre rear of house, but still the norm was for a separate toilet. Popular colours were pastel pink and pale green.

In Ryde most houses were built with a bathroom but many still had an outside toilet until the sewerage was connected in 1956

The interiors here show what was considered to be the 'height of fashion' in circa 1951 – note the metal framed furniture, the set of flying ducks on the wall over the fire place built of small bricks AND twin beds in the main bedroom – as this was how married life was portrayed in the movies !



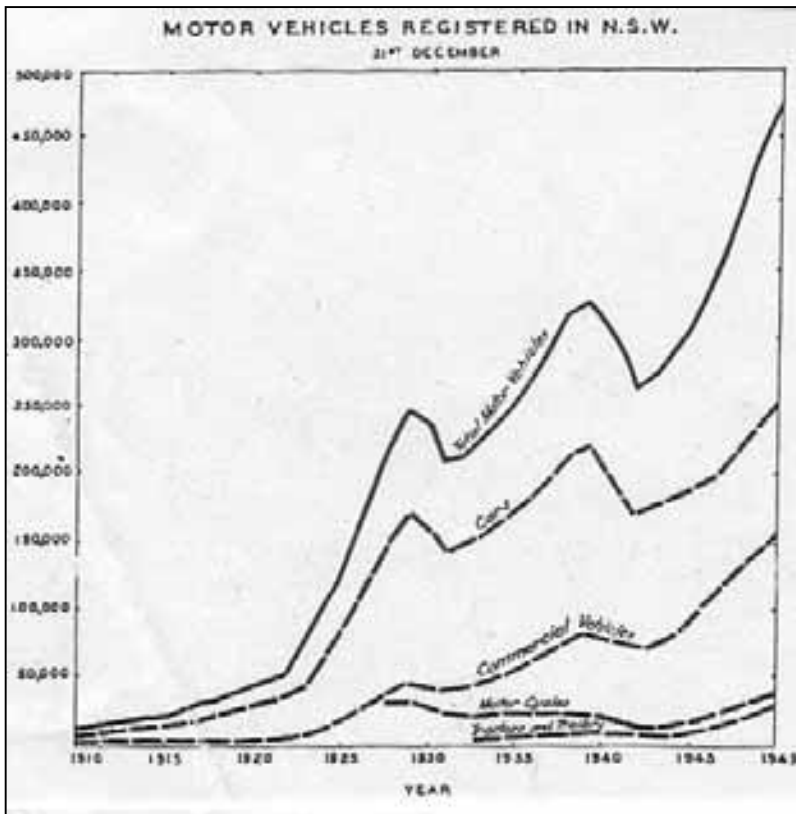
A garage was a status symbol



One of the most interesting developments of the Outlook Estate is the appearance of integrated garages, usually under houses built on the steeper blocks. By Association with the car, driveway strips with grass in-between and garages were status symbols and are an indicator of the relative prosperity of the people who built these houses.

On level sites 'motor houses' were located behind the house and many still retain timber bi-fold doors with small glass panes.

In 1901 there were just 20 known motor vehicles in Australia. In 1911 there a total of 3975 private motor cars registered in NSW.



By 1921 this figure had risen to 28,665.

By 1923 motor vehicles outnumbered horse-drawn conveyances in Sydney by nearly two to one .

By 1926 a further dramatic increase to 104,675
1929 rising to 170,039

The sharp rise in car ownership and poor road conditions caused the Main Roads Board to be formed in 1926. Most however continued to use public transport or walked.

What are some of details of the Outlook Estate?

Understanding is finding the distinctive evidence about a place. In the Outlook estate distinctive elements include

- decorative brickwork collage

- gable detail



- pillar details



- window boxes



- -side entries



- port hole windows



- carriage lamps



- wrought iron railing



1950s population statistics

- average family – 2 adults and 2 children
- average income – equivalent to \$16,000
- average number of bedrooms - 2
- typical interior colours schemes – walls cream, grey, beige early 1950's
bold colours such as pinks, turquoise for feature walls late 1950's

Some examples of interior layouts from the 1950's

Wider Frontage—Advantage!

HERE is no doubt that the wider frontage block of land increases the scope in planning a home which is able to exploit the planning in width like the Americans instead of the planning in depth.



Outline of Plan

Living space	
Hall	100
Lounge	192
Dining Room	120
Kitchen	90
Sleeping	
Main Bedroom	166
Second Bedroom	117
Third Bedroom	139
Other spaces	
Bathroom	51
Laundry	36

Area

(excluding front porch)

Brick	1328 sq. ft.
Fibro or W/board ..	1230 sq. ft.

Approx. Cost

Brick	£4185
Fibro	£2890
Weatherboards ..	£3015

Specification

Overall width of building	
Timber	41' 8"
Brick	42' 1/4"
Minimum width of building block	
Timber	50' 0"
Brick	51' 0"
Minimum width with car entrance	
Timber	54' 0"
Brick	55' 0"

Quantities

approx. main material quantities for Timber Framed Building on a level site (excluding scantlings).

Bricks	4000
Roof Tiles	17 1/2 squares
Weatherboards	1450 sup. feet
Asbestos Cement	130 sq. yards
Flooring Boards	1100 sup. feet

Fibrous Plaster Ceilings	108 sq. yards
Fibrous Plaster Wall Linings	270 sq. yards
Approx. main material quantities for Brick Building on a level site.	
Bricks	32,000
Roof Tiles	18 1/2 squares
Flooring Boards	1100 sup. feet
Fibrous Plaster Ceilings	108 sq. yards





Suits a Sloping Site

THIS well-finished brick home takes full marks for making the most of a site with a difficult slope. Garage and work-shop "under" raise the home. Deep windows in the lounge allow the view to be enjoyed, while the height of the terrace provides its own privacy and a place for outdoor living.

Outline of Plan

Living space	Sleeping space	Other spaces
Entry and Passage 110½	Main bedroom 168	Bathroom 59½
Lounge room 195	2nd bedroom 112	W.C. 16½
Dining room 107		Laundry 57
Kitchen 104½		



Area	Approx. Cost
[Excluding terrace]	
Brick 1190 sq. ft.	Brick £3760
Fibro or W/bd. 1048 sq. ft.	Fibro £2595
	Weatherboards £2710

Specification

Overall width of building	
Timber	31' 4"
Brick	33' 7"
Minimum width of building block	
Timber	37' 10"
Brick	40' 1"
Minimum width with car entrance	
Timber	42' 11"
Brick	45' 2"

Quantities

Approx. main material quantities for Timber Framed Building on a level site (excluding scantlings).	
Bricks	4500
Roof Tiles	75 squares
Weatherboards	1500 sq. feet
Asbestos Cement	122 sq. yards
Flooring Boards	1000 sq. feet
Fibrous Plaster Ceilings	96 sq. yards
Fibrous Plaster Wall Linings	214 sq. yards
Approx. main material quantities for Brick Building on a level site.	
Bricks	31,500
Roof Tiles	18½ squares
Flooring Boards	1000 sq. feet
Fibrous Plaster Ceilings	96 sq. yards

Resources

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