



Chapter E1

Heritage Items and Conservation Areas
(excluding Haberfield)

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Part 1

General Controls



1.1 Application

Part E1 applies to sites which are listed as Heritage Items listed in the Inner West LEP 2022, and to sites and places contained within Heritage Conservation Areas listed in the Inner West LEP 2022

1.2 Purpose

The purpose of this DCP is to:

- Ensure that heritage significance is considered for development involving:
 - heritage items,
 - buildings and sites within heritage conservation areas, and
 - archaeological sites and places of Aboriginal heritage significance.
- Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby heritage buildings and heritage features in the public domain.

1.3 General

Heritage planning aims to ensure that the significant buildings, sites and elements of the past are appropriately managed and respected when planning for new development. Heritage conservation does not preclude change but does require heritage values to be retained and managed when development takes place.

This Development Control Plan (DCP) is consistent with the Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance (The Burra Charter) 2013. This Charter guides all heritage and conservation in NSW.

The provisions in this DCP are based on the underlying principles that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item or area.

The intention of these provisions is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.

This DCP does not remove the requirement to comply with the Inner West LEP 2022 or other relevant DCP's that may affect a heritage item or a building within a Heritage Conservation Area.

The terms 'Heritage Item', 'Contributory Item', 'Neutral and Detracting Places' are identified below and in Schedule 5 of the Ashfield LEP and the Building Rankings tables are located in the Area Character Statements.

Chapter E sets out controls for:

- Heritage Items that are not located within an HCA;
- Heritage Items that are located within an HCA;
- Buildings or sites that are within the boundaries of an HCA;
- Archaeological sites;
- Places that are adjacent to a Heritage Item.

While many of the controls are similar, they are set out in separate sections to reflect the different levels of heritage significance of

different places.

To use **Chapter E1** controls you should:

1. Check if your property is a Heritage Item or within a Heritage Conservation Area (HCA).
2. If it is a Heritage Item that is not within an HCA, refer to the controls that relate to Heritage Items.
3. If it is a Heritage Item that is within an HCA, refer to the controls that relate to Heritage Items and the controls for HCA's.
4. If it is a building within an HCA that is not Heritage item refer to the general HCA controls
5. To apply the HCA controls, determine which HCA (there are 49 areas covered in this DCP) your property is located within and refer to the specific character statement and guidelines in **Part 9** of this Chapter. These will assist in applying the general controls to your property within the setting of your street.

If you have any difficulty locating your property within an HCA or in understanding the controls Council's heritage staff can assist in explaining how they apply and how to use them.

1.4 Definitions

The following definitions are used in Chapter E1 as they relate to specific to Heritage Conservation principles and terminology.

***Explanatory Note:** The objective of providing the following definitions is to provide more certainty and clarity for the process, including from preliminary designs and dialogue at pre-lodgement meetings through to assessment stages.*

Terms used in this section including *conservation, fabric, maintenance, restoration, reinstatement*, are defined in the ICOMOS Burra Charter 2013. These terms are often used in heritage planning and mean the following:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

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

Reinstatement or Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Other terms are:

Contributory Building 1:

Buildings that clearly reflect a Key period of Significance for the HCA and are key elements of the character of the HCA. Contributory 1 buildings generally have a good level of intactness in their external form and materials with only visible minor changes.

***Explanatory Note:** Contributory buildings as such buildings as houses within Heritage Conservation Areas.*

Contributory Building 2:

Buildings that have been altered but are still identifiable as dating from a Key period of Significance for the HCA. Contributory 2 buildings have a greater level of change that may include roof additions, altered verandahs, changed wall finishes, altered windows and doors and sometimes a combination of these, however, these buildings have retained their overall form in the streetscape and remain part of the key street character.

Neutral Building:

Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside a Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA.

Detracting Building:

Buildings from a construction period which falls outside a Key Period of Significance for the HCA that have a scale or form that is not consistent with the key characteristics of the area.

Adjacent:

Adjacent means a place that shares a boundary with the property (usually a heritage item) under consideration, or is directly opposite that property or is diagonally opposite that property (that is on the opposite side of the street). Adjacent may also apply to a place that is across a side street where from property.

Building Style:

Style refers to the principal historic architectural character of a property. The styles most commonly found within HCA's are: Victorian; Federation; Interwar; and Post war. It is however noted that there are many variations within each style and other lesser used styles are found in the Council area.

Form and Massing:

Form and massing is the overall shape and proportion of the building. Massing refers to the whole of the bulk of the building and form relates to height, width, pitch of roofs, proportion of openings, proportion of elements to each other, how elements such as verandahs are designed, etc. While the terms can be used separately they are often used together to describe a place within a streetscape.

Infill Development:

Infill development includes new buildings on vacant sites and new buildings on existing occupied sites where the new building is separate from the existing building and forms part of the identified streetscape.

Infill development is not alterations and additions.

Massing:

Massing is the overall shape and form of a building including its roof.

Main roof form:

The main roof form is generally the roof (original) that is viewed from the street frontage that extends over the principal rooms in a building. The roof form may have a range of shapes and finishes. The main roof form may extend to wings, particularly where they are located at the side of a building and are clearly visible from the street.

The main roof form does not include:

- rear wings unless they are specifically noted as significant
- roof additions where they are the dominant roof form
- rear skillion or more minor roof forms.
- Principal (street) elevation:

The wall/s of the building that front the main street and which can be seen from the street. This may not be the same as the street address of a building.

Setbacks:

In heritage terms (not considering other LEP or DCP controls on required setbacks) the significant setbacks are:

Front setback: the existing pattern of setbacks to heritage items or contributory buildings from the front boundary that is found in the street. This may be a consistent setback or may have variation between sites where there are different periods of development. In matching a front setback new work should align with consistent setbacks where they exist or adopt the 'pattern' of setbacks within the immediate street.

Side setbacks are the existing setbacks that characterize heritage items or contributory buildings within a heritage conservation area.

Original materials or finishes:

Original finishes or materials are those that were on the building when it was constructed or seen in early additions.

1.5 Styles of Buildings in the LGA

There is considerable diversity in the styles and periods of development across the land where this DCP applies. Broadly buildings can be described in the following development periods each of which has a characteristic style and approach to design.

Victorian up to 1895-1900

Federation between: 1895-1900 and WWI

Interwar: WWI to WWII

Post War: 1940 to the 1960's

Buildings constructed after the 1960 period are generally not included as places of significance within Heritage Conservation Areas however it is noted that there are some places that because of their very fine design or historic values are included as heritage items.

It is noted that while each style has key characteristics that there is considerable variation and style often continued to be built after the periods identified above.

1.6 Where Heritage Controls Apply

Heritage Conservation controls cover the following buildings, sites and places

Heritage Items

All works, apart from *exempt work*, require development consent.

The DCP Heritage controls apply to all aspects of a heritage item.

Contributory Buildings

All works, apart from *exempt work*, require development consent.

The heritage controls for Contributory Buildings apply generally to the whole site and the setting of the site within the HCA however most controls focus on the street frontage of properties that is the building under the main roof form or on additions that will be seen from the street frontage.

Neutral or Detracting Buildings

Where work takes place to an existing building that affects the streetscape, that is can be seen from the street, the general controls for heritage conservation areas that relate to the setting and context of the area apply to the site.

Infill Development

For new infill development within a HCA or adjacent to a heritage item the controls set out for infill development will apply to the site.

General

There are no set design solutions on how to add to a building of heritage value or how to design a new infill building and there are a range of successful designs of both additions and new buildings that can be seen in the LGA and elsewhere.

Within an HCA (apart from other DCP controls that apply to all development) the key design component is that any addition either not be seen from the street or, where it can be seen, is recessive, does not dominate the existing building and the HCA setting and is designed to 'fit in' to the overall setting of the HCA.

Council encourages every addition to be well-designed to enhance the site and the area. Where an addition can be seen from the street (this will usually relate to two storey additions or additions to the side of a building, although it can also be larger one storey additions) Council requires that the design be consistent with the pattern and scale of the area.

1.7 Aboriginal Heritage

The following applies to aboriginal archaeological significant land, or when aboriginal archaeological significant objects are found on land.

Objectives

- O1 To ensure appropriate management of Aboriginal objects and Aboriginal places of heritage significance.
- O2 To minimise the potential for interference and disturbance of Aboriginal objects and Aboriginal places of heritage significance arising from development.

Controls

- C1 An applicant must refer to the National Parks and Wildlife Act 1974 should an Aboriginal archaeological object be discovered when undertaking development.
- C2 Development applications on land on which there is an item of Aboriginal archaeological significance are required to be supported by an Aboriginal archaeological heritage assessment prepared in accordance with the requirements of the National Parks and Wildlife Act 1974.
- C3 An Aboriginal archaeological assessment is to include appropriate recommendations to inform the long-term management of the item of significance.

1.8 Non-Aboriginal Archaeological Sites

The following applies to non -aboriginal archaeological significant land, or when non aboriginal archaeological significant objects are found on land

Objectives

Note: This subsection of the DCP only deals with non-Aboriginal archaeology and refers to sites primarily listed under Schedule 5 of the Inner West LEP 2022. All archaeological resources are protected under the NSW Heritage Act 1977.

- O1 To ensure appropriate management of non-Aboriginal archaeology
- O2 To minimise the potential for interference and disturbance of non-Aboriginal archaeology arising from development.

Controls

- C1 When intending to disturb or excavate land where archaeological relics have been identified or are considered likely to occur, an applicant must seek approvals, including an excavation permit or an exemption under section 139 and section 140 of the Heritage Act 1977.
- C2 Council may request an archaeological assessment to confirm the likelihood and potential significance of relics on a site and recommend appropriate action in the context of the proposed development.

1.9 Development in the vicinity of Heritage Items

The Inner West LEP 2022 sets out a requirement to consider the potential for impacts on the heritage values of a heritage item arising from development within its vicinity (adjacent to the item).

This means that any works that take place on adjoining or adjacent land to a heritage item need to be designed to avoid impacts on

the heritage values of the heritage item. If impacts do arise, it needs to be demonstrated that they cannot be avoided by alternative design approaches. Where there are alternative design approaches available Council is unlikely to grant consent to a proposal that adversely affects heritage values.

A heritage impact assessment is required to accompany any proposal for works adjacent to a heritage item.

Objectives

- O1 To ensure that adjacent development does not detrimentally impact upon the heritage significance of heritage items and their settings.
- O2 To ensure that new development is compatible with the heritage values of adjacent heritage items.

Controls

The design of new development adjacent to a heritage item should:

- C1 Be designed to respond to the setting, setbacks, form, scale and style of nearby heritage items.
- C2 Maintain significant views to and from the heritage item.
- C3 Ensure adequate setbacks from the site of the heritage item to retain its visual setting.
- C4 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.
- C5 Use materials, finishes and colours selected to avoid strong contrast with the heritage item in order to retain the visual importance or significance of the heritage item.



Part 2

Heritage Items

2.1 General

Part 2 applies to Heritage Items listed in the Inner West LEP 2022. Reference is also to be made to Part 4 which pertains to particular building elements for buildings and structures within Heritage Conservation Areas.

The controls on heritage items recognize that the whole of the place (that is the building and the site and its features) has potential heritage significance (recognised by the individual listing) and that a greater level of information, care and retention of heritage values is required in contrast to other buildings. The following objectives and controls are provided to retain heritage values while providing opportunities for change and adaptation.

2.2 External Form and Setting

Objectives

- O1 Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.
- O2 Ensure significant elements and features of heritage items are retained and conserved.
- O3 Ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.
- O4 Encourage reinstatement of missing significant details and the removal of unsympathetic changes.
- O5 Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item.
- O6 Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.
- O7 Encourage changes to significant parts of the place to be reversible where possible.
- O8 Retain significant settings, garden and landscape features and details.

Controls

- C1 Retain features (including landscape features) that contribute to the significance of the item.
- C2 Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.
- C3 New work is to be consistent with the setback, massing, form and scale of the heritage item.
- C4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item.
- C5 Alterations and additions are to be generally located away from original and intact areas of the heritage item.
- C6 Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.

2.3 Interior Elements of the Heritage Items

The heritage listing of a property covers the whole of the place. This may include building interiors that often can have heritage significance. This does not mean that interiors cannot be upgraded or changed however, where a building interior or parts of that interior have heritage value the heritage listing seeks to retain and incorporate those values into proposals.

When Council heritage studies are undertaken, access to building interiors is not possible and there is usually no reference to interiors in the accompanying State Heritage Inventory (SHI) forms. However, this does not mean that interiors may not have heritage value.

If changes to the principal rooms of a heritage item are proposed, this is to be addressed within the Statement of Heritage Impact with an assessment of the significance and how any change affects that significance.

Council may request current photographs of interiors of heritage items as part of a Statement of Heritage Impact to assist in understanding the heritage significance of an interior.

The following applies to interior elements of Heritage items

Objectives

O1 To ensure that significant interior layouts and elements of heritage items are retained and conserved.

Controls

- C1 Minimise change to significant internal room configurations, layouts and finishes of heritage items.
- C2 Generally retain original significant building entrances and associated hallways.
- C3 Locate changes away from main rooms that have intact or significant features.
- C4 New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.
- C5 Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc..
- C6 Avoid locating kitchen, bathroom or laundry fitouts within primary rooms of significance.
- C7 Allow for reversibility of internal changes to significant areas where possible.

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Part 3

Heritage Conservation Areas (HCA's)



3.1 Heritage Conservation Areas (HCA's)

Part 3 applies to Heritage Conservation Areas, and includes identifying which parts of contributory buildings are to be retained, where rear building additions may occur, and how key building elements are to be treated. Reference is to be also made to **Part 4** which pertains to particular building elements for buildings and structures within Heritage Conservation Areas.

1.1 General

The unique character and heritage significance of each Heritage Conservation Area (HCA) is identified in the **Area Character Statements in Part 9** of Chapter E1 (below), which includes each building and site within each HCA in accordance with the Building Rankings Tables. **Part 9** includes a location map (**Map 1**) and list of each Heritage Conservation Area.

The controls for HCA's are based on the area **Character Statements**. To apply the controls in **Chapter E1**, which are used across all HCA's, it is necessary to refer to the **Character Statement** for the relevant HCA.

The area character statements contain:

1. A description of the area:

This provides the context for understanding what is within the area that is of value.

2. A statement of heritage significance:

This provides a brief statement of the features that are significant and why they are significant.

3. Key character Elements:

These are the most important features that are to be retained, recovered and which form the basis of planning for any change, to ensure that they are not adversely affected.

The heritage controls are in two parts, first those that apply to contributory buildings and secondly those that apply to new (infill) development. There are no specific controls for neutral or detracting places as they do not have heritage value, however should one of these buildings be replaced or have significant alterations, the 'infill' controls will apply to that place.

The following controls are set out in the following way:

1. General Controls for Contributory Buildings
2. General Controls for infill buildings
3. Particular Building Element Controls for all buildings (Heritage Items and all places within HCA's)

3.2 Contributory Buildings (Building Rankings Contributory 1 and 2)

1.1 General

Explanatory Note: Refer to the Definitions for contributory buildings within Heritage Conservation Areas. These usually include buildings that are houses.

Contributory buildings, such as houses (Building rankings 1 and 2) are buildings that make an important and significant contribution to the character and significance of the HCA. They are buildings that:

- date from the Key period of significance for the HCA (as outlined in the Area Character Statement for the HCA);
- have a high to reasonable degree of fabric integrity.

Refer to the definitions for a description of each category.

The most important part of a contributory building that is required to be retained is the building under the *main roof* form. The elements of the building, under the *main roof form*, that these controls require to be retained are:

- the roof form and any original use of materials
- original wall finishes
- original joinery
- original verandahs and applied detail such as chimneys, window hoods, etc.

Explanatory Note: Reference is made to the part of the building under the main roof form. Take for example a queen anne style/federation era house. This main roof form will be the part that is above four rooms off a central hallway, forming a rectangle over which a hipped roof is pitched/constructed. This is the “front part” building form of the house whose extent are defined by the roof, it is this building form which is “visually seen” and the main contributor to the historic streetscape.

While the rear section of buildings (often under a skillion roof or as a minor rear wing) may have significance, Council does not require the retention of these elements for contributory buildings.

In their simplest form the controls apply to what can reasonably be seen from the street frontage of both the existing building and any proposed additions.

The **Diagrams 1 and 2** set out how these controls may apply to a range of different building types found in the Council area.

The following objectives and control apply to Contributory buildings.

Objectives

- O1 Ensure that contributory buildings are retained, conserved and maintained for their streetscape heritage value.
- O2 Ensure that additions and alterations are designed to retain and complement the character and significance of the conservation area as set out in the Area Character Statements, generally with new work located at the rear or away from the public domain.
- O3 Encourage uncharacteristic, unsympathetic or intrusive elements to be removed or reversed and the significant form of contributory buildings to be recovered.

Controls

- C1 Contributory buildings (buildings ranked Contributory 1 or 2) are to be retained and conserved with their significant setting except in exceptional circumstances where the consent authority determines replacement is justified.
- C2 Original or largely intact *main roof* forms are to remain unaltered. Where it is stylistically appropriate, minor changes such as dormer windows, skylights and solar panels may be considered. Where minor changes are proposed they should be located towards the rear and not on *main roof* planes.
- C3 The front or main section of contributory buildings are to be retained (this is usually the building below the *main roof* form).

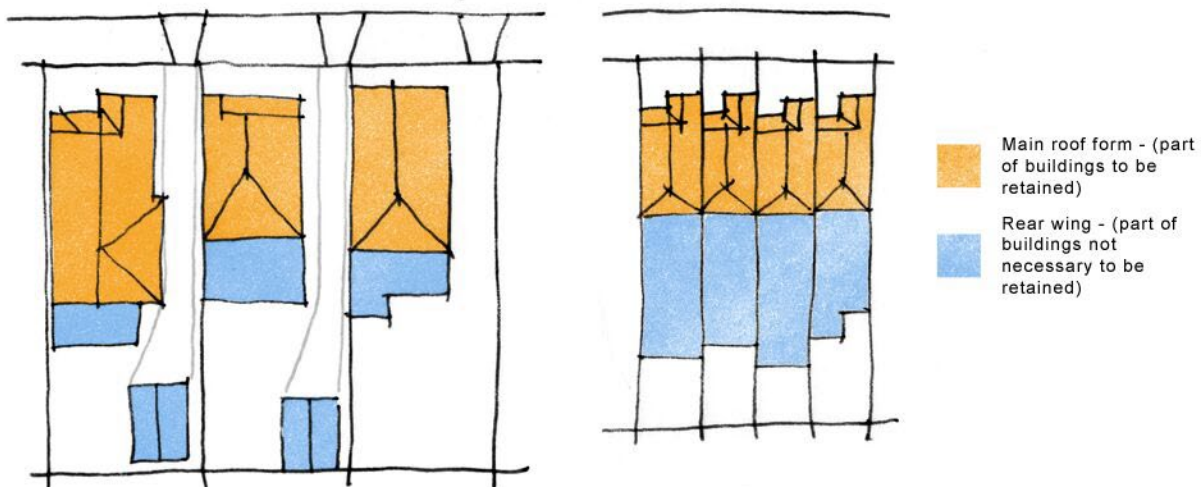


Diagram 1 – Parts of buildings to be retained

- C4 Alterations and additions to a Contributory building are to:
- respect significant original or characteristic built form;
 - retain significant fabric;
 - retain, and where possible reinstate or reconstruct significant features and building elements. Such work should be based on research rather than conjecture.
 - remove unsympathetic alterations and additions, including inappropriate building elements;
 - use appropriate materials, finishes and colours; and
 - respect the pattern, style and dimensions of original windows and doors, verandahs and other design features.
 - alterations and additions to contributory buildings including for rear additions, which apply to existing parts of buildings to be retained such as shown in locations in **Diagram 1** in orange, are not required to have previously altered building elements brought back to their original state. Owners may choose to reinstate original features in accordance with Clause 4 (c) should they wish to do so.
- C5 Second storey additions to the rear of contributory buildings should not visually dominate contributory buildings or the streetscape. They may be considered where:
- a second storey is set back behind the main roof form and does not visually dominate the main roof of the house when viewed from the street;
 - a second storey is in the form of a rear pavilion addition that is separated from the main building;
 - an additional storey does not alter the form or scale of the main roof form of the building;
 - alterations and additions are designed to fit into the character of the heritage conservation area;
 - the scale of a second floor addition is consistent with the predominant scale of contributory items in the street;
- C6 Single storey rear additions should be designed to be in sympathy with the scale and form of the existing contributory building. They should:

- a) not be visually dominant on the site
- b) where they are a direct addition from the rear of the existing main building not extend the building form without modulation, step backs and articulation from the existing building
- c) where a direct roof extension is required set new roofs within the existing rear plane so that the rear roof plan remains discernible

Rear pavilion additions are encouraged as a design approach to maintain the main building form without affecting the main building.

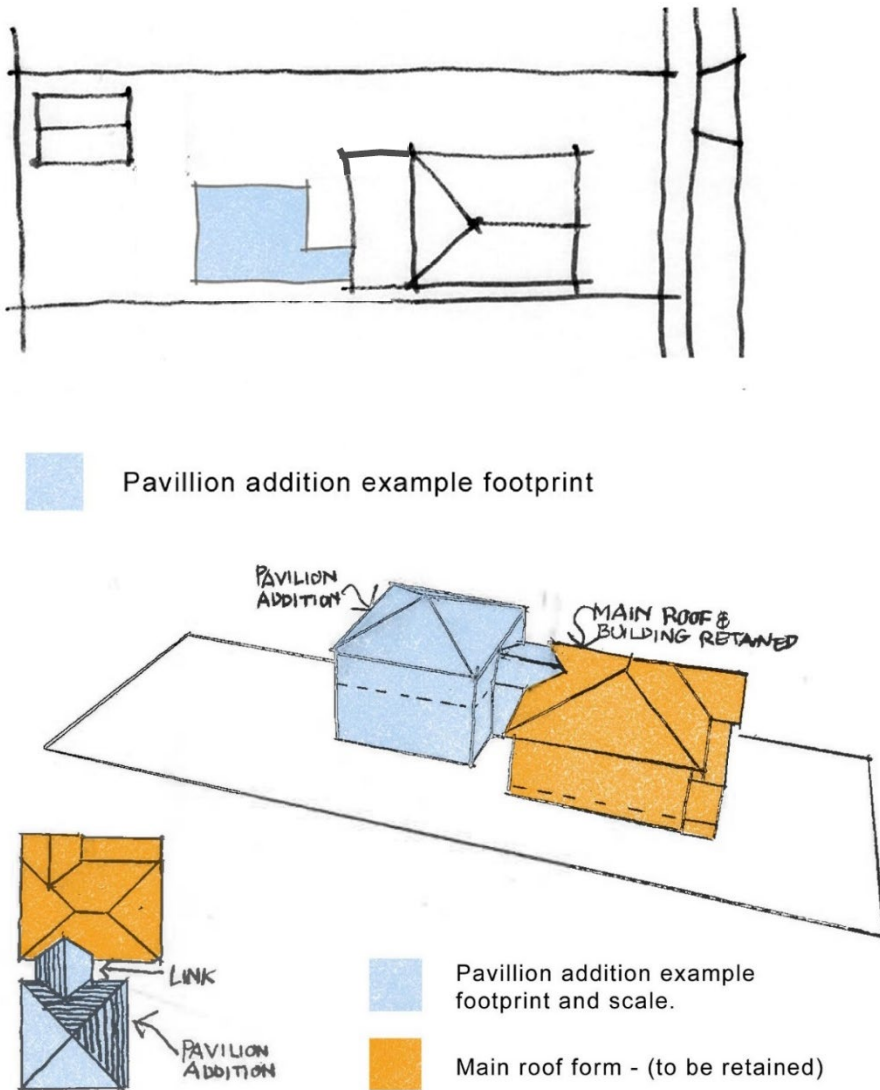


Diagram 2 - Conceptual examples of Pavilion additions

- C7 Retain established garden settings, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.
- C8 Development should not obscure or reduce the visual relationship of Contributory buildings to each other within a precinct, or to the street frontage.

3.3 Form, Massing and Scale

A key aspect of the consistency of heritage conservation areas is the overall effect of the form, scale and massing of similar buildings. While there are variations within areas and some heritage conservation areas contain a range of periods and styles, a key

control is to ensure that any changes to a place are undertaken to retain the overall, form, mass and scale of the area not just the individual site.

The following objectives and controls apply to Contributory buildings and ensure that any new work or changes to contributory buildings are designed within the context of the HCA.

Explanatory Note: The term “form” (morphology) also incorporates buildings style e.g. whether something is a Queen Anne style or a California Bungalow style due to its design composition.

Objectives

- O1 To ensure that development maintains and enhances the identified streetscape character of each heritage conservation area.
- O2 To ensure that alterations and additions are compatible with existing buildings and streetscapes.
- O3 To ensure that the established historical pattern of development is continued in terms of siting, levels and front, side and rear building setbacks.
- O4 To retain the patterns of height, bulk and scale that are significant and distinctive to individual streetscapes and heritage conservation areas.
- O5 To maintain visual consistency of building forms to ensure that new buildings do not dominate.

Controls

- C1 Alterations and additions should reflect the bulk, mass, scale, orientation and setbacks of surrounding heritage and contributory items as well as the immediate property.
- C2 Alterations and additions should complement the predominant architectural scale and form of the area but are not required to imitate the existing style of buildings (Owners may wish to add to their building in matching style and this is appropriate, however, contemporary design approaches may also be acceptable - see C5).
- C3 Established or characteristic front setbacks or building alignments are to be retained.
- C4 Alterations and additions should adopt the pattern of side setbacks of heritage and contributory items in the vicinity of the site.

3.4 Infill Development within a Heritage Conservation Area

New infill development in HCAs must be designed to respect neighbouring buildings and the identified heritage character of the area. This particularly applies to roofscapes, overall massing and built form, door and window proportions and the use of materials.

Infill development should enhance and complement the existing character and should not replicate the historic appearance of Contributory buildings.

Explanatory Note: Infill development is defined as: includes new buildings on vacant sites and new buildings on existing occupied sites where the new building is separate from the existing building and forms part of the identified streetscape. An infill development might be a dual occupancy, rear garage, or rear commercial building addition in historic town centre.

Objectives

- O1 To ensure development within a HCA is compatible with the surrounding built form and urban pattern by addressing the Area Character Statement and responding sympathetically to:
 - a) topography and landscape;
 - b) views to and from the site;
 - c) significant subdivision patterns and layout;

- d) front and side setbacks;
- e) the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings;
- f) the interface between the public domain and building alignments and property boundaries; and
- g) colour schemes that have a hue and tonal relationship with traditional colour schemes

Controls

- C1 New infill buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area, but are to complement the character of the heritage conservation area by sympathetically responding to the matters identified in (O1)(a) to (g) above.
- C2 Infill development is not to include garages and car access to the front elevation to the principle street frontage of the development where these are not characteristic of the HCA.
- C3 Infill development in heritage conservation areas is to respond positively to the setting and special character of the area, as outlined in the relevant Area Character Statement.
- C4 The bulk, height, scale and building envelope of infill development must be consistent with nearby contributory buildings and that of the heritage conservation area as a whole.
- C5 Where infill development is adjacent to or in the vicinity of a building that is intrusive in design or excessive in height, conformity is inappropriate and will not be supported by Council.
- C6 Solid to void ratios of elevations (that is the shape and extent of windows and door openings in relation to the scale of walls) are to be consistent with nearby contributory items.
- C7 Street facing balconies are generally not supported.

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Part 4

Particular Building Types and Building Elements for Heritage Items and
Contributory Buildings within Heritage Conservation Areas

Heritage Items and buildings within Heritage Conservation Areas

The following sections apply to Heritage Items and Contributory Buildings and the particular building elements identified below.

Explanatory Note. The purpose of this section to provide controls for parts of buildings that would be found on either Heritage items or on buildings within an HCA.

4.1 Roofs, Dormers, Chimneys and Skylights

Roofs and their associated features, including verandah roofs, are one of the defining characteristics of heritage conservation areas. Original roof forms, particularly on the main section of buildings are to be retained and new roofs are to 'fit' within the overall form and scale of existing significant roof forms.

Some change to roofs is possible; however, generally changes to existing roofs should be confined to the rear of properties and should be stylistically appropriate to the building.

Objectives

- O1 To maintain the characteristic roof profiles, forms and materials of heritage items and contributory properties within heritage conservation areas.
- O2 To ensure new roofs and alterations to existing roofs are consistent with the character and historic context of the conservation area.
- O3 To retain and conserve original and significant chimneys.
- O4 To ensure dormer windows (when they are stylistically appropriate) are compatible with the period and style of the existing building and are secondary in scale to the main roof form.
- O5 To ensure roof windows do not detrimentally impact on the significance or appearance of heritage conservation areas.

Controls

Roofs

- C1 Original and significant roof forms, materials, finishes and details to roofs are to be retained.
- C2 Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where historically associated with the building style. If changes to materials are to take place Council consent will be required.
- C3 The roof form and detail of the main building and any significant rear wings are to be retained except where a dormer or skylight is permitted.

Dormer Windows

- C4 Dormer windows are not permitted to street front elevations or to side elevations visible from the public domain, unless it can be demonstrated to Council that dormer/s existed in these locations as part of the original design of the building.
- C5 Dormers may be located in the rear roof plane of a building provided it can be demonstrated to Council that this would have a negligible impact on the significance of the building or heritage conservation area and the use of a dormer form is stylistically consistent with the period of the building.
- C6 The design of dormer windows is to be compatible with the architectural period and style of the building and may be traditional in material and finish or may with agreement from council be of a more contemporary form.
- C7 Dormer windows are to be generally placed symmetrically in a roof plane.
- C8 The ridgeline of the dormer is to be set a minimum of 300mm below the ridge of the main roof unless there is precedent to vary this.

Chimneys

- C9 Original and significant chimneys are to be retained, conserved and maintained.
- C10 Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.

Skylights

- C11 Skylights are not to be located on the front roof plane of a heritage item or contributory buildings. Skylights may be approved on a side roof plane of a building where they do not affect the appearance of the roof from the public domain.

4.2 Verandahs, Porches and Balconies

Verandahs, porches and balconies that form part of the original or early design of a building are key features of the character of both the individual building and the precinct. Their retention, or reinstatement where they are missing or altered, is important in retaining the character of heritage conservation areas and heritage items.

For heritage items the controls apply to all verandahs, porches and balconies, for contributory buildings the controls apply to features that can be seen from the public domain.

Objectives

- O1 To retain original verandahs, porches and balconies.
- O2 To encourage reinstatement of altered or missing verandahs, porches and balconies.
- O3 To ensure that new verandahs, porches and balconies do not detrimentally impact upon the significance of heritage items and heritage conservation areas.

Controls

- C1 Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.
- C2 Reinstatement or restore missing verandahs, porches and balconies and associated detailing.
- C3 Reopen front verandahs, porch or balconies that have been enclosed.
- C4 Enclosing or infilling original or significant front verandahs, porches or balconies is not supported.
- C5 The design, proportions and detailing of new verandahs, porches and balconies are to relate to the style, detail and period of the building, and any characteristic elements of the conservation area identified in the relevant character area statement.
- C6 Glass or clear balustrades are generally not permitted where visible from the public domain.

4.3 Driveways, Garages and Carports

Driveways and garages became more common after the key periods of development of many of the heritage conservation areas in the LGA, noting that a number of areas demonstrate inter-war and post-war development which incorporated these elements. Many of the properties within heritage conservation areas are small and do not have side access that could accommodate vehicle access.

Carports are a later addition and generally fall outside the periods of significance for the heritage conservation areas.

While parking is an increasing problem, the controls are designed to retain heritage and visual values of heritage conservation areas and to allow car access where it can be achieved without adversely affecting heritage values.

Objectives

- O1 To ensure that where on-site car parking and driveways are appropriate that the access or any associated structures do not

dominate or detract from the appearance of existing buildings and the local streetscape.

- O2 To only provide for vehicle access where parking can be provided behind the front building line.
- O3 To ensure the massing form and scale of new garages and carports are sympathetic to the streetscape, historic context and setting of existing buildings and appear as secondary structures.

Controls

- C1 Where car access is available to the rear or side of a property, apart from a driveway (where side access is possible), parking is not permitted within the building front garden area.
- C2 Locate garages and carports at the rear of the house. If this is not possible and side access is available locate garages or carports at least 1 metre behind the predominant building line.
- C3 No part of an existing building is to be demolished or altered in order to accommodate a carport or car space within the front or side setbacks.
- C4 Original fences are not to be removed to create car access from the main street frontage unless there is sufficient space to access a side driveway.
- C5 Car spaces are generally not to be provided between a building and the front boundary. Council may consider a parking space within a building frontage where there is sufficient length (minimum 6 metres to accommodate a car) and space for landscaping between the car space and the building (nominally a minimum length of 7 metres is required for a car space located in front of a building) and sufficient width of frontage so that the parking space does not dominate the setting of the house.
- C6 If parking is to be provided in front of the building line, it is to be in the form of an open unroofed car space.
- C7 The form, size, detailing and materials or any new structure should complement the existing contributory building or heritage item and not mimic an earlier style.
- C8 Where driveways are permitted, pavement materials should reflect the traditional character of the area. Large areas of continuous concrete or asphalt are not to be used, however these materials may be used in smaller areas if designed in appropriate ways. Preferred materials for driveways include dry laid paving such as bricks, terracotta, stone and concrete pavers. Stenciled concrete will not be permitted.
- C9 Basement garages and vertical stacked car spaces are not permitted in single residential buildings.
- C10 A maximum of one driveway crossing per building allotment or property, unless it can be demonstrated that the property was historically associated with more than one.
- C11 Loft or studios over garages are not permitted unless the garage is located in a rear area of a house and other planning controls are satisfied.
- C12 If a property has an accessible rear lane and where there is an established pattern of rear lane access, vehicular access is to be from the rear and will not be permissible from the main street.
- C13 For new development, locate garages and carports behind the predominant building line. Garages within the front elevation of an infill building are not supported.

4.4 Fences

Fence types and styles vary widely through the various heritage conservation areas and while original and early fencing remains on a number of properties it is often an element that has been changed. The controls apply to front fences and the return of fences from the front boundary to the building line. The materials of front and front-side fences are often different.

Objectives

- O1 To retain original or early front fencing.
- O2 To ensure that new or replacement fences are consistent with the characteristic elements of the heritage item, the contributory building or the heritage conservation area.
- O3 To ensure that materials, finishes and colours of fences and gates are consistent with the streetscape, historic context, style and setting of existing buildings.

Controls

- C1 Retain and conserve original or early fences, gates and associated features.
- C2 Reinstatement of known early fencing is appropriate.
- C3 New front fences are to be of a design and height that is appropriate to the style and period of the building, or characteristic of the conservation area. Typical fencing styles can be found on Council's website at: <https://www.innerwest.nsw.gov.au/develop/planning-controls/heritage-and-conservation/heritage-publications> (accessed by suburb).
- C4 Materials that are compatible with the associated building are to be used for new fencing. Unacceptable materials include sheet metal fencing, exposed cement or concrete blocks and fibrous cement sheets.
- C5 Aluminium versions of cast iron palisade fences are not permitted.
- C6 Where sites slope, fences are to be appropriately stepped to follow the slope of the land.
- C7 Side fences are to comply with standard fence controls behind the predominant building line. Forward of this, side fences are to either taper down to the height of the front fence or, can be at the same height as the front fence (that is a complying front fence).
- C8 On corner sites where the façade of a building presents to two street frontages, fencing is to be of the same height and style for the front yard area to both frontages.

4.5 Building Materials, Finishes and Colour

This section addresses both the retention and conservation of existing built elements and building materials and finishes for additions and infill development. While the controls can apply to new infill development, there is greater scope for material variation in new buildings to reflect the period in which they are constructed. The controls on infill development are set out separately.

Objectives

- O1 To retain and conserve traditional materials, finishes and details where they are found in heritage items and contributory buildings.
- O2 To conserve original significant external finishes.
- O3 To provide for flexibility in the use of external paint schemes to reflect changing tastes.
- O4 To promote high quality design, materials, finishes and detailing to additions and alterations that is appropriate to the architectural style of the place and the historic context.
- O5 To allow for infill development to be of contemporary design but to 'fit' within the overall form and context of the setting.

Controls

Repair and Conservation Work

- C1 Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.

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- C2 Where materials are missing or altered, reinstatement or repair is encouraged to return those features to their early form.
 - C3 Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished with other mediums must not be rendered, coated, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.
 - C4 Provide external paint schemes that are characteristic of the style of the building in the use of tone, and palette of colours but not necessarily to be limited to standard traditional colour schemes. A paint scheme is to be submitted with any proposal for work to a heritage item or within a heritage conservation area.

Alterations and Additions

- C5 New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.

New infill development

- C6 Infill buildings should be well-designed contemporary buildings that ‘fit’ into the form, character and general pattern of material use that is found with the heritage conservation area. Materials may be contemporary but should not dominate the setting or stand out. Infill development should not replicate traditional forms or details.



Part 5

Retail and Commercial Buildings



5.1 Retail and Commercial Buildings

The controls for retail and commercial buildings that are either heritage items or within heritage conservation areas vary from the controls on residential buildings. Often retail buildings have had considerable change, particularly at shop front level and their heritage character is found in their broader streetscape form, particularly above awning level. While it is always desirable to recover early forms and protect significant elements that remain, the dynamic nature of retail frontages will continue. One of the defining characteristics of local heritage retail precincts is their streetscape appearance. The controls seek to enhance and recover the local character while allowing for ongoing active retail use.

The controls principally affect the main streetfront presentation of buildings both above and below awning level. Refer to general DCP controls for works related to rear additions and alterations.

Commercial buildings that are heritage listed or within heritage conservation areas are often anomalous, even though they may have their own heritage value. If they are within a similar precinct they have a clear context, where they are located on the edge of residential areas they are isolated buildings that although significant do not relate directly to the residential character that adjoins them.

With the intensification of residential use and the shift away from light industrial and related commercial uses, it is likely that some of these buildings will be adapted for new uses over time. These changes are appropriate and should be guided by the significance of the place and the remaining fabric.

Objectives

- O1 To ensure that development retains and enhances the character of the heritage item or heritage conservation area.
- O2 To ensure that work to buildings within retail and commercial precincts is consistent with the original character of the building type and its architectural style.
- O3 To retain and conserve original and significant shopfronts.
- O4 To allow active ongoing retail use of shopfronts and not to require reinstatement of early forms where they have been removed.
- O5 To allow for adaptive re-use of properties while retaining their heritage values
- O6 To encourage revitalization of local retail and commercial precincts while retaining their heritage values.
- O7 To recognize that isolated significant retail or commercial buildings (that is within residential precincts) have heritage value and do not establish precedents for larger scale development around them.

Controls

- C1 Significant architectural elevations and significant finishes and details are to be retained, recovered and conserved.
- C2 Terrace style retail or commercial buildings with one design but more than one ownership should have upgrade, conservation and finishes (such as painting) co-ordinated across the whole building. Changes that affect significance to one element of a larger group will not be supported.
- C3 Works for the adaptive re-use of a building must be consistent with the overall character of the building type, its architectural style and its context within the heritage conservation area or the heritage item group.
- C4 Below the awning level of retail buildings, new work is to be consistent with the style and character of the building and the streetscape, however reinstatement of traditional shopfronts, while encouraged, is not required.
- C5 Except for the purposes of restoration or reconstruction, the removal or alteration of original or significant shopfronts and elements is not permitted.
- C6 Reconstruction of original shopfronts may be appropriate in instances where a shopfront forms part of a significant group or where sufficient evidence exists to recover the original shopfront design.

- C7 Contemporary designs for shopfronts must relate to the building type, streetscape and precinct. New shopfront designs should use appropriate materials and should incorporate traditional features such as the sub-division of frontages and the configuration of windows with stall boards and doors.
- C8 Shopfronts across tenancies must not be amalgamated. Where properties are amalgamated, the original building elements and shopfronts are to be conserved.
- C9 Modification and adaptive re-use of retail buildings must retain the original characteristics of the building type, its architectural style and context within the HCA.
- C10 Awnings may be reinstated in the original location, where evidence of the original structure exists. It is noted that most traditional awnings will require design modification to achieve compliance with current codes. Where awnings are extant they should be retained.
- C11 Upper storey and rear building additions may be permitted where they do not compromise the form, scale and appearance of the original building and its presentation to the street.

New infill development

- C1 New retail and commercial buildings must maintain and reflect:
 - a) the established patterns and proportions of existing elevations;
 - b) the consistency of horizontal and vertical façade features such as window heights and widths, bay widths, awning and parapet lines;
 - c) the established rhythm and pattern in the street including front and side setbacks;
 - d) existing materials, colours and finishes.
- C2 New or infill development should not be of greater bulk and scale than the existing significant buildings in the precinct.
- C3 Infill development should generally be recessive to fit into the existing heritage character.

Signage

- C1 Signage on retail and commercial buildings is to be confined to:
 - a) One under-awning sign of appropriate size;
 - b) One window sign in the ground floor shopfront of appropriate design; or
 - c) One first floor sign on the building façade designed to 'fit' with the style of the building.
- C2 Rooftop signage is not permitted.
- C3 Signage must be located within bays created by facade articulation, and be compatible with the geometry and proportion of those bays.
- C4 Signage must not obscure important architectural features.
- C5 Neon style signage is not permitted.

Croydon Town Centre

- C1 Refer to Chapter D – Part 4 for sites within the Edwin Street North HCA whose controls are to be read in conjunction with this Part 5- Retail and Commercial Buildings.

Summer Hill Town Centre

- C1 Refer to Chapter D – Part 8 for sites within the Summer Hill Central HCA whose controls are to be read in conjunction

with this Part 5 - Retail and Commercial Buildings.



Part 6

Apartment and Residential Flat Buildings

6.1 Apartments and Residential Flat Buildings

An important group of buildings found across many heritage conservation areas are early apartment and flat buildings. Where they form part of a key period of development they are significant. The largest group of these buildings are interwar apartments of which there are many fine examples in the council area.

While these buildings are of usually 2 (but sometimes 3) storeys in height, they are of greater scale than adjoining single residences. While significant, they do not establish a precedent for intensifying adjacent development.

Objectives

- O1 To ensure that apartment and flat buildings that are heritage items or contributory buildings are retained and conserved.
- O2 To ensure that any future work is consistent with the original character of the building type and its architectural style.

Controls

- C1 Significant flat or apartment buildings are to be retained in their significant form.
- C2 Changes to the scale and form of buildings should not occur.
- C3 The design of alterations and additions, if they are viable, is to respond to the articulation and rhythm of the existing building.
- C4 Original windows, doors and openings are to be retained. If replacement joinery is required for maintenance it should match the original elements in design and material.
- C5 External shade structures including but not limited to awnings, hoods, canopies and shutters that detract from the overall character of the building are generally not permitted. However consideration will be given to the provision of well-designed shading where it does not adversely affect heritage values.
- C6 Enclosure of balconies or verandahs is not permitted.
- C7 Upgrade works for compliance with the NCC, including but not limited to fire egress, disabled access, service installations or structural upgrade should be undertaken with regard to the heritage significance of the existing building and the surrounding heritage conservation area.
- C8 the streetscape setting including landscaping and fencing is to be retained.



Part 7

Subdivision and lot consolidation affecting heritage items or in heritage conservation areas

7.1 Subdivision and lot consolidation affecting heritage items or in heritage conservation areas

The history of the LGA centres on the various sub-divisions and re-subdivisions that have taken place since the first land grants. Apart from some larger sites that remain around major heritage items, most, if not all of the heritage conservation areas have reached their maximum subdivision potential. Consequently, the DCP does not envisage that future subdivision will be possible or appropriate. Controls are however provided should a request for subdivision be made.

It is also unlikely that any proposal to aggregate sites within heritage conservation areas will be appropriate as the subdivision patterns and the buildings now located on those lots are the principle reason for the significance of each area. Proposals to aggregate lots will not generally be supported.

Objectives

- O1 To ensure that the character of heritage conservation areas are not adversely affected by inappropriate development including subdivision or aggregation of sites.
- O2 To ensure that the significance of heritage items is maintained and their associated curtilages are not reduced.

Controls

- C1 Subdivision (including strata) or lot consolidation is not to occur where subdivision patterns are evident and contribute to the significance of the heritage item or heritage conservation area.
- C2 Applications for subdivision or lot consolidation are to demonstrate that:
 - a) the setting of the heritage item or contributory building on the site, or contributory buildings within the vicinity, are not compromised; and
 - b) the relationship between the heritage item or contributory building and associated features such as landscaping, trees, fences, and outbuildings are retained.



Part 8

Demolition

8.1 Demolition affecting heritage items or within heritage conservation areas

Demolition of a heritage item, a contributory building or the significant heritage features of those places will not be supported by Council.

To facilitate the provision of additions and alterations and, in some situations, the recovery of more significant earlier forms of a place (such as removing an inappropriate addition), some demolition is likely to be required to allow that work to take place.

The intent of the demolition controls is not to prevent well-designed additions and alterations taking place where some demolition may be required, rather it is to ensure that the significant elements and features of a place are retained.

Demolition of neutral or detracting buildings within heritage conservation areas is permissible. Where demolition is proposed, it requires the support of a statement of heritage impact that specifically considers the impacts of demolition on the significance of the place or Heritage Conservation Area and which also adequately justifies why demolition is warranted. It must also be accompanied by the details for what will be replacing any building.

Where demolition is proposed of any nature, it requires the support of a statement of heritage impact that specifically considers the impacts of demolition on the significance of the place.

Consultation with Council staff is advisable prior to preparing a DA that involves demolition of a heritage item or contributory building,

Objectives

- O1 Buildings that are Heritage Items or are Contributory buildings are to be retained. Demolition will only be considered in exceptional circumstances.
- O2 Where demolition of a building that is a Heritage Item or is within a Heritage Conservation Area is proposed, documentation requirements in this section are to be adhered to.
- O3 Minor demolition as part of a proposal for alterations or additions will be considered by Council on a merit basis based on the impact of the demolition on the significance of the place. Generally it is expected that demolition of significant parts of a building would be limited to the rear of the property and will not affect the main or street elements of the building.

Controls

Heritage items and Contributory buildings

- C1 The demolition of heritage items and contributory buildings will not be supported by Council.
- C2 Where in exceptional circumstances a development application proposes the full or substantial demolition of a heritage item, or a contributory building the Heritage Impact Statement is to:
 - a) the demolition must adequately justify why the demolition is warranted and is acceptable, including the impacts of demolition on the significance of the place or Heritage Conservation Area. include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition; and
 - b) include a pest inspection report if the building is a weatherboard building and the condition of the building is cited as a reason for demolition.
 - c) Note: Council reserves the right to commission independent heritage, structural engineers or other expert reports in relation to any proposed demolition of a heritage item or contributory building in order to assist with proposal assessment.
- C3 Where partial demolition to facilitate alterations and additions (or similar) is proposed include in the SOHI an assessment of the impact on heritage values of that work, including any alternative solutions that may have been considered.

C4 If demolition is approved Council will require a full archival recording of the property to NSW OEH Heritage Division standards.

Neutral and Detracting buildings

C1 Where demolition of a neutral or detracting building is proposed:

- a) The application must include the design of the new development proposed for the site; and
- b) A SOHI establishing that the demolition does not have an adverse impact on the adjoining buildings (that is both physical and contextual impacts) and how the new building addresses the heritage values of the precinct within which it is located (refer to requirements for infill buildings).

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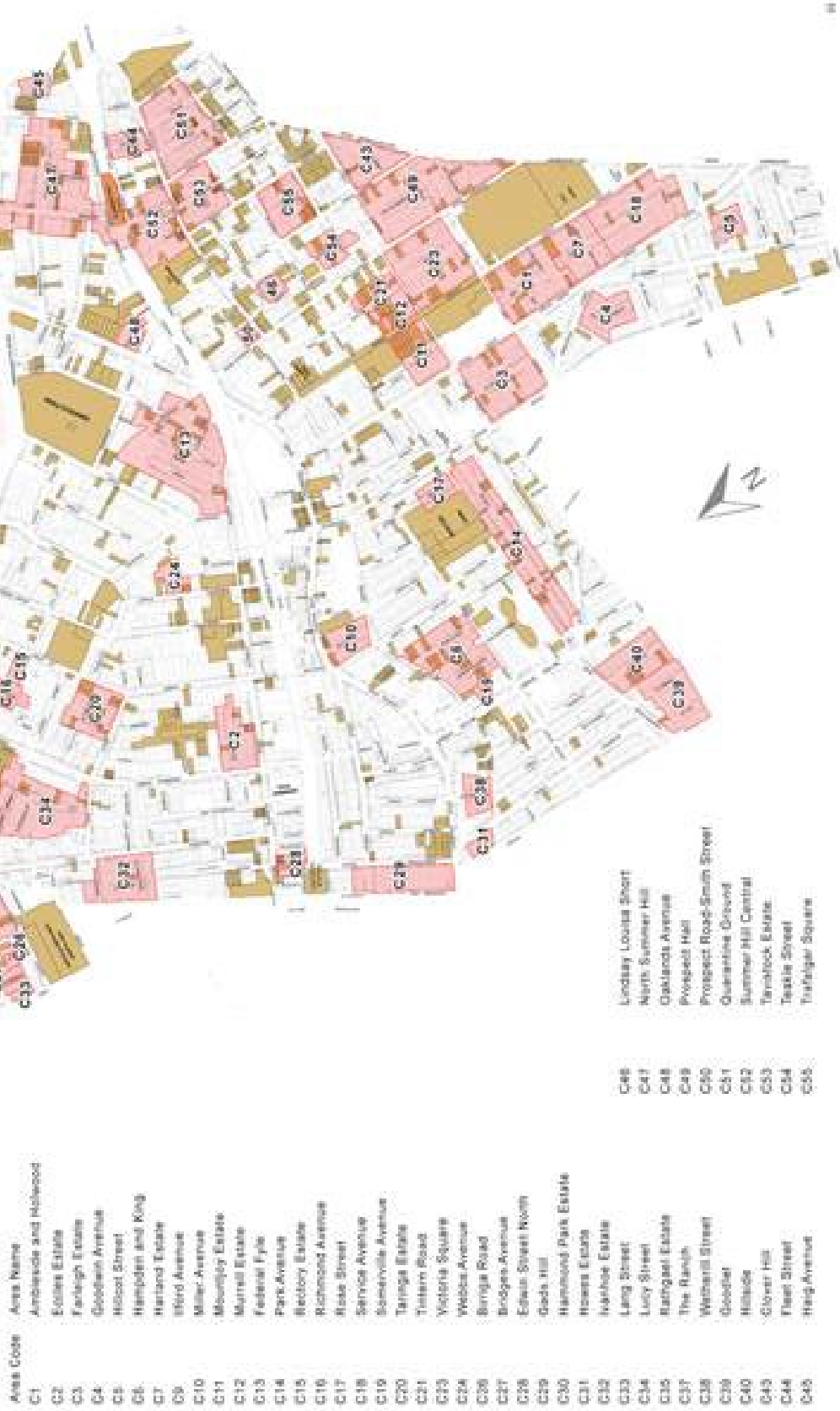


Part 9

Heritage Conservation Areas Character Statements and Rankings



HCA LOCATION INFORMATION



Map 1 – Heritage Conservation Area Location Map

Refer to the Character Statement for each of the Heritage Conservation Areas listed in the Table below, as referenced in **Part 3.1, Clause 1.1**. The Table Reference number corresponds to that listed in the Inner West LEP 2022 for each HCA, and the HCA location is shown on **Map 1**. Each Character Statement has a larger scale map for its HCA, and also has Building Rankings.

Table – List of Heritage Conservation Areas

Reference No	Conservation Area	Page No.
C-03-01	Ambleside and Holwood Conservation Area	49
C-08-26	Birriga Road Conservation Area	200
C-08-27	Bridges Avenue Conservation Area	204
C-23-43	Clover Hill Conservation Area	294
C-03-02	Eccles Estate Conservation Area	57
C-08-28	Edwin Street North Conservation Area	208
C-03-03	Farleigh Estate Conservation Area	62
C-03-13	Federal Fyle Conservation Area	122
C-23-44	Fleet Street Conservation Area	300
C-08-29	Gads Hill Conservation Area	214
C-09-39	Goodlet Conservation Area	279
C-03-4C4	Goodwin Avenue Conservation Area	70
C-23-45	Haig Avenue Conservation Area	307
C-03-30	Hammond Park Estate Conservation Area	221
C-03-6	Hampden Street & King Street Conservation Area	83
C-03-7	Harland Estate Conservation Area	89
C-03-5C5	Hillcot Street Conservation Area	77
C-09-40	Hillside Conservation Area	286
C-08-31	Howes Estate Conservation Area	228
C-03-9	Ilford Avenue Conservation Area	96
C-08-32	Ivanhoe Estate Conservation Area	235
C-08-33	Lang Street Conservation Area	243
C-23-46	Lindsay-Louisa-Short Conservation Area	313
C-03-34	Lucy Street Conservation Area	247
C-03-10	Miller Avenue Conservation Area	101
C-03-11	Mountjoy Estate Conservation Area	105
C-03-12	Murrell Estate Conservation Area	116
C-23-47	North Summer Hill Conservation Area	320
C-23-48	Oaklands Avenue Conservation Area	332
C-03-14	Park Avenue Conservation Area	132
C-23-49	Prospect Hall Conservation Area	337
C-23-50	Prospect Road-Smith Street Conservation Area	345
C-23-51	Quarantine Ground Conservation Area	352
C-08-35	Rathgael Estate Conservation Area	256
C-03-15	Rectory Estate Conservation Area	142
C-03-16	Richmond Avenue Conservation Area	147
C-03-17	Rose Street Conservation Area	152
C-03-18	Service Avenue Conservation Area	157
C-03-19	Somerville Avenue Conservation Area	166
C-23-52	Summer Hill Central Conservation Area	361
C-03-20	Taringa Estate Conservation Area	170
C-23-53	Tavistock Estate Conservation Area	372
C-23-54	Teakle Street Conservation Area	381

Reference No	Conservation Area	Page No.
C-03-37	The Ranch Conservation Area	264
C-03-21	Tintern Road Conservation Area	178
C-23-55	Trafalgar Square Conservation Area	387
C-03-23	Victoria Square Conservation Area	184
C-03-24	Webbs Avenue Conservation Area	193
C-08-38	Wetherill Street Conservation Area	272

C1 Ambleside and Holwood

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1880-1940s

HCA TYPE 3: MIXED RESIDENTIAL STATEMENT OF SIGNIFICANCE

The Ambleside and Holwood Heritage Conservation Area is of *local* heritage significance.

The area is *historically* significant as an area developed in the 1880s with a series of late Victorian period “Gentleman’s villas” by John Balfour Clement Miles. The properties included “Holwood” (since demolished) and “Ambleside” (now 160 Queen Street), which was later subdivided for development of Federation period housing in Queen Street and for 1920s housing in Yeo Avenue and Holwood Avenue.

The area is of *aesthetic* significance as an area developed from 1880 encompassing late 19th century 2 storey Victorian period villas set in large garden site and then for housing (predominantly brick single storey detached) on later subdivisions that included distinctive 1920s detached housing estates of Inter-war California bungalows (brick, single storey) in Yeo and Holwood Avenues. The HCA includes buildings representing styles from 1880 to the 1940s including Victorian Italianate, Victorian Filigree, Victorian Free Gothic (160 Queen Street), Federation Queen Anne, Inter-war California Bungalow, Inter-war Old English (No.159 Victoria Street, corner Holwood Avenue).

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Distinctive late 1920s cul-de-sac subdivision pattern of Holwood Avenue
- Distinctive L-shape of Yeo Street subdivision of 1925
- Relatively wide street widths in Victoria Street and Queen Street
- Dense vegetation in large front gardens to heritage listed sites in Victoria Street contributing to the streetscape
- Palm plantings in street verge in Victoria Street
- Narrow street width and complete lack of street verge planting in Seaview Street

Elements that contribute to the consistency of the streetscape (visible from the public domain):

- Predominantly inter-war period residential streetscapes of detached single storey brick Inter-war California bungalow style housing in Yeo Street and Holwood Avenue
- Mix of predominantly single storey detached brick Federation Queen Anne and Inter-war California Bungalow style housing in Queen Street and Victoria Street interspersed with large 2-storey late Victorian detached houses on large sites (all the Victorian period houses are LEP heritage listed).
- Varying architectural styles from late Victorian period styles (Victorian Italianate, Victorian Filigree), Federation Queen Anne, Inter-war California bungalow, 1930s bungalows, occasional 2-storey inter-war period houses (for example 139 and 159 Victoria Street)
- Predominantly original roof forms, hipped and gabled clad in unglazed terracotta tiles for Federation and Inter-war period housing,
- Front verandahs appropriate to houses styles and periods.
- Original front fence styles – Cast iron palisade for Victorian period houses, low brick or low brick with timber picket for Federation and Inter-war period housing
- Consistent housing setbacks for Federation and Inter-war period houses
- Large 2-storey rendered brick Victorian period villas on large garden sites contrasting with the surrounding predominantly single storey brick detached houses of Federation and Inter-war periods.

NON-CONTRIBUTORY ELEMENTS

- New houses, both detached and semi-detached
- Later roof claddings
- Changes to materials such as replacing original veranda joinery
- Cement rendering of brick Federation and Inter-war period houses
- Large first floor additions visible from the street to previously single storey
- Federation and Inter-war houses
- Front fences inappropriate to period and styles of housing

HISTORICAL DEVELOPMENT

The Ambleside Estate

The land within this Heritage Conservation Area was formerly part of an eleven-acre portion of Campbell's Canterbury Estate sold by Sophie Campbell to Frederick Clissold and George Hill. The land passed through several ownerships until 11 acres of the land was acquired by John Balfour Clement Miles, an accountant and later Secretary to the Sydney Meat Preserving Company¹, in 1880.

On the Victoria Street frontage of the land Miles built a large house, "Holwood", but by 1886 he had moved to the Queen Street frontage of the same land into a second house he built named "Ambleside" (now 160 Queen Street). North of "Holwood", in Victoria Street, Miles also built identical villas, 'Kenilworth" (since demolished) and "Kamarai" (later "Coniston", now 153 Victoria Street), each on one-acre grounds. Also around 1886 Miles sold some of the land fronting Victoria Street, on which were built the houses "Northridge" (now 141 Victoria Street) for Harold Thompson and a house named "Inveran".

After moving to "Ambleside" in 1886 Miles leased out all his Victoria Street properties. "Holwood" was tenanted and then sold following Miles' death at Ambleside in 1907.

Further subdivision of the land occurred following Miles' death in 1907, with some of the 1880s houses being demolished, and some remaining on reduced sites.

Yeo Street

Yeo Street was first documented in 1925, following the purchase of part of the "Ambleside" estate by Effie Fletcher, who subdivided it in 1922 into 13 allotments. Four of the allotments were purchased by Dulwich Hill builder A.S.R. Andrews (as owner/builder) who submitted Building Applications in 1925 for four houses, now Nos. 2, 4, 6, and 8 Yeo Street.

Holwood Avenue

In 1927 the "Holwood" house and property were sold to Henry Holland, a builder and developer, who demolished "Holwood" and subdivided the site around a cul-de-sac with eighteen building blocks, with a covenant on the titles governing the minimum building cost and materials to be used in constructing any building in the subdivision. A notification of tenders accepted published in November 1927 indicates that H. Holland was the builder of at least one of the houses in Holwood Avenue. (Construction and Local Government Journal Sydney, 2 November 1927 page 2 Tenders Accepted – Cottages).

PRELIMINARY ANNOUNCEMENT.

DEMOLITION OF THAT LARGE MANSION
 known as
 "HOLWOOD,"
 situated in
VICTORIA-ST. ASHFIELD, HURLSTONE PARK End.
 (Right opposite Church of England Grammar School.)

Now in course of Demolition owing to Subdivision.

THE MATERIAL OF WHICH WILL BE SOLD
TUESDAY, SEPT. 27, AT 11 A.M.

and comprise

BRICKS, SLATES, GALVANISED IRON, HARDWOOD
 and OREGON, all lengths and sizes. **CEDAR**
PANEL DOORS and FITTINGS, BOX FRAMES
 and SASHES, **MARBLE MANTELS and GRATES,**
DOUBLE OVEN RANGE, SLIDING SASHES, SEVE-
RAL OUTHOUSES and SHEDS, ENAMEL BATH,
COPPER, WATER, and GAS PIPE, and a large
 Sundries.

SUMMER HILL-HURLSTONE PARK TRAM Passes
 the Site.

OPEN FOR INSPECTION, 7.30 to 6 p.m. Daily.

CHARLES G. WAINWRIGHT,
 Timber and Machinery Auctioneer,
 Under Instructions from H. HOLLANDS, Esq., will sell
 as above.

▲ Auct. 'Phones, L.W.3302, L.2662.

Above: Advertisement published in the Sydney Morning Herald, 17 September 1927, page 23 regarding the demolition of the large mansion "Holwood" for a subdivision Source: Trove online National Library of Australia (NLA)

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

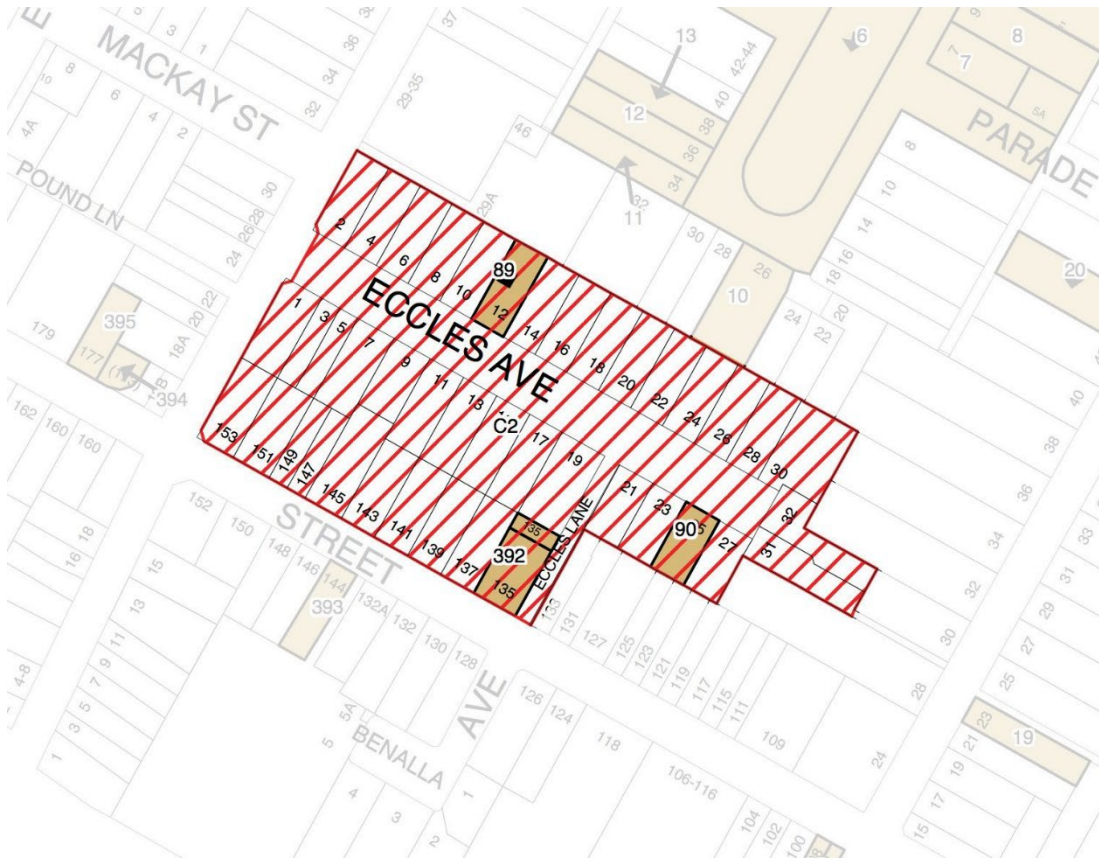
Ambleside and Holwood

Street	Side	No	Rating	Name	Style/Observations
Holwood Avenue		1	1		Arts & Crafts / Californian Bungalow
Holwood Avenue		2	1		Californian Bungalow
Holwood Avenue		3	2		Californian Bungalow
Holwood Avenue		4	1		Californian Bungalow
Holwood Avenue		5	1		Californian Bungalow
Holwood Avenue		6-7	1		Californian Bungalow
Holwood Avenue		8	1		Californian Bungalow
Holwood Avenue		9	1		Californian Bungalow
Holwood Avenue		10	1		
Holwood Avenue		11	*		Californian Bungalow
Holwood Avenue		12	1		Californian Bungalow
Queen Street		156	1		
Queen Street		158	1		
Queen Street		160	*		
Queen Street		182	1		
Queen Street		184	1		
Queen Street		186	1		
Queen Street		188	2		
Queen Street		190	1		
Queen Street		192	1		
Queen Street		194	1		
Queen Street		196	2		
Queen Street		198	1		
Queen Street		200	1		
Queen Street		202	1		
Queen Street		204	1		
Queen Street		206	*		
Queen Street		208	2		
Seaview Street		56	3		
Victoria Street		175	1		
Victoria Street		173	1		
Victoria Street		171	1		
Victoria Street		159	1		Inter-war Sydney Bungalow
Victoria Street		157	3		Arts & Crafts
Victoria Street		155	1		Inter-war Georgian revival
Victoria Street		153	1		Inter-war Sydney Bungalow
Victoria Street		147	1		
Victoria Street		145	1		
Victoria Street		143	1		
Victoria Street		141	*		
Victoria Street		139	1		
Yeo Avenue	E	25	1		
Yeo Avenue	E	23	2		
Yeo Avenue	E	21	1		
Yeo Avenue	E	19	1		
Yeo Avenue	E	17	3		
Yeo Avenue	E	15	1		

Yeo Avenue	E	13	1	
Yeo Avenue	E	11	1	
Yeo Avenue	E	9	1	
Yeo Avenue	E	7-7A	3	
Yeo Avenue	E	5	1	
Yeo Avenue	E	3	1	
Yeo Avenue	E	1	2	
Yeo Avenue	W	2	1	
Yeo Avenue	W	4	1	
Yeo Avenue	W	6	*	
Yeo Avenue	W	8	1	
Yeo Avenue	W	10	4	
Yeo Avenue	W	12	4	
Yeo Avenue	W	14	1	
Yeo Avenue	W	16	1	
Yeo Avenue	W	18	1	

C2 Eccles Estate, Ashfield

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1917 TO 1940S

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
STATEMENT OF SIGNIFICANCE

The Eccles Avenue Ashfield Heritage Conservation Area is of local heritage significance.

The area has historical significance as a 1917 subdivision comprising largely 1920s housing with demonstrating the development of Ashfield during this period.

The area has historical associational significance with John Eccles and his sons,

The area is of aesthetic significance for the consistent streetscape of single storey detached brick Federation Queen Anne and Inter-war California Bungalows through to 1940s bungalows. It demonstrates consistent use of materials (brick walls, terracotta or slate tiled roofs) and consistent setbacks allowing for small front gardens.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Subdivision pattern
- Pre-1943 street tree plantings of brush box within the street carriageway

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Single storey detached scale of housing
- Consistent setbacks from the street
- Consistent forms of housing
- Consistent materials - brick walls, slate or terracotta tiled hipped and gabled roofs
- Consistent front fencing of low brick, timber picket or combinations of these

NON-CONTRIBUTORY ELEMENTS

- Upper floor additions visible from the street
- Alterations to windows and joinery
- Enclosure of front verandahs
- Modern roof cladding (eg concrete roof tiles)

HISTORICAL DEVELOPMENT

The land was originally part of Elizabeth Underwood's Ashfield Park Estate. The craftsman John Eccles bought it from Samuel Murrell and called his subdivision 'Pomona Grove', comprising 20 allotments east of Frederick Street. That street was later slightly realigned by Eccles's sons and named Eccles Avenue, and the estate was enlarged to its present size and marketed as the Eccles Estate Subdivision in 1916.

The first house to be built within the subdivision, in 1917, was No 14 Eccles Avenue, and the balance of the estate was quickly taken up, almost completely developed by 1943. Only no

9 is a later house from the early 1950s (brick single storey house) built on land subdivided off the back of a late Victorian period house at No. 145 Elizabeth Street (note this house appears on the 1916 subdivision plan).



Above: Eccles Estate subdivision map, 1916 Source: Ashfield Subdivision Plans, NSW State Library online Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

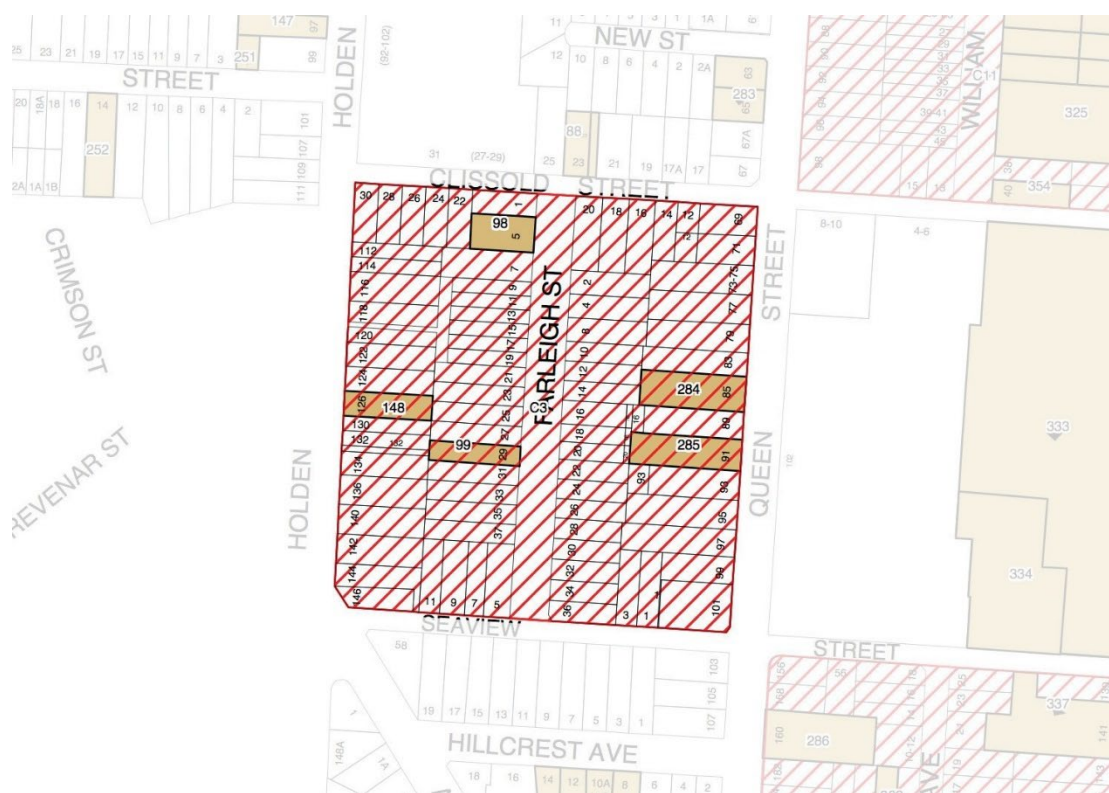
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Clover Hill

Street	Side	No	Rating	Name	Style/Observations
Eccles Avenue		2	1		Arts and Crafts/California Bungalow
Eccles Avenue		4	1		Arts and Crafts/California Bungalow
Eccles Avenue		6	1		Arts and Crafts/California Bungalow
Eccles Avenue		8	1		Arts and Crafts/California Bungalow
Eccles Avenue		10	1		Arts and Crafts/California Bungalow
Eccles Avenue		12	*		Arts and Crafts/California Bungalow
Eccles Avenue		14	1		Arts and Crafts/California Bungalow
Eccles Avenue		16	1		Arts and Crafts/California Bungalow
Eccles Avenue		18	1		Arts and Crafts/California Bungalow
Eccles Avenue		20	1		Queen Anne/Arts and Crafts
Eccles Avenue		22	2		Queen Anne/Arts and Crafts
Eccles Avenue		24	1		Queen Anne/Arts and Crafts
Eccles Avenue		26	1		Arts and Crafts/California Bungalow
Eccles Avenue		28	1		Arts and Crafts/California Bungalow
Eccles Avenue		30	2		Arts and Crafts/California Bungalow
Eccles Avenue		32	1		California Bungalow
Eccles Avenue		31	1		California Bungalow
Eccles Avenue		27	1		California Bungalow
Eccles Avenue		25	*		California Bungalow
Eccles Avenue		23	1		California Bungalow
Eccles Avenue		21	1		California Bungalow
Eccles Avenue		19	1		
Eccles Avenue		17	3		California Bungalow
Eccles Avenue		15	2		Arts and Crafts/California Bungalow
Eccles Avenue		13	2		Arts and Crafts/California Bungalow
Eccles Avenue		11	1		Post-war Sydney Bungalow
Eccles Avenue		9	2		Queen Anne/California Bungalow
Eccles Avenue		7	1		
Eccles Avenue		3	3		Queen Anne/Arts and Crafts
Eccles Avenue		1	3		
Elizabeth Street		153	1		Arts and Crafts
Elizabeth Street		151	1		Arts and Crafts
Elizabeth Street		147-149	1		Queen Anne/Arts and Crafts
Elizabeth Street		145	1		Victorian Filigree
Elizabeth Street		143	2		Arts and Crafts/California Bungalow
Elizabeth Street		141	1		Arts and Crafts/California Bungalow
Elizabeth Street		139	1		Arts and Crafts/California Bungalow
Elizabeth Street		137	1		Arts and Crafts/California Bungalow
Elizabeth Street		135	*		Arts and Crafts/California Bungalow

C3 Farleigh Estate, Ashfield

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1881 to 1930s

HCA TYPE 3: MIXED RESIDENTIAL

Statement of Significance

The Farleigh Estate Heritage Conservation Area is of local heritage significance.

The area is of historical significance as an 1881 subdivision initially developed with scattered Victorian period houses - the most prominent of these being 2-storey Victorian Italianate style villas along Queen Street (Nos. 81, 85, 95 and 101 Queen Street), several designed by architect A.L. Elphinstone Junior. Later (1911 on) further subdivision and development was predominantly single storey Federation and Inter-war period housing.

The area has historical association with the architect A.L. Elphinstone Junior, designer of some of the Queen Street Victorian Italianate style villas.

The area has aesthetic significance seen in its 1881 subdivision and 1911 re-subdivision patterns, relatively wide streets, varied allotment sizes of rectangular lots with larger lots more generally reflecting the Victorian period development along Queen Street, varied setbacks allowing for front gardens reflecting different periods of development 1881-1930s.

Queen Street is dominated by a series of four large 2-storey Victorian Italianate style freestanding villas on large sites interspersed with later housing. The range of housing includes small Victorian to Federation period detached and semi-detached houses, weatherboard cottages and a group of Victorian Filigree style houses at the north-western end of Farleigh Street.

The area includes housing representing architectural styles Victorian Italianate, Victorian Filigree, Federation Queen Anne, Inter-war California Bungalows.

Key Character Elements

Subdivision and public domain elements

- Pre-1943 brush box street tree planting within the road carriageway in Farleigh Street
- Relatively wide carriageway in Farleigh Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- Some Victorian Filigree one and two storey houses, semi-detached and detached (group of Victorian Filigree style 2 storey houses at 5-9 Farleigh Street, pair of Victorian semis at 15-17 Farleigh Street, house at 93 Queen Street)
- Victorian Italianate style freestanding 2-storey villas on large sites (101 Queen Street, 95, 85, and 81 Queen Street)
- Single storey detached weatherboard cottages (examples 120 and 122 Holden Street, 11 Farleigh Street)
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - Rendered brickwork or weatherboard walls (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 2 Farleigh St, 27 Farleigh St, 116 Holden St, 79 Queen St)
- 1960s-1970s residential flat buildings (examples Nos. 77, 95 Queen Street)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 26 Clissold Street, 8 Farleigh St, 22 Farleigh St)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (examples concrete roof tiles to 15-17 Farleigh St)
- Carports in front gardens (example 25 Farleigh St)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

'Farleigh' was one of Frederick Clissold's three Ashfield homes¹. Clissold was a signatory to the first popular petition for the formation of the Borough of Ashfield, and when the Borough was proclaimed in December 1871 he was elected as one of the six initial aldermen. Clissold has been described as 'perhaps Ashfield's richest "gentleman" in the 1870s',² having amassed a considerable fortune, mainly from the fellmongering and wool-washing businesses he had set up. At about the time of his election in 1871 he was occupying 'Mountjoy' in Victoria Street, where he lived in considerable splendour³. By 1886 Clissold was living in the grand house 'Glentworth', the design of which he had commissioned from the architect Morell & Kemp⁴. It appears that for a brief period around 1883-1885 Clissold and his family were living at 'Farleigh'⁵, which was an earlier house occupied during the 1870s by other families⁶.

This section of Ashfield was part of a grant of 100 acres made in 1794 to John Clephan in 'the district of Petersham Hill', which was soon subsumed by Robert Campbell into his large Canterbury Park Estate.⁷ Following Campbell's death the break-up of his estate was begun by his daughters, and several substantial blocks were bought by Frederick Clissold.

One of these acquisitions was the land bounded by Clissold Street (re-named from Jeffreys Street), Holden Street (re-named from Ashfield Road), Queen Street (then also called Brighton Street) and Seaview Street (also called Pope Street).⁸ The house 'Farleigh' stood near the north-east corner of this block, addressing both Clissold and Queen Streets.

A subdivision plan was prepared for the auctioneers Batt, Rodd & Purves, advertising a proposed sale of what was called 'Farleigh and Lissoy Estates, Ashfield Heights' at the site on 24 September 1881. The area covered by the Farleigh Estate HCA was shown divided into two Sections by a new street, called Farleigh Street, running east-west and connecting Queen Street and Ashfield Road (Holden Street). Section 1, the northern half of the estate, contained 24 allotments including No 1 containing 'Farleigh'. Section 2, on the southern half, contained 28 lots. All the allotments were provided with rear service lanes. To this land was added a further holding on the north side of Clissold Street which contained two houses, one called 'Lissoy' and the other owned by Mrs A'Beckett. This was labelled Section 3 and was divided into 14 lots; 'Lissoy' was lot 12 but the A'Beckett property was

¹ Ashfield Heritage Study 1993, vol 1, Appendix 'G'. In these notes historian Nora Peek claims that 'Farleigh' was Clissold's second home

² Chris Pratten, ed, Ashfield at Federation (ADHS, 2001), p 285.

³ Sheena and Robert Coupe, *Speed the Plough* (Ashfield Council, 1988), p 79. Research by Nora Peek for ADHS shows that Clissold purchased the already-built 'Mountjoy' in 1872. See Ashfield Heritage Study 1993, vol 2, Reference No 271

⁴ Ashfield Heritage Study 1993, vol 2, Reference No 278

⁵ On 25 February 1883 the birth of a son is recorded to the wife of Mr. Frederick Clissold "at her residence Farleigh Queen-street, Ashfield". Family Notices, *The Sydney Morning Herald* 8 March 1883 page 1 (accessed online via Trove NLA)

⁶ Details of 1870s occupancy of Farleigh evident from Family Notices for the period accessed online via Trove NLA.

⁷ Ashfield Heritage Study 1993, vol 1, pp 32, 36

⁸ Higinbotham & Robinson map of Ashfield, 1883

unnumbered. This proposed subdivision was abandoned and the September sale did not proceed.

A new subdivision, now called 'The Farleigh Estate, Ashfield Heights', was created and a new date, 5 November 1881, was set for the auction sale. This time the 'Lisoy' land called Section 3 on the earlier plan was not included. The new subdivision comprised 51 'Beautifully situated Villa Sites and Commodious House'. The commodious house was 'Farleigh', located on Lot No 1 in the north-east corner. The new Farleigh Street, now running north-south, provided access to 24 of the internal allotments. This arrangement is shown on the 1883 Higinbotham & Robinson map of Ashfield, and the owner of 'Farleigh' is given as 'F Clissold'. Sales of lots within the subdivision continued over the next 20 years or so.

In 1881 the architect A.L. Elphinstone Junior purchased three lots from the subdivision in Queen Street on which he constructed the Victorian Italinat style houses "Sherbrook" (now 85 Queen Street) and "Glenbrook" (now 91 Queen Street), now both listed as heritage items.

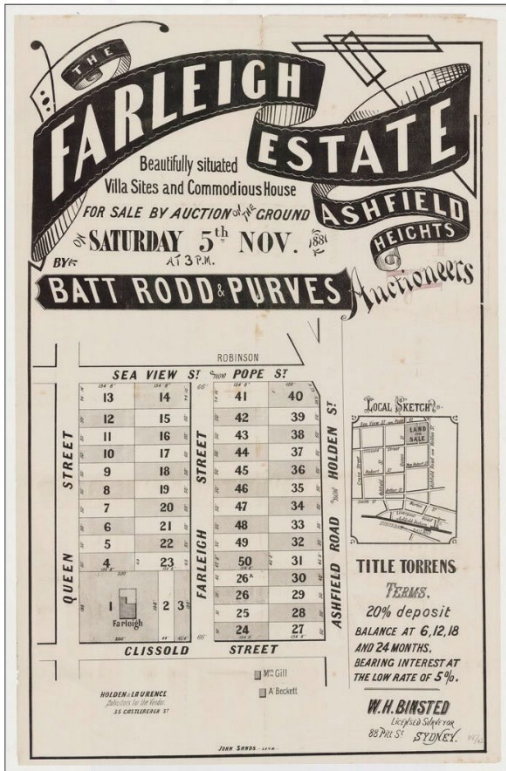
Lot No 1, containing the old house, and the allotments adjoining it, were evidently not sold in 1881, for a new subdivision plan for this part, done for Richardson & Wrench Ltd, appeared in 1911 with the lots sold in February 1911⁹. This re-subdivision gave 11 allotments, three of them facing Clissold Street, three facing Farleigh Street and five facing Queen Street. As building materials were being advertised at Farleigh in December 1910, it is presumed the Farleigh house was demolished at this time¹⁰.

There were subsequent re-subdivisions and adjustments of lot boundaries, but the 1911 arrangement of the Farleigh Estate is very similar to that of today. One interesting early change was the re-subdivision of original allotments 26, 31, 32, 33, 49 and 50 to provide a rear lane, running north-south and servicing them. Each of Lots 26, 49 and 50 was divided into two narrow lots. The back lane was accessed by an even narrower entrance from Holden Street. This lane still exists but has been slightly extended southwards.

Development pressures over more than century have been such that the 51 allotments in the 1881 subdivision have become 81 allotments today. Their disposition illustrates all phases of this development. While the majority of the houses were evidently built in the Federation and Inter-War periods (that is, from about the 1890s to the 1930s), there are a few Victorian period examples, as well as some from the post-World-War-II period.

⁹ Property Sales notice, The Sydney Morning Herald, 20 February 1911 page 9

¹⁰ Advertisement for sale of building materials by A Barnett and Pugh, at Farleigh, Queen-street Ashfield, The Sydney Morning Herald 17 December 1910 page 19 (accessed online via Trove NLA)



Left: November 1881 Subdivision map for the Farleigh Estate Ashfield Heights Source: online NSW State Library Ashfield Subdivision plans Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

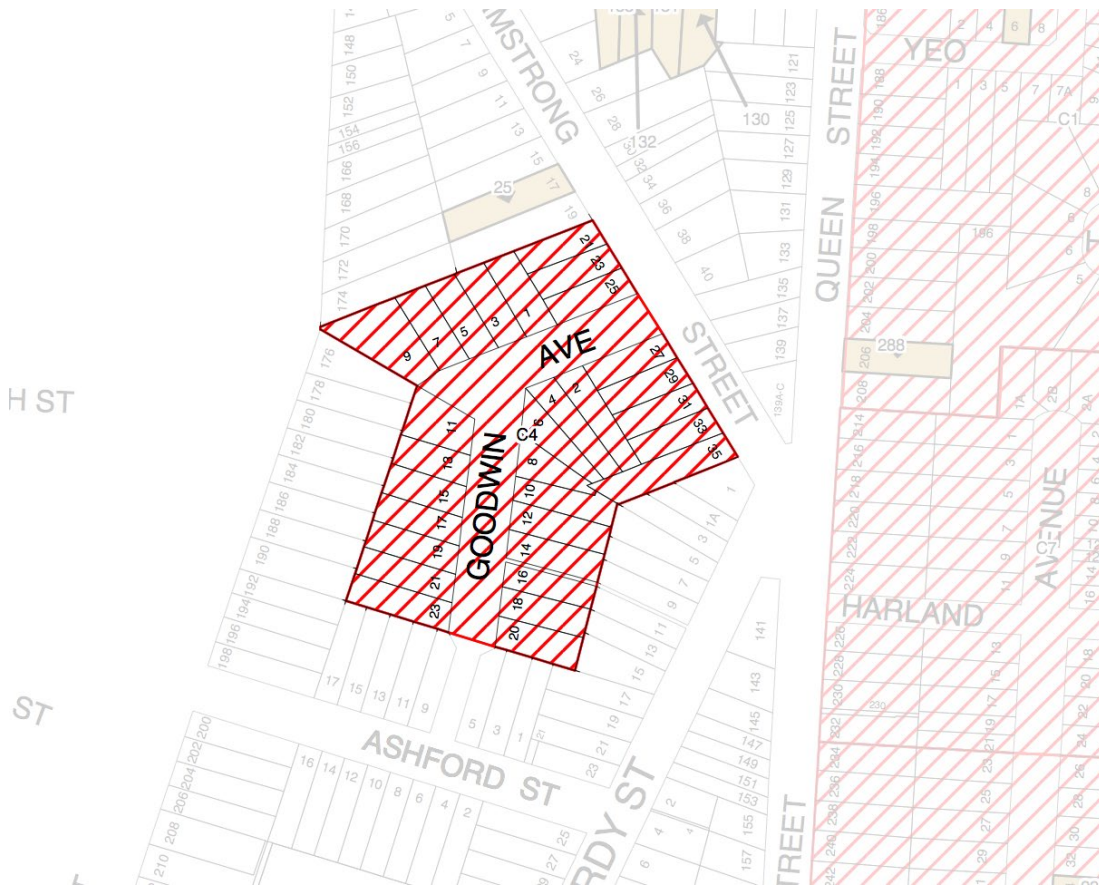
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Farleigh Estate

Street	Side	No	Rating	Name	Style/Observations
Clissold Street	S	12	2		Queen Anne/Arts-&-Crafts
Clissold Street	S	14	2		Queen Anne/Arts-&-Crafts
Clissold Street	S	16	1		Arts-&-Crafts
Clissold Street	S	18	2		
Clissold Street	S	20	1		California Bungalow/ Arts-&-Crafts
Clissold Street	S	22	1		California Bungalow/ Arts-&-Crafts
Clissold Street	S	24	1		California Bungalow/ Arts-&-Crafts
Clissold Street	S	26	2		California Bungalow
Clissold Street	S	28	1		California Bungalow/ Arts-&-Crafts
Clissold Street	S	30	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	2	3		California Bungalow
Farleigh Street	E	4	1	Lynwood	California Bungalow
Farleigh Street	E	8	2		California Bungalow
Farleigh Street	E	10	1		California Bungalow
Farleigh Street	E	12	1		California Bungalow
Farleigh Street	E	14	1		California Bungalow
Farleigh Street	E	16	1		California Bungalow
Farleigh Street	E	18	1		Arts-&-Crafts
Farleigh Street	E	20	2		Arts-&-Crafts
Farleigh Street	E	22	2		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	24	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	26	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	28	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	30	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	32	2		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	34	1		California Bungalow
Farleigh Street	E	36	3		
Farleigh Street	W	37	1		California Bungalow
Farleigh Street	W	35	1		California Bungalow
Farleigh Street	W	33	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	W	31	1	Blythdale	California Bungalow/ Arts-&-Crafts
Farleigh Street	W	29	*	Femoyle	California Bungalow
Farleigh Street	W	27	2		California Bungalow
Farleigh Street	W	25	2		California Bungalow
Farleigh Street	W	23	2		California Bungalow
Farleigh Street	W	21	2		California Bungalow
Farleigh Street	W	19	1		California Bungalow
Farleigh Street	W	15-17	1		
Farleigh Street	W	13	2		
Farleigh Street	W	11	2		
Farleigh Street	W	9	1		
Farleigh Street	W	7	1		Victorian Filigree
Farleigh Street	W	5	*		Victorian Filigree
Farleigh Street	W	1	1		California Bungalow
Holden Street	E	112	1		Queen Anne/Arts-&-Crafts
Holden Street	E	114	1		Queen Anne/Arts-&-Crafts
Holden Street	E	116	3		Late 20th-Century Mediterranean

Street	Side	No	Rating	Name	Style/Observations
Holden Street	E	118	2		Australian Nostalgic
Holden Street	E	120	1		Victorian Regency
Holden Street	E	122	1		Victorian Italianate (?)
Holden Street	E	124	1		Inter-War Sydney Bungalow
Holden Street	E	128	*		Inter-War Sydney Bungalow
Holden Street	E	130	1		California Bungalow
Holden Street	E	132	1		Federation Arts-&-Crafts
Holden Street	E	134	2		Victorian (?) indeterminate
Holden Street	E	136	1		Post-War Sydney Bungalow
Holden Street	E	140	1		Queen Anne
Holden Street	E	142	2		Queen Anne
Holden Street	E	144	2		California Bungalow
Holden Street	E	146	1		California Bungalow
Queen Street	W	101	1		Victorian Italianate
Queen Street	W	99	2		
Queen Street	W	97	1		California Bungalow
Queen Street	W	95	3		Post-War International
Queen Street	W	93	1		Victorian Italianate
Queen Street	W	91	*		Victorian Italianate
Queen Street	W	89	2		California Bungalow
Queen Street	W	85	*	Spencer Leigh	Victorian Italianate
Queen Street	W	83	1		California Bungalow/Arts-&-Crafts
Queen Street	W	79	2		
Queen Street	W	77	3		Post-War International
Queen Street	W	75	1		
Queen Street	W	73	1		Queen Anne
Queen Street	W	71	3		
Queen Street	W	69	1		Queen Anne
Seaview Street	N	11	1		California Bungalow/Arts-&-Crafts
Seaview Street	N	9	1		California Bungalow
Seaview Street	N	7	1		California Bungalow
Seaview Street	N	5	1		Queen Anne
Seaview Street	N	3	1		California Bungalow
Seaview Street	N	1	1		California Bungalow

C4 Goodwin Avenue, Ashfield Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1918-1920s

HCA TYPE: Single storey residential (i) uniform single period subdivision

Statement of Significance

The Goodwin Avenue Heritage Conservation Area is of local heritage significance.

The area is of *historical significance* as a 1918 subdivision that reflects the boundaries of earlier subdivisions, resulting in the kink in the Goodwin Avenue street alignment, and which was uniformly developed as a complete sub-division by the same builder.

The area has *historical association* with the local Ashfield builder H W R Newman who designed and built all except three of the houses between 1918 and 1922.

The area has *aesthetic significance* for its uniformity of development with Inter-war California Bungalow style detached single storey brick houses.

Goodwin Avenue has *aesthetic significance* for its pre-1943 street tree plantings of brush box trees and for its wide grassed verges.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of brush box trees on grass verges in Goodwin Avenue
- Relatively wide carriageway with grass verges in Goodwin Street
- Kink in Goodwin Avenue street alignment resulting from historical subdivision boundaries

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached single storey face brick Inter-war California bungalow style houses
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta
 - Gable ends facing the street with original roughcast stucco, timber shingles or imitation half-timbered finishes (or a combination of these)
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences - low brick or timber picket
- Medium height (approx. 1.2m) hedges along front property boundaries

NON-CONTRIBUTORY ELEMENTS

- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 4 Goodwin Avenue)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples 27 Armstrong Street, 23 Goodwin Avenue); painting of face brickwork (examples: 14 & 16 Goodwin Avenue); reskinning (example 17 Goodwin Avenue); modern roof cladding (examples concrete roof tiles); changes to windows or doors (examples 27 Armstrong Street, 23 Goodwin Avenue)
- Enclosure of front verandahs or porches (examples 3 and 16 Goodwin Avenue)
- Carports in front gardens (example 17 Goodwin Avenue)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (examples 15 and 17 Goodwin Avenue)

Historical Development

This land was part of Robert Campbell's Canterbury Park Estate that he acquired before 1820 from the Rev Richard Johnson, to whom it had been granted in 1796.

After Campbell's death his estate was gradually broken up. By the time Ashfield became a municipality most of the surrounding streets had been created and are shown on the first map of the municipality (prepared by Higginbotham & Robinson in 1883)¹. This map shows that a residential subdivision had already been created in Ashford Street, while the location of Goodwin Avenue was undeveloped. The land had however been divided into two parcels, separated by the line that can still be perceived today in the allotment boundaries and which appears to have been the cause of the kink where Goodwin Avenue changes direction. The land south of that line became known as the Alcock Subdivision.

The land, including the Alcock Subdivision, was acquired around 1918 by H W R Newman, a builder of Queen Street, and became known as Newman's Estate². Between 1918 and 1921 Newman lodged building applications for the residences in the subdivision.

He erected all of the houses except Nos 4 and 6 Goodwin Avenue and 25 Armstrong Street. The Building Application Register is incomplete in respect of the latter house and it is possible that he also built it. The builder E G Bale was credited with the erection of the houses at No 4 and of No 6, 'Wilga', in Goodwin Avenue. From the available evidence it seems possible that Bale was either a partner of, or successor to, H W R Newman³.

Goodwin Avenue was named for John D Goodwin, Ashfield's Borough Engineer and Overseer of Works from 1880 to 1920. Goodwin was quite an important Council servant. In 1895 he designed Stanton Bridge, the stone structure built over Long Cove Creek between Summer Hill and Lewisham. He was responsible for the first asphalt roads and footpaths (in Holden Street); his suggestion for standard four-foot wide asphalt footpaths was later adopted by other municipalities. He instituted the rolling of streets, and 'his wonderful drainage works' were well known; these included the main stormwater drains under Smith and Lackey Streets. Goodwin also proposed the planting of avenues of trees along Parramatta Road and Liverpool Road, a vision that was not realised. John Goodwin lived in Queen Street at the corner of Norton Street. He retired from the council at the end of 1919 and died in 1925⁴.

The building applications describe the houses generally as constructed with brick walls on brick or concrete foundations, with bituminous felt dampcoursing ('Ruberoid' or 'Malthoid') and tiled roofs. The number of main rooms varied from four to five. The houses are called cottages and described as double-fronted or 3/4 frontage and the estimates of building cost are generally in the range £500 to £750. A couple of early BAs were recorded for garages and a few for early additions or alterations such as tool sheds, laundries, verandahs and extra rooms. Many changes, most of them minor, appear in the BA records from the 1960s, for example carports to Nos 8, 14 and 16, a swimming pool at No 17 and the upper storey extension to No 4, all in Goodwin Avenue.

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36. Copies of the Higginbotham & Robinson map are held in the collections of Ashfield Council Archives and the Ashfield & District Historical Society

² Newman's Estate and the Alcock Subdivision are named in the Valuer-General's records for the properties in this CA, held in Ashfield Council Archives.

³ This is an interpretation of the entries in the BA Register and the Valuer-General's records for these properties, found in Ashfield Council Archives.

⁴ The brief biography of J D Goodwin is given by Chris Pratten in Ashfield at Federation , pp 305-308.



Above: An extract from the H C E Robinson map of Ashfield South Ward, compiled in about 1912 and progressively updated. At this time this part of Ashfield was in the East Ward. Note the two unnamed subdivisions, shown by their deposited plan numbers. The oblique line separating the two is clearly shown. Goodwin Avenue, short and angled, is yet generously wide. One of the Ashford Street allotments was used to provide a narrow access from the south

BUILDING RANKING DEFINITIONS

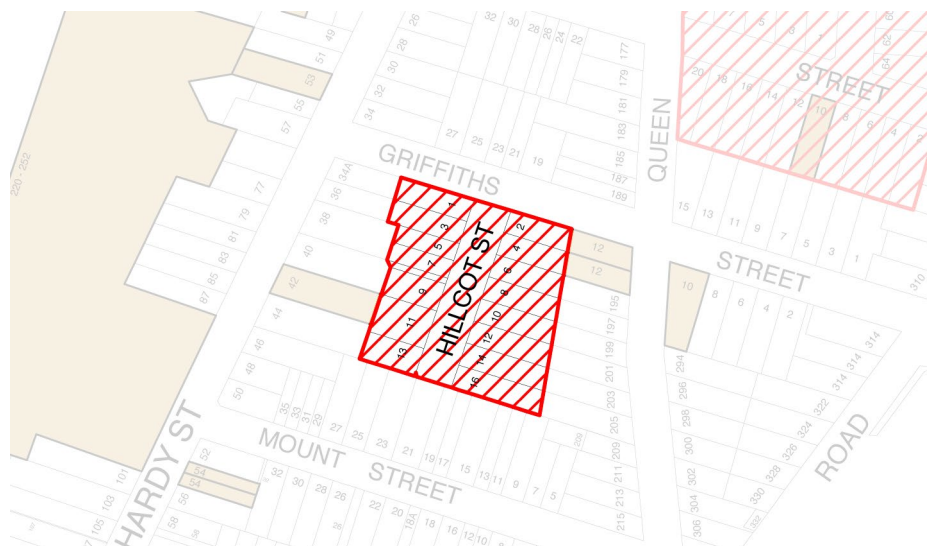
Building ranking No.	Building Ranking Definition
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3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Goodwin Avenue

Street	Side	No	Rating	Name	Style/Observations
Armstrong Street	W	35	1	Jersey	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	33	1		California Bungalow/ Arts-&-Crafts
Armstrong Street	W	31	1	Mirador	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	29	1	Montreal	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	27	2	Palmerston	California Bungalow/Arts-&-Crafts
Armstrong Street	W	25	1	Bogolong	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	23	1	Glenelg	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	21	1	Realt	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	2	1	Haerami	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	4	2		California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	6	1	Wilga	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	8	1	Camira	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	10	1	Caliben	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	12	1	Balgownie	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	14	1	Stannaswa	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	16	1	Kildonnan	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	18	1	Kenetra	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	20	1	Wilber	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	23	2	Eleua	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	21	1		California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	19	1	St Omer	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	17	2	Georgia	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	15	1	Celestan	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	13	1	Ekside	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	11	1	Acacia	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	9	1	Ruplin	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	7	1	Marathon	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	5	1	Loxton	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	3	1	Rola	California Bungalow/ Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Goodwin Avenue	W	1	1	Glen Lossie	California Bungalow/ Arts-&-Crafts

C5 Hillcot Street, Hurlstone Park Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1912-1920s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Hillcot Street Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a consistent subdivision developed in a short period following its April 1912 sale. Its take up is likely to be related to its close proximity to a tram terminus.

The area is of aesthetic significance for its 1912 subdivision pattern, the wide dead-end street with pre-1943 Brush box street tree planting, consistent building setbacks allowing for small front gardens and consistent streetscape of almost entirely Federation Queen Anne style single storey detached housing of brick with slate or terracotta tiled hipped and gabled roofs. The HCA includes a single Inter-war California Bungalow style house at No. 3 Hillcot Street, built slightly later than the other houses in the street.

The HCA is representative of an area developed almost entirely in the Federation Queen Anne style.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within the street carriageway
- Relatively wide carriageway in Hillcot Street
- Dead-end quiet nature of Hillcot Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- All housing in Hillcot Street is detached face brick single storey Federation Queen Anne style with one single Inter-war California bungalow style house (No. 3) with small front gardens and consistent street setbacks
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork walls (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket.

NON-CONTRIBUTORY ELEMENTS

- Carports in front gardens (Nos. 5, 7 and 12 Hillcot Street)
- Changes to materials: concrete tile roof cladding and loss of chimneys
- Alterations to windows (example aluminium framed windows at Nos. 5 & 7)
- Front verandah enclosure (No. 12)
- Modern front fences of unsympathetic design and materials (examples, concrete breezeblock front fencing at No. 5)

Historical Development

The area was Section 2 of the Canterbury Estate, owned by Robert Campbell the elder. In earlier times it had been part of a grant made in 1796 to the Rev Richard Johnson and acquired by Campbell in 1802-03, after whose death the subdivision and sale of the land began.

By about 1880 Matthew Roberts owned more than half of this particular parcel, the other owners being the Campbell Estate and Francis Beamish and a Mr Field.¹ Within a decade or so a small scatter of houses had appeared, on sites of different sizes and alignments. Their footprints are shown on the 1892 Water Board Detail Survey Plan. Among these were a pair of semi-detached cottages facing Hanks Street, two houses facing Queen Street and two facing Hardy Street. One of the latter (now No 40) was shown as 'in course of construction'.²

One of the Queen Street houses was 'Hether Cottage' (sic), owned by G T Roberts.³ At that time Hillcot Street did not exist, while Griffith Street (then known as Wattle Street) ran only between Queen Street and Old Canterbury Road.

The other Queen Street house was on an angled site almost opposite Wattle Street. Its odd alignment suggests that it was the earliest house in this area and it might well have been 'Hillcot House', after which the estate was named. Whether Matthew Roberts owned this house or lived there is not known. The building had to be demolished to make way for the western extension of Wattle Street to Hardy Street. Later the whole street was re-named as Griffith Street.

Roberts must have bought the other owners out, for after his death the executors of his estate prepared the land for subdivision.

The land was advertised for sale as 'Ashfield South Hillcot Estate' on 20 April 1912 by Richardson & Wrench Ltd as "land close to the terminus of the Dulwich Hill tram extension".⁴ The new bit of Wattle Street and the new Hillcot Street were laid out to serve some of the 34 numbered allotments. Six other blocks, larger than the others, were presumably already owned and either built upon or committed. The owners of these unnumbered lots, as marked on the South Ward map drawn at about the same time as the subdivision, were Cape & Co, G T Roberts ('Hether Cottage'), the estate of Francis Beamish and F J Robinson.⁵ Only two of the surviving houses in the Hillcot Estate are known to have existed before the 1912 subdivision. Neither of these is in Hillcot Street.

The Hillcot Street allotments seem to have been favoured, because within a short period of time all but one (now No 3) contained a dwelling. All the houses exhibit characteristics of the Federation Queen Anne style, except for the slightly later one at No 3 Hillcot Street, which is an Inter-war California Bungalow style house.

¹ Higinbotham & Robinson map of Ashfield, 1883. A copy is in Ashfield Council Archives

² Aperture cards of the Water Board Detail Survey Plans are in the collection of the Ashfield & District Historical Society and in Ashfield Council Archives.

³ These facts are interpolated from the Water Board Survey and the H E C Robinson map of Ashfield South Ward, held in Ashfield Council Archives

⁴ Subdivision Plan A 8/22 in the ADHS collection, also Sydney Morning Herald Real Estate Column, 20 April 1912, page 8

⁵ H E C Robinson map of Ashfield South Ward, undated but about 1912, op cit

**ASHFIELD SOUTH,
CLOSE TO THE TERMINUS OF THE
DULWICH HILL TRAM EXTENSION.**

SUBDIVISION SALE
of the
HILLCOT ESTATE,
FRONTING QUEEN-STREET, HANKS-STREET, AND HARDY-STREET.
ONLY ONE MINUTE WEST OF CANTERBURY ROADS JUNCTION,
THE NEW TRAM TERMINUS.
TORRENS TITLE.

TERMS OF SALE:—One-tenth Deposit, balance by Quarterly Payments extending over 3 years, interest
8 per cent. Building Covenant, £400.

Lithographs obtainable from the Auctioneers.
AUCTION SALE ON THE GROUND, 3 O'CLOCK.

SATURDAY, 20th APRIL.

RICHARDSON AND WRENCH, LTD., AUCTIONEERS.

(8947)

Above: Advertisement for the Hillcot Estate subdivision sale of 20 April 1912 Source: The Sydney Morning Herald 6 April 1912 p23 accessed online via Trove



Left: The Hillcot Estate Subdivision map 1912

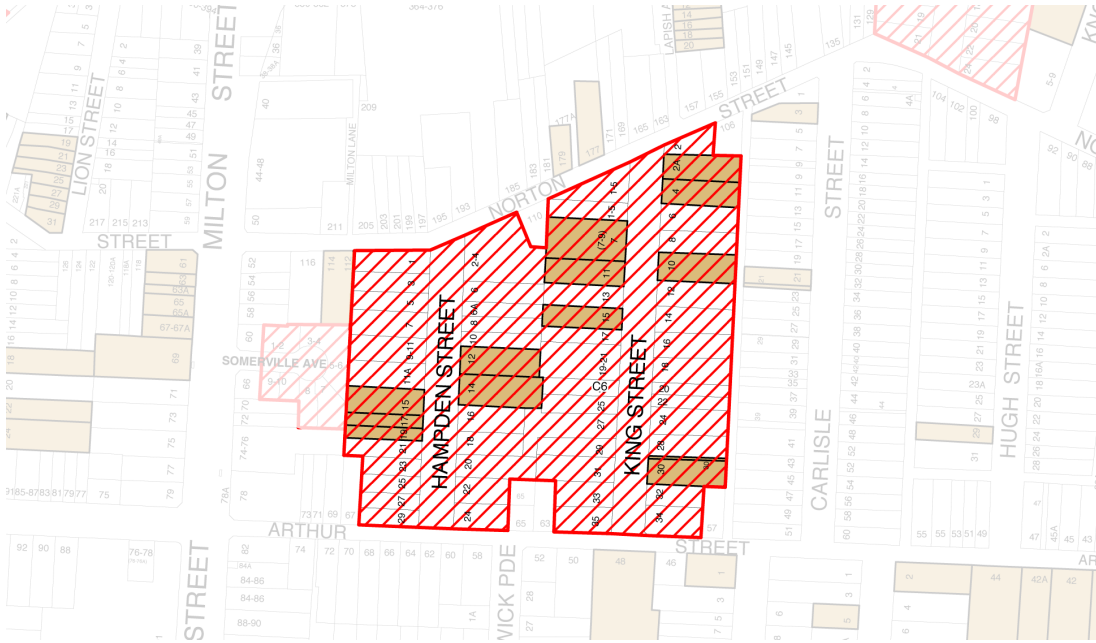
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Hillcot Street

Street	Side	No	Rating	Name	Style/Observations
Hillcot Street	E	2	1	Elwell	Queen Anne
Hillcot Street	E	4	1		Queen Anne
Hillcot Street	E	6	1	Westan	Queen Anne
Hillcot Street	E	8	1		Queen Anne
Hillcot Street	E	10	1		Queen Anne
Hillcot Street	E	12	1		Queen Anne
Hillcot Street	E	14	1		Queen Anne
Hillcot Street	E	16	1		Queen Anne
Hillcot Street	W	13	1		Queen Anne
Hillcot Street	W	11	1		Queen Anne
Hillcot Street	W	9	1	Osborne	Queen Anne
Hillcot Street	W	7	1		Queen Anne
Hillcot Street	W	5	1		Queen Anne
Hillcot Street	W	3	1		Queen Anne/California
Hillcot Street	W	1	1		Queen Anne

C6 Hampden Street & King Street, Ashfield, Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1870s to 1940s

HCA TYPE 3: Mixed Residential Statement of Significance

The Hampden Street and King Street Heritage Conservation Area is of local heritage significance.

It is of historical significance as an area subdivided in 1876 and re-subdivided in 1914 with a high level of consistency in its built form.

The area is of aesthetic significance for its wide, tree lined streets with grass verges and residential development that predominantly reflects architectural styles from 1876 to the 1940s. The streetscapes demonstrate a variety of styles including, Victorian Filigree style single storey cottages, one 2–storey Victorian Italianate style villa, one 2–storey Federation Queen Anne style villa, detached single storey Federation Queen Anne and Inter-war California Bungalow style houses, semi-detached Federation Queen Anne style single storey pairs of houses, and 2-storey brick Inter-war Art Deco style residential flat buildings.

Key Character Elements

Subdivision and public domain elements:

- Varied rectangular allotment sizes
- Pre-1943 street tree planting (brush box) in the street carriageways in both Hampden Street and King Street
- Relatively wide carriageways in both Hampden Street and King Street
- Grassed verges in both Hampden Street and King Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- A mix of detached brick single storey Federation Queen Anne and Inter-war California bungalow style houses
- Federation Queen Anne style detached 2-storey brick villa (example 7 King Street)
- Federation Queen Anne style brick single storey semi-detached houses (examples 17-19 Hampden Street, 20-22 King Street)
- Inter-war period brick 2-storey residential flat buildings (examples 6A, 8 and 10 Hampden Street, 11-17 King Street, 23-29 King Street, 32 & 34 King Street)
- Victorian Italianate style freestanding 2-storey villa on a large sites (Heritage Item 12 Hampden Street, built 1885)
- Single storey detached Victorian cottages (examples 31 King Street, 30 King Street)
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork (Federation, Inter-war periods)
 - Rendered brickwork (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses and residential flat buildings
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent houses or altered houses with difficult to reverse uncharacteristic alterations (example 19-21 King Street, a Victorian villa with a later front, converted to flats, 25 Hampden Street first floor addition)
- 1960s-1970s residential flat buildings (examples 2-4 Hampden Street, 16, 18, 24, 26 King Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 14 King Street); modern roof cladding and loss of chimneys (example concrete roof tiles)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The name of this Heritage Conservation Area relates to the two streets that it comprises. The land was part of a 100-acre grant made in 1794 to Lieutenant John Piper. It was incorporated into Robert Campbell's large Canterbury Park Estate by about 1820 and part of it was later acquired by Emma Louisa A'Beckett. This section was purchased by Frederic King, grandson of Governor King, and it was he who made the unnamed subdivision shown as Deposited Plan No. 263, in 1876, which included Hampden and King Streets, servicing 52 allotments.

The land in this subdivision passed through several ownerships, with some land being developed in the 1880s (for example No.12 Hampden Street), until purchased in 1901 by Sarah Beaumont. Beaumont re-subdivided the land in 1914.

Hampden Street was first named Frederick Street. King Street was named after Frederic King.

BUILDING RANKING DEFINITIONS

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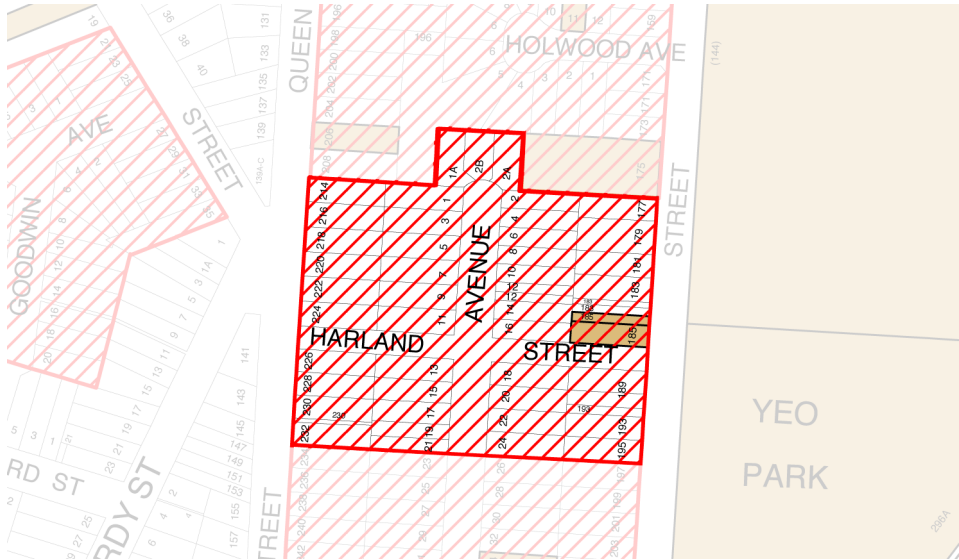
Hampden and King Street

Street	Side	No	Rating	Name	Style/Observations
Hampden Street	E	2-4	3		Post-war International.
Hampden Street	E	6	1		Queen Anne/Arts and Crafts
Hampden Street	E	6A	1		Art Deco
Hampden Street	E	8	1		Art Deco
Hampden Street	E	10	1		Art Deco
Hampden Street	E	12	*		Victorian Italianate
Hampden Street	E	14	*		Queen Anne/Arts and Crafts
Hampden Street	E	16	1		Queen Anne/Arts and Crafts
Hampden Street	E	18	3		Queen Anne/Arts and Crafts
Hampden Street	E	20	1		Queen Anne/Arts and Crafts
Hampden Street	E	22	1		Arts-&-Crafts
Hampden Street	E	24	1		
Hampden Street	W	29	1		Queen Anne/Arts and Crafts
Hampden Street	W	27	1		Queen Anne/Arts and Crafts
Hampden Street	W	25	2		Queen Anne/Arts and Crafts
Hampden Street	W	23	1		Queen Anne/Arts and Crafts
Hampden Street	W	21	1		Queen Anne/Arts and Crafts
Hampden Street	W	17-19	*		
Hampden Street	W	15	*		Queen Anne/Arts and Crafts
Hampden Street	W	11A	1		Queen Anne/Arts and Crafts
Hampden Street	W	9-11	2		
Hampden Street	W	7	2		
Hampden Street	W	5	2		Eclectic
Hampden Street	W	3	1		Queen Anne/Arts and Crafts
Hampden Street	W	1	1		Queen Anne/Arts and Crafts.
King Street	E	2	1		Queen Anne/Arts and Crafts
King Street	E	2A	*		Queen Anne/Arts and Crafts
King Street	E	4	*		Post-war
King Street	E	6	3		Post-war Sydney Bungalow

Street	Side	No	Rating	Name	Style/Observations
King Street	E	8	2		Federation Queen Anne
King Street	E	10	1		Federation Queen Anne
King Street	E	12	2		Late 20th-Century Australian Nostalgic
King Street	E	14	1		Post-War
King Street	E	16	2		Post-War
King Street	E	18	2		Queen Anne/Arts and Crafts
King Street	E	20-22	1		Queen Anne/Arts and Crafts
King Street	E	24	3		Post-war International
King Street	E	28	3		Post-War indeterminate
King Street	E	30	*		Victorian Regency
King Street	E	32	1		Inter-war Stripped Classical
King Street	E	34	1		Inter-war Art Deco.
King Street		35	2		Queen Anne (?)
King Street		33	1		Victorian Filigree
King Street		31	1		Queen Anne
King Street		29	1		International
King Street		27	1		Post-war indeterminate
King Street		25	1		Inter-war indeterminate
King Street		23	1		Inter-war Art Deco (?)
King Street		19-21	2	Harbert Hall	Inter-war Arts-& Crafts
King Street		17	1		Inter-war Art Deco (?)
King Street		15	*		
King Street		13	1		
King Street		11	*		Inter-war Art Deco
King Street		7	*		Queen Anne
King Street		1-5	1		

C7 Harland Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1882 to 1960s

HCA TYPE 3: Mixed residential Statement of Significance

The Harland Estate Heritage Conservation Area is of local heritage significance.

The HCA is of historical significance as an 1882 subdivision developed over a long period from 1882 through to the 1960s.

The HCA is of aesthetic significance for its mix of houses demonstrating the long development period including simple Victorian cottages, Federation Queen Anne style houses, Inter-war California Bungalows, a single 2-storey Inter-war Old English style house (heritage listed, No. 185 Victoria Street), three houses at the northern end of Service Avenue resulting from a 1965 subdivision and a 1960s house at No. 24 Service Avenue, unified by the detached nature and single storey scale of the majority of houses. The 1965 subdivision at the northern end of Service Avenue and the creation of a cul-de-sac in this location contributes to the character of the area.

Key Character Elements

Subdivision and public domain elements:

- Wide grassed verges in Service Avenue and on eastern side of Queen Street
- Pre-1943 palm plantings on the western side of Victoria Street
- Relatively wide carriageways in Victoria Street, Queen Street
- Narrow carriageways in Harland Street, Service Avenue
- Late 20th century street tree plantings in Service Avenue, eastern side of Queen Street
- Cul-de-sac at the northern end of Service Avenue

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Mix of predominantly detached face brick single storey Victorian, Federation Queen Anne and Inter-war California bungalow style houses, the majority of houses being Federation Queen Anne or Inter-war California bungalow style detached brick houses
- Single storey late Victorian period weatherboard cottage (22 Service Avenue)
- Two storey detached brick Inter-war Old English style house (heritage listed, No. 185 Victoria Street, corner Harland Street)
- Federation Queen Anne style single storey semi-detached brick houses (example Nos. 19-21 Service Avenue)
- Three 1960s single storey brick houses 1A, 2A and 2B Service Avenue (part of a 1965 subdivision at the northern end of Service Avenue)
- 1960s house on the corner at 24 Service Avenue
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork walls (Federation, Inter-war periods)
 - Texture brick walls (1960s houses)
 - Rendered brickwork or weatherboard walls (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets for Victorian period houses; low brick for 1960s houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 226 Queen Street, 11, 2, 4, 14, 20 Service Avenue)
- Late 20th century houses (Nos. 15 Service Avenue, 183 Victoria Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 12 Service Avenue); modern roof cladding, aluminium framed windows
- Carports in front gardens (example 8 Service Avenue)
- Modern front fences of unsympathetic design and materials.

Historical Development

This land was once part of a grant of 100 acres made to the Rev Richard Johnson in 1796. Later it became part of Robert Campbell's large holding called Canterbury Park Estate. After Campbell's death his family began the break-up of the estate and its sale in smaller areas, with the creation of streets to serve them¹. One of these areas became the Harland Estate, first advertised for sale in 1882.

The perimeter allotments of this estate addressed Queen and Victoria Streets, which were also known for a time as Canterbury Road and Ashfield Street respectively. To serve the 18 interior allotments a new dead-ended street was created and named Wilson Street. At the north end this street ended at the boundary of 'Inveran', the property of Dr Edwin Chisholm, and at the south end it terminated at the boundary of the still unsold Section 5 of the Canterbury Park Estate. To provide access to this double cul-de-sac a new street, Harland Street, was formed, linking Queen Street and Victoria Street. When subdivision of the land further south began, Wilson Street was extended to Hanks Street and named Woolford Street. These two names for what was the same street were changed after 1916 to Service Avenue, named for Alderman J Service.²

The 1882 Harland Estate originally comprised 36 standard allotments and two larger ones in the north-east corner of the estate. Both of the larger lots contained houses. One of these was called 'Knowe', about which nothing is known other than that it was a smallish house with a front verandah facing west towards Wilson Street. It disappeared around the turn of the 19th century and its site became Nos. 2 to 8 Service Avenue and Nos. 177, 179 and 181 Victoria Street. Its footprint, as well as that of the house which still survives at No 1 Service Avenue, are shown on the Water Board Detail Survey plan of about 1890.

The other original house was 'Fairholme', which faced east to Victoria Street and appears to have been owned by J H Lee. This property was purchased by Louis Carnegie Auldjo in 1895 and later re-named 'Auldhome'. Louis Auldjo was an engineer who is credited with the design of the first electric light plant in Sydney. 'Auldholme' survives as No 179 Victoria Street.³ The rear portion of its site was excised and divided into three lots, now Nos 2, 4 and 6 Service Avenue.

The Victoria Street property at No. 175 Victoria Street adjacent to the north boundary of the Harland Estate known as 'Inveran', built in 1884-85 by Dr Edwin Chisholm, was sold in 1965 to Trinity Grammar School and used as the Delmar Gallery until the present Gallery was erected on the opposite side of Victoria Street. The rear section of its site was subdivided into three allotments which are now 1A, 2A and 2B Service Avenue, on which stand the only Post-War houses in this area. 'Inveran' is listed as a heritage item.⁴

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36.

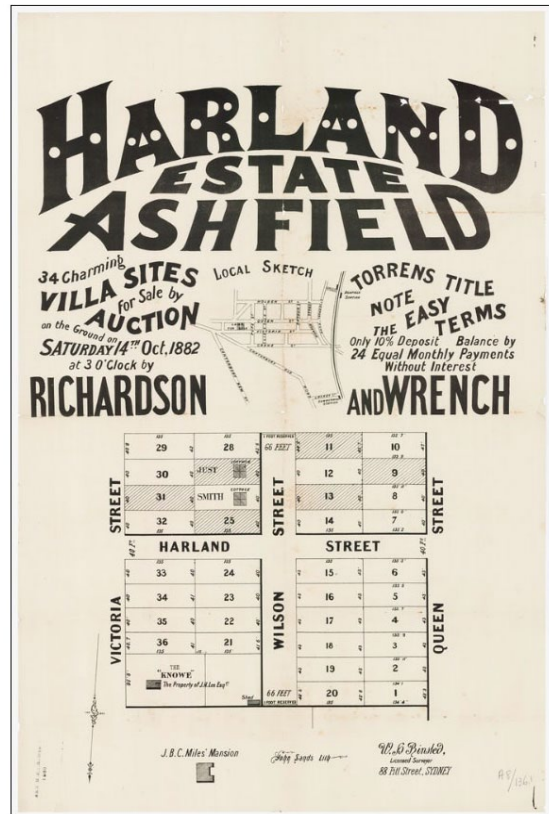
² Research by Nora Peek in the Ashfield Heritage Study 1993, vol 1, Appendix 'G'. Woolford Street is shown on plans of the Woolford Estate (1905) and Jeffreys Estate (1916), held in Ashfield Council Archives.

³ Higinbotham & Robinson map, 1883, op cit; Water Board Detail Survey map, 1890; H E C Robinson map of Ashfield south ward, undated but first compiled about 1912; Ashfield & District Historical Society Journal, No 1, 1982, p 22.

⁴ Ashfield Heritage Study 1993, vol 2, Reference No 282.



Above left: Harland Estate subdivision map of February 1882



Above right: October 1882, with south at the top, showing two houses had been constructed on the eastern side of Wilson Street (now Service)

BUILDING RANKING DEFINITIONS

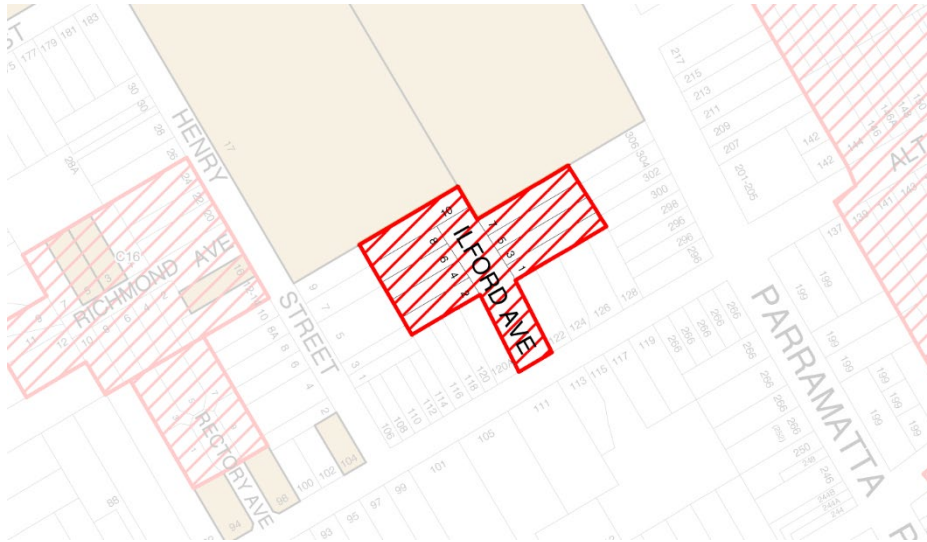
Building ranking No.	Building Ranking Definition
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1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Harland Estate

Street	Side	No	Rating	Name	Style/Observations
Queen Street	E	214	1		Queen Anne
Queen Street	E	216	1		Queen Anne
Queen Street	E	218	1		Queen Anne
Queen Street	E	220	1		Queen Anne
Queen Street	E	222	1		Queen Anne
Queen Street	E	224	1		Queen Anne
Queen Street	E	226	2	Gleniffe	Queen Anne
Queen Street	E	228	1		Queen Anne
Queen Street	E	230	2		
Queen Street	E	232	2		
Service Avenue	E	2B	1		Post-War Sydney Bungalow
Service Avenue	E	2A	1		Post-War Sydney Bungalow
Service Avenue	E	2	2		Queen Anne (?)
Service Avenue	E	4	2		California Bungalow
Service Avenue	E	6	2	Amor	California Bungalow
Service Avenue	E	8	1		Queen Anne
Service Avenue	E	10	1		California Bungalow
Service Avenue	E	12	1		
Service Avenue	E	14	2		Queen Anne
Service Avenue	E	16	1		Queen Anne (?)
Service Avenue	E	18	1		Queen Anne
Service Avenue	E	20	2		
Service Avenue	E	22	2		
Service Avenue	E	24	2		
Service Avenue		21	1		Queen Anne
Service Avenue		19	1		Queen Anne
Service Avenue		17	1		California Bungalow
Service Avenue		15	3		Post-War Sydney Bungalow
Service Avenue		13	3		Victorian Georgian

Street	Side	No	Rating	Name	Style/Observations
Service Avenue		11	2	Brooklyn	Georgian (?)
Service Avenue		9	1	Naphill	Queen Anne
Service Avenue		7	1		Queen Anne
Service Avenue		5	1	Somerset	Queen Anne
Service Avenue		3	1		Queen Anne
Service Avenue		1	1		Victorian Regency
Service Avenue		1A	1		Post-War Sydney Bungalow
Victoria Street	W	195	1		Queen Anne (?)
Victoria Street	W	193	1		California Bungalow
Victoria Street	W	189	1		Queen Anne/Arts and Crafts
Victoria Street	W	185	*		Inter-War Old English
Victoria Street	W	183	2		
Victoria Street	W	181	1		Late 20th-Century Sydney Bungalow
Victoria Street	W	179	1	Auldhome	Victorian Regency
Victoria Street	W	177	1		Inter-War Georgian Revival

C9 Ilford Avenue, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1937-1940s

HCA TYPE: Single storey residential (i) uniform single period subdivision

Statement of Significance

The Ilford Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a distinctive 1937 Inter-war subdivision once part of the Ashfield Park Estate and later part of the Ashfield Infant's Home lands.

The area is of *aesthetic* significance for its distinctive cul-de-sac subdivision pattern with wide grassed verges, original Brush box street tree plantings, developed with Inter-war California Bungalow style detached single storey brick housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box in Ilford Avenue
- Wide grassed verges in Ilford Avenue
- Relatively narrow carriageway in Ilford Avenue
- Elements that contribute to the consistency of the streetscape (visible from the public domain)
- Detached face brick single storey housing Inter-war California bungalow style housing
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with roughcast stucco or imitation half-timbered finishes
 - Face brickwork walls
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; modern roof cladding (examples concrete roof tiles)
- Carports in front gardens (example)
- Front verandah enclosures.
- Aluminium framed windows
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

Ilford Avenue was said to have been named in 1925.¹ The land around it, originally a ten-acre parcel of the Ashfield Park Estate, bounded by Parramatta Road and Frederick, Henry and Alt Streets, had been purchased by Thomas Wild in the mid-1860s. Here Wild erected a large house, called ‘Gorton’, which he sold by auction in 1876 to the Infants’ Home. The house survives today as the centrepiece of the Home. A large part of the Infants’ Home site facing Parramatta Road was sold in 1935, and on it was erected the brick factory and office complex of the Peak Frean organisation (a heritage item) which survives now as Bunning’s.

Land at the east or Alt Street end of the Home site, about a quarter of its original area, was sold and subdivided in about 1937. Its housing allotments faced Parramatta Road, Alt Street and Henry Street, while Ilford Avenue, shown in Deposited Plan No 1046, provided access to a further eight inner allotments.²

This subdivision comprised five sites on the south-west side of Ilford Avenue, one of them extending across the inner end of the cul-de-sac, and three sites on the north-east side. The three north-east allotments were later re-subdivided as four house sites, providing the nine properties included in this conservation area.

¹ Ashfield Heritage Study 1993, vol 1, appendix G; the land comprising the street was alienated in 1937

² H E C Robinson map of North Ward, undated but c 1912. Susan Lorne-Johnson, *Betrayed and Forsaken: The Official History of the Infants’ Home, Ashfield*, pp 85-87.

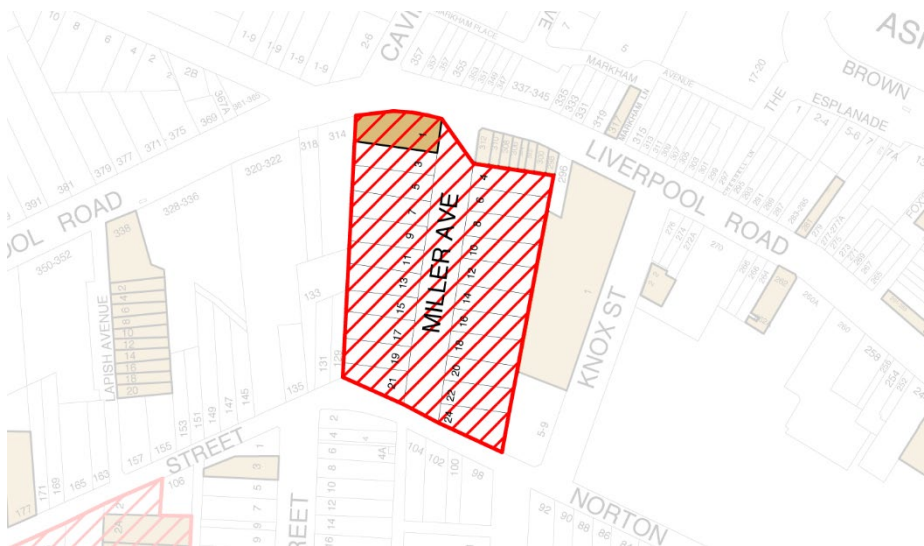
BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Ilford Avenue

Street	Side	No	Rating	Name	Style/Observations
Ilford Avenue	E	7	2		Arts-&-Crafts
Ilford Avenue	E	5	2		Arts-&-Crafts
Ilford Avenue	E	3	1		Inter-War California Bungalow
Ilford Avenue	E	1	1		Inter-War California Bungalow
Ilford Avenue	W	2	2		Queen Anne/California Bungalow
Ilford Avenue	W	4	1		Queen Anne/California Bungalow
Ilford Avenue	W	6	1	Ilford	Queen Anne/California Bungalow
Ilford Avenue	W	8	1		Queen Anne/California Bungalow
Ilford Avenue	W	10	2		Queen Anne/California Bungalow

C10 Miller Avenue, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1906 to 1910s

HCA TYPE: Single storey residential (i) uniform single period subdivision

Statement of Significance

The Miller Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1906 subdivision developed by local Ashfield speculative builders Harry and Robert Ray between 1906 and 1910.

The area is of *aesthetic* significance for its wide street with grass verges and pre-1943 Brush box street trees planted in the street carriageway, and its consistent streetscape of single storey Federation Queen Anne style detached and semi-detached brick houses with small front gardens and narrow side driveways.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Miller Avenue
- Relatively wide carriageway in Miller Avenue

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - Face brickwork (Federation period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Modern or heavily altered houses with difficult to reverse uncharacteristic alterations (example house at 22 Miller Ave)

Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (e.g. concrete roof tiles) and loss of chimneys

Front verandah enclosures.

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This Conservation Area was originally part of Jeffrey's subdivision of part of the Canterbury Estate, and later became part of Pope's Estate, named after John Pope, Ashfield's first Mayor. It was purchased and exploited by the Ray brothers, Harry and Robert Ray, who were important speculative builders in Federation period in Ashfield. Allotments were first offered for sale in 1903, the blocks facing Liverpool Road later re-subdivided with narrower frontages. Most of the houses were erected within a short time after 1906 by the Ray brothers and then sold.

BUILDING RANKING DEFINITIONS

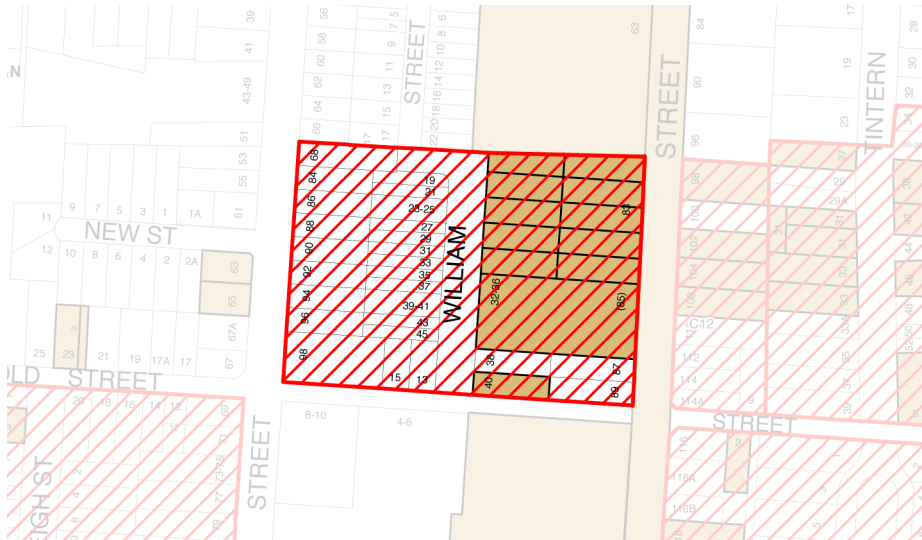
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Miller Avenue

Street	Side	No	Rating	Name	Style/Observations
Miller Avenue		4			Queen Anne
Miller Avenue		6			Queen Anne
Miller Avenue		8			Queen Anne
Miller Avenue		10			Queen Anne
Miller Avenue		12			Queen Anne/California Bungalow
Miller Avenue		14			Queen Anne
Miller Avenue		16			Queen Anne
Miller Avenue		18			Queen Anne
Miller Avenue		20			Queen Anne
Miller Avenue		22			
Miller Avenue		24			Queen Anne
Miller Avenue		21			Queen Anne
Miller Avenue		19			Queen Anne
Miller Avenue		17			Queen Anne
Miller Avenue		15			Queen Anne
Miller Avenue		13			Queen Anne
Miller Avenue		11			Queen Anne
Miller Avenue		9			Queen Anne
Miller Avenue		7			Queen Anne
Miller Avenue		5			Queen Anne
Miller Avenue		3			
Miller Avenue		1			Federation Queen Anne

C11 Mountjoy Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1865 (Mountjoy) and 1930s-1940s

HCA TYPE 2: Single storey residential (ii) Uniform single period subdivision around a retained earlier house
Statement of Significance

The Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as the subdivision of the grounds of the Victorian period villa “Mount Joy” (constructed 1865, a heritage item) now 85 Victoria Street, Ashfield, in the 1930s.

The area has local *historical* associations with builders and architects responsible for the design of the 1930s and 1940s housing including Thomas Crombie McAvoy, a builder, of Hurlstone Park who employed architect Francis P. Ryan, of Dulwich Hill (responsible for design of a number of houses and semis in William Street).

The area has *aesthetic* significance as development resulting from the 1930s subdivision of the estate of the Victorian period villa “Mountjoy”. The aesthetic significance is illustrated by the streetscapes of single storey dark brickwork detached and semi-detached 1930s and 1940s housing with hipped terracotta tiled roofs, small front gardens and narrow side driveways, in the varying street widths, grassed verges including wide grassed verge on the eastern side of William Street, and pre-1943 street tree plantings of Canary Island date palms in Victoria Street.

The area is considered *rare* as a 1930s housing subdivision of a Victorian villa’s grounds where the Victorian villa remains.

Key Character Elements

Subdivision and public domain elements:

- Relatively narrow street carriageway in William Street, with grassed verge on western side and very wide grassed verge on the eastern side adjacent to the Masonic Hospital and “Mountjoy”
- Wide street carriageway in Victoria Street with grassed verges and pre-1943 street tree planting of Canary Island date palms
- Wide street carriageway in Queen Street with grassed verges
- Narrow street carriageway in Clissold Street with narrow footpaths reflecting Victorian period layout

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Extensive landscaping in the garden of “Mountjoy” at 85 Victoria Street Ashfield
- Detached and semi-detached dark face brick single storey 1930s housing
- Original details such as:
 - Recessed front verandahs with original detailing
 - Original hipped roof forms with original cladding of terracotta tiles
 - Dark brickwork with detailing including tapestry brick panels
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences - low brick to match houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent houses (examples 98 Queen Street, 87 & 89 Victoria Street, 38 William Street)
- Changes to materials: Cement rendering of face brickwork to houses; modern roof cladding (eg roof concrete tiles to 25 William Street)
- Front verandah enclosures (example 19, 21, 25 William Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This part of Ashfield was originally granted in 1794 and later incorporated into Robert Campbell's large Canterbury Park Estate.¹ In the 1860s the 9-acre block now bounded by Queen, Robert, Clissold and Victoria Streets was purchased by the Rev John Graham, Minister of the Pitt Street Congregational Church. He is credited with the erection of the first of the late 19th-Century mansions in Victoria Street, including 'Mountjoy' (now 85 Victoria Street, a heritage item), built in 1865. 'Mountjoy' was purchased a few years later by Frederick Clissold, who lived there 'in considerable splendour' with his family until 1875 when, because of ill-health, he decided to sell up and leave for a holiday in England.² In 1886 Clissold built 'Glentworth' on the large site which he owned south of Clissold Street. Prior to 1879 Clissold Street had been known as Jeffreys Street.³

Meanwhile the still-extensive 'Mountjoy' property changed hands. In about 1882 it was acquired by the city businessman William Clark and subdivided. The southern half of the land, facing Clissold Street, was kept as the curtilage for 'Mountjoy'. The northern or Robert Street half was split into two parts. The eastern part, addressing Victoria Street, was sold to John Jamieson, whose large house 'Fernlea' was built there. The western part was subdivided into 21 allotments, 16 of them served by a new dead-end road called William Street, the others addressing Queen and Robert Streets. William Street, running south off Robert Street, was named for Clark.⁴ 'Fernlea' was demolished in about 1930, to make way for the erection of the Masonic Hospital.⁵

It appears it was William Clark who arranged the breaking-up of what is now known as the Mountjoy Estate, the southern half of the original Graham holding. This subdivision of 34 allotments was offered for sale on Saturday, 20 February 1904, by the auctioneers Batt, Rodd & Purves. Sixteen of the lots were served by an extension of William Street, one chain wide as compared with the narrower northern section already existing. The extension was displaced eastwards by a dogleg bend.

The terms of the sale carried an offer of 'assistance to build'.

The principal purchaser was Thomas Peters.⁶ It seems that he bought not only Lots 1 to 15, that is, all the lots between William and Victoria Streets, but also Lots 16 to 24, on the west side of William Street, and others facing Queen Street. Lot 3, much larger than the rest, contained 'Mountjoy'.⁷

Lots 4 to 13, north of the house, and Lots 1, 2, 14 and 15, on the south side between the house and Clissold Street were not built on, but kept by Thomas Peters, a contractor with a business in Clarence Street Sydney, as the landscaped curtilage of the Mountjoy house, including a tennis court. Thomas Peters and his family opened the garden for fund-raising functions such as the Ashfield Belgian Relief Fund, during World War I.⁸ Peters owned 'Mountjoy' until it was acquired by the United Grand Lodge of NSW.

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36. It is now impossible to relate the precise boundaries of these particular grants to the present street layout.

² Ashfield Heritage Study 1993, vol 2, Reference No 271; Sheena and Robert Coupe, *Speed the Plough*, p 63 et seq. The date for 'Mountjoy' was researched by Mr Noel McFarlane.

³ Ashfield Heritage Study 1993, vol 1, Appendix 'G'.

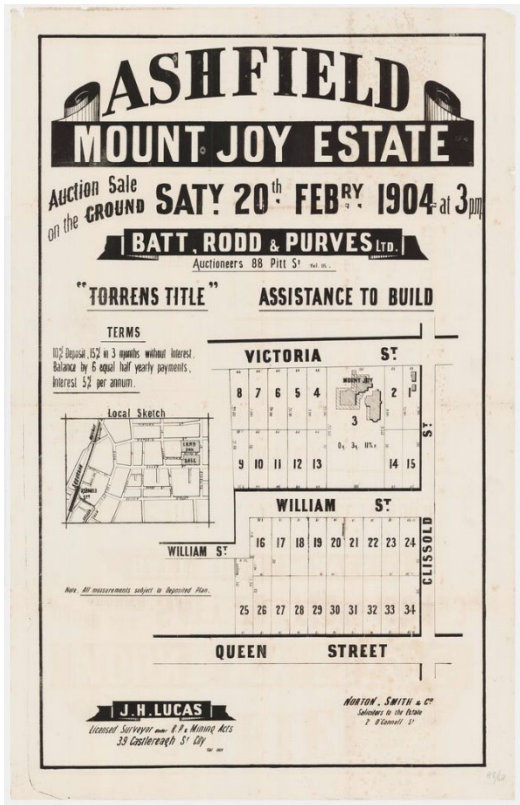
⁴ Higinbotham & Robinson map of Ashfield, 1883; Ashfield Heritage Study 1993, vol 1, Appendix 'G'.

⁵ Ashfield Heritage Study 1993, vol 2, Reference No 270.

⁶ The Estate subdivision is shown and some of its owners identified on the H E C Robinson map of Ashfield South Ward, compiled from 1912; in Ashfield Council Archives.

⁷ Copy of the sale notice is in Ashfield Council Archives

⁸ Coupe, Sheena, *Speed the Plough*, p 191.



Left: Subdivision plan of the Mount Joy Estate 1904 Source: NSW State Library historical subdivision maps of Ashfield online. Note on this plan north is to the left.

William Street

In 1934 Thomas Peters sold Lots 16 to 24 in William Street. These seven lots (now street Nos 19 to 45) were then valued at £1,740 in all. The buyer was Thomas Crombie McAvoy, a builder, of Hurlstone Park and the sale price is recorded as £1,350.⁹ McAvoy kept the lots vacant until 1941 when, between March and November, he submitted to Ashfield Council seven building applications, each for two residences described as brick bungalow flats. Each pair had eight rooms, a tiled roof and a valuation of £1,350.¹⁰

The first houses completed were the pair on Lot 21 (Nos 39-41) which McAvoy sold in December 1941 to Mrs Mary Wilson of Wahroonga. The sale price is not known, but the valuation was then £900 each. The next two cottages completed, on Lot 19 (Nos 31-33), were sold in January 1942 to Raymond L Linkron, for £1,900, while in the same month the two on Lot 20 (Nos 35-37) were sold to Mrs N K Pedrona for £950 each.¹¹ The other houses were completed soon afterwards.

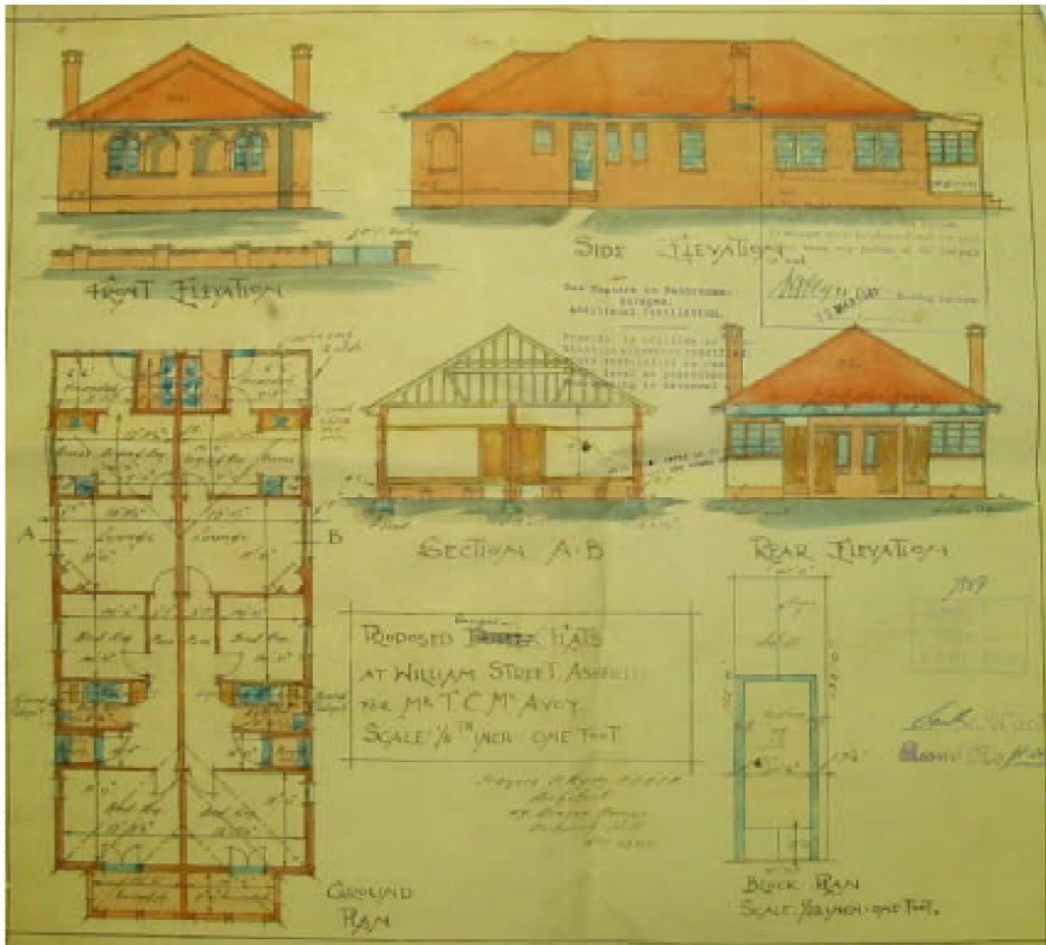
McAvoy's building applications were accompanied by drawings showing plans, elevations and sections, prepared by Francis P Ryan, an architect based in Dulwich Hill. The construction consisted of brick cavity walls and timber framed floors and roofs. Roofs were generally hipped and covered in terra cotta tiles. The floor plans were very compact and virtually identical. Each cottage had a full-width bedroom at the front, each having either a faceted bay window or double doors leading on to a front verandah. The small entrance porch, located in the side wall beyond this front room, opened into a small hall. Beside this was the bathroom and a cupboard and next to that the second bedroom, both accessed from a short passage. Beyond that, occupying the full width of the house, was the 'lounge', with a corner fireplace and a doorway leading to the breakfast room, which was combined with a kitchen recess containing a stove, sink and cupboard. The back door of this room led on to a verandah, off which was the laundry containing troughs and a copper. Each pair of houses was slightly different from the others in design, some being symmetrical and some asymmetrical. All the main bedrooms faced east, while all the other rooms faced either north or south.

Lots 1, 2, 14 and 15 of the estate remained vacant and part of the 'Mountjoy' curtilage until 2000, when Noel McFarlane, owner of the property at that time, arranged for their sale. Erection of houses on these four allotments followed. The house at No 38 William Street is a conventional design; the other, No 40, is a unique passive solar post-and-beam and mud- brick construction.

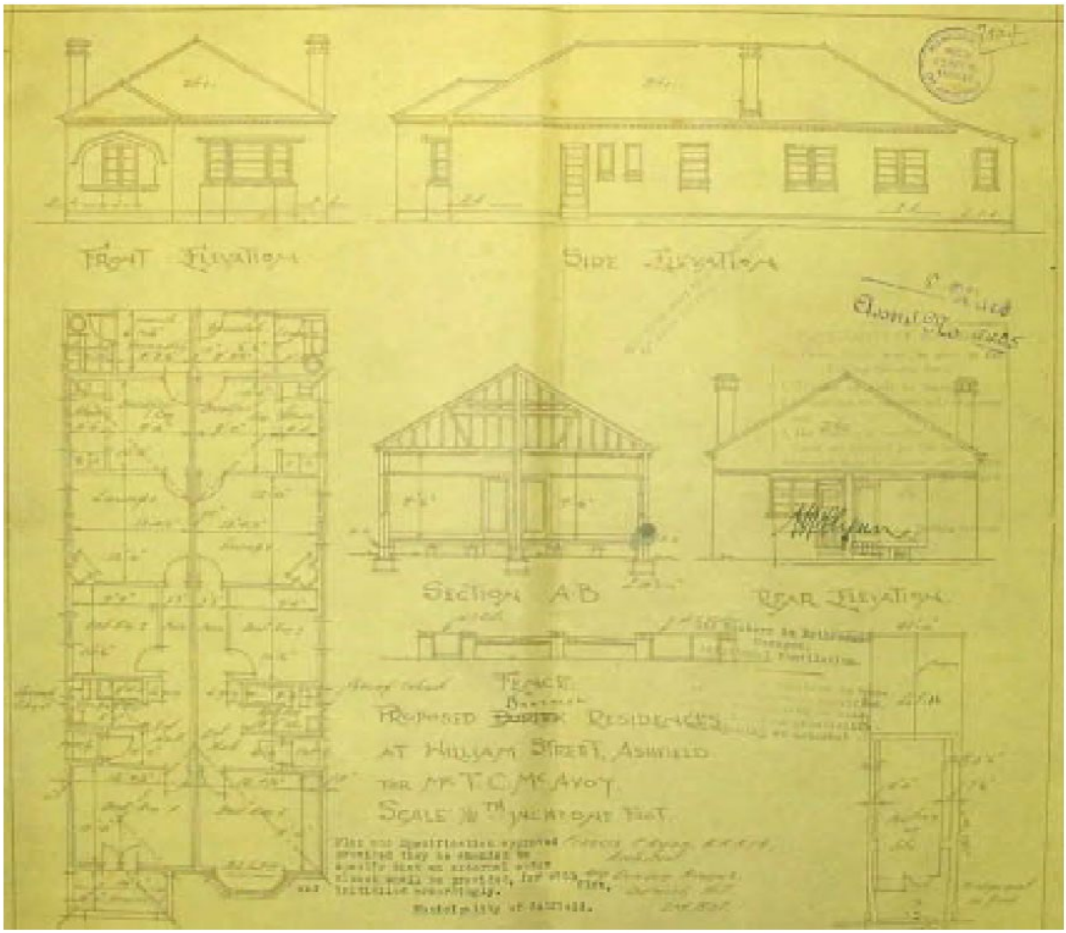
⁹ Valuer-General's records, South Ward, 1934, No 2402, in Ashfield Council Archives.

¹⁰ Valuer-General's records, South Ward, 1940, No 2465; BAs, 1941, Nos 9271, 9431 and 9502-9505, *ibid*.

¹¹ Valuer-General's records, *ibid*, 1940, annotated: Nos 2510-2511, 2514-1515, 2512-2513.



Above: A reproduction of architect Francis Ryan's working drawing for the pair of 'bungalow flats' at Nos 39-41 William Street as submitted with Thomas McAvoy's building application in 1941. These were the first of the 14 cottages designed by Ryan to be completed



Above: The working drawing for one of the asymmetrical pairs of semi-detached houses in William Street built by McAvoy. The cross section shows the party wall ascending through the ceiling to the ridge line

Queen Street

In Queen Street, Peters sold the vacant Lot 25 (street No 68) to Dr Stanley Maynard in 1934 for £410. A building application was made in 1937 for the erection of a semidetached pair of brick and tile ‘cottage flats and garages’, each of four rooms. The builder was S Dealty. The pair was sold in 1942 to Miss Ellen Agnew, of Lucy Street, for £1,800.¹² The reason for the jump from No 68 to its neighbour 84 is unknown, but this pair bears the street number 82 in the Valuer-General’s records for the street in 1937.

No 84 (Lot 26) was sold by Peters as a vacant lot in 1935 to Albert Boyd. A building application was lodged in the same year for the erection of a five-roomed cottage and garage, estimated to cost £800. The builder was W Wright.¹³

Thomas Peters sold No 86 (Lot 27) to Henry Charlesworth, builder, of Ashbury, in 1935. Charlesworth sold the finished brick and tile dwelling, comprising five rooms, in 1936 to William Delaney, chemist, of Sydney, for £1,400.¹⁴

The owner of the unimproved Lot 28 (No 88) in 1934 was Walter Etherington. The previous owner is not recorded. In 1935 the builder J A Allen built for the Etherington this seven-roomed brick and tile cottage estimated to cost £1,150.¹⁵

The owner of Lot 29 (No 90) is unrecorded before it was bought in 1943 by Mrs Emma Butcher. It was sold on in 1936 to E Buckler of Enfield, for whom the builder S Dealty (who also built the semis at No 68) erected this six-roomed brick cottage with a tile roof. Its cost was estimated to be £1,070.¹⁶

Lot 30 (No 92) was unimproved when it was owned by Dr Ronald Waddington, of Queen Street. A building application was lodged in 1935 by Dr Waddington (described as owner-builder, of Western Suburbs Hospital). The six-roomed brick and tile house on a concrete foundation was valued in the BA at £830.¹⁷

A building application for the brick-and-tile house at No 94 (Lot 31) was lodged in 1935. The owner was H E Muir and the builder George Fox, of John Street. In 1943 the property was owned by Mrs Honor Muir, of Bondi and the improved valuation was then £1,450.¹⁸

For the brick house with a tiled roof on Lot 32 (No 96) a building application was lodged in 1935 by Miss E Cullen, owner, and H F & F Smith, builders, of Dulwich Hill. The estimated value was £1,080. When completed the property value as improved was recorded as £1,300.¹⁹

Lots 23 and 24 (facing William Street) and 33 and 34 (opposite them and facing Queen Street) were bought, presumably from the subdivider Thomas Peters, by Edward Peel, who sold on to Charles Massey in 1908. The four lots were re-subdivided to provide one large site facing Queen Street (now No 98) and a smaller one facing Clissold Street (now Nos 13 and 15). A house called ‘Sutcliffe’ was built by Massey on the larger site and in 1908 was accorded a valuation of £308 unimproved and £1,300 improved.²⁰ The name of the house was changed to ‘St Aubins’ in 1922. It was still there in 1974 and was demolished in more recent times to make way for the present suite of five town houses that retain the address 98 Queen Street.

¹² Valuer-General’s records, *ibid*, 1934, No 2394; 1940, No 2086; BA 1937, No 8094.

¹³ Valuer-General’s records, *ibid*, 1934, No 2395, annotated; BA 1935, No 7559.

¹⁴ Valuer-General’s records, *ibid*, 1934, No 2396, annotated; BA 1935, No 7522.

¹⁵ Valuer-General’s records, *ibid*, 1934, annotated, No 2397; BA 1935, No 7572.

¹⁶ Valuer-General’s records, *ibid*, 1934, annotated, No 2398; BA 1936, No 7631.

¹⁷ Valuer-General’s records, *ibid*, 1934, annotated, No 2399; BA 1935, No 7540.

¹⁸ BA 1935, No 7488; Valuer-General’s records, *ibid*, 1943, No 2400.

¹⁹ BA 1935, No 7487; Valuer-General’s records, *ibid*, 1934, annotated, No 1401.

²⁰ Valuer-General’s records, *ibid*, 1908, No 1221; 1922, No 1890.

Clissold Street

The smaller part of the re-subdivision of Lots 23 and 24, at the corner of Clissold and William Streets, was acquired by the Metropolitan Water, Sewerage and Drainage Board. The Board divided the allotment into two, retaining one (now No 13, at the corner) and selling the other. The corner allotment happens to be located above the main underground drain flowing north by north-west, suggesting that it was intended to use the land for a Water Board purpose. In fact an electricity sub-station is recorded on the site as early as 1922.²¹

The other allotment (now No 15) was sold by the MWSDB in 1932 to Miss Honor E Muir, of Bondi. Then in 1934 a building application was lodged on behalf of Miss Muir by the builder G W Fox, of John Street. The house was built of brick, with five rooms and a tiled roof, at an estimated cost of £723. In the following year Miss Muir sold the property to Miss Annie Hamilton, who was evidently the tenant, for £1,075.²²

²¹ Valuer-General's records, 1922, in Ashfield Council Archives.

²² Valuer-General's records, 1932, No 349; BA 1934, No 7168, *ibid*.

BUILDING RANKING DEFINITIONS

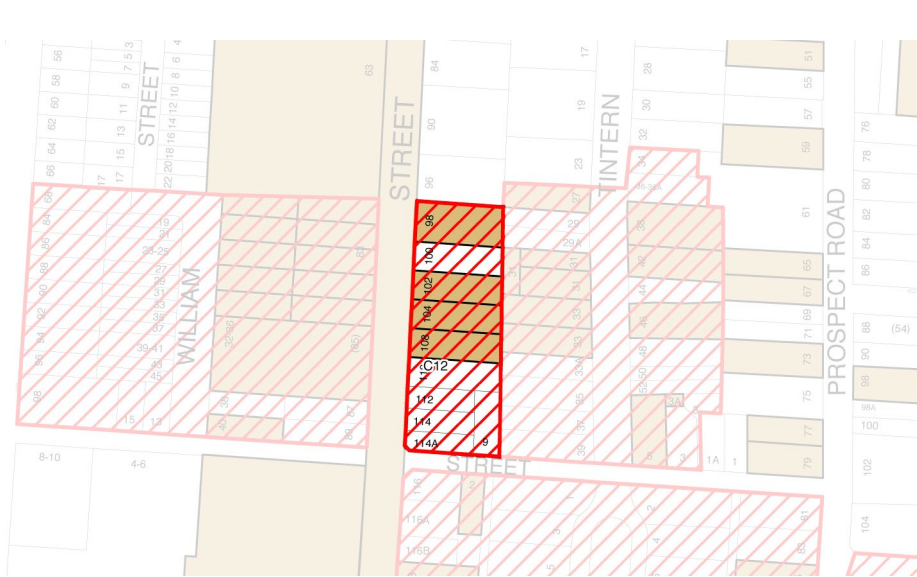
Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Mountjoy Estate

Street	Side	No	Rating	Name	Style/Observations
Clissold Street	W	15	3		
Clissold Street	W	13	3		Functional
Queen Street	E	68	1		Sydney Bungalow
Queen Street	E	84	1		Sydney Bungalow
Queen Street	E	86	1		Sydney Bungalow
Queen Street	E	88	1		Sydney Bungalow modified
Queen Street	E	90	1		Sydney Bungalow
Queen Street	E	92	1		Mediterraneanised Sydney Bungalow
Queen Street	E	94	1		Sydney Bungalow
Queen Street	E	96	1		Sydney Bungalow
Queen Street	E	98	3		Late 20th-Century Australian Nostalgic
Victoria Street	S	89	3		Australian Nostalgic
Victoria Street	S	87	3		Late 20th-Century indeterminate
Victoria Street	S	85	*		Victorian Filigree and Federation Bungalow
Victoria Street	S	83	*		
William Street	E	38	3		Sydney Bungalow version
William Street	E	40	*		Late 20th-Century, Late Modern
William Street	W	43-45	1		Sydney Bungalow
William Street	W	41	1		
William Street	W	39	1		Sydney Bungalow
William Street	W	37	1		Sydney Bungalow
William Street	W	35	1		Sydney Bungalow
William Street	W	31-33	1		Sydney Bungalow
William Street	W	29	1		Sydney Bungalow
William Street	W	27	1		Sydney Bungalow
William Street	W	25	1		Sydney Bungalow
William Street	W	23	1		Sydney Bungalow
William Street	W	21	1		Sydney Bungalow
William Street	W	19	1		Sydney Bungalow

C12 Murrell Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1891 to 1930s

HCA TYPE 3: Mixed Residential

Statement of Significance

The Heritage Conservation Area is of *local* heritage significance.

The Murrell Estate Heritage Conservation Area is of *historical* significance as a small precinct centred around an 1891 subdivision “Murrells Estate” that incorporates a number of earlier Victorian period houses with later development. The area illustrates the process of subdivision and re-subdivision (that has defined development in Ashfield) in the later 19th century to the early 20th century period. While a separate precinct, it forms part of a larger group of HCA’s extending to the east and west that provide a high level of consistency across the area.

The area is of *aesthetic* significance for its fine Victoria Street streetscape with wide palm-lined street and mix of fine Victorian and Federation period houses on large sites juxtaposed with 2-storey Inter-war Art Deco residential flat buildings.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Canary Island date palms within carriageway in Victoria Street
- Relatively wide carriageway in Victoria Street with grassed verge on the eastern side

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Mix of :
 - Detached stuccoed brick one and two storey Victorian villas on large garden sites
 - detached face brick single storey Federation Queen Anne style housing on large garden sites
 - 2-storey Inter-war Art Deco style face brick residential flat buildings
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - Face brickwork (Federation period); dark face brickwork (Inter-war period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses and residential flat buildings
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period buildings; timber picket or cast iron palisade for Victorian period houses
- Narrow driveways with garages to the rear of houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: modern roof cladding (eg concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This land was part of a 1794 grant of 19 acres to John Miller. Within a few years it had been acquired by Robert Campbell and absorbed into his large holding called Canterbury Park. After Campbell's death his daughters eventually began to sell portions of the estate. Samuel Murrell bought an allotment of about three and a half acres, facing Clissold and Victoria Streets, from Sophie Campbell in 1869.²³ He did not build there, but owned an orchard facing Liverpool Road.

Following Murrell's death in 1879 the land passed to his widow Johanna, who died ten years later. Afterwards the three-and-a-half acre allotment was sold to the Town and Country Land Building and Development Company and a subdivision plan, comprising 16 allotments, was made in 1891.

This plan was evidently made with some reference to the land further east, which earlier was owned by William Wiltshire (or Wilshire) and known as Wiltshire's Paddock. The northern section of Tintern Road had been created to serve the Plynlimon Estate and ran north from

Robert Street to Norton Street. In 1885 it was extended southwards and served the Moonagee Hall Estate, which fronted Robert Street and Prospect Road. It terminated in a dead end at the boundary of Murrell's land.

Now, as part of the 1891 Murrell's Estate subdivision, it was extended southwards to provide a connection to Victoria Square. This new length of Tintern Road thus served the eight lots in eastern half of Murrell's Estate and the allotments that would be created on the western side of the Wiltshire land. The street extension was canted slightly to make this linkage visually direct.

The plan of Murrell's Estate shows that at about the time of its subdivision at least two houses already existed on the land. One was 'Linnytrion', whose site became Lot 1 of Murrell's Estate and is now No. 98 Victoria Road. Today, a Federation Arts-&-Crafts style house sometimes called 'Gosford', is there. The other was 'Lockley' or 'Lockley Villa', in Tintern Road which is thought to have been built in the 1870s. In the 1970s, by that time dilapidated, it was demolished.

However, the Water Board Detail Survey, circa 1890 (that is, before the subdivision and the extension of Tintern Road) shows an additional three houses already existing on the Murrell land, all facing Victoria Street. One of these still exists, on Lot 5: it is 'Victoria' aka 'Edgemont', now No 108 Victoria Street, a 2 storey Victorian Italianate/Victorian Filigree style house. Another house, at the corner of Clissold Street, occupied Lots 7 and 8. After it was demolished the present three blocks of flats were built in the inter-war period. The house now on Lot 6 (No 110 Victoria Street) must have been erected at about the same time as the corner house, for it too is Victorian Italianate in style.

Within a few years substantial Federation period houses were erected on the vacant lots within the estate and there were some changes to allotment widths. Among this crop of residences were 'Glenisla' aka 'Glenworth' (102 Victoria Street), built on Lot 3 in 1908; 'Lansdowne' now 'Delgulinn' (104 Victoria Street) on Lot 4. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

'Buninyong', 33 Tintern Road on parts of Lots 12 and 13 and 'Wyanarie' aka 'Hastings', 'Glenone' or 'Glenore', 31 Tintern Road, on parts of Lots 14 and 15. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

²³ Jacqueline Kensett Smith, 'Murrell's Farm, Ashfield' in *Ashfield & District Historical Journal*, No 5, 1985, p 54 et seq. Murrell's purchase is shown on the Higinbotham & Robinson map of Ashfield, 1883, a copy of which is in Ashfield Council Archives.



Above: The Deposited Plan for Murrell’s Estate subdivision, prepared by surveyor T S Parrott and dated 1891. (Copy by courtesy of Councillor Caroline Stott). The estate and its surroundings are also shown on the H E C Robinson map of Ashfield South Ward, first prepared in 1912 (Ashfield Council Archives). Note that Tintern Road has been slightly canted to provide a direct link to Victoria Square.

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Murrell Estate

Street	Side	No	Rating	Name	Style/Observations
Victoria Street	S	98	*		Federation Arts-&-Crafts
Victoria Street	S	100	1		Federation Queen Anne
Victoria Street	S	102	*		Federation Queen Anne
Victoria Street	S	104	*	Delgulin	Federation Queen Anne
Victoria Street	S	108	*	Victoria	Victorian Italianate
Victoria Street	S	110	1		Victorian Italianate
Victoria Street	S	112	1		Inter-War simplified Art Deco
Victoria Street	S	114	1		Inter-War simplified Art Deco
Victoria Street	S	114A	1		Inter-War Art Deco

C13 Federal Fyle, Ashfield

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1879 to 1940s

HCA TYPE 3: MIXED RESIDENTIAL STATEMENT OF SIGNIFICANCE

The Federal-Fyle Heritage Conservation Area is of local heritage significance.

The area is of historical significance as an area developed after 1879, predominantly in the Federation to Inter-war period, with its variety of housing periods and styles reflecting the different subdivisions and periods of subdivision during its development, some of which involved building covenants to ensure development of higher quality housing.

The area is of aesthetic significance for its varied streetscapes within the development period 1879-1940s encompassing predominantly detached single storey houses in Victorian Filigree, Federation Queen Anne and Inter-war California Bungalow styles, however also including Federation period semi-detached and detached weatherboard houses and one 2-storey Inter-war Art Deco style flat building. The early 20th century street tree plantings of brush box in the carriageways of Oak Street and Federal Avenue increase the aesthetic appeal of these streetscapes.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Pre-1943 brush box street tree plantings in the road carriageway in Oak Street and Federal Avenue

- Relatively wide carriageway in Oak Street, Federal Avenue, Bruce Street
- Narrower road carriageway in Wallace Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Predominantly detached face brick single storey housing in Federation Queen Anne and Inter-war California bungalow styles
- Some 1920s-1930s brick single storey bungalows
- Some Federation Queen Anne and Inter-war period semi-detached pairs of housing (Nos. 18-20, 22-24 Federal Avenue, Nos 1-3 Federal Avenue)
- Inter-war Art Deco style 2-storey brick flat buildings (example 8A Oak Street)
- A few detached Victorian period masonry houses (examples 4, 6, 8 Ormond Street, 19 Wallace Street)
- A few single storey detached weatherboard houses circa 1890-1910 (examples 9, 11, 13 Wallace Street)
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of slate, corrugated steel (Victorian period) or slate, unglazed terracotta tile or corrugated steel (Federation period), or unglazed terracotta tile (Inter-war period) and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - Rendered brickwork or weatherboard walls (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 8A-8B Bruce Street, 5 Bruce Street, 15 Elizabeth St, 4-6, 7, 14 Federal Avenue, 21, 27, 34 Oak Street, 5 Ormond Street, 23, 25, 14, 28 Wallace Street)
- 1960s-1970s residential flat buildings (examples 7, 7A Bruce Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (examples concrete roof tiles)
- Carports in front gardens (example 18, 22 Federal Avenue)
- Front verandah enclosures (14 Bruce Street, 17 Elizabeth Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

HISTORICAL DEVELOPMENT

This area occupies part of what were three original grants. Most of the land was in William Faithful's 1799 grant. A little of it was in John Forrester's grant of 1794, and a little more in one made jointly to four grantees, Thomas Rowdon, John Jones, Francis McKewen and John Butcher, in 1795. Such are the complications of land development that by about 1820 the area still spread over parts of two large land holdings, viz, Joseph Underwood's Ashfield Park Estate and Henry Kable's (or Cable's) farm¹. In the following decades the area was further subdivided for residential exploitation by many interesting entrepreneurs, some of whose activities will be mentioned.

Elizabeth Street, the southern edge of the conservation area, was formed in 1838 and named for Elizabeth, eldest daughter of Elizabeth Underwood. It did not reach its present form here until nearly a century later. Bruce Street was formed in 1841 along the east boundary of Faithful's grant. Wallace Street, parallel with the north boundary of Faithful's grant, was also laid out also in 1841. Ormond Street appeared 1879,² Federal Avenue in 1899, and Oak Street in 1903, facilitating the complete subdivision of the area³.

In the 1870s this roughly triangular area was still not subdivided for residential development and the only interior roads were Bruce and Wallace Streets. Elizabeth Street ended near Wallace Street, where, as Matilda Street,⁴ it turned south across a bridge over the railway lines and connected to Liverpool Road. The present junction of Elizabeth Street and Liverpool Road, north of the railway, was not made until the 20th century⁵. This extension of Elizabeth Street required the demolition of some of the outbuildings of the house 'Studley', which addressed Bruce Street.

Before residential subdivision the landholders were Fyle, Haigh, Henson and Jones, whose names appear on the subdivision plan made for the 1879 auction sale of the surrounding land. Some of the activities of these four follow.

John Fyle (1814-1887), who died at his residence Ashfield on July 5 1887⁶ was a brickmaker who became a well-known citizen and alderman, with large holdings in Ashfield dating from 1839⁷. Part of his land was auctioned in 1914 as the Fyle Estate No 1, comprising six allotments. Four of these were at the southwest end of Wallace Street; the other two addressed the road that became the extension of Elizabeth Street, on one of which stood a dwelling. Another parcel, larger in extent, was auctioned in 1917 as the Fyle Estate No 2. It comprised 30 allotments facing Oak and Wallace Streets⁸. Estate No 2 was covered by a building covenant which provided that:

any building erected shall be constructed in a proper and workmanlike manner, to be of brick or stone or concrete, the roof to be of slate or tile, to cost not less than £450.

This requirement ensured the high quality of building which is still evident today in Oak and Wallace Streets.

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36.

² Ashfield Heritage Study 1993, vol 1, Appendix G; Higinbotham & Robinson map of Ashfield, 1883.

³ Ashfield Heritage Study 1993, *ibid*; H E C Robinson map of Ashfield, north ward, c 1912.

⁴ This street is so shown on the Federal Estate subdivision plan of 1899 done for Ernest C V Broughton, auctioneer, A8/228, in Ashfield Council Archives.

⁵ Subdivision plan by Richardson & Wrench, 1879, in Ashfield Council Archives. The old bridge across the railway is still shown on the Fyle Estate No 2 subdivision plan.

⁶ The Sydney Mail and NSW Advertiser, 16 July 1887 p152, death notice

⁷ Nora Peek and Chris Pratten, *Working the Clays: The Brickmakers of the Ashfield District*, (Ashfield, 1996), pp.9-10

⁸ Fyle Estate No 1, 7 March 1914, number not known; Fyle Estate No 2, 21 April 1917, A8/151; both auctioned by J A Somerville & Co: subdivision plans at Ashfield Council Archives.

Benjamin Haigh owned the large block of land at the north-east end of what is now Oak Street, but then accessed from Wallace Street, and on this he built a substantial residence. The site was eventually acquired by the Corinthian Bowling Club and in more recent years became the venue for the present complex of town houses.

William Henson was an alderman of the first Ashfield Council who also became an MLA. His house, 'Gliula', the site of which is now No 21 Elizabeth Street, was built in about 1867. After his death in 1903 the subdivision bearing his name, then comprising 24 allotments, was auctioned. The east boundary of the one on which 'Gliula' was situated influenced the bend in Oak Street where it joined Elizabeth Street⁹. The large oak trees on Henson's property are believed to have given the name to Oak Street¹⁰.

— Jones: little is known about this man (he was not the John Jones of the 1795 grant) except that he was the owner of the land at the corner of Bruce and Wallace Streets, later acquired and subdivided by Robert Hudson as mentioned later. A subsequent owner was W A Cramsie, of Glen Innes¹¹. Cramsie's name also appears on the H E C Robinson map as the owner of the land on the east side of Federal Avenue that included the property 'Balranald', which was offered for private sale as the Balranald Estate, of nine allotments, by Stanton & Son¹².

Other purchasers acquired and subdivided parts of these holdings. Among them were: Robert Hudson, who owned the land at the corner of Wallace and Bruce Streets mentioned earlier, on part of which, in the 1880s, he built the house 'Woniara', now No 19 Wallace Street, a heritage item. On the H E C Robinson map, about 1912, the remainder of his block, not then subdivided, was shown in the ownership of the London Bank of Australasia.

John Ireland: the piece of land owned by Ireland at the north-east end of Oak Street, adjoining Haigh's land, was subdivided by Ireland's descendants into nine lots, six facing Oak Street (which was extended to serve them) and three facing Wallace Street. These nine blocks were purchased by a builder, Arthur William Coleman, who is believed to have built the houses now standing on them¹³.

William Adams, one of the early owners of this land, was the man possibly responsible for creating Federal Avenue¹⁴.

⁹ Subdivision plan for Henson's Estate, auctioned 5 September 1903 by Richardson & Wrench, A8/421 in Ashfield Council Archives.

¹⁰ Reported by a grand-daughter of William Henson; Ashfield Heritage Study 1993, vol 1, p 191; the Richardson & Wrench subdivision plan of 1903 shows 'Henson's Estate, the Pick of Ashfield'.

¹¹ Ashfield Heritage Study, 1993, vol 2, reference No 287.

¹² H E C Robinson map of Ashfield North Ward, undated but about 1912; the subdivision plan for the Balranald Estate, undated, is No A8/393 at Ashfield Council Archives.

¹³ Ashfield Heritage Study 1993, vol 1, p 191.

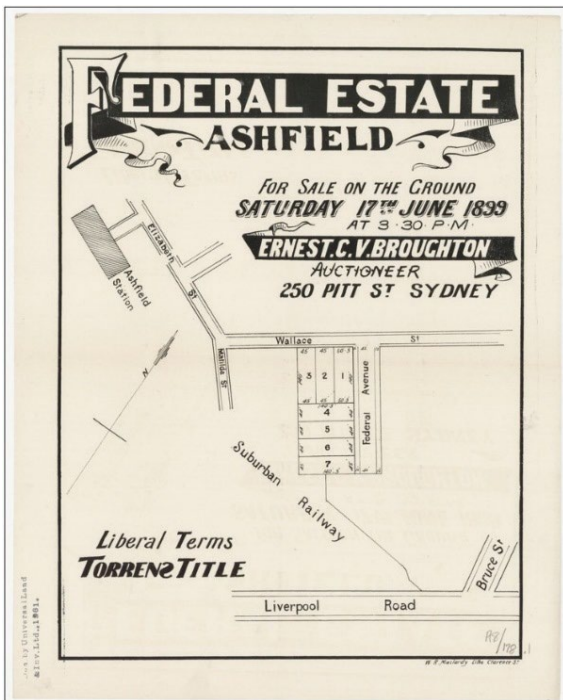
¹⁴ Ashfield Heritage Study, 1993, vol 2, reference No 091; H E C Robinson map of Ashfield, North Ward, undated but c 1912.



Above: Fyle Estate No. 1 subdivision plan 7 March 1914 Source: Ashfield subdivision plans online, NSW State Library Call No. Z/SP/A8



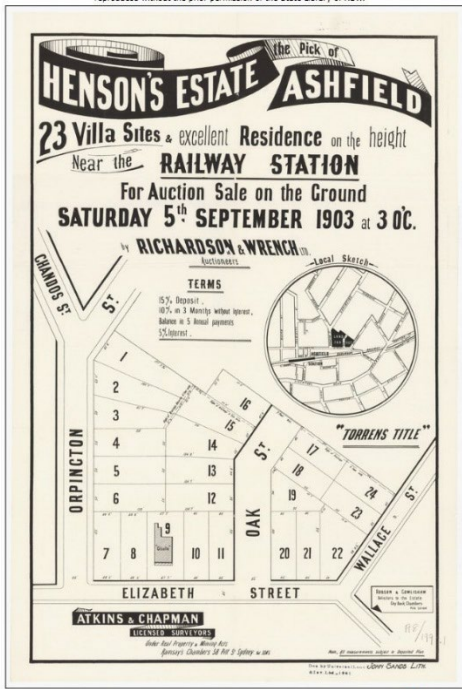
Above: Fyle Estate No. 2 subdivision plan April 21 1917. Source: Ashfield subdivision plans online, NSW State Library Call No. Z/SP/A8



Above: Federal Estate subdivision plan 17 June 1899 Source: Ashfield subdivision plans online, NSW State Library Call No Z/SP/A8/178.1



Above: Balranald Estate subdivision plan (undated). Source: Ashfield subdivision plans online, NSW State Library Call No Z/SP/A8



Above:

Henson's Estate subdivision plan 5 September 1903. Source: Ashfield subdivision plans online, NSW State Library Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

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Federal Fyle

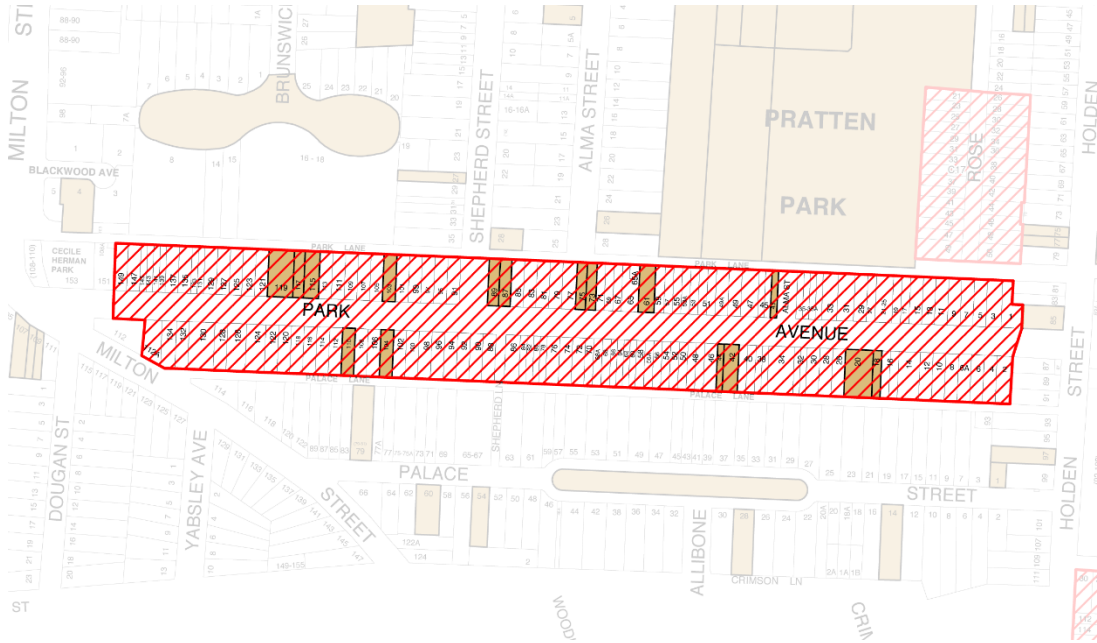
Street	Side	No	Rating	Name	Style/Observations
Bruce Street	E	4	1		
Bruce Street	E	6	1		
Bruce Street	E	8A	2		
Bruce Street	E	10	2		Queen Anne
Bruce Street	E	12	1	Twickenham	Queen Anne
Bruce Street	E	14	2		Queen Anne
Bruce Street	W	11	*		California Bungalow
Bruce Street	W	9	2		Queen Anne
Bruce Street	W	7	4		Post-War International
Bruce Street	W	7A	4		Post-War International
Bruce Street	W	5	4		Victorian Italianate
Bruce Street	W	3	*		California Bungalow
Bruce Street	W	1	1		Queen Anne
Elizabeth Street		21	1		Inter-War Simplified Free Classical
Elizabeth Street		19	1		Arts-&-Crafts/California Bungalow
Elizabeth Street		17	*		Arts-&-Crafts
Elizabeth Street		15	2		Queen Anne
Federal Avenue	E	2	1		Queen Anne/Arts-&-Crafts
Federal Avenue	E	4-6	3		Australian Nostalgic
Federal Avenue	E	8-10	1		Art Deco
Federal Avenue	E	12	*	The Wrights	The Queen Anne
Federal Avenue	E	14	3		
Federal Avenue	E	16	1		Queen Anne
Federal Avenue	E	18-20	*		Queen Anne/Arts-&-Crafts
Federal Avenue	E	22-24	*		Queen Anne/Arts-&-Crafts
Federal Avenue	E	26	1		Federation transitional Queen Anne
Federal Avenue	W	13	1		Arts-&-Crafts
Federal Avenue	W	11	1		Queen Anne
Federal Avenue	W	9	1		Queen Anne/Arts-&-Crafts
Federal Avenue	W	7	3		Australian Nostalgic

Street	Side	No	Rating	Name	Style/Observations
Federal Avenue	W	5	1		Queen Anne/Arts-&-Crafts
Federal Avenue	W	1-3	1		Art Deco
Oak Street	E	37	2		Late 20th-Century Australian Nostalgic
Oak Street	E	35	1		Arts-7-Crafts/California Bungalow
Oak Street	E	33	1		Arts-&-Crafts/California Bungalow
Oak Street	E	31	1		Arts-&-Crafts/California Bungalow
Oak Street	E	29	1		Arts-&-Crafts/California Bungalow
Oak Street	E	27	2		
Oak Street	E	25	1		Arts-&-Crafts/California Bungalow
Oak Street	E	23	1		Arts-&-Crafts/California Bungalow
Oak Street	E	21	3		Arts-&-Crafts/California Bungalow
Oak Street	E	19	1		Arts-&-Crafts/California Bungalow
Oak Street	E	17	1		Arts-&-Crafts/California Bungalow
Oak Street	E	15	1		Queen Anne/Arts-&-Crafts
Oak Street	E	13	1	Allawah	Queen Anne/Arts-&-Crafts
Oak Street	E	11	1		Arts-&-Crafts/California Bungalow
Oak Street	E	9	1		Arts-&-Crafts
Oak Street	E	7	1		Queen Anne
Oak Street	E	5	1		Queen Anne
Oak Street	E	3	1		Queen Anne
Oak Street	E	1	1		Queen Anne
Oak Street	W	2-4	1		Queen Anne/Arts-&-Crafts
Oak Street	W	6	1		Queen Anne (?)
Oak Street	W	8	1		Arts-&-Crafts
Oak Street	W	8A	1		Art Deco
Oak Street	W	10	1		Queen Anne/Arts-&-Crafts
Oak Street	W	12	2		Queen Anne/Arts-&-Crafts,
Oak Street	W	14	1		Queen Anne/Arts-&-Crafts
Oak Street	W	16	1		Queen Anne/Arts-&-Crafts
Oak Street	W	18	1		Queen Anne/Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Oak Street	W	20	1		Queen Anne/Arts-&-Crafts
Oak Street	W	22	1		Queen Anne/Arts-&-Crafts
Oak Street	W	24	1		Queen Anne/Arts-&-Crafts

C14 Park Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1882 to 1930s

HCA TYPE 3: Mixed Residential Statement of Significance

The Park Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance for its distinctive 1882 subdivision pattern with east-west oriented Park Avenue and laneways to the north (Park Lane) and south (Palace Lane), representative of a typical late 19th century planned subdivision.

The area is of *aesthetic* significance for:

- its wide main street (Park Avenue) with its pre-1943 Brush box street tree planting in the carriageway and rear laneways ensuring vehicle (or cart) access did not affect the main streetscape;
- Its varied mix of one and two storey detached, semi-detached and terrace housing dating from 1882 into the 1930s, constructed on narrow allotments with small front gardens; and its two storey inter-war residential flat buildings.

The area has an *aesthetic* consistency arising particularly from the subdivision pattern and street tree planting.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Park Avenue
- Relatively wide carriageway in Park Avenue
- Grassed verges in Park Avenue
- Distinctive subdivision pattern with laneways to north and south of Park Avenue, narrow rectangular allotments with some variation in size.

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Houses setback to allow small front gardens (exception shop at 111 Park Avenue built to street alignment)
- Mixed detached, semi-detached, and terrace housing with narrow street frontages, one and two storeys, Victorian, Federation and Inter-war periods
- Victorian and Federation period weatherboard cottages
- Two storey Inter-war period residential flat buildings (example 49, 49A, 59 Park Avenue)
- Early shopfronts (example 81 Park Avenue)
- Original details such as:
 - Front verandahs with original detailing including, for Victorian period housing, separate corrugated iron verandah or balcony roofs.
 - Original roof forms with original cladding of slate or corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period) or unglazed terracotta tiles (Inter-war period) and original chimneys. Note: weatherboard cottages originally had corrugated iron roofs.
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)
 - Stuccoed brickwork or weatherboard (Victorian period); Face brickwork (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket (Victorian period), timber picket, brick & timber picket for Federation and low brick for Inter-war period houses and flat buildings
- Garages, carports or carspaces to the rear accessed off rear laneways.

NON-CONTRIBUTORY ELEMENTS

- Recent housing (examples 97, 135, 147-153 Park Avenue)
- Later shopfront added to front of earlier cottage (91 Park Avenue, corner Shepherd Street)
- Car parking accessed from Park Avenue instead of rear laneway (example carport at 107 Park Avenue)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses and flat buildings; modern roof cladding (eg concrete tiles, terracotta tiles to Victorian period houses) and loss of chimneys; loss of original verandah or balcony roofs (example 143-145 Park Avenue Victorian Filigree semis with terracotta tile roof and lost verandah roofs, weatherboard cottage at 123 Park Avenue with modern concrete tile roofing to both main roof and front verandah)
- Altered windows, aluminium framed windows (example 95 Park Avenue)
- Front verandah or balcony enclosures (example balcony enclosure at 95, 107 Park Avenue)
- Missing front verandahs (example 105 Park Avenue)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (examples 131, 133, 141 Park Avenue high brick front fences)

Historical Development

Park Avenue formed the spine of a subdivision in the South Ward of Ashfield known as Education Park, owned by what was then the Council of Education. The allotments were first offered for auction sale in 1882, by Watkin & Watkin, who acted on behalf of the Excelsior Land, Investment and Building Company and Bank, of York Street, Sydney. Section 1, on the north side of Park Avenue, contained 92 lots, while Section 2, on the south side, had 85 lots. This Conservation Area comprises virtually all of that historic subdivision.

Most of the allotments were 30 feet (9.2 m) wide, but towards the middle of the area, where the land was lowest, they were reduced, first to 20 feet (6.2 m) and then further to 15 feet (4.5 m). Presumably the reason for this diminution was that two watercourses (shown on the subdivision plan as 'drains') flowed across the land here. It seems likely that the developers, anticipating lower prices for the lower-lying blocks, simply made them narrower so as to increase their number and so balance their expected return. The estate included larger blocks at each end, facing Holden and Milton Streets.

Typifying the boom times of the 1880s, the vendors offered attractive terms to entice purchasers, such as a deposit of £5 per lot and the balance to be paid at the rate of four shillings per week for each £100 owing. As allotments were sold, additional minor changes occurred. For instance, lots 6 and 7 were divided into two narrow lots each, eventually becoming street numbers 159 to 165, and there were other similar changes. Three of the 15-foot lots (64, 65 and 66) were subsequently taken for the access road from Park Avenue to Pratten Park. Two of the wide lots (31 and 32) were taken for the extension of Shepherd Street into Park Avenue, while one (lot 26) became part of Shepherd Lane.

Several houses built before the end of the 19th Century remain. One of the earliest is a little timber cottage called 'Sueville' at No 43 Park Avenue. There are also a few shop buildings, only one of which, now a butcher's, still functions as a shop. Most of the residences were erected early in the 20th Century.



Above: 1882 Subdivision plan for Education Park, Ashfield Source: NSW State Library, online subdivision plans for Ashfield

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Park Avenue

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		149	3		Victorian
Park Avenue		147	3		
Park Avenue		145	1		
Park Avenue		143	1		Victorian indeterminate
Park Avenue		141	1		
Park Avenue		139	1		Victorian indeterminate
Park Avenue		137	1		
Park Avenue		135	2		
Park Avenue		133	1		Victorian (?)
Park Avenue		131	1		Victorian (?)
Park Avenue		129	1		
Park Avenue		127	1		Federation Queen Anne
Park Avenue		125	1		Queen Anne
Park Avenue		123	1		Queen Anne
Park Avenue		121	1		Federation Queen Anne
Park Avenue		119	*		Federation Queen Anne
Park Avenue		117	*		Federation Queen Anne
Park Avenue		115	*		Federation Queen Anne
Park Avenue		113	1		
Park Avenue		111	1		
Park Avenue		109	1		Queen Anne
Park Avenue		107	1		
Park Avenue		105	1		Timber house
Park Avenue		103	*		Federation Queen Anne
Park Avenue		101	1		Federation Queen Anne
Park Avenue		99	1		Simplified Queen Anne
Park Avenue		97	2		
Park Avenue		95	1		Transitional Queen Anne
Park Avenue		91	4		
Park Avenue		89	*		

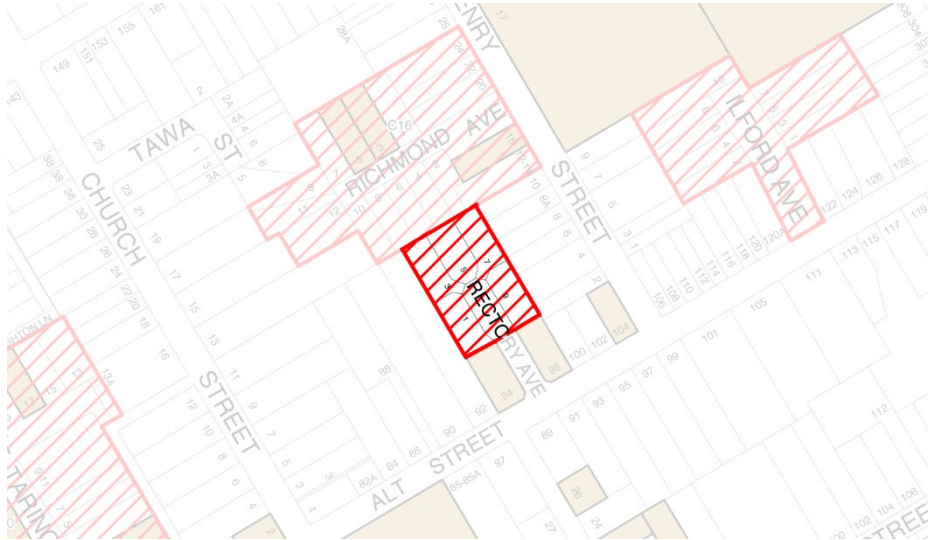
Street	Side	No	Rating	Name	Style/Observations
Park Avenue		87	*		Queen Anne semi-detached pair
Park Avenue		85	1		Simplified Free Classical, possibly Victorian
Park Avenue		83	1		Queen Anne
Park Avenue		81	2		
Park Avenue		79	1		Simplified Queen Anne
Park Avenue		77	1		Federation Queen Anne
Park Avenue		75	*		
Park Avenue		73	*		Simplified Queen Anne
Park Avenue		71	1		Victorian (?)
Park Avenue		69	1		Federation Queen Anne
Park Avenue		67	1		Victorian
Park Avenue		65	1		Queen Anne/California Bungalow
Park Avenue		61	*		Queen Anne/California Bungalow
Park Avenue		59	2		Victorian indeterminate
Park Avenue		57	1		Victorian Italianate
Park Avenue		55	1		Victorian/Federation Italianate
Park Avenue		53A	1		California Bungalow
Park Avenue		53	1		Victorian/Federation
Park Avenue		51	1		Victorian (?)
Park Avenue		49A	1		
Park Avenue		49	1		Inter-War, faintly Art Deco
Park Avenue		47	2		Federation (?)
Park Avenue		45	?		Queen Anne
Park Avenue		43	*		Victorian
Park Avenue		35A	1		
Park Avenue		35	1		Inter-War Sydney Bungalow (?)
Park Avenue		33	1		California Bungalow
Park Avenue		31	1		
Park Avenue		29	1		Queen Anne
Park Avenue		27	2		Victorian (?)
Park Avenue		21-25	1		Victorian (?)

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		19	1		
Park Avenue		17	1		Federation Queen Anne
Park Avenue		15	3?		
Park Avenue		13	1		Victorian Filigree
Park Avenue		11	1		Victorian (?)
Park Avenue		9	1		Victorian Filigree
Park Avenue		7	1		Victorian/Federation indeterminate
Park Avenue		5	1		Victorian (?)
Park Avenue		3	1		Inter-War indeterminate
Park Avenue		1	1		Inter-War indeterminate
Park Avenue		2	1		California Bungalow
Park Avenue		4	1		Victorian
Park Avenue		6	1		Inter-war Art Deco
Park Avenue		6A	1		
Park Avenue		8	2		
Park Avenue		10	1		Inter-War simplified Art Deco
Park Avenue		12	3		Australian Nostalgic
Park Avenue		14	3		Late 20th-Century indeterminate
Park Avenue		16	1		Victorian Italianate
Park Avenue		18	*		Federation Queen Anne
Park Avenue		20	*		
Park Avenue		22	?		
Park Avenue		26	3		Late 20th-Century Australian Nostalgic
Park Avenue		28	2		Queen Anne Timber house
Park Avenue		30	2		Victorian (?)
Park Avenue		32	1		Queen Anne
Park Avenue		34	1		
Park Avenue		38	1		Queen Anne (?)
Park Avenue		40	1		California Bungalow
Park Avenue		42	*		Victorian Italianate
Park Avenue		44	*		

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		46	1		Queen Anne
Park Avenue		48	1		Victorian indeterminate
Park Avenue		50	1		Victorian indeterminate
Park Avenue		52	1		
Park Avenue		54	2		
Park Avenue		56	1		Inter-War, Tudor/Art Deco character
Park Avenue		56A	1		
Park Avenue		58	1		Queen Anne
Park Avenue		60	1		Victorian (?)
Park Avenue		62	1		
Park Avenue		64	1		
Park Avenue		66	1		
Park Avenue		68	1		Late 20th-Century Late Modern
Park Avenue		68A	2		
Park Avenue		70	2		
Park Avenue		72	2		
Park Avenue		74	2		Victorian (?)
Park Avenue		76	1		Victorian (?)
Park Avenue		78	1		Victorian (?)
Park Avenue		80	1		
Park Avenue		82	1		
Park Avenue		84	1		
Park Avenue		86	1		
Park Avenue		88			
Park Avenue		90	2		Queen Anne
Park Avenue		92	2		Queen Anne (?)
Park Avenue		94	2		Victorian (?)
Park Avenue		96	1		Simplified Queen Anne
Park Avenue		98	1		Queen Anne/Arts and Crafts
Park Avenue		100	1		Federation Queen Anne
Park Avenue		102	3		Late 20th-century Australian Nostalgic

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		104	*		Federation Queen Anne
Park Avenue		106	1		California Bungalow
Park Avenue		108	1		
Park Avenue		110	*		Victorian Italianate
Park Avenue		112	1		Queen Anne
Park Avenue		114	1		Simplified Queen Anne
Park Avenue		116	1		Queen Anne (?)
Park Avenue		118	2		Queen Anne (?)
Park Avenue		120	3		
Park Avenue		122	1		Victorian Filigree
Park Avenue		124	1		Victorian Free Classical
Park Avenue		126	2		
Park Avenue		128	1		Free Classical, possibly Victorian
Park Avenue		130	2		Victorian Italianate (?)
Park Avenue		132	2		Inter-war California Bungalow (?)
Park Avenue		134	1		Inter-war California Bungalow

C15 Rectory Estate, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1880 (Former Rectory at 94 Alt St) & 1925-1939 (all other buildings)

HCA TYPE 2: Single storey residential (ii) Uniform single period subdivision around a retained earlier house Statement of Significance

The Rectory Estate Heritage Conservation Area is of *local* heritage significance.

The Rectory Estate Heritage Conservation Area is of *historical* significance as a 1925 subdivision of the grounds of the former St Johns Anglican Church rectory, built in 1880 (now 94 Alt Street, corner Rectory Avenue), which retains the original 1880 former rectory as a component of the area.

The area has *historical* association with local builders Ernest Wakely (responsible for the 1925 subdivision) and Raymond Bowcock (responsible for the construction of the St Johns Flats building at No. 98 Alt Street, corner Rectory Avenue in 1936).

The area is of *aesthetic* significance as for its housing development in the period 1925-1939 around the original 1880 former rectory at 94 Alt Street, with a narrow entry from Alt Street, flanked by the larger scale buildings either side (being the former rectory and St Johns Flats, both heritage listed), widening out at the north-western end, where all five allotments are developed with originally single storey detached Inter-war California Bungalow style houses, creating a streetscape consistent in period and architectural style.

The Rectory Estate HCA is representative as a subdivision of Inter-war period housing.

Key Character Elements

Subdivision and public domain elements:

- Modern street tree planting within carriageway in Rectory Avenue
- Irregular width carriageway in Rectory Avenue, narrow at the entry from Alt Street, widening out at the western end
- Cul-de-sac nature of Rectory Avenue, with roughly rectangular allotments in the subdivision

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached face brick single storey Inter-war California bungalow style houses
- 3-storey Inter-war residential flat building (St Johns Flats) at 98 Alt Street (north-east corner of Alt Street and Rectory Avenue), built in 1936, and the 1880 former St Johns Anglican Church Rectory at 94 Alt Street (south-west corner Alt Street and Rectory Avenue), are larger scale buildings that define the entry to Rectory Avenue from Alt Street, with the remainder of the street (5 allotments) being developed with single storey detached houses. Both of the corner buildings are heritage listed.
- Original Inter-war period details (except to the two corner heritage items) such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled and/or imitation half-timbered finishes
 - Dark face brickwork
 - Original timber-framed casement windows and timber panelled doors consistent with the period and Inter-war California Bungalow style of houses
- Original front fences - low brick for Inter-war period houses

NON-CONTRIBUTORY ELEMENTS

Changes to materials: Cement rendering of face brickwork to Nos. 1 and 3 Rectory Avenue, installation of aluminium framed windows and roller shutters to house at No. 1 Rectory Avenue

Inappropriate upper floor addition with large dormer windows at No. 3 Rectory Avenue

Modern front fences of unsympathetic design and materials to Nos. 1 and 3 Rectory Avenue

Historical Development

The land in Rectory Avenue was part of a grant of 280 acres made to Augustus Alt at the beginning of 1810. It was acquired by Joseph Underwood in about 1820 and incorporated into his Ashfield Park Estate.¹ In 1840 a new ecclesiastical district was formed in Ashfield. Joseph Underwood's widow Elizabeth set aside an acre of her estate, a site extending from Alt Street to Bland Street opposite the end of Church Street, for the establishment of an Anglican church and cemetery. The first part of the church, dedicated to St John, was consecrated in 1845.²

At that time the clergy lived in rented premises in Henry Street—a large stone house owned by J W Croker. Then in 1880 the church purchased an acre of land on the opposite side of Alt Street, a short distance from the church, for the erection of a parsonage. The first parsonage (later called the rectory) was erected in 1880 on the site which is now No 94 Alt Street. Its first occupant was the Rev Dr James C Corlette, who served as rector for 33 years. He was an enthusiast for education and established the first St John's

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36.

² Ashfield Heritage Study 1993, vol 2, Reference Nos 026, 027, 043-047.

denominational school.³ The house continued as the rector's residence until 1922, when the present rectory was built on the St John's church site frontage to Bland Street.

The former rectory property in Alt Street, no longer needed by the church, was sold to Ernest Wakely, a builder, and it was he who subdivided it into seven allotments and created Rectory Avenue. The Rectory Estate, of '5 very choice building blocks', was auctioned on 12 December 1925 by George Reeks & Co, of Sydney.

The subdivision plan shows a small garden bed in the centre of the street where it widened to the north-west of the Rectory (Lot 1 of the subdivision), opposite Lot 2 (No. 3 Rectory Avenue), however this does not appear to have ever been formed, as there is no evidence of the garden bed on the NSW Land & Property Information 1943 aerial photo of the street.

The former rectory at 94 Alt Street constructed in 1880 and St Johns Flats at 98 Alt Street constructed in 1936 by the builder Raymond Bowcock (both LEP-listed heritage items) form larger scale entry points to the otherwise single storey scale of housing in Rectory Avenue.

All lots in Rectory Avenue had been developed with housing by the end of the 1930s.



Left: 1925 Rectory Estate subdivision plan Source: NSW State Library Ashfield subdivision plans Digital order no. c010490440

³ Sheena and Robert Coupe, *Speed the Plough*, p 74.

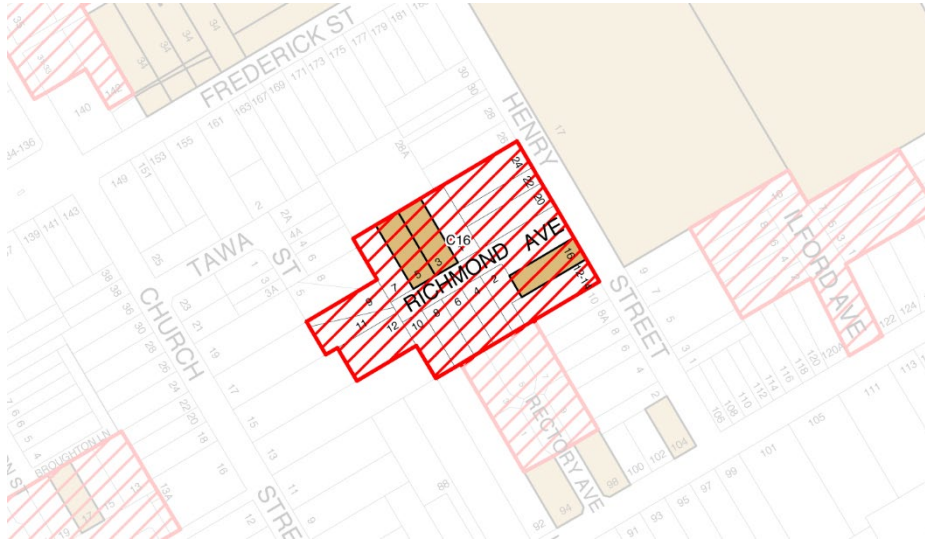
BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Rectory Avenue

Street	Side	No	Rating	Name	Style/Observations
Rectory Avenue		1	2		Inter-War California Bungalow
Rectory Avenue		3	3		Late 20th-Century Australian Nostalgic
Rectory Avenue		5	1		Queen Anne/California Bungalow
Rectory Avenue		7	1		Queen Anne/California Bungalow
Rectory Avenue		9	1		Queen Anne/ California Bungalow

C16 Richmond Avenue, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1927-1930 AND 1960S

HCA TYPE: Single storey residential (i) uniform single period subdivision Statement of Significance

The Richmond Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1927 subdivision developed in a short period 1927-1930.

The HCA is of *aesthetic* significance for its consistent development of single storey Inter-war California Bungalow style detached single storey brick housing.

The area is a *representative* late 1920s housing subdivision.

Key Character Elements

Subdivision and public domain elements:

- Cul-de-sac nature of Richmond Avenue
- Irregular street width of Richmond Avenue – wider at north-eastern end where street is entered from Henry Street, narrow at the south-western end – and gentle slope up from Henry Street towards the south-western end of Richmond Avenue
- Modern street tree plantings on narrow grassed verges in Richmond Avenue and Henry Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached dark face brick single storey Inter-war California bungalow style housing
- Original details such as:
 - Front verandahs with original detailing (sometimes with flat verandah roofs, sometimes beneath street facing gable ends)
 - Original roof forms with original cladding of unglazed terracotta tiles or slate
 - Gable ends facing the street with original timber shingled, and/or imitation half-timbered finishes
 - Dark face brickwork, sometimes with upper third of wall surface rough-cast stuccoed
 - Original timber-framed casement windows and timber panelled doors consistent with the periods and styles of houses
- Bay windows with leadlight casements to some house facades.
- 1960s infill buildings at Nos. 9, 11 & 12 Richmond Avenue (note these allotments not built on in 1943, have been subdivided off the rear of properties fronting Church Street, and are not part of the original Bryan Estate/Richmond Avenue subdivision).
- Original front fences -low brick, often with pipe rails, for Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Changes to materials: Cement rendering of face brickwork to 12-14 Henry Street, No. 1 Richmond Avenue houses; modern roof cladding (eg concrete tiles), altered windows to 12-14 Henry Street; modern cladding to gable ends facing street at No. 1 Richmond Avenue

Unsympathetic front verandah enclosure/alterations to Nos. 1, 4 & 6 Richmond Avenue

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (example No. 1 Richmond Avenue)

Historical Development

This land was part of a grant to Augustus Alt made in 1810, and by about 1820 it had become part of Joseph Underwood's Ashfield Park Estate.¹ In 1865 the district was described as 'an agricultural one; the greater proportion consists of arable land, well situated for market gardening . . .'. Not long afterwards there was a proposal to subdivide the area bounded by Parramatta and Underwood Roads and Church and Alt Streets and create a grid of new residential streets. It did not eventuate, and on the Higginbotham & Robinson map of 1883 much of the land is still shown as large holdings, including one of more than an acre and a half where Richmond Avenue now is. Between it and Church Street there was a cul-de-sac named Hanlan Street, which existed on paper only.² Early in the 20th century the land was acquired by an entrepreneur named Bryan. Richmond Avenue was created and named in 1927, though the origin of its name is not known.³ The street first appeared in Sands Directory in 1928. The subdivision, called Bryan Estate, comprised nine allotments facing Richmond Avenue and five facing Henry Street. At least two of the "brick cottages" in Richmond Avenue were built by a local builder, E. Hughes of 42 Chandos Street, Ashfield.⁴

In the 1960s three allotments, the present Nos. 9, 11 and 12 Richmond Avenue, were added at the south-west end of the street, bringing the total number of Richmond Avenue house lots to 12 and the total in the Heritage conservation area to 17.

Richmond Avenue first appears in Sands Directory in 1928, in which year there were three occupants. By 1929 there were occupied houses on all nine of the allotments addressing Richmond Avenue. The 1930 Water Board map shows houses on all of the blocks in the Heritage Conservation Area.

¹ Ashfield Heritage Study 1993, pp 32, 34, 36.

² Ibid, p 50; Higginbotham & Robinson map in Ashfield Council Archives

³ The H E C Robinson map, n d but c 1912, in Ashfield Council Archives, calls it the Bryan Estate. According to the Heritage Study, 1993, vol 1, appendix, the name Richmond Avenue was the 'subdivider's choice', in 1927.

⁴ Information from Tenders Accepted columns, 1927, Construction and Local Government Journal various (example 6 April 1927 page 14).

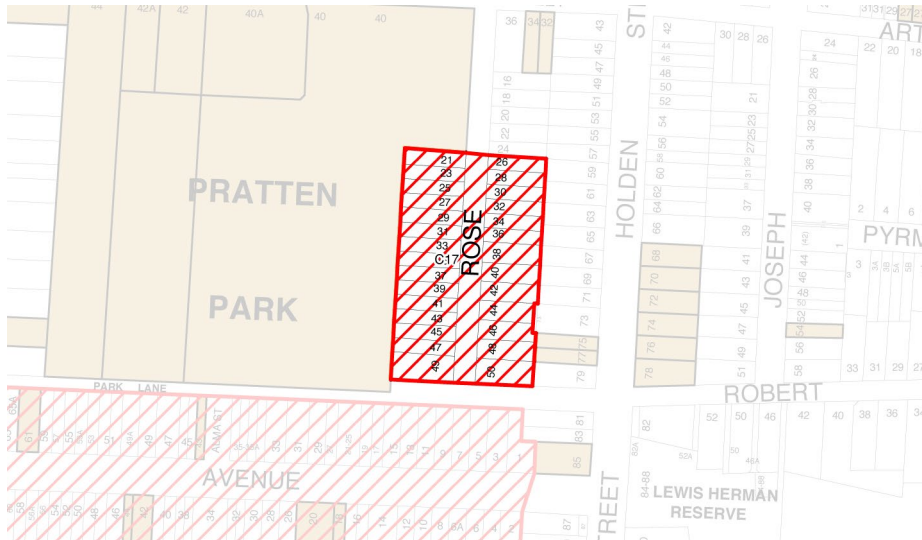
BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Richmond Avenue

Street	Side	No	Rating	Name	Style/Observations
Henry Street		12/14	2		California Bungalow
Henry Street		16	*		Arts-and-Crafts/California Bungalow
Henry Street		20	1		Arts-and-Crafts
Henry Street		22	1		Queen Anne/California Bungalow
Henry Street		24	1		Queen Anne
Richmond Avenue		9	2		Post-War Sydney Bungalow
Richmond Avenue		7	1	Hastings	
Richmond Avenue		5	*		Arts-and-Crafts/California Bungalow
Richmond Avenue		3	*		Arts-and-Crafts/ California Bungalow
Richmond Avenue		1	2		California Bungalow
Richmond Avenue		2	1		Arts-and-Crafts/ California Bungalow,
Richmond Avenue		4	1		California Bungalow
Richmond Avenue		6	1		California Bungalow
Richmond Avenue		8	1		California Bungalow
Richmond Avenue		10	1		California Bungalow
Richmond Avenue		12	2		Post-War Sydney Bungalow

C17 Rose Street, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1914-1920s

HCA TYPE: Single storey residential (i) uniform single period subdivision Statement of Significance

The Rose Street Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a subdivision of the estate of a 19th century villa “Ellalong”, developed for rental by a pair of local builders – Wheelwright and Alderson - in partnership, in the period 1914 into the 1920s.

The area has *historical* association with Wheelwright & Alderson, prominent local builders in this period, who designed and built the detached and semi-detached housing in Rose Street for rental.

The area has *aesthetic* significance for its distinctive group of detached and semi-detached single storey Federation to Inter-war period housing with a consistency of detail arising from construction by the same builders within a short period (1914-1920s).

Key Character Elements

Subdivision and public domain elements:

- Subdivision pattern of rectangular allotments of varying sizes, no rear laneways, with Pratten Park behind and to the north of allotments on the western side
- Narrow street carriageway in Rose Street, no grass verges, modern street plantings of native shrubs within concrete footpaths either side of street carriageway

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Original details such as:
 - Front verandahs with original detailing to detached houses and to one house in each semi-detached pair.
 - Side verandahs with original detailing to one house in each semi-detached pair
 - Original roof forms, hipped and gabled, with original cladding of slate or unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples Nos. 27, 35, 39 Rose Street)
- Changes to materials: Cement rendering of face brickwork to houses (examples Nos. 40, 42, 46 & 50 Rose St); modern roof cladding (eg concrete tiles) and loss of chimneys; aluminium framed windows (example No. 49 Rose Street)
- Front verandah enclosures (example 38 Rose Street)
- Unsympathetic changes and additions (example 50 Rose Street – colonnade wall to front verandah)
- Modern cladding to gable ends facing the street (example 49 Rose Street)
- Carports inserted beneath front verandah roofs (example Nos. 40, 42, 46 Rose Street)
- Modern front fences of unsympathetic design and materials (example No. 50 Rose Street)

Historical Development

The land which comprises this Heritage Conservation Area was part of George Kenyon Holden's villa estate 'Ellalong' which was progressively sold after his death in 1873. Rose Street was formed by 1883, extending south from Arthur Street to 'Ellalong', and the land on either side was subdivided.

This land was purchased in 1914 by two Ashfield builders, George Wheelwright and Henry Alderson, of Parramatta Road, Ashfield, who demolished the villa to extend Rose Street to Robert Street, and then built the cottages for rental.

From 1914 into the 1920s the builders Wheelwright and Alderson of Parramatta-Road, Ashfield, built pairs of detached and semi-detached cottages in Rose Street.¹

Wheelwright and Alderson were very active builders in this period, whose projects included the demolition of an entire city block between Sussex and Hay Streets and construction of a new coffee palace in May 1913.²

The cottages in Rose Street basically followed two plans, one an asymmetrical building with large gable roof as a semi-detached pair of houses, and the other also asymmetrical with hipped and gable roof, as a single detached house.

The partnership of the two builder's families appears to have been dissolved in 1957, after which the cottages were sold.

¹ "Latest tenders accepted" column, subheading "cottages" entries for pairs of semi detached cottages in Rose Street, Ashfield, erected by Wheelwright & Alderson, Construction & Local Government Journal, 19 October 1914, page 1, 21 January 1916

² Advertisement, Sydney Morning Herald, 24 May 1913 page 14

BUILDING RANKING DEFINITIONS

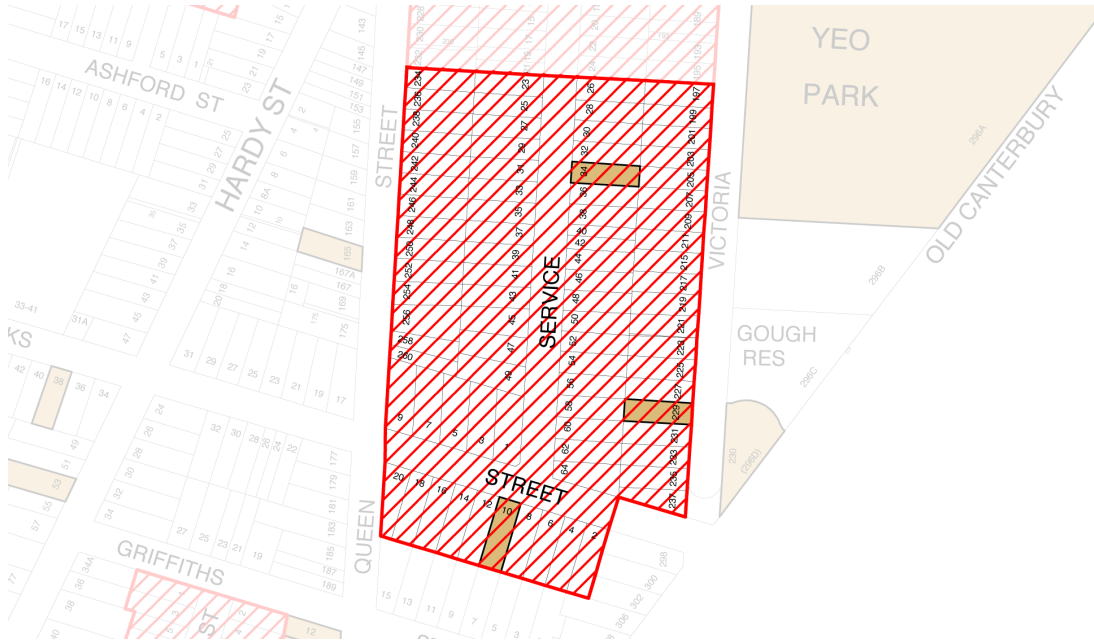
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3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Rose Street

Street	Side	No	Rating	Name	Style/Observations
Rose Street	E	26	1		
Rose Street	E	28	1		
Rose Street	E	30	1		
Rose Street	E	32	1		
Rose Street	E	34	1		
Rose Street	E	36	1		
Rose Street	E	38	1		
Rose Street	E	40	1		
Rose Street	E	42	1		
Rose Street	E	44	1		
Rose Street	E	46	2		Arts & Crafts/Californian Bungalow
Rose Street	E	48	1		Arts & Crafts/Californian Bungalow
Rose Street	E	50	2		Arts & Crafts/Californian Bungalow
Rose Street	W	49	3		
Rose Street	W	47	1		
Rose Street	W	45	1		
Rose Street	W	43	1		
Rose Street	W	41	1		
Rose Street	W	39	2		
Rose Street	W	37	1		
Rose Street	W	35	2		
Rose Street	W	33	1		
Rose Street	W	31	1		
Rose Street	W	29	1		
Rose Street	W	27	2		
Rose Street	W	25	1		
Rose Street	W	23	1		
Rose Street	W	21	1		

C18 Service Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1903 to 1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

The Service Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an area developed from a group of circa 1900 subdivisions with housing developed from circa 1900 into the inter-war period.

The area is of *aesthetic* significance for its consistent streetscapes of predominantly face brick, single storey Federation to Inter-war period detached housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of on grass verges in Service Avenue, western side of Victoria Street
- Pre-1943 grass verges in Queen Street, Hanks Street
- Relatively wide carriageway in Queen Street, Hanks Street
- Relatively narrow carriageway in Service Avenue
- Gentle slope down in Service Avenue from Hanks Street and then up again towards the north
- Victoria Street cut off at the southern end post-1943 (probably circa 1970s) with creation of a pocket park.
- Disappearance of pre-1943 palm tree plantings in carriageway of Victoria Street at the southern end and replacement with more recent street plantings on grass verges

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow style housing, some with roughcast stucco to upper portions of walls
- Federation period detached weatherboard single storey housing (example 2 Hanks Street)
- Nos. 40-42 Service Avenue are an Inter-war California Bungalow style semi-detached pair
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)
 - Face brickwork (Federation, Inter war periods) except for one weatherboard house
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 236 Queen Street, 31, 37, 43, 26, 56, 64 Service Avenue)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 14 Hanks Street, changed roof form)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (examples Nos.7, 9, 18 Hanks St, 35, 28 Service Avenue, 237 Victoria Street); modern roof cladding (eg concrete tiles) and loss of chimneys; replacement of windows with aluminium framed windows, roller shutters (examples 7, 9, 18 Hanks Street, 25, 28 Service Avenue); modern cladding to gable ends (examples 18 Hanks Street, 47 Service Avenue)
- Front verandah enclosures (example 235 Victoria Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

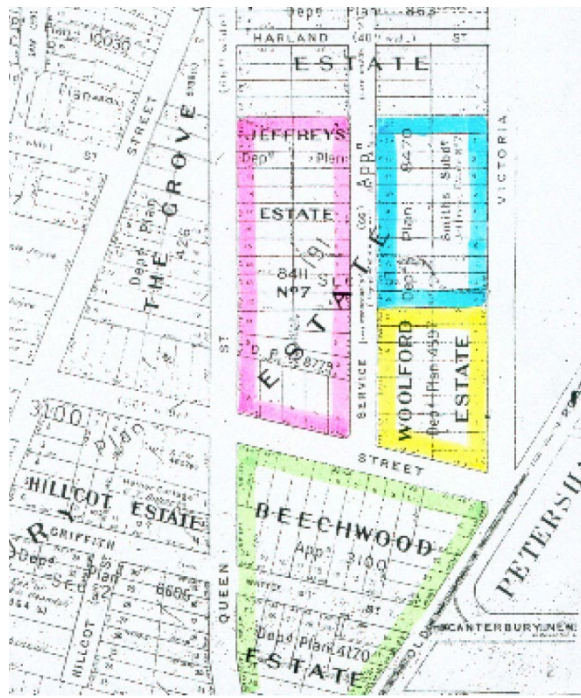
This area was once part of a 100-acre grant made to the Rev Richard Johnson in 1796. Later it became part of Robert Campbell's large holding called Canterbury Park Estate. The Campbell family began breaking up the estate and selling the land after his death, streets being created to serve the resulting allotments.¹ By about 1880 the Harland Estate subdivision had been made and the land to its south was designated Section 5 of the Canterbury Park Estate. Bounded by Canterbury Road (which became Queen Street), Ashfield Street (which became Victoria Street) and Hanks Street, this portion was divided into four holdings: two retained for a time by the Campbell family, one bought by Frederick Clissold and one by James Bartlett, the latter two being among the earliest developers of Ashfield.²

These four large blocks were subdivided around the turn of the 19th century. One of the three subdivisions was named Jeffrey's Estate, one Woolford Estate and the other Smith's Subdivision. Wilson Street, which was a cul-de-sac formed earlier to serve the Harland Estate, was extended southwards to Hanks Street and called Woolford Street, to serve their resulting residential allotments. These two names were abolished and the street was renamed Service Avenue. To the south a new subdivision, named Beechwood, was created in 1903. The ten properties in this area on the south side of Hanks Street are part of the 1903 Beechwood subdivision.³

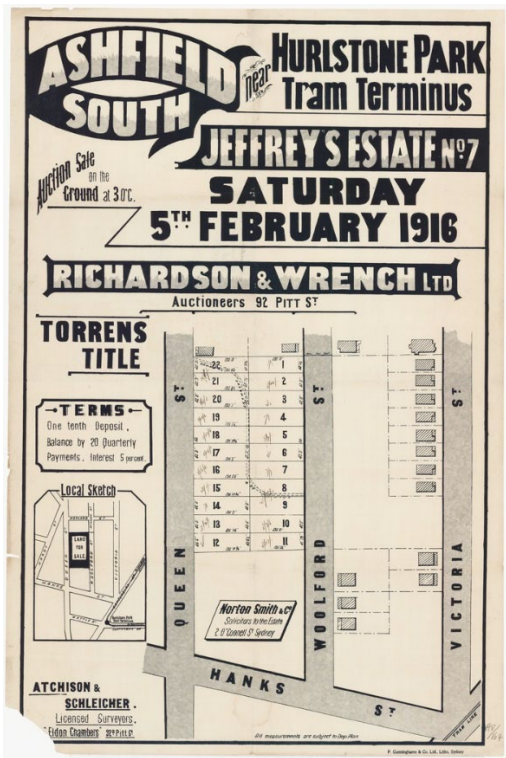
¹ Ashfield Heritage Study 1992, vol 2. passim.

² Higginbotham & Robinson map of Ashfield Municipality, 1883, in Ashfield Council Archives

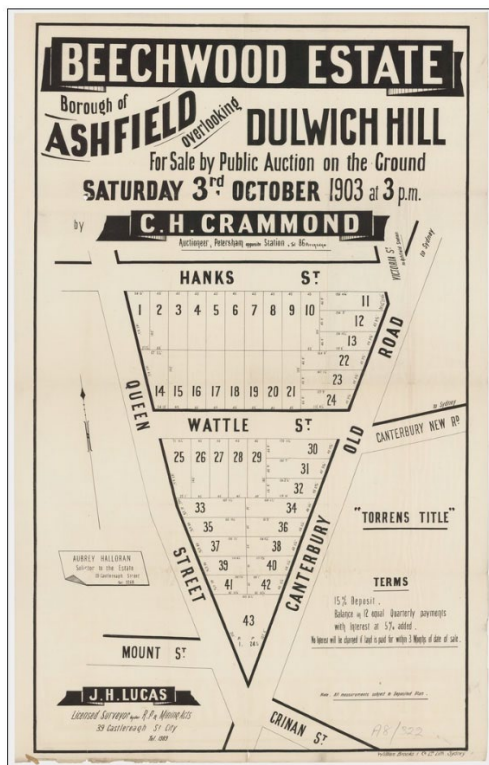
³ H E C Robinson map of Ashfield South Ward, undated but compiled from about 1912



Left: Detail of the H E C Robinson map, compiled from about 1912, shows the four subdivisions created south of the Harland Estate.



Left: The Jeffrey's Estate No. 7 subdivision of 1916. Woolford Street is now Service Avenue. Source: Ashfield Subdivision plans digital copy held by State Library of NSW



Left: Subdivision map for the 1903 Beechwood Estate Source: Ashfield Subdivision plans digital copy held by State Library of NSW

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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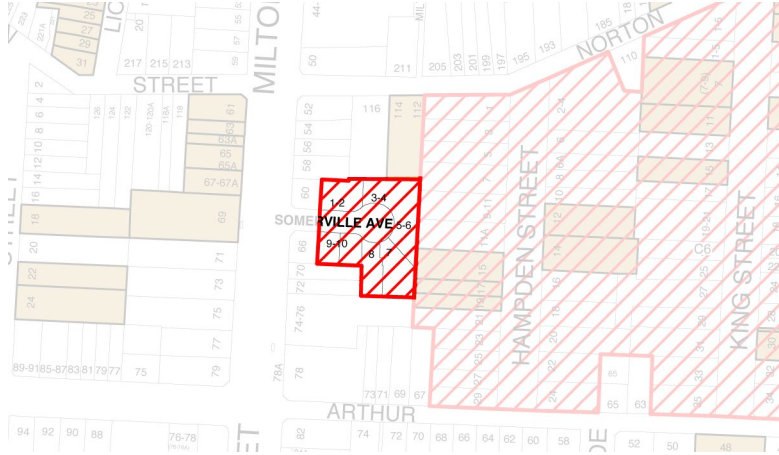
Service Avenue

Street	Side	No	Rating	Name	Style/Observations
Hank Street	N	9	2		California Bungalow
Hank Street	N	7	2		
Hank Street	N	5	1		California Bungalow
Hank Street	N	3	1		Queen Anne
Hank Street	N	1	1	Edinburgh	Queen Anne
Hank Street	S	2	1	Wattyl Hill Cottage	Federation
Hank Street	S	4	1	St Neots	Queen Anne
Hank Street	S	6	1	Westbrook	Queen Anne
Hank Street	S	8	1	Lochingar	Queen Anne
Hank Street	S	10	*	Pindari	Queen Anne
Hank Street	S	12	1	Malcolm	Queen Anne
Hank Street	S	14	1	Glenallon	Queen Anne
Hank Street	S	16	1	Waiwera	Queen Anne
Hank Street	S	18	2	Osmond	Queen Anne
Hank Street	S	20	1	Levuka	Queen Anne
Queen Street	E	234	2		Queen Anne/California Bungalow
Queen Street	E	236	3		Queen Anne/California Bungalow
Queen Street	E	238	1		Queen Anne
Queen Street	E	240	3		
Queen Street	E	242	3		California Bungalow
Queen Street	E	244	1		Queen Anne/California Bungalow
Queen Street	E	246	1		Queen Anne/California Bungalow
Queen Street	E	248	1		California Bungalow
Queen Street	E	250	3		
Queen Street	E	252	1		California Bungalow
Queen Street	E	254	3		
Queen Street	E	256	2		California Bungalow
Queen Street	E	258	1		California Bungalow
Queen Street	E	260	1		California Bungalow
Service Avenue	E	26	3		

Street	Side	No	Rating	Name	Style/Observations
Service Avenue	E	28	2		California Bungalow
Service Avenue	E	30	1	Pineleigh	California Bungalow
Service Avenue	E	32	1	Likomhi	California Bungalow
Service Avenue	E	34	*	Glendower	California Bungalow
Service Avenue	E	36	1		California Bungalow
Service Avenue	E	38	1		California Bungalow
Service Avenue	E	40-42	1		California Bungalow
Service Avenue	E	44	1	Goodrest, now 4T4	California Bungalow
Service Avenue	E	46	1		California Bungalow
Service Avenue	E	48	1		California Bungalow
Service Avenue	E	50	1	Brura	California Bungalow
Service Avenue	E	52	1	Gorandale	California Bungalow
Service Avenue	E	54	1	Coralie	California Bungalow
Service Avenue	E	56	2		California Bungalow
Service Avenue	E	58	1	Avoca	California Bungalow
Service Avenue	E	60	1	Longside	California Bungalow
Service Avenue	E	62	1	Stirling	California Bungalow
Service Avenue	E	64	3		
Service Avenue	W	49	1		California Bungalow
Service Avenue	W	47	1		California Bungalow
Service Avenue	W	45	1		California Bungalow
Service Avenue	W	43	3		
Service Avenue	W	41	1		California Bungalow
Service Avenue	W	39	1	Yula	California Bungalow
Service Avenue	W	37	3		California Bungalow
Service Avenue	W	35	2		California Bungalow
Service Avenue	W	33	1		California Bungalow
Service Avenue	W	31	3		California Bungalow
Service Avenue	W	29	1	Avalon	Queen Anne/California Bungalow
Service Avenue	W	27	1		Queen Anne
Service Avenue	W	25	2		Queen Anne

Street	Side	No	Rating	Name	Style/Observations
Service Avenue	W	23	2	Brigadier	Queen Anne
Victoria Street	W	237	1	Derry Lappan	Queen Anne/California Bungalow
Victoria Street	W	235	1		California Bungalow
Victoria Street	W	233	1	Ruthglen	Queen Anne/California Bungalow
Victoria Street	W	231	1	Waratah House	Queen Anne/California Bungalow
Victoria Street	W	229	*	Fairmount	Queen Anne
Victoria Street	W	227	1	Namierndie	California Bungalow
Victoria Street	W	225	1	Arlington	Queen Anne/California Bungalow
Victoria Street	W	223	1	Kentville	Queen Anne/California Bungalow
Victoria Street	W	221	1	Myall	Queen Anne/California Bungalow
Victoria Street	W	219	1		Queen Anne/California Bungalow
Victoria Street	W	217	1		California Bungalow
Victoria Street	W	215	2		California Bungalow
Victoria Street	W	211	3	Winston	Queen Anne/California Bungalow
Victoria Street	W	211	2	Winston	Queen Anne/California Bungalow
Victoria Street	W	209	1	Myarla	Queen Anne/California Bungalow
Victoria Street	W	207	1		Queen Anne/California Bungalow
Victoria Street	W	205	2	Saltleigh	Queen Anne/California Bungalow
Victoria Street	W	203	2	Wollondilly	Queen Anne/California Bungalow
Victoria Street	W	201	1	Lithgow	Queen Anne/California Bungalow
Victoria Street	W	199	1	Audley	Queen Anne/California Bungalow
Victoria Street	W	197	1	Culloch	Queen Anne/California Bungalow

C19 Somerville Avenue, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1937-1940

HCA TYPE: Single storey residential (i) uniform single period subdivision Statement of Significance

The Somerville Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1937 subdivision developed in a single year, 1940.

The area is of *aesthetic* significance for its distinctive cul-de-sac subdivision pattern and 1940 streetscape of single storey brick detached and semi-detached houses with 2-storey residential flat buildings defining the entry to the avenue off Milton Road.

The streetscape and buildings are remarkably intact as demonstrated by the NSW Land & Property Information 1943 aerial photo.

Key Character Elements

Subdivision and public domain elements:

- Relatively narrow carriageway in Somerville Avenue
- Narrow concrete footpaths (no grass verges) in Somerville Avenue
- Cul-de-sac subdivision pattern

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached and semi-detached brick single storey housing with hipped terracotta tiled roofs and simple detailing reflecting the 1940s construction date
- Original details such as:
 - Dark brick walls
 - Timber framed windows in groups
 - Hipped terracotta tiled roofs
 - Short brick chimneys
- Original front fences - low brick
- Carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples)

Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)

Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys

Front verandah enclosures.

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This Heritage Conservation Area is a single subdivision of seven allotments all addressing the cul-de-sac of Somerville Avenue, two of them at the corner of Milton Street. It was named after the Ashfield estate agent James A Somerville. The land, which formerly comprised the land belonging to the residence 'Waratah', was acquired and subdivided by Francis McFarland in 1937. All the buildings were built in 1940. Lots 12 and 7 were developed with two-storey flats which, along with the pair of 'bungalow flats' on Lot 6, were erected by R J Mildren, builder. The others were the work of H Brooks, another builder, of Croydon.

BUILDING RANKING DEFINITIONS

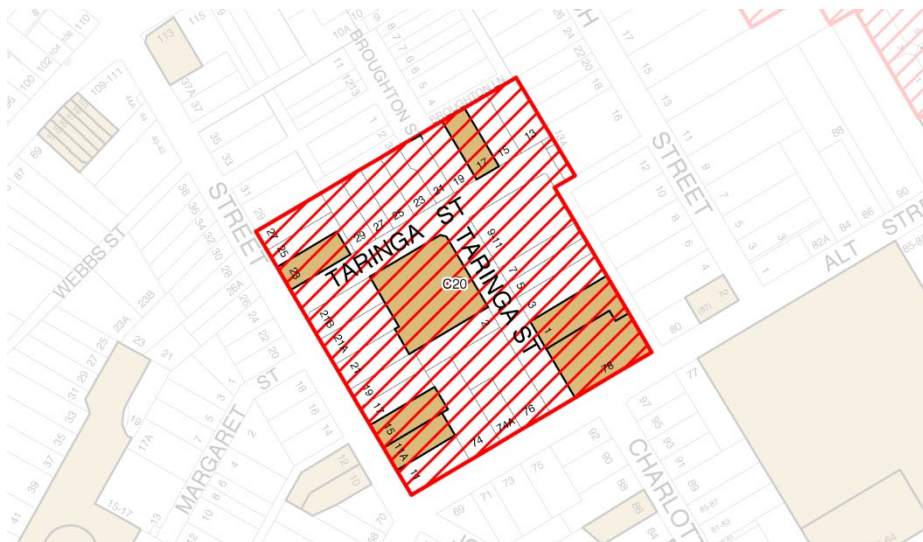
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Somerville Avenue

Street	Side	No	Rating	Name	Style/Observations
Sommerville Avenue		1	1		Inter-War Simplified Art Deco
Sommerville Avenue		2	1		Inter-War Simplified Art Deco
Sommerville Avenue		3, 4	1		Inter-War Simplified Art Deco.
Sommerville Avenue		5	1		Inter-War Simplified Art Deco.
Sommerville Avenue		6	1		Inter-War Simplified Art Deco.
Sommerville Avenue		7	1		Inter-War Simplified Art Deco.
Sommerville Avenue		8	1		Inter-War Simplified Art Deco.
Sommerville Avenue		9, 10	1		Inter-War Simplified Art Deco.

C20 Taringa Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1865 to 1930s

HCA TYPE 3: Mixed Residential

Statement of Significance

The Taringa Estate Heritage Conservation Area is of *local* heritage significance.

The Taringa Estate Heritage Conservation Area is of *historical* significance as a subdivision created in 1880 around the house “Taringa” (1865-1888) by the then owner of “Taringa”.

The Taringa Estate HCA has *local historical* association with Alderman Muir, original owner of the land and of “Taringa”; with Ferdinand Reuss, architect and surveyor, designer of the 1880 subdivision; with George Baker Walker, an accountant and general manager of the Land Company of Australasia Ltd. who developed the properties at Nos. 21-29 Taringa Street in the 1880s; and with renowned engineer Norman Selfe (1839-1911), who developed the property “Amesbury” at 78 Alt Street.

The Taringa Estate HCA is of *aesthetic* significance for its collection of Victorian period houses, many heritage listed, including “Taringa” (4 Taringa Street); “Amesbury” (78 Alt Street); ‘Wynella’ (76 Alt Street) and Nos. 21-29 Taringa Street; and later Federation to 1940s development which illustrates the development of the area over the long period 1865 to the 1930s.

The Taringa Estate HCA is locally rare as an 1880 subdivision developed around a house “Taringa” (built 1865-1888), where the original house remains, despite subdivision of its grounds and later re-subdivision.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide street carriageways in Taringa Street, John Street, Alt Street
- Narrow footpaths without grassed verges or with narrow grassed verges in Taringa Street, John Street, Alt Street
- Late 20th century pocket park at southern end of Taringa Street (between Nos. 76 and 78 Alt Street)

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- One and two storey rendered brick Victorian period houses, detached except for semi-detached pairs at Nos. 23-25 and 27-29 Taringa Street
- Detached face brick single storey housing Federation Queen Anne style, Inter-war California bungalow styles, 1930s and 1930s
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (1920s to 1940s) and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - Rendered brickwork (Victorian period)
 - Face brickwork (Federation period to 1940s)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses

NON-CONTRIBUTORY ELEMENTS

3-4 storey 1960s to 1970s residential flat buildings (examples 74 Alt Street, 9-11 Taringa Street)

More recent houses (examples Nos. 19, 21, 21A and 21B John Street)

Front verandah enclosures or alterations (example 76 Alt Street)

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This area is part of a grant of 280 acres of land made to Augustus Alt in 1810, which by about 1820 had been acquired by Joseph Underwood and incorporated into his Ashfield Park Estate.¹

William Muir purchased about five acres of Underwood's land in 1860 and had built the first part of the house 'Taringa' (now 4 Taringa Street) by 1865, extending the house with a larger 2 storey section on the western side in 1888. Muir became an alderman of Ashfield Municipality.²

In 1880 he subdivided his land into building allotments surrounding the house, which were offered for sale on behalf of 'Mr Alderman Muir' by Richardson & Wrench and shown on a map by Ferdinand Reuss, architect and surveyor.³ The footprint of the house is shown on that map and also on the Higinbotham & Robinson map of Ashfield published in 1883.⁴ On these maps the east-west arm of Taringa Street, branching off John Street, is shown as Princes Street and is shorter than it now is. Six lots faced Alt Street, eight faced John Street, four faced Princes Street and six, including the one containing Taringa, faced Taringa Street.

The land sold well, more than half being bought by George Baker Walker, an accountant and general manager of the Land Company of Australasia Ltd. Walker also moved into 'Taringa', which was on Allotment 23.

Walker re-subdivided four of his lots into five, on which he built the Victorian Italianate style houses at Nos. 21-29 Taringa Street, including two interesting semi-detached pairs. Three lots on the north-east side of Taringa Street were lengthened to the north-east and re-subdivided into seven lots, on one of which, at the Alt Street corner, the famous engineer Norman Selfe (1839-1911) erected his fine house 'Amesbury' (now 78 Alt Street) in 1887.⁵

Following Norman Selfe's death in 1911, the tennis court land to the north of "Amesbury" was subdivided and sold in 1913 and on it was erected the house 'Roselea', 1 Taringa Street.

'Warringulla', the house standing at No 11 John street, at the corner of Alt Street, was built by the surveyor Thomas Melrose, who bought this allotment at the 1880 auction.

Alfred Crane built his home 'Wynella' on the two Alt Street allotments which he also bought at the 1880 auction; it is the house still standing on an L-shaped allotment addressed as No. 76 Alt Street.

The Victorian Regency style house at No 23 John Street is most likely the one built by Elizabeth Lyttle on the lots she purchased at the same 1880 auction.⁶ Its style suggests the possibility that it was designed by Ferdinand Reuss, who was the architect-surveyor commissioned by William Muir to plan the Taringa subdivision. Interestingly, this house is similar in style to the one at No 27 John Street, leading to speculation that No 27 could also have been Ferdinand Reuss's work.

Early in the 20th century Princes Street was re-named as the return leg of Taringa Street and extended further to the north-east, towards Church Street. More allotments in the estate were changed and re-subdivided, so that there are now 31 properties.⁷

Sometime after 1943 the portion of the garden of "Taringa" fronting John Street to the south-west of the house (shown as 4 lots on the 1880 subdivision plan but retained following the 1880 subdivision as part of the "Taringa" site) was sold off to create Nos. 19, 21, 21A and 21B John Street, which contain houses built in the mid to late 20th century.

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36.

² Ashfield & District Historical Society Journal, No 1, p 12-17.

³ Taringa Estate Subdivision Plan, in the collection of Ashfield & District Historical Society

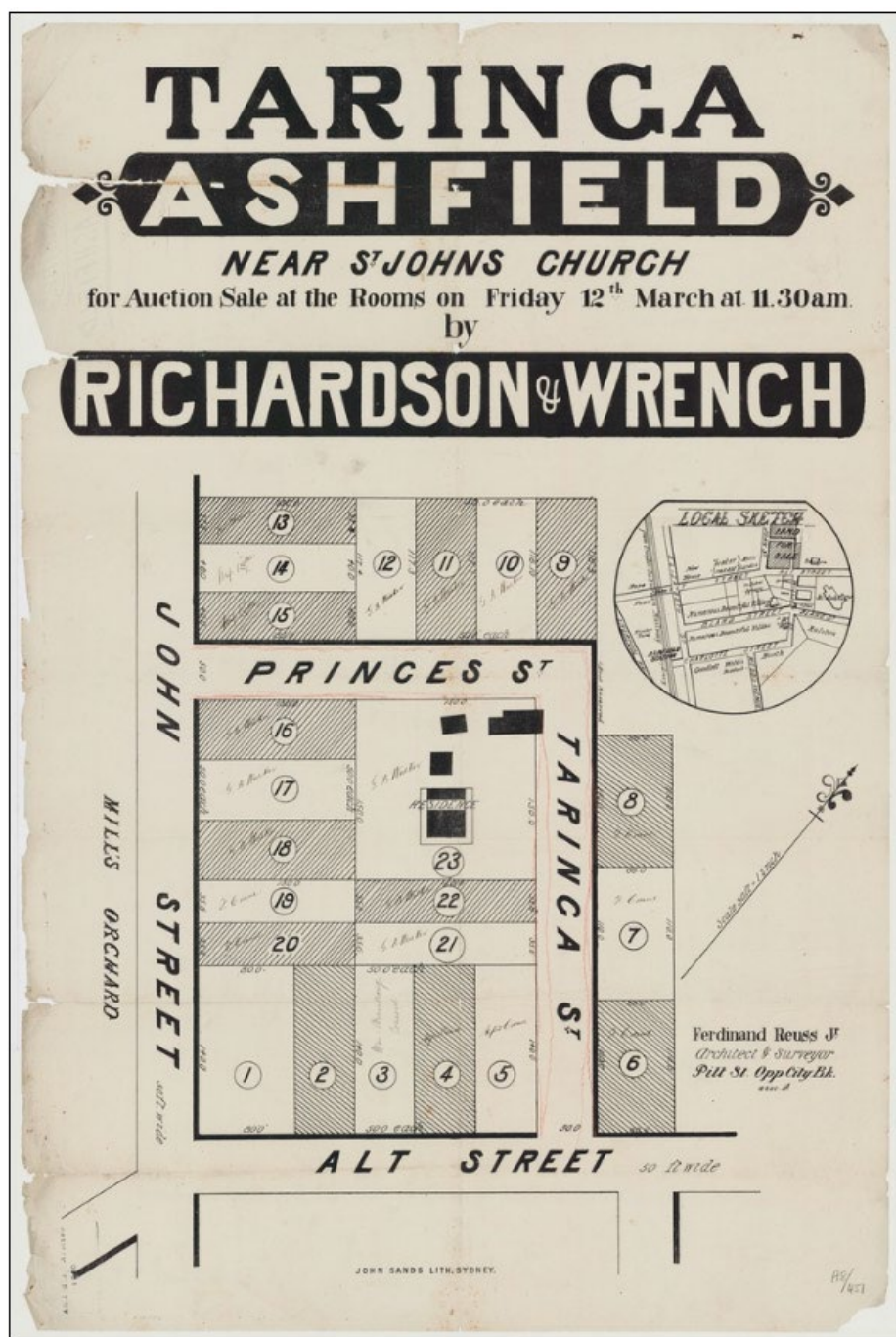
⁴ Ashfield Heritage Study 1993, vol 2, reference No 258. The Higinbotham & Robinson map is at Ashfield Council Archives.

⁵ Ashfield Heritage Study 1993, vol 2, reference No 024.

⁶ Nora Peek, 'William Muir's "Taringa Estate"', in Ashfield & District Historical Society Journal, No 1, March 1982; Chris Pratten, ed, Ashfield at Federation, p 240.

⁷ Ashfield Heritage Study 1993, vol 2, reference No 259. The arrangement in about 1912 comprised 27 allotments, as shown on the H E C Robinson map of Ashfield North Ward, at Ashfield Council Archives.

In the late 20th century the southern end of Taringa Street, between Nos. 76 and 78 Alt Street was cut off from Alt Street with the creation of a pocket park.



Above: Map of the 1880 Taringa Estate subdivision. The “residence” shown in “Taringa”, and “Princes St” is the northern leg of Taringa Street, prior to its extension to the north-east in the early 20th century. Note the allotments shown as Lot Nos. 16 to 19 on this plan were retained as part of the Taringa house garden until sometime after 1943. Source: NSW State Library digitized Ashfield subdivision plans.

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

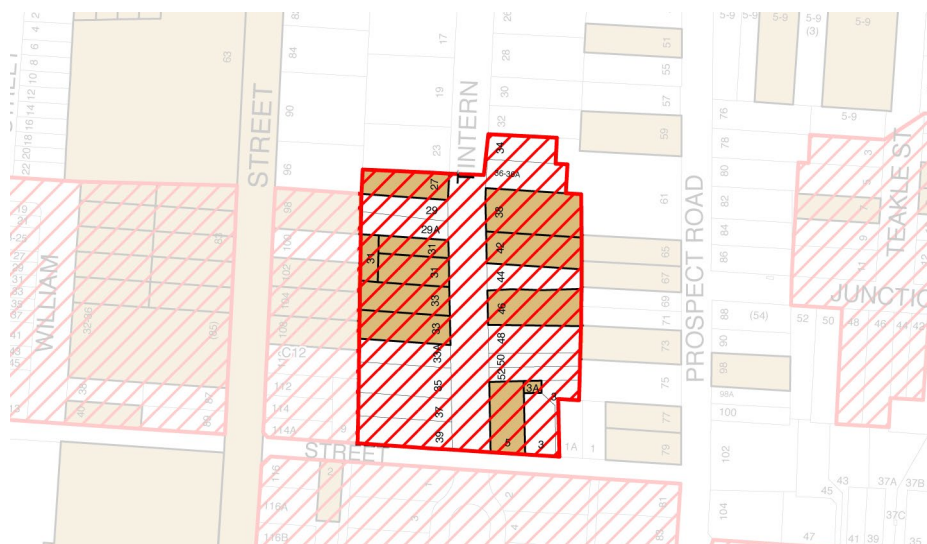
Taringa Estate

Street	Side	No	Rating	Name	Style/Observations
Alt Street	NW	74	4		Post-War International
Alt Street	NW	74A	1		Post-War Sydney Bungalow
Alt Street	NW	76	2		Victorian indeterminate,
Alt Street	NW	78	*		Federation eclectic
John Street	NW	27	1		Victorian Regency
John Street	NW	25	1		Arts & Crafts
John Street	NW	23	1		Victorian Regency
John Street	NW	21B	1		Post-War Bungalow
John Street	NW	21A	1		Post-War Bungalow
John Street	NW	21	1		Post-War Bungalow
John Street	NW	19	3		
John Street	NW	17	2		Victorian Filigree
John Street	NW	15	*		Victorian Free Classical
John Street	NW	11A	*		Victorian Free Classical
John Street	NW	11	1		Victorian Rustic Gothic
Taringa Street	N	29	1		Victorian Italianate
Taringa Street	N	27	1		Victorian Italianate
Taringa Street	N	25	1		Victorian Italianate
Taringa Street	N	23	1		Victorian Italianate
Taringa Street	N	21	1	Grarjhen	Victorian Italianate
Taringa Street	N	19	1		Arts-&-Crafts/California Bungalow
Taringa Street	N	17	*		Inter-War Arts-&-Crafts
Taringa Street	N	15	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	13	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	9-11	4		Post-War International
Taringa Street	N	7	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	5	1	Albernie	Queen Anne/Arts-&-Crafts
Taringa Street	N	3	1	Sunnyside	California Bungalow
Taringa Street	N	1	*	Roselea	Federation Bungalow

Street	Side	No	Rating	Name	Style/Observations
Taringa Street	S	2	1		Arts-&-Crafts
Taringa Street	S	4	*	Taringa	Victorian Free Classical. Filigree

C21 Tintern Road, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1891 to 1940s

HCA TYPE 3: Mixed Residential

Statement of Significance

The Tintern Road Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as part of an 1891 Murrell's Estate subdivision (on the western side of Tintern Road) and part of a subdivision of Wilshire's land on the eastern side of Tintern Road.

The area contains a high proportion of houses that are individually listed heritage items with *historical associations* with important local figures in the late 19th century and early 20th century (for example Nos. 31 and 33 Tintern Road, both houses associated with William E. Robson, solicitor and parliamentarian, Mayor of Ashfield in 1902).

The area is of *aesthetic* significance as an area developed from 1891 to the 1940s with substantial houses on large garden sites. Tintern Road, a wide Brush box lined street with grassed verges, demonstrates the early 20th century character of street tree planting. The houses are representative of the Federation Queen Anne, Federation Arts & Crafts, Inter-war California Bungalow, Inter-war Functionalist and Inter-war Old English styles. Federation styles are the dominant built form of housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Tintern Road
- Relatively wide carriageway in Tintern Road
- Grassed verges in Tintern Road

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached face brick single storey housing Federation Queen Anne style (the majority of houses) and Federation Arts & Crafts style houses (34 Tintern Road) and Inter-war California bungalow styles (Nos. 50-52 Tintern Road, Inter-war period semi-detached residences, and 33A Tintern Road)
- Nos. 36, 38 and 48 Tintern Road are, respectively interesting 1940s-1950s houses: Nos. 36 and 48 Inter-war Functionalist style, and No. 38 Inter-war Old English with Inter-war Functionalist influences, which add to the character of the area.
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork (Federation, Inter-war periods and 1940s)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and low brick for Inter-war period and 1940s houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Recent houses (examples 29A, 35 Tintern Road)

Changes to materials: modern roof cladding (eg concrete tiles) and loss of chimneys

Front verandah enclosures.

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This land was part of a 1794 grant of 19 acres to John Miller. Within a few years it had been acquired by Robert Campbell and absorbed into his large holding called Canterbury Park. After Campbell's death his daughters eventually began to sell portions of the estate. Samuel Murrell bought an allotment of about three and a half acres, facing Clissold and Victoria Streets, from Sophie Campbell in 1869.¹ He did not build there, but owned an orchard facing Liverpool Road.

Following Murrell's death in 1879 the land passed to his widow Johanna, who died ten years later. Afterwards the three-and-a-half acre allotment was sold to the Town and Country Land Building and Development Company and a subdivision plan, comprising 16 allotments, was made in 1891, which encompassed the western side of Tintern Road in this area.

This plan was evidently made with some reference to the land further east, which earlier was owned by William Wiltshire (or Wilshire) and known as Wiltshire's Paddock. The northern section of Tintern Road had been created to serve the Plynlimon Estate and ran north from Robert Street to Norton Street. In 1885 it was extended southwards and served the Moonagee Hall Estate, which fronted Robert Street and Prospect Road. It terminated in a dead end at the boundary of Murrell's land.

Now, as part of the 1891 Murrell's Estate subdivision, it was extended southwards to provide a connection to Victoria Square. This new length of Tintern Road thus served the eight lots in the eastern half of Murrell's Estate and the allotments that would be created on the western side of the Wiltshire land. The street extension was canted slightly to make this linkage visually direct.

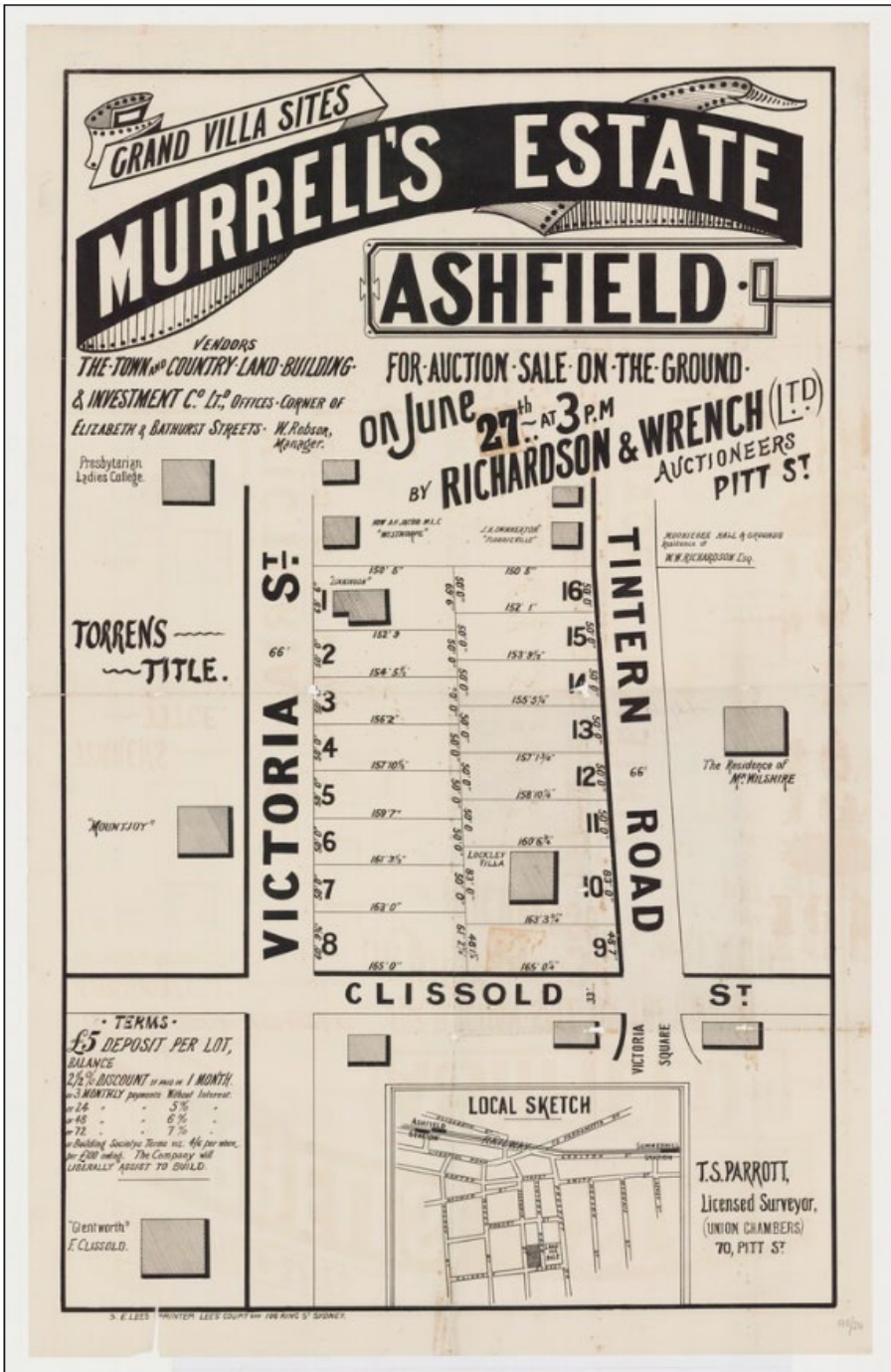
The plan of Murrell's Estate shows that at about the time of its subdivision at least two houses already existed on the land. However, the Water Board Detail Survey, circa 1890 (that is, before the subdivision and the extension of Tintern Road) shows an additional three houses already existing on the Murrell land, all facing Victoria Street.

Within a few years substantial Federation period houses were erected on the vacant lots within the estate and there were some changes to allotment widths. These houses included 'Buninyong', 33 Tintern Road on parts of Lots 12 and 13 and 'Wyanarie' aka 'Hastings', 'Glenone' or 'Glenore', 31 Tintern Road, on parts of Lots 14 and 15. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

¹ Jacqueline Kensett Smith, 'Murrell's Farm, Ashfield' in *Ashfield & District Historical Journal*, No 5, 1985, p 54 et seq. Murrell's purchase is shown on the Higinbotham & Robinson map of Ashfield, 1883, a copy of which is in Ashfield Council Archives.



Above: The Deposited Plan for Murrell’s Estate subdivision, prepared by surveyor T S Parrott and dated 1891. (Copy by courtesy of Councillor Caroline Stott). This estate includes the western side of Tintern Road. The estate and its surroundings are also shown on the H E C Robinson map of Ashfield South Ward, first prepared in 1912 (Ashfield Council Archives). Note that Tintern Road has been slightly canted to provide a direct link to Victoria Square.



undated circa 1891 plan of the Murrell's Estate subdivision, showing the house "Lockley Villa" on Lot 10 (since demolished).

BUILDING RANKING DEFINITIONS

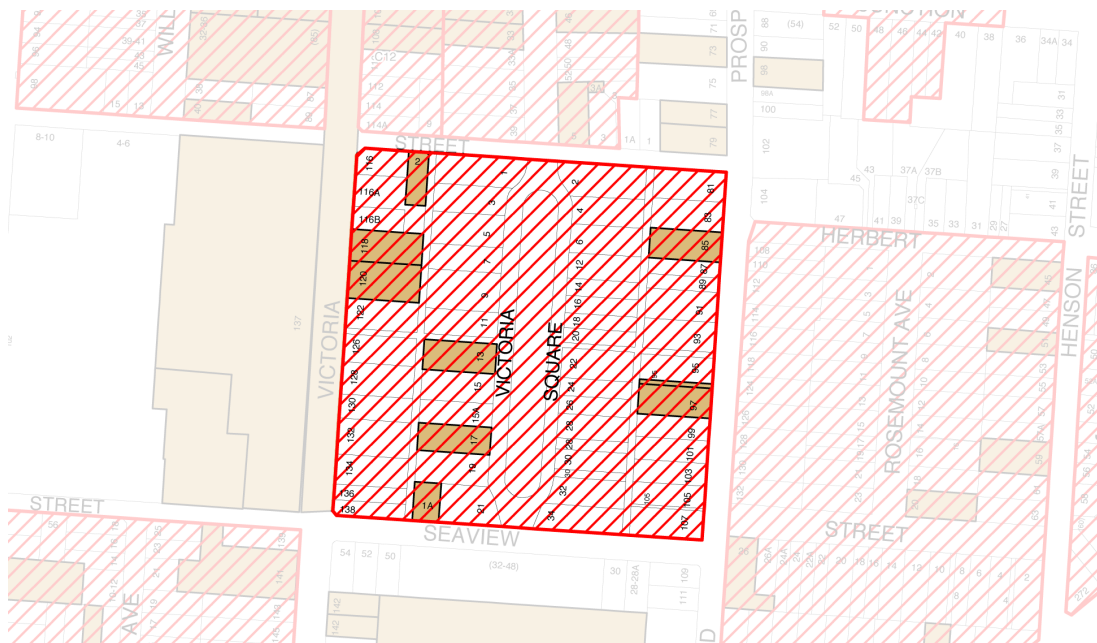
Building ranking No.	Building Ranking Definition
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Tintern Road

Street	Side	No	Rating	Name	Style/Observations
Clissold Street		5	*		Queen Anne
Clissold Street		3	*		Queen Anne
Tintern Road		34	1		Californian Bungalow
Tintern Road		36/36a	1		Inter-war/post-war House
Tintern Road		38	*		English Tudor Style House
Tintern Road		42	*		Eclectic
Tintern Road		44	1		Federation
Tintern Road		46	*		Californian Bungalow
Tintern Road		48	1		Post-war Brick Cottage
Tintern Road		50-52	1		1930's House
Tintern Road		39	1		Federation Bungalow
Tintern Road		37	1		Federation Cottage
Tintern Road		35	3		Modern Spanish Style House
Tintern Road		33a	1		Californian Bungalow
Tintern Road		33	*		Queen Anne House
Tintern Road		31	*		Federation House
Tintern Road		29	3		Electrical sub-station
Tintern Road		27	*		Federation House

C23 Victoria Square, Ashfield & Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1876 to 1940s

HCA TYPE 3: Mixed residential Statement of Significance

The Victoria Square Heritage Conservation Area is of *local* heritage significance.

The Victoria Square Heritage Conservation Area is of *historical* significance as a representative upmarket late 19th century model subdivision with large residential lots centred around a central reserve and featuring north-south oriented main street and rear laneways and an east-west pedestrian pathway. Victoria Square remains illustrative of the original 1876 subdivision concept, retaining the central reserve, the laneways, and many of the original large allotments, along with fourteen late 19th century houses, which now sit in a context of Federation, Inter-war period, 1940s and some later buildings. The area remained incompletely developed at the end of the 19th century (particularly at the southern end), and its development reflects re-subdivision or redevelopment of early sites in the period 1900-1940s.

Victoria Square has *historical associations* as the place of residence of prominent late 19th century citizens including : Sir Alexander Stuart (1824-1886), merchant and politician (resident of “Arundel”, 2 Victoria Square in 1886); James T. Allan (1831-1912) explorer and pastoralist (a resident in 1890 on the west side of Victoria Square); and Gustave Mario Ramciotti (1861-1927) law clerk, theatrical manager and soldier, a resident of “Arden” on the western side of Victoria Square in 1890).

The subdivision has *historical associations* with prominent local residents including Alderman William Henson, alderman on the first Ashfield Borough Council and land owner at the time of the 1876 subdivision; and with architects Thomas Rowe (architect of the houses at Nos. 83 and 85 Prospect Road built in 1877); Alexander Leckie Elpinstone Junior (architect of the villas at Nos. 118 Victoria Street and 120 Victoria Street constructed in 1880); and Charles Slatyer (possibly the architect of the house at 17 Victoria Square).

The area is of *aesthetic* significance for its distinctive 1876 subdivision pattern with its central reserve, generous original allotments and north-south street and laneway pattern, for the original late 19th century houses of various Victorian period architectural styles and for the houses constructed in the Federation to 1940s period in various architectural styles illustrating the later development of the subdivision.

Victoria Square is *rare* as a late 19th century upmarket subdivision.

Key Character Elements

Subdivision and public domain elements:

- Distinctive subdivision pattern with central reserve, large rectangular allotments and rear laneways
- The central reserve includes remnant native vegetation and 1889 plantings donated by the Royal Botanic Gardens. Management of the central reserve was taken over by Council in 1889.
- Rear lane access to stables and coach houses (later garages).
- Wide carriageway in Victoria Square, with grassed verges and Canary Island date palms (*Phoenix canariensis*) plantings at edge of carriageway
- Relatively narrow carriageways in Clissold Street, Prospect Road and Seaview Street with narrow grassed verges
- Ficus plantings on grass verges one side of Seaview Street
- Narrow north-south rear laneways
- East-west pedestrian laneways

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached rendered brick Victorian period and face brick (Federation, Inter-war periods) one and two storey housing in Victorian Filigree, Victorian Italianate, Victorian Rustic Gothic, Victorian Regency, Victorian Georgian, Federation Queen Anne, Inter-war California Bungalow and Inter-war Mediterranean styles within garden settings
- Variety of detached houses from modest single storey to substantial two storey houses
- The substantial late 19th century houses within the area include houses attributed to well known architects of the period (some of these heritage listed), such as: 83 Prospect Road (a Victorian Filigree style villa) and 85 Prospect Road (a Victorian Regency style villa), both built in 1877 to designs by architect Thomas Rowe; 118 & 120 Victoria Street, a pair of Victorian Italianate style villas designed by architect Alexander Leckie Elpinstone Junior; and
- Inter-war Art Deco style residential flat buildings (examples the 2-storey flats at 122 Victoria Street and 136 Victoria Street)
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or corrugated steel (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (Inter war period); and original chimneys
 - Gable ends facing the street with original detailing: decorative timber barge boards (Victorian period); timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period Inter-war period)
 - Face brickwork (Federation period, Inter-war period except for Inter-war Mediterranean style houses)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences – cast iron palisade, timber picket (Victorian period); timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Garages to the rear of houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 95 Prospect Road, 15A Victoria Square, 138 Victoria Street)
- 1960s to 1970s residential flat buildings (example 116A Victoria Street, 132 Victoria Street)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter war period houses (example 16 Victoria Square); modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures (example 20 Victoria Square)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The land comprising this Conservation Area was a twelve-acre parcel of land purchased from Sophia Campbell by William Henson in 1867. Nine years later, in 1876, the Sydney Permanent Freehold Land and Building Society auctioned the land on behalf of William Henson, one of the aldermen on the first Ashfield Borough Council.

The allotments were generous in size - the antithesis of the crowded terraces in which most residents of Sydney lived at the time. Victoria Square displays the attributes of a residential London Square of the period - symmetrical in design with central reserve owned initially by the residents for their enjoyment, and accessed by residents facing Victoria Street and Prospect Road by central pathways. It was obviously pitched at the upper end of the real estate market in Ashfield. The idea was used by the same Building Society in Albert Parade, Ashfield, and appears to have influenced other residential developments such as at Graham Reserve (Palace Street), South Ashfield, The Parade in Enfield, and Prince Edward Parade in Woolwich.

The architect Thomas Rowe designed and built Nos. 83 and 85 Prospect Road in 1877 (these are possibly the earliest houses in the subdivision).

The architect Alexander Leckie Elpinstone Junior purchased 10 allotments of the original subdivision, designing and constructing large houses including the mirror image 2-storey Victorian Italianate style villas at Nos. 118 Victoria Street and 120 Victoria Street (both listed heritage items).

The substantial 2-storey Federation Arts & Crafts style house at 17 Victoria Square, is likely to have been designed by the architect Charles H. Slatyer, as he advertised a Tender notice in 1891 calling for builders for "Cottage Residence, Victoria-Square, Ashfield".¹

By the 1890s Victoria Square was substantially developed as shown on Sheet 26 of the Ashfield Water Board Plan, however with some substantial houses built on double blocks and some blocks particularly at the southern end of the subdivision, still undeveloped. Prominent residents of the subdivision (Sands Directory, 1890) included Sir Alexander Stuart (1824-1886), merchant and politician (resident of "Arundel", 2 Victoria Square in 1886); James T. Allan (1831-1912) explorer and pastoralist (a resident in 1890 on the west side of Victoria Square); and Gustave Mario Ramciotti (1861-1927) law clerk, theatrical manager and soldier, a resident of "Arden" on the western side of Victoria Square in 1890).

During the 20th century a number of the original 37 generous allotments of uniform size were re-subdivided along their length to create extra lots for smaller houses. This process continued into the 1940s and is obvious in the current allotment layout and the current mix of houses, which includes houses built after 1900 up to the 1940s. Also in the early 20th century some earlier houses were demolished and replaced with new houses on the same sites (so the original allotment size did not alter) – this appears to have occurred at Nos. 4 & 6 Victoria Square which both contain 1940s houses.

Also some re-subdivisions involved demolition of earlier houses – an example of this process is Nos. 136 and 138 Victoria Street, the allotments of which are each half the size of the original allotment, and which are now occupied by two 2-storey Inter-war residential flat buildings, which replaced an earlier single house in this location shown on the 1890s Water Board Plan.

On the western side of Victoria Square of the six houses shown on the 1890s Water Board Plan, only four remain (Nos. 2, 12, 22 and 28). On the eastern side of Victoria Square, of the five houses shown on the 1890s Water Board plan, only two remain (Nos. 9 and

¹ Sydney Morning Herald Tender notice, 22 October 1891, page 7 Accessed via National Library of Australia Trove online

13). In Prospect Road, on the western side, of the nine houses shown on the 1890s plan, five remain (Nos. 83, 85, 91, 93 and 97 Prospect Road). In Victoria Street, on the eastern side, of the seven houses shown on the 1890s Water Board Plan, only three remain (Nos. 118, 120 and 128). In total there are 14 remaining late 19th century houses of various styles within the Victoria Square subdivision, which sit within a context of one and two storey Federation Queen Anne and Federation Arts & Crafts style houses, single storey Inter-war California Bungalow, one Inter-war Mediterranean style single storey house (No. 30 Victoria Square), 2-storey Inter-war residential flat buildings (for example Nos. 122, 136 and 138 Victoria Street), some 1930s and 1940s houses (for example No. 126 Victoria Street, Nos. 24 and 26 Victoria Square).

With the one exception of a pair of Federation Queen Anne style semi-detached houses at Nos.87-89 Prospect Road, all buildings within the Heritage Conservation Area are detached.

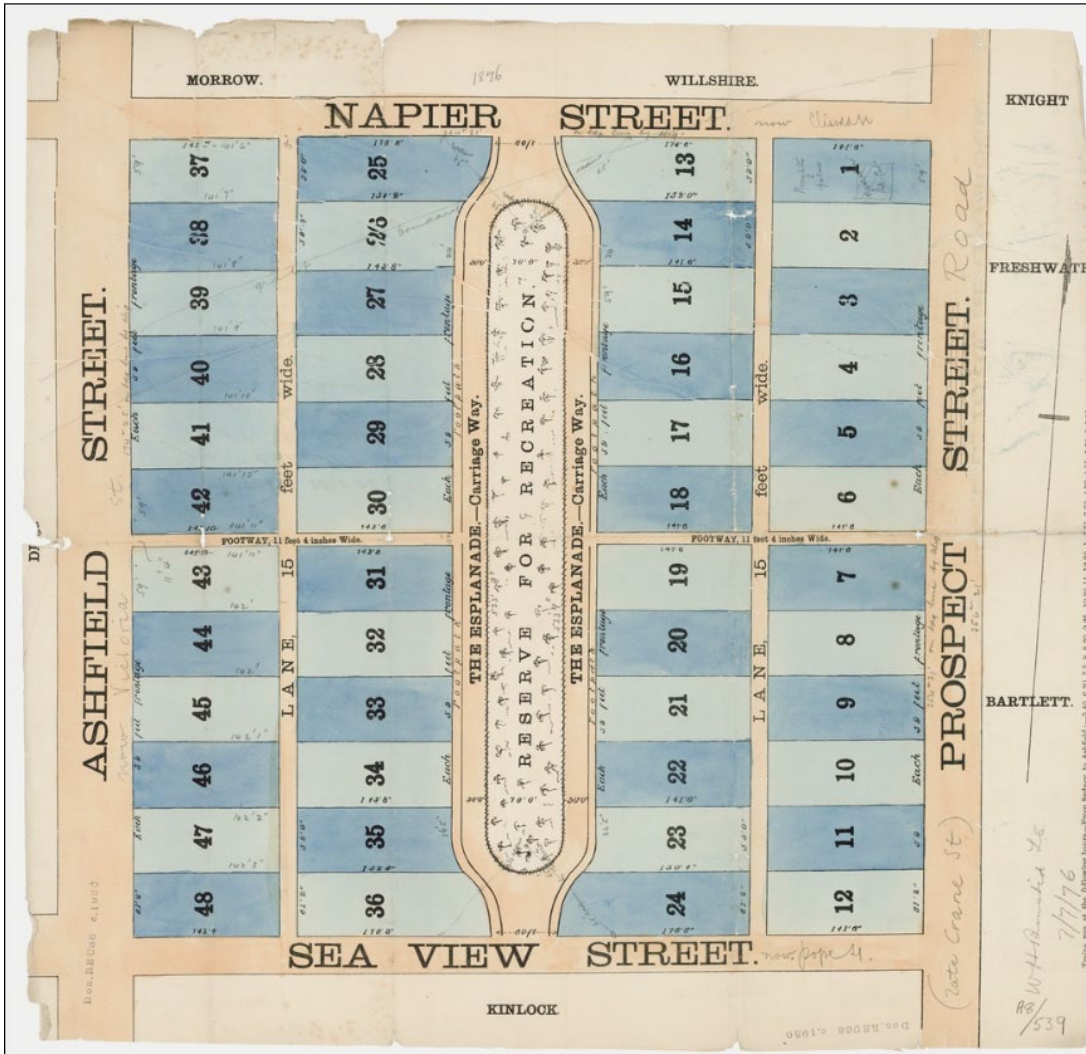
In the period 1950s-1970s two residential flat buildings were constructed at Nos. 116A and 132 Victoria Street, replacing earlier buildings on these allotments. No. 116A Victoria Street is part of a 1950s-1960s subdivision at the corner of Victoria Street and Clissold Street, where the subdivision resulted in the demolition of the grand mansion on a very large site shown on the 1890s Water Board Plan and on the 1943 aerial photo², and created four separate allotments (No. 2 Clissold Street and Nos. 116, 116A and 116B Victoria Street, now occupied by 1950s-1960s buildings (3 houses and the residential flat building at No. 116A). In all late 20th century buildings (houses and flats) occupy the sites: 11 Victoria Square; 116, 116A, 116B, 132, 134 Victoria Street; 95 Prospect Road

In total, late 20th century houses and residential flat buildings occupy the sites at Nos 5 and. 11 Victoria Square, Nos. 95 Prospect Road, Nos. 116, 116A, 116B, 132 and 134 Victoria Street.

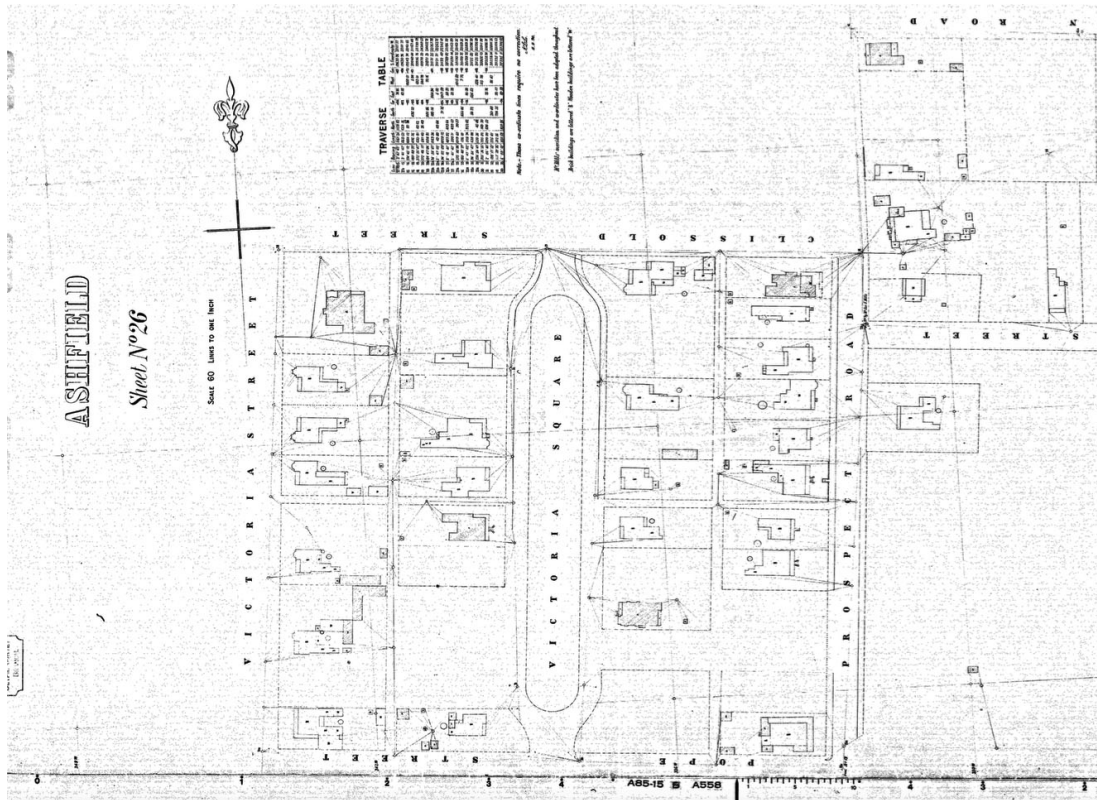
A former church meeting hall (now a residence) at No. 1A Seaview Street (an LEP listed heritage item) is on a site subdivided off the back of No. 21 Victoria Square (which is occupied by a Federation Queen Anne style house) in 1952.

A modern 2-storey house was under construction in 2015 at No. 15A Victoria Square.

² 1943 aerial photo accessed through NSW Land & Property Information Six Maps online



Above: Plan of the 1876 Victoria Square subdivision. Note that Ashfield Street (left) is now Victoria Street and Napier Street (top) is now Clissold Street. The narrower east-west lane (across the centre of the subdivision) is now a grassed pedestrian pathway. Source: Ashfield Subdivision plans, digitised, NSW State Library



Above: Sheet 26 of the 1890s Ashfield Water Board block plans showing Victoria Square at this time.

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Victoria Square

Street	Side	No	Rating	Name	Style/Observations
Clissold Street		2	*		Post-war Sydney Bungalow
Prospect Road		107	1		Californian Bungalow
Prospect Road		105	2		Californian Bungalow
Prospect Road		103	1		Inter-war Bungalow
Prospect Road		101	1		Inter-war Bungalow
Prospect Road		99	1		Federation/Inter-war Bungalow
Prospect Road		97	*		Victorian Filigree
Prospect Road		95	3		Late 20th Century Australian Nostalgic
Prospect Road		93	2		Victorian
Prospect Road		91	1		Victorian Italianate Cottage
Prospect Road		89	1		Queen Anne/Arts & Crafts Semi
Prospect Road		87	1		Queen Anne/Arts & Crafts Semi
Prospect Road		85	*		Victorian Gothic
Prospect Road		83	1		Victorian Italianate
Prospect Road		81	1		Federation Bungalow
Seaview Street		1a	*		Post-war Sydney Bungalow
Victoria Square		2	1		Victorian "International"
Victoria Square		4	1		Inter-war/Post-war Sydney Bungalow
Victoria Square		6	1		Inter-war/post-war Sydney Bungalow
Victoria Square		12	1		-
Victoria Square		14	1		Californian Bungalow
Victoria Square		16	1		Californian Bungalow
Victoria Square		18	1		Inter-war/Post-war/Sydney Bungalow
Victoria Square		20	1		Californian Bungalow
Victoria Square		22	1		Victorian Italianate/Rustic
Victoria Square		24	1		Inter-war Bungalow
Victoria Square		26	1		Inter-war Bungalow
Victoria Square		28	1		Victorian Italianate
Victoria Square		30	1		Inter-war Georgian Revival
Victoria Square		32	1		Californian Bungalow

Street	Side	No	Rating	Name	Style/Observations
Victoria Square		34	1		Federation Bungalow
Victoria Square		21	1		Victorian Rustic/Queen Anne
Victoria Square		19	1		Californian Bungalow
Victoria Square		17	*		Arts & Crafts/freestyle
Victoria Square		15a	3		Late 20th Century International
Victoria Square		15	1		Queen Anne/Arts & Crafts
Victoria Square		13	*		Victorian Regency
Victoria Square		11	1		Late 20th Century Australian Nostalgic
Victoria Square		9	2		Bastardised Victorian Italianate
Victoria Square		7	1		Inter-war Mediterranean
Victoria Square		5	3		Late 20th Century Australian Nostalgic
Victoria Square		3	1		Inter-war Mediterranean Bungalow
Victoria Square		1	1		Federation Queen Anne
Victoria Street		116	1		Post-war Bungalow
Victoria Street		116a	1		Post-war Residential Flats
Victoria Street		116b	1		Post-war Bungalow
Victoria Street		118	*		Victorian Italianate
Victoria Street		120	*		Victorian Italianate
Victoria Street		122	1		Inter-war Residential Flats
Victoria Street		126	1		Post-war Bungalow
Victoria Street		128	1		Victorian
Victoria Street		130	1		Post-war Bungalow
Victoria Street		132	1		Post-war Residential Flats
Victoria Street		134	1		Post-war Bungalow
Victoria Street		136	1		Post-war Residential Flats
Victoria Street		138	1		Post-war Residential Flats

C24 Webbs Avenue, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1900-1933

HCA TYPE: Single storey residential (i) uniform single period subdivision

Statement of Significance

The Webbs Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance for its development in the early 20th century from at least two separate subdivisions.

The area has *historical association* with early landowner Frederick W. Webb, after whom the street is reportedly named, who was Clerk of the NSW Legislative Assembly.

The area has *aesthetic* significance as a streetscape of single storey detached Federation to Inter-war period housing along a wide Brush box lined street, with Federation Queen Anne and Inter-war California Bungalow style housing reflecting this development period

Key Character Elements

Subdivision and public domain elements:

- Remnant pre-1943 street tree planting of Brush box within carriageway in Webbs Avenue
- Relatively wide carriageway in Webbs Avenue

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow style housing
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or, unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
 - Face brickwork (Federation, Inter war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Circa 1960s-1970s 3-storey residential flat building at No. 9 Webbs Avenue
- Changes to materials: changes to roof cladding (eg concrete tiles) and loss of chimneys
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The bent alignment of Webbs Avenue reflects its complicated historical origins. The west of Charlotte Street end was part of a grant of 280 acres made to Augustus Alt in 1810. The east or Chandos Street end (the section now mostly zoned Residential 2[c]) was part of an adjoining 100-acre grant made in 1795 jointly to Thomas Rowdon, John Jones, Francis McKewen and John Butcher.¹ However some of the allotments on the south side of Webbs Avenue are in the corner of an adjacent grant of 25 acres made to William Faithful (or Faithfull) on May 27, 1799.² In other words, Webbs Avenue happens to be located at the junction of three historic land grants.

As a result of a similar quirk of history, by about 1820 Alt's grant became part of Joseph Underwood's Ashfield Park Estate, that of Rowdon et al became part of Henry Kable's farm, and Faithful's grant was incorporated into Robert Campbell's Canterbury Park Estate.³

The landowner Frederick W. Webb, after whom the street is reportedly named, was Clerk of the NSW Legislative Assembly.⁴ Webbs Avenue is shown on a subdivision plan of 1879 prepared for the estate agents Richardson & Wrench.⁵ In the 1883 map prepared by Higginbotham & Robinson, most of the Webbs Avenue allotments are shown to have faced Charlotte and Chandos Streets, and only the five lots between these addressed Webbs Avenue. A subdivision plan prepared for the auctioneers Hardie & Gorman shows the land now occupied by Nos 18 to 24 subdivided into lots facing Charlotte Street, with their rear boundaries to a lane where the one exists now.⁶ It seems that some of these allotments, and others on the opposite side, were re-oriented to face Webbs Avenue before World War I.⁷

Few details are available of the subsequent re-subdivisions which produced the balance of the 11 allotments in the Heritage Conservation Area. The St Regulus Estate subdivision of 1907 showed 5 allotments extending along Webbs Avenue on the northern side from the corner of Charlotte Street, however these five allotments in the 1907 plan appear to now be four allotments (At Nos.13, 15, 17, & 19 Webbs Avenue), so that 1907 subdivision was clearly subject to later resubdivision to create larger lots. It appears that the earliest houses to be erected in this area were those at No 5 ('Edgeroi') and No 7.

The Water Board map charted in 1933 shows the footprints of all the buildings in Webbs Avenue, including the block of flats at the north-west corner, now No 10 Chandos Street, which must have been very new when that map was compiled.⁸

In the 1960s-1970s a block of home units replaced the houses at Nos. 9-11 Webbs Avenue.

¹ Higginbotham & Robinson map of Ashfield, 1883; Ashfield Heritage Study, 1993, vol 1, p 32; Keith

Johnson & Malcolm Sainty, Land Grants 1788-1809, 1974, pp 56, 249. The Heritage Study does not mention Rowdon.

² Keith Johnson & Malcolm Sainty, Land Grants 1788-1809, 1974, pp 98, 114; Ashfield Heritage Study 1993, vol 1, p 32.

³ Ashfield Heritage Study 1993, p 36. See also the 1883 Higginbotham & Robinson map

⁴ Ashfield Heritage Study 1993, vol 1, appendix G. This claims that the street was formed in 1882.

⁵ By W H Binstead, licensed surveyor (Ashfield Council Archives). Interestingly, Ashfield Park is shown on this plan as subdivided for residential allotments. Residents successfully lobbied Henry Parkes to acquire it for a park

⁶ This subdivision plan, No A8/342, is in Ashfield Council Archives. See also No A8/2, *ibid*.

⁷ H E C Robinson map of North Ward, undated but about 1912, in Ashfield Council Archives

⁸ The Water Board detail survey maps are at Ashfield Council Archives and in the collections of Ashfield & District Historical Society.



Left: 1907 Subdivision plan of part of the northern side of Webb's Avenue, which has been later modified to 4 lots where 5 lots are shown on this plan. Source: Ashfield subdivision plans, digital, NSW State Library

BUILDING RANKING DEFINITIONS

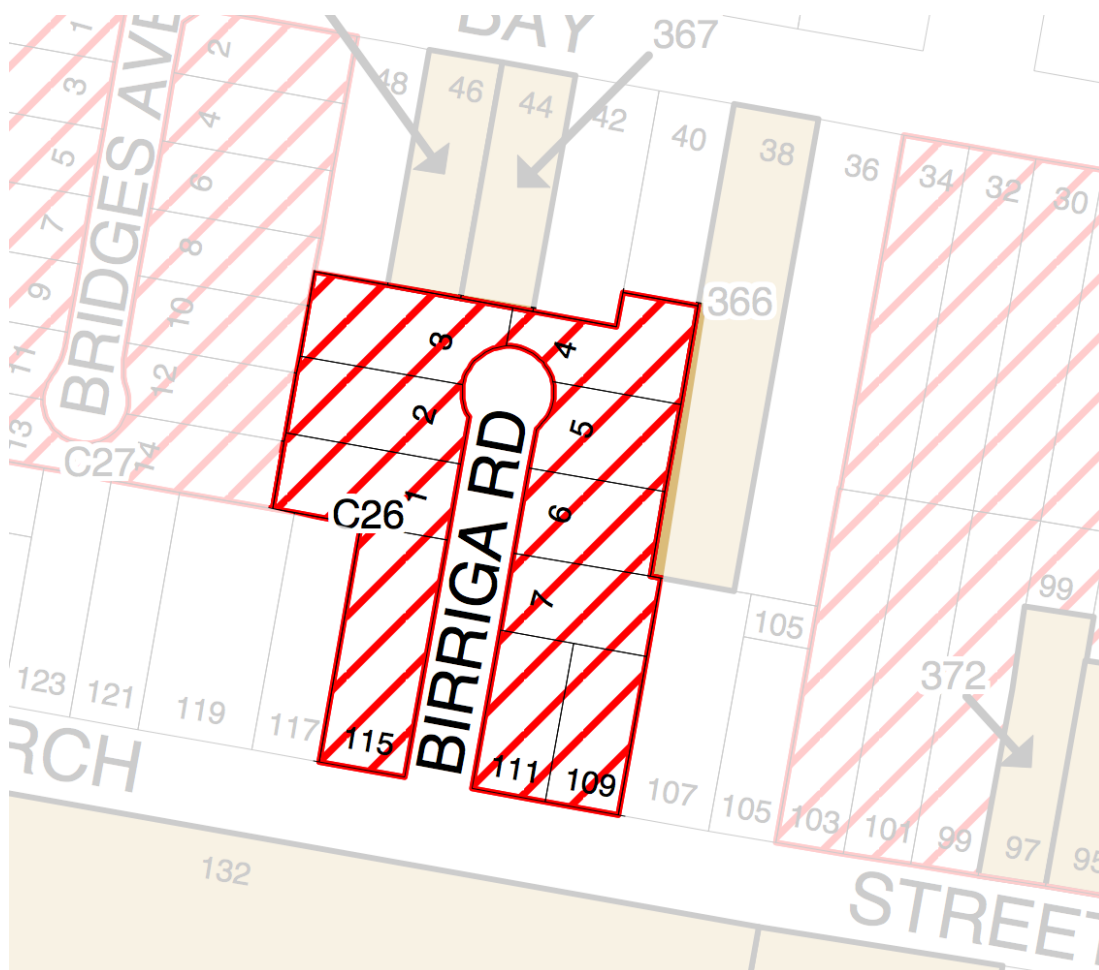
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Webbs Avenue

Street	Side	No	Rating	Name	Style/Observations
Webbs Avenue	N	19	2		Queen Anne, severely
Webbs Avenue	N	17	1		Arts-&-Crafts/California 2
Webbs Avenue	N	15	1	Urana	Inter-War Arts-&-Crafts California Bungalow
Webbs Avenue	N	13	1		Queen Anne/Arts-&-Crafts
Webbs Avenue	N	9/11	4		Post-War International
Webbs Avenue	N	7	1		Federation Queen Anne
Webbs Avenue	N	5	1	Edgeroi	Federation Queen Anne
Webbs Avenue	S	18	1		Queen Anne/California Bungalow
Webbs Avenue	S	20	1		Queen Anne/California Bungalow
Webbs Avenue	S	22	*		Queen Anne/California Bungalow
Webbs Avenue	S	24	*		Federation Italianate

C26 Birriga Road, Croydon

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1926-1930s

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
STATEMENT OF SIGNIFICANCE

The Birriga Road Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a consistent high quality subdivision of part of the Ashfield Park Estate developed in 1926-early 1940s by a single builder in adherence to a covenant.

The area has *historical association* with the local builder/developer, Stanley T Grimson, who was responsible for the subdivision with its covenant ensuring high quality housing, and the construction of at least some of the housing in the subdivision.

The area is of *aesthetic* significance as a consistent 1936-early 1940s development of single storey detached brick Inter-war California Bungalow style housing within a distinctive cul-de- sac subdivision pattern.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Distinctive cul-de-sac subdivision pattern of Birriga Road

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Single storey detached brick Inter-war California Bungalow style houses with hipped and gabled terracotta tile roofs and other intact detailing from the period including to verandahs and gable ends.
- Consistent street setbacks
- Consistent inter-war period brick front fences
- Original tessellated tiled front paths
- Rear placement of garages

NON-CONTRIBUTORY ELEMENTS

There are no non-contributory elements within this Heritage Conservation Area.

HISTORICAL DEVELOPMENT

The Birriga Road Heritage Conservation Area was once part of the Ashfield Park Estate fronting Church Street, one of the earliest streets in the area which led east towards St Johns Anglican Church Ashfield, the earliest church in the area. Most of the area was purchased, subdivided and sold for residential development in late 1926 by the builder, Stanley T. Grimson. No 115 Church Street (Corner Birriga Road), part of an earlier subdivision, has been included due to its importance in defining the entry point into Birriga Road.

Grimson imposed a covenant on his subdivision requiring that the main building should be erected in brick and/or stone, with slate or tile roof, and be no less than 600 pounds in value. There was a setback of at least 6 feet from the eastern side of Birriga Road. Grimson had the power to release or vary the covenant, and was probably the builder of most of the cottages.

BUILDING RANKING DEFINITIONS

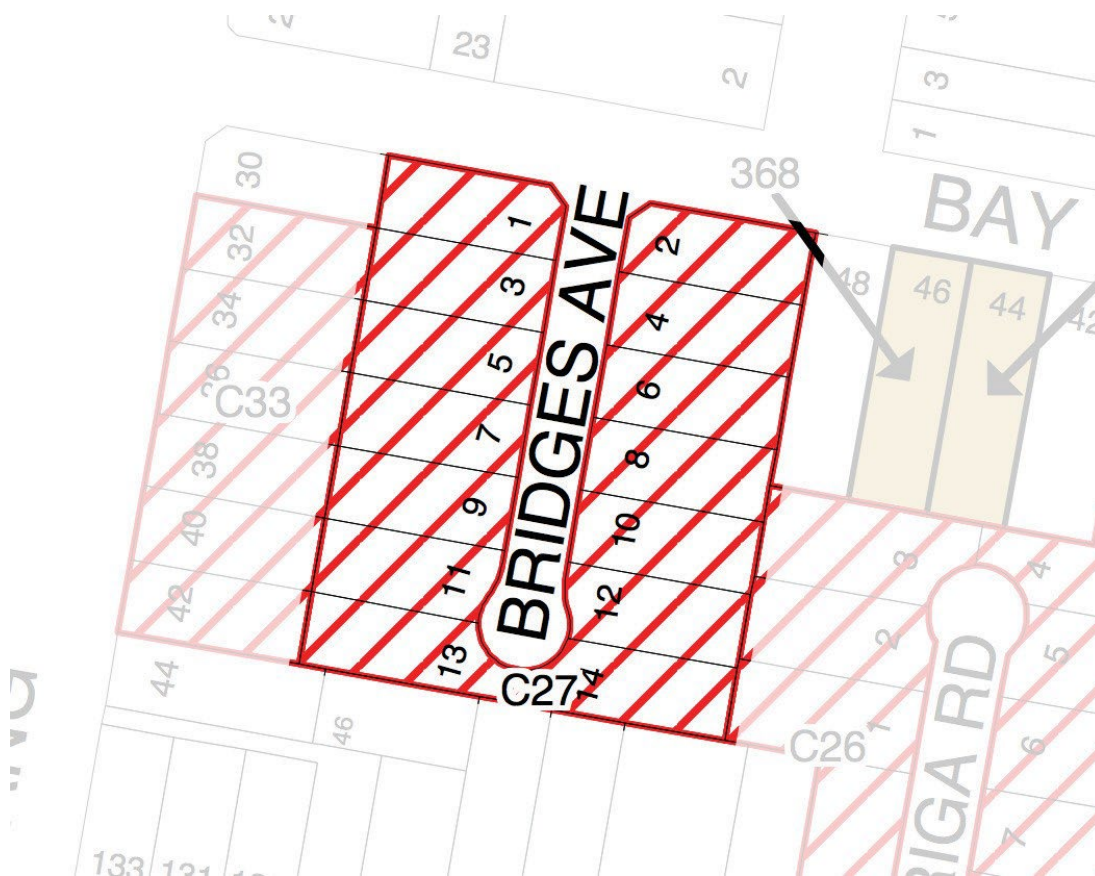
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Birriga Road

Street	Side	No	Rating	Name	Style/Observations
Birriga Road		1	1		
Birriga Road		2	1		
Birriga Road		3	1		
Birriga Road		4	1		
Birriga Road		5	1		
Birriga Road		6	1		
Birriga Road		7	1		
Church Street		115	1		Queen Anne
Church Street		111	1		
Church Street		109	1		

C27 Bridges Avenue, Croydon

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1936-1940S

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
STATEMENT OF SIGNIFICANCE

The Bridges Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1936 subdivision of part of the Ashfield Park Estate, developed by a single builder/developer.

The area has *historical association* with the local builder/developer William Henly, responsible for the 1936 subdivision.

The area is of *aesthetic* significance as a consistent 1936-early 1940s development of single storey detached brick single storey Inter-war California Bungalow style housing within a distinctive cul-de-sac subdivision pattern.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Distinctive cul-de-sac subdivision pattern of Bridges Avenue
- Narrow concrete footpaths without grassed verges or street tree planting

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Single storey detached brick Inter-war California Bungalow style houses with hipped and gabled terracotta tile roofs and other intact detailing from the period including to verandahs and gable ends.
- Consistent street setbacks
- Consistent inter-war period brick front fences
- Rear placement of garages (except for pair of garages to Nos. 13 and 14 at the end of the cul-de-sac)

NON-CONTRIBUTORY ELEMENTS

- Carports in front garden (at No. 3)
- Metal awnings over windows (No. 2)
- Later window alterations

HISTORICAL DEVELOPMENT

The Bridges Avenue Heritage Conservation Area was once part of the Ashfield Park Estate fronting Church Street, one of the earliest streets in the area which led east towards St Johns Anglican Church Ashfield, the earliest church in the area.

This area was purchased for subdivision in 1936 by a Gladesville builder, William Henley, who presumably demolished the house 'Ecreap' which stood there. Bridges Avenue was formed and the land around it subdivided for suburban housing.

Henley's Bridges Avenue subdivision sold more slowly than the Lang Street development, the last building allotment being disposed of in 1940-41. By 1943 all 14 allotments in Bridges Avenue except for No. 13 Bridges Avenue had been built on with detached brick houses.

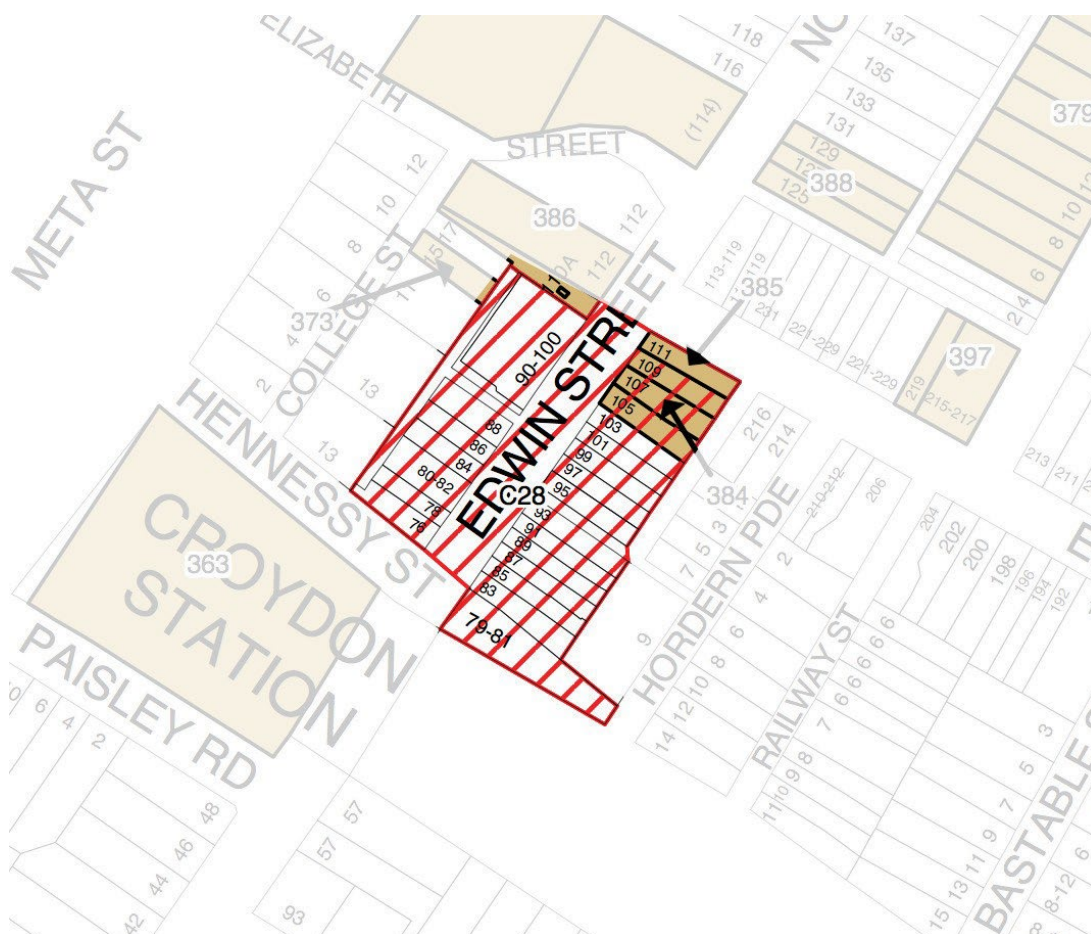
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Bridges Avenue

Street	Side	No	Rating	Name	Style/Observations
Bridges Avenue		2	2		
Bridges Avenue		4	1		
Bridges Avenue		6	1		
Bridges Avenue		8	1		
Bridges Avenue		10	1		
Bridges Avenue		12	1		
Bridges Avenue		14	1		
Bridges Avenue		13	1		
Bridges Avenue		11	1		
Bridges Avenue		9	1		
Bridges Avenue		7	1		
Bridges Avenue		5	1		
Bridges Avenue		3	1		
Bridges Avenue		1	2		

C28 Edwin Street North, Croydon Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1880s to 1920s

HCA TYPE 1: RETAIL

STATEMENT OF SIGNIFICANCE

The Edwin Street North Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a retail area developed from the 1880s to the 1920s on part of the Highbury Estate 1858 subdivision, with the impetus for development being the new Croydon Railway Station opened in 1875 with pedestrian access from Edwin Street to the railway station provided in 1883.

The area has aesthetic significance as a discrete retail area of predominantly two-storey Victorian Italianate and Federation Arts & Crafts style shops within a narrow streetscape dominated by the awnings, shop façade detailing and elaborate shop parapets.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Awnings over footpaths
- Narrow width of street
- Narrow pedestrian and vehicular laneways between and behind shop groups.
- Recent footpath widening, paving and street tree plantings.

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Retail buildings, predominantly 2 storey terrace shops, rendered brick (Victorian period) or brick (Federation period), built to the street alignment with awnings over footpaths
- Mix of late Victorian period (1880s) to circa 1910s retail building styles including Victorian Italianate style (Nos. 76-78, Nos. 105-111 Edwin St North (heritage item)); Federation Free Style (Nos. 84-88 and 93 Edwin St North) and two groups of Victorian Filigree style terraces later modified with Federation Free style shopfronts (Nos. 85-91 and 95-101 Edwin Street North)
- Parapets to the street facades including detailing such as urns and corbelling, roughcast stucco panels
- Detailing to street facades at first floor level including corbelling, drip moulds and entablatures over windows, bay windows and recessed balconies.
- Original timber framed windows to street facades at first floor level
- Reproduction ground floor shopfronts which match the style of the building (example at 76 Edwin Street North, corner Hennessy Street)

NON-CONTRIBUTORY ELEMENTS

- Late 20th century 3-storey building on the western side at Nos. 90-100 Edwin Street North
- Circa 1970s 3-storey building on the eastern side at No. 79-81 Edwin Street North (adjacent to the railway line)
- Modern ground floor shopfronts
- Modern (generally aluminium) framed windows to first floor facades including those enclosing recessed balconies

HISTORICAL DEVELOPMENT

The land within this area was part of a land grant of 100 acres made in 1794 to Augustus Alt, Australia's first surveyor of lands. This extended roughly from the present-day John Street in the north to Thomas Street in the south, and to what is now Frederick Street on the east. Alt called his grant 'Hermitage Farm' and built a house there, which was burnt down in 1798. In 1802 he sold the property to John Palmer. It seems not to have been cultivated very extensively, though there was an orchard on the site of the present Croydon Station and there was also grazing for cattle, horses, goats and pigs¹.

By about 1820 all this area had been subsumed by Joseph Underwood's large Ashfield Park Estate, which remained largely intact for more than 40 years, until it was finally subdivided into big blocks after the death of

¹ Australian Dictionary of Biography, vo.1 1, pp 11, 12; Speed the Plough, pp 25, 26

Elizabeth Underwood in 1858. By this time its proximity to the railway made it a most desirable area². One of these subdivisions was the Highbury Estate, on part of which Anthony Hordern, son of the founder of the great retail firm, built his house ‘Shubra Hall’, Croydon, just beyond the west border of Ashfield. It later became part of the Presbyterian Ladies’ College, the boundaries of which give an idea of the extent of the Hordern property. The land within the Edwin Street North Heritage Conservation Area was another part of Highbury Estate.

Edwin Street was named in 1859 for Edwin Hollinworth, son-in-law of Elizabeth Underwood³. It was extended to the north a little beyond Anthony Street as a wider street, which was shown as Croydon Avenue on the Higinbotham & Robinson Map of Ashfield, made in 1883. This map also shows a further northward extension marked as a private road, similarly wider, leading to a large parcel of land facing Croydon Road, which was owned by George Ekins Crane⁴. In the 1860s Crane was proprietor of the substantial metalwork industry known as G E Crane & Sons, manufacturers and importers. Crane senior was one of the six aldermen who were elected to the first Ashfield Council at the beginning of 1872. Later Alfred Crane, one of his sons, served as Mayor for two terms, 1911 and 1912⁵. In 1876 George Ekins Crane built a large house, named ‘Ekinville’, on his Croydon Road land⁶. He sold it in 1881, and the new owner, Joseph Abbott, changed its name to ‘Ivanhoe’. In the early twentieth century the house became a local landmark as the home of the Japanese consul⁷.

Hennessy Street was formed in 1890 and named for John F. Hennessy, the well-known Sydney architect who was elected Mayor of Burwood in 1892.

Croydon Railway Station was opened as Five dock on 7 January 1875 and renamed Croydon in August 1876. In 1883 a vertically curved footbridge was erected at the Sydney end of the Platforms, near Edwin Street⁸.

The two 2-storey shops at Nos. 76-78 Edwin Street North (corner Hennessy Street) were originally part of the Highbury Estate. The site was subdivided in 1883 and the shops were constructed in 1889 for C.R. Scoular and occupied that year by Grace Scoular (No. 76) and Mrs. Elizabeth Scoular, a grocer, (No. 78).

The single storey pair of shops at 80-82 Edwin Street North, “Lerian House” are Federation period (circa 1910). The three 2-storey shops at Nos. 84-88 Edwin Street North were constructed in 1917.

The St Christophoros Church at 112 Edwin Street North adjacent to the heritage conservation area was originally a Congregational Church constructed in 1884-1885 (the foundation stone laid in October 1884), built to a design by architect Herbert Thompson. The building contractor was Mr. F. Tucker⁹.

Nos. 85-91 Edwin Street North were constructed between 1884 and 1886 when the land was in the ownership of Martin Connor and Thomas Bartlett (by 1886 solely owned by Thomas Bartlett). These have since been altered with the addition of Federation period shopfronts.

Nos. 95-101 Edwin Street North were built on land sold in 1886 by Thomas Bartlett to G. Bygraves, and were completed by 1888. These have since been altered with the addition of Federation period shopfronts.

The four 2-storey shops at 105-111 Edwin Street North (with No. 111 on the corner of Elizabeth Street), formed part of the Anthony Hordern estate purchased in 1886 by James Mackay, a butcher who was also an Ashfield Council alderman. The shops were built for him and completed in 1888 (date on corner parapet).

In recent years the footpaths in Edwin Street North have been widened and paved and street trees planted outside the line of the shop awning widths.

² Speed the Plough, p 34.

³ Ashfield Heritage Study 1993, vol. 1, appendix G

⁴ Higinbotham & Robinson map, 1883, Ashfield Council Archives.

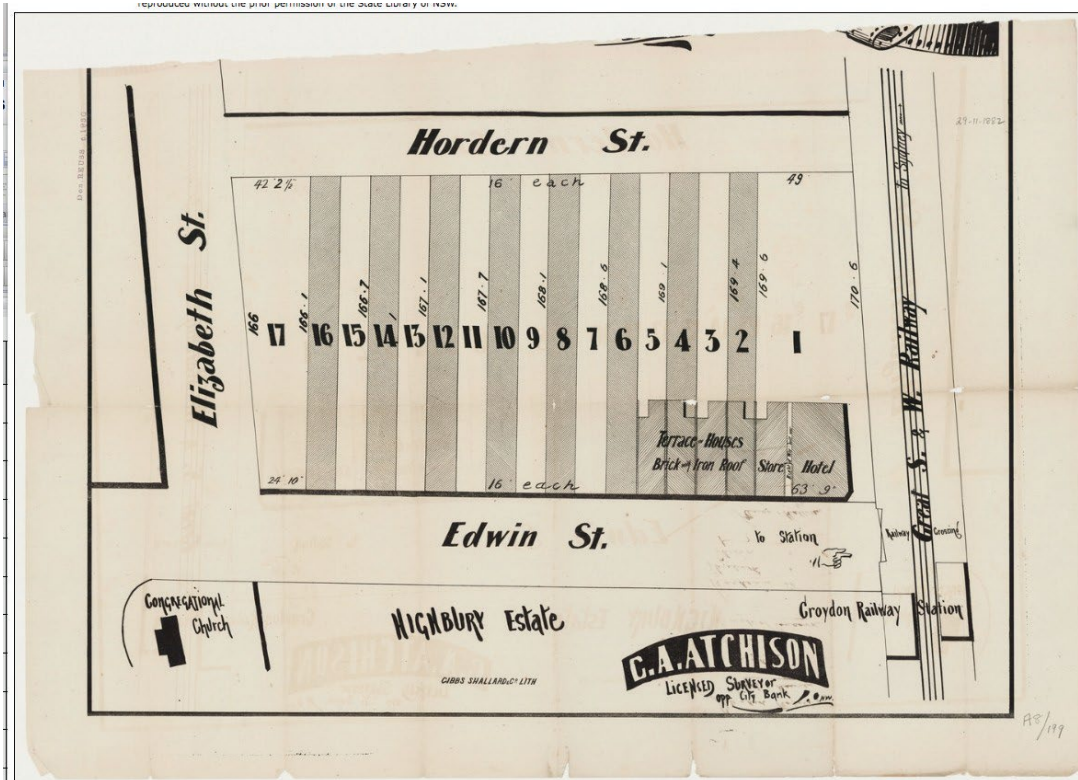
⁵ Ashfield at Federation, pp 239, 240.

⁶ Ashfield at Federation, p 239.

⁷ Speed the Plough, p 99

⁸ Information on history of Croydon Railway Station from State Heritage Inventory form for Croydon Railway Station Group

⁹ Details from “New Church at Croydon” article, The Sydney Morning Herald, 9 December 1885 p.12



Above: Subdivision map (undated) showing the eastern side of Edwin Street north between the railway to the south and Elizabeth Street to the north, with the Croydon Railway Station and access point to the railway station marked. Source: Ashfield Subdivision plans online, NSW State Library Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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Bridges Avenue

Street	Side	No	Rating	Name	Style/Observations
Edwin Street	E	109-111	*		
Edwin Street	E	105-107	*		Victorian Free Classical
Edwin Street	E	103	1		
Edwin Street	E	97-101	1		
Edwin Street	E	95	1		Free Classical
Edwin Street	E	91-93	1		
Edwin Street	E	87-89	1		
Edwin Street	E	83-85	1		Free Classical
Edwin Street	E	79-81	3		International
Edwin Street	W	76	1		Victorian Free Classical
Edwin Street	W	78	1		Victorian Free Classical
Edwin Street	W	80-82	1		Simplified Arts & Crafts
Edwin Street	W	84	1		Arts & Crafts
Edwin Street	W	86-88	1		Arts & Crafts
Edwin Street	W	90-100	4		Late 20 th Century Late Modern

C29 Gads Hill, Croydon

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1909 to 1920s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Gads Hill Heritage Conservation Area is of local heritage significance.

The area is of historical significance as the Inner West Council area portion of the Malvern Hill Estate subdivision of 1909, a quintessential early 20th century “garden suburb” high quality residential subdivision which illustrates the operation of a building covenant to ensure high quality housing development and the implementation of changes to local government building regulations in the first NSW Local Government Act of 1906.

The area is of aesthetic significance for its unified pattern of development with wide streets, regular large allotments with single storey high quality brick and stone detached housing with slate or terracotta tile roofs dating

from 1909 to the 1920s. The area contains housing in the Federation Queen Anne and Inter war California Bungalow styles, reflecting the period of development.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of palms in Edwin Street South
- Relatively wide carriageway in both Dickinson Avenue and Edwin Street South
- Uniform large lot sizes

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached face brick single storey housing - Federation Queen Anne and Inter-war California bungalow styles – on large garden sites
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork walls (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, for Federation and Inter-war period houses
- Driveways to the side and garages to the rear of houses
- Large gardens

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 14 Dickinson Avenue, 28 Edwin Street South) ; modern roof cladding and loss of chimneys (examples concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This area was known as Gads Hill in the 19th century when Mayor Daniel Holborow lived in Gads Hill Villa close to St James' Church. Almost opposite the church in Edwin Street were the entrance gates to another villa “The Hall”, built circa 1860 by Woodhouse and later the residence of Samuel Dickinson who lived there from 1873 until his death in 1904.

In 1909 the Intercolonial Investment Land and Building Co Ltd (responsible for other subdivisions in Ashfield and Croydon) purchased a large area in the neighbouring Burwood Council area section of Croydon, extending into the Ashfield Council area section of Croydon as far as Edwin Street South. “The Hall” was demolished, its gates moved to Ashfield Park, and the land offered for sale as the Malvern Hill Estate.

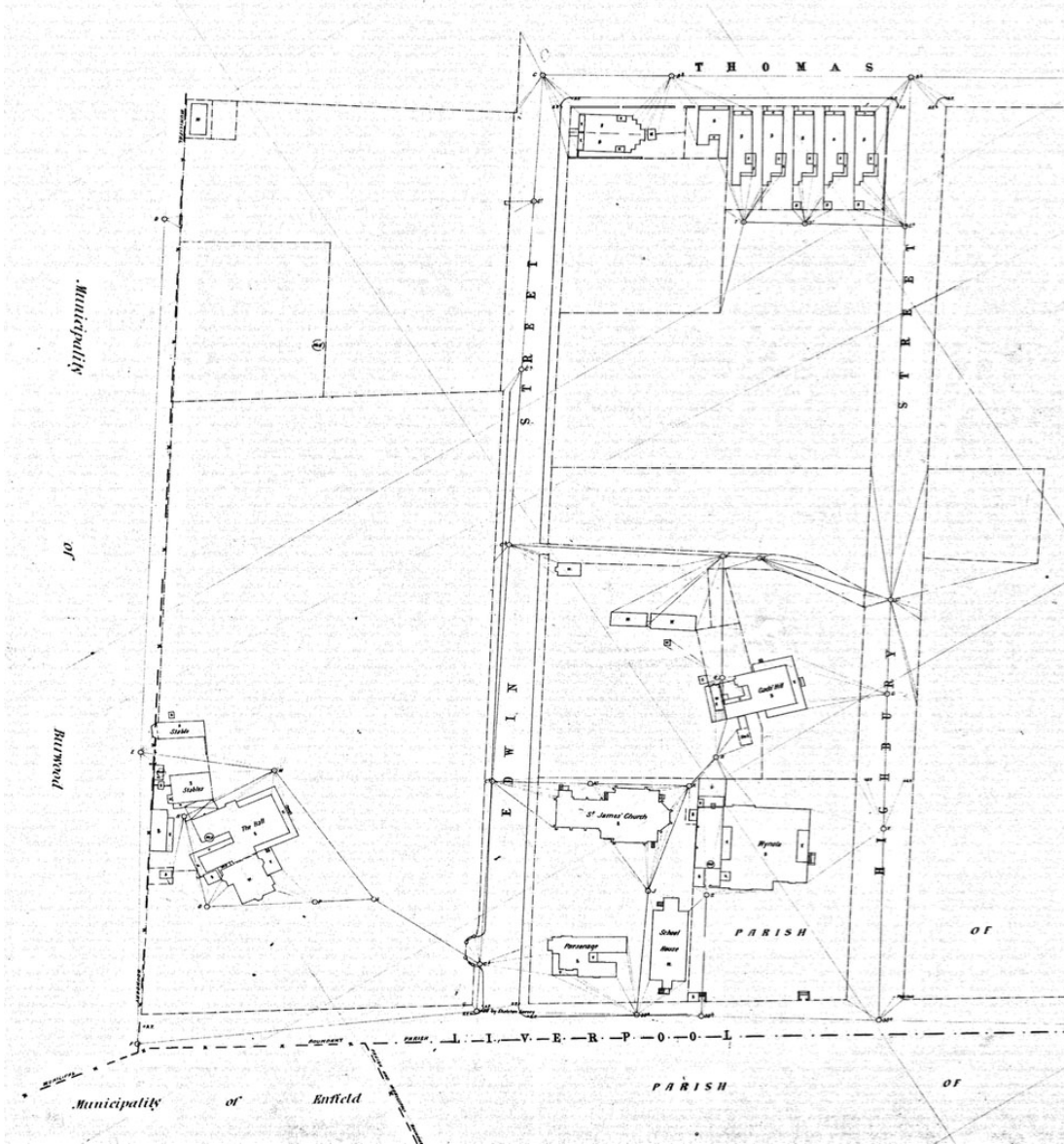
Before 1906 there was no regulation of subdivision or urban development in Sydney. In 1906 a new Local Government Act was passed in NSW, which provided local governments with the power to lay down strict conditions about standards for both planning and building in all new developments. Strict regulations were placed upon the Intercolonial Investment Land and Building Company, for the local councils wanted this area to be a salubrious residential suburb free from the threat of commercial activity springing up among the houses and in direct contrast to the pattern of development that had occurred earlier. The Councils approved the final plan of the new suburb in March 1909, subject to the conditions that the streets be at least 66 feet (20 metres) wide and metalled and that the company pay for all drainage work.

A covenant was placed on the subdivision requiring all buildings to be of brick or stone or both, roofed with slate or terracotta tile, and with a minimum value of £400 or £500. No semi-detached or terrace houses were allowed, and commercial activity was restricted to The Strand. The streets were planted with Canary Island date palms (*Phoenix canariensis*), however few of these remain today¹.

Malvern Hill Estate was developed and planned as a quintessential Federation period “garden suburb”, developed from 1909, shortly after Stanton’s development of Haberfield as a “garden suburb”. Malvern Hill estate allotments sold quickly due to proximity to Croydon Railway Station.

The major portion of the Malvern Hill Estate subdivision is within Burwood Council area where it now forms that Council's Malvern Hill Conservation Area.

¹ Dictionary of Sydney online entry “Malvern Hill” by John Johnson 2008



Above: 1890s Ashfield Water Board sheet 79 showing “The Hall” located between Edwin Street (centre) and what became the eastern side of Dickinson Avenue. Source: Ashfield Library Local Studies Collection online resources

BUILDING RANKING DEFINITIONS

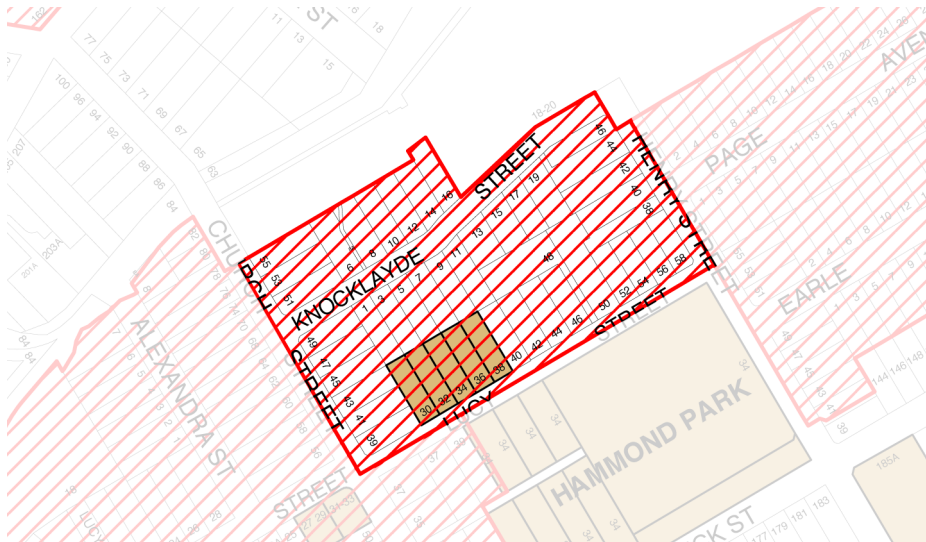
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Gads Hill

Street	Side	No	Rating	Name	Style/Observations
Dickinson Avenue		2	1		Queen Anne
Dickinson Avenue		4	1		Arts & Crafts
Dickinson Avenue		6	1		Arts & Crafts
Dickinson Avenue		8	1		Arts & Crafts
Dickinson Avenue		10	1		Queen Anne
Dickinson Avenue		12	2		Arts & Crafts
Dickinson Avenue		14	1		Arts & Crafts
Dickinson Avenue		16	1		Queen Anne
Dickinson Avenue		18	1		Queen Anne / Arts & Crafts
Dickinson Avenue		20	1		Queen Anne / Arts & Crafts
Dickinson Avenue		22	1		Californian Bungalow
Dickinson Avenue		24	1		Queen Anne
Dickinson Avenue		26	1		Arts & Crafts
Dickinson Avenue		28	1		Arts & Crafts / Californian Bungalow
Edwin Street		2	1		Queen Anne
Edwin Street		4	1		Queen Anne
Edwin Street		8	1		Queen Anne
Edwin Street		10	1		Queen Anne
Edwin Street		12	1		Queen Anne
Edwin Street		14	1		Arts & Crafts
Edwin Street		16	1		Arts & Crafts
Edwin Street		18	3		Immigrants Nostalgic
Edwin Street		20	2		Australian Nostalgic
Edwin Street		22	1		Californian Bungalow
Edwin Street		24	1		Queen Anne
Edwin Street		26	1		Queen Anne
Edwin Street		28	1		Queen Anne
Edwin Street		30	1		Inter-war Free Classical
Edwin Street		32	2		Queen Anne / Arts & Crafts

Street	Side	No	Rating	Name	Style/Observations
Edwin Street		34	1		Queen Anne / Arts & Crafts
Edwin Street		36	1		Queen Anne / Arts & Crafts
Thomas Street		85	1		Arts & Crafts
Thomas Street		83	1		Queen Anne
Thomas Street		81	1		Queen Anne
Thomas Street		108	1		Arts & Crafts
Thomas Street		110	1		Arts & Crafts
Thomas Street		112	1		Arts & Crafts
Thomas Street		114	1		Arts & Crafts
Thomas Street		116	1		Arts & Crafts
Thomas Street		118	1		Queen Anne / Arts & Crafts

C30 Hammond Park Estate Ashfield Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1925 to 1940s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Hammond Park Estate Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a 1925 subdivision of the Ashfield Park Estate.

The area has aesthetic significance for its unusual (for the time) 1925 subdivision pattern of narrow streets, with (expected for the time) rectangular allotments, small front gardens, side driveways, detached single storey predominantly 1920s Inter-war California Bungalow style housing of brickwork with unglazed terracotta tiled roofs, decorative front verandahs and gable ends facing the street.

The area includes some 1930s and 1940s houses which add to the aesthetic significance of the area.

Key Character Elements

Subdivision and public domain elements:

- Relatively narrow carriageways in Henry, Knocklayde and Lucy Streets, unusual for a 1925 subdivision

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Predominantly detached brick single storey housing in Inter-war California bungalow style
- Some detached 1930s or 1940s houses (example 6 Knocklayde Street)
- Original details such as:
 - Front verandahs with original detailing
 - Original gabled and hipped roof forms with original cladding of unglazed terracotta and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
 - Face brickwork walls (Inter-war period brickwork)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, for Inter-war period to 1940s houses.

NON-CONTRIBUTORY ELEMENTS

Recent houses (examples 46 Lucy Street, 42 & 46 Henry Street) or heavily altered houses with difficult to reverse uncharacteristic alterations (example 8 Knocklayde Street circa 1970s house, No. 43 Church Street, heavily altered Inter-war California Bungalow)

Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples cement rendering of walls at 7,15 & 16 Knocklayde Street, 51 Church Street, 40 Henry Street); modern roof cladding and loss of chimneys

Alterations to windows (example front of 10 Knocklayde Street); Front verandah enclosures (example 40 Lucy Street).

Modern front fences of unsympathetic design and materials (example 8 Knocklayde Street), concrete breezeblock front fences (examples 9 & 7 Knocklayde Street)

Historical Development

Named because of its proximity to what is now Hammond Park, this area began, as did all the land nearby, as a grant to Augustus Alt in 1810, which became part of the Ashfield Park Estate. It is shown on the map of Ashfield by Higginbotham & Robinson, published in 1883, as two holdings between Church Street on the west and Henry Street on the east, south of Iron Cove Creek.¹

The allotment of about four acres facing Church Street and Lucy Street (then called Leila Street) had been bought in 1870-72 by Joseph Davenport, a Marrickville bootmaker and tanner, who erected a house variously known as “Hercules Villa” or “Merivale”.

The other, also about four acres in extent, facing Henry Street, was owned by Mrs Potter, widow of Henry. It was sold to the brickmaker Thomas West, who set up his brick works there.² Both of these allotments backed on to Iron Cove Creek. Henry Potter also owned the contiguous block facing Frederick Street that was leased for Ashfield Cricket Ground and later became Hammond Park.³

The Davenport land, purchased by Robert and Adam McCook in 1921, became Section 1 of the Hammond Park Estate, subdivided in Deposited Plan 13384. Mrs Potter’s land became Section 2, subdivided in Deposited Plan 13385. The subdivision plan was prepared for Richardson & Wrench Ltd for the sale of the allotments which began in September 1925.⁴ Section 1 contained 27 allotments including one larger block presumably intended for industrial use. Section 2 contained 12 allotments and left some of Potter’s land undeveloped.

The insertion of Knocklayde Street, linking Church and Henry Streets and bent slightly to echo the alignment of Iron Cove Creek, facilitated street frontages to all the residential allotments. It is believed that this street was named after a town in Ireland.⁵ The other allotments faced Lucy, Church and Henry Streets.

The estate was named, like the Park, for Mark Hammond, one of the most innovative and ingenious of Ashfield’s citizens, who was Mayor of Ashfield from 1882-84.⁶

One of Hammond’s claims was that he pioneered in Australia the system, now universally accepted, of rating properties according to the unimproved capital valuation of the land.⁷ Hammond also instituted what is believed to have been the first map of the whole of Ashfield that showed every piece of land numbered consecutively in each street, with corresponding numbers entered on the margin of the rate book. This facilitated comprehensive collection of rates.⁸ This marvellous map, ‘the first complete map of a borough, that has been produced in the colony outside of Sydney’,⁹ was prepared by Higginbotham & Robinson in 1883. It is the document referred to in the first paragraph of this section.

The Hammond Park Estate was one of several developments around its namesake Hammond Park which produced dense and unified housing in the years between the two world wars. As mentioned above, the estate contained not only residential lots but also another, larger block. Some of the residue of the Potter land, later subdivided and built upon, is also included in this Heritage Conservation Area. Part of this, facing Lucy Street, now has the houses Nos 42 to 58. Another part, outside the Heritage Conservation Area, contains the large development of townhouses named “Green Trees” at 18-20 Knocklayde Street, which replaced the former AWA complex that fronted Parramatta Road.

¹ Copies of the Higginbotham & Robinson map are held in the collection of the Ashfield & District Historical Society and in Ashfield Council Archives.

² Chris Pratten, *Working the Clays* (ADHS, 1996) p 36

³ Ashfield Heritage Study 1992, vol 2, Items No 093 and 178.

⁴ A copy of the subdivision plan is held in Ashfield Council Archives.

⁵ Ashfield Heritage Study 1992, vol 1, Appendix G.

⁶ Chris Pratten, ‘The Mayors of Ashfield’, in *Ashfield at Federation*, pp 197-99.

⁷ Sheena and Robert Coupe, *Speed the Plough*, pp 83,84.

⁸ Mark J Hammond (Brian Hodge, ed), *Remembered with Pride*, p 204

⁹ *The Evening News*, 19 April 1893, quoted in *Remembered with Pride*, op cit.



Above: Hammond Park Estate subdivision plan, 1925

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Hammond Park

Street	Side	No	Rating	Name	Style/Observations
Church Street	E	55	1		California Bungalow
Church Street	E	53	1		California Bungalow
Church Street	E	51	1		California Bungalow
Church Street	E	49	2		California Bungalow
Church Street	E	47	1		California Bungalow
Church Street	E	45	1		California Bungalow
Church Street	E	43	2		Arts-&-Crafts
Church Street	E	41	1		Arts-&-Crafts
Church Street	E	39	1		Arts-&-Crafts
Henry Street	E	38	1		California Bungalow
Henry Street	E	40	1		California Bungalow
Henry Street	E	42	3		California Bungalow
Henry Street	E	44	1		California Bungalow
Henry Street	E	46-46A	3		Late 20th-Century Australian Nostalgic
Knocklayde Street	N	6	2		Post-war bungalow
Knocklayde Street	N	8	3		Post-war bungalow
Knocklayde Street	N	10	2		California Bungalow
Knocklayde Street	N	12	1		California Bungalow
Knocklayde Street	N	14	1		California Bungalow
Knocklayde Street	N	16	2		California Bungalow
Knocklayde Street	S	19	1		
Knocklayde Street	S	17	1		California Bungalow
Knocklayde Street	S	15	1		California Bungalow,
Knocklayde Street	S	13	1		
Knocklayde Street	S	11	1		California Bungalow
Knocklayde Street	S	9	1		California Bungalow
Knocklayde Street	S	7	2		California Bungalow
Knocklayde Street	S	5	1		California Bungalow
Knocklayde Street	S	3	1		California Bungalow
Knocklayde Street	S	1	1		California Bungalow

Street	Side	No	Rating	Name	Style/Observations
Lucy Street		30	*		California Bungalow
Lucy Street		32	*		California Bungalow
Lucy Street		34	*		California Bungalow
Lucy Street		36	*		California Bungalow
Lucy Street		38	*		California Bungalow
Lucy Street		40	1		California Bungalow
Lucy Street		42	1		California Bungalow,
Lucy Street		44	1		California Bungalow
Lucy Street		46	3		Australian Nostalgic
Lucy Street		48	3		
Lucy Street		50	1		California Bungalow
Lucy Street		52	1		California Bungalow
Lucy Street		54	1		California Bungalow
Lucy Street		56	1		California Bungalow
Lucy Street		58	1		California Bungalow
Church Street	E	55	1		California Bungalow
Church Street	E	53	1		California Bungalow
Church Street	E	51	1		California Bungalow
Church Street	E	49	2		California Bungalow

C31 Howes Estate, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1910-1930s

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
Statement of Significance

The Howe's Estate Heritage Conservation Area is of local heritage significance.

The Howe's Estate area is of historical significance as a 1918 subdivision which reflects in its subdivision pattern the boundaries of early land grants and the activities of builder/entrepreneurs in the Ashfield area in the inter-war period.

The area has historical associations with local builder/developers including Frederick William Swales and A. James. The area includes Swales' own house at No. 1 Holborow Street.

The area is of aesthetic significance for its consistent development of detached brick single storey Inter-war California Bungalows.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of brush box within street carriageway in Holborow Street
- Relatively wide carriageways in Holborow and Greehills Streets

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Predominantly detached face brick single storey housing Inter-war California bungalow style houses
- One pair of Federation period semi-detached 2-storey houses (Nos. 19-21 Holborow Street), predating the 1918 subdivision, now altered and extended
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
 - Face brickwork (Inter-war period houses)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick, or brick & timber picket, to Inter-war period houses.

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 storey house at 8 Greenhills Street)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; aluminium framed windows; changes to verandah detailing; modern cladding to gable ends (examples 12 Greenhills Street; 2-storey semi-detached houses at Nos. 19-21 Holborow Street)
- Roller shutters over windows (example 17 Holborow Street)
- Carports in front gardens (example)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials (example metal front fencing to No. 9 Holborow Street), particularly high solid masonry front fences.

Historical Development

This land crossed the historic boundary of two early Ashfield land grants: the 100-acre land grant made in 1794 to John Piper and part of Augustus Alt's 1810 land grant of 280 acres. Alt's land was acquired by Joseph Underwood and became part of the Ashfield Park Estate, while Piper's land was subsumed by Robert Campbell's Canterbury Park Estate.¹

The Howe's Estate subdivision was advertised for sale by real estate agents Hardie & Gorman in October 1918, described as having "13 splendid building sites" however the subdivision plan actually showed 15 allotments. Later re-subdivision occurred: the three lots facing Liverpool Road were later reconfigured to four lots and the lot at the Holborow-Norton St corner was divided into two, also dividing the earlier building on it. The line between these land grant boundaries is perpetuated today by the south boundaries of No. 3 Holborow Street and No. 438 Liverpool Road.

By the 1880s the land was in two strips, the one facing Greenhills Street owned by Watkin, the other facing Holborow Street owned by A. Howe as shown in the 1883 map in the Figure below. The Watkin shown as the owner of the Greenhills Street is likely to have been one of the partners of the local Watkin & Watkin real estate firm.

The distinctive features of the Howe's Estate subdivision of 1918 are:

- the survival of a short length of the early land grant boundary, which marked the rear alignment of three allotments facing Liverpool Road
- the staggering of the rear boundaries of the ten allotments that faced Holborow and Greenhills Streets, which remains in the rear alignments of Nos. 11 and 6 Holborow Streets (Lots 5 and 13 of the original 1918 subdivision).

Lots 1 & 2 of the 1918 subdivision facing Liverpool Road were reconfigured to create three east-west oriented lots at Nos. 1-5 Holborow Street, created shortly after the 1918 sale. The purchaser was builder/developer Frederick William Swales, responsible for building many houses in Ashfield. Swales built the house at No. 1 Holborow Street in 1919, as his own residence, naming it "Linga Longa". Swales most likely also built Nos. 3 and 5 Holborow Street and also lodged the 1919 Building Applications for Nos. 7 and 9 Holborow Street.

Another entrepreneur builder involved in the development of this area was A. James, who built "Maroona" at 17 Holborow Street and "Ceramic" at 10 Greenhills Street, identical houses with adjacent rear boundaries (Lots 7 and 11 of the 1918 subdivision).

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36. The boundary between the two grants is shown in detail on the Higinbotham & Robinson map, 1883, a copy of which is in Ashfield Council Archives.



Above: Extract of 1883 Higginbotham & Robinson map of Ashfield showing Mooney and Howe's land south of Liverpool Road prior to subdivision, south of Liverpool Road and north of Norton Street. Howes and Watkin's land is bounded by Greenhills Street to the west and Holborow Street to the east.



Above: The 1918 subdivision plan of Howes Estate (sic) from Hardie & Gorman’s journal in which the auction sale was announced. Note the site of Nos. 19-21 Holborow Street is shown in the 1918 plan as already having a building on it. This building, a pair of Federation period semi-detached 2-storey houses, remains, however has been altered and extended.

BUILDING RANKING DEFINITIONS

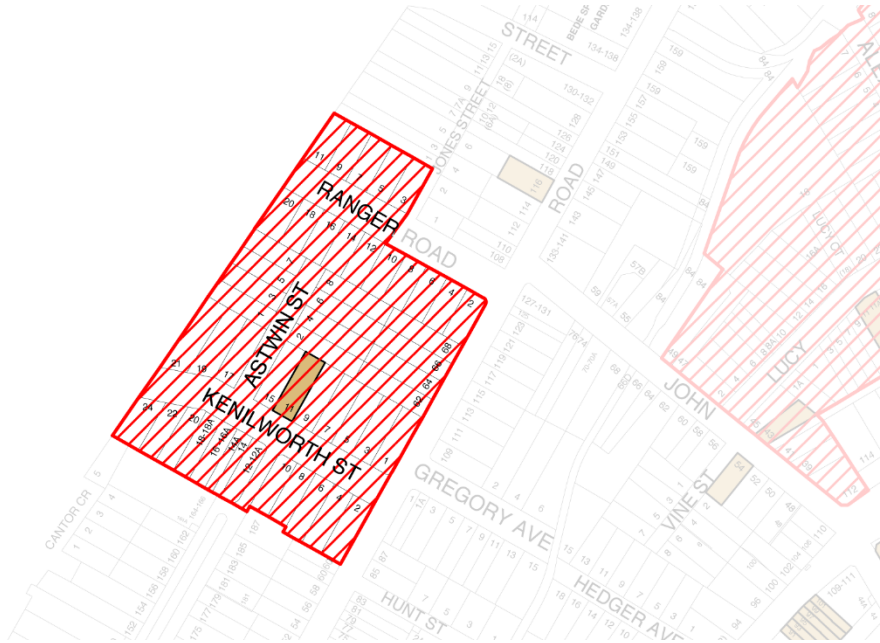
Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Howes Estate

Street	Side	No	Rating	Name	Style/Observations
Greenhills Street	E	2	1		Arts-&-Crafts
Greenhills Street	E	4	1	Roscoe	Arts-&-Crafts
Greenhills Street	E	6	1		Arts-&-Crafts
Greenhills Street	E	8	2		Arts-&-Crafts (?)
Greenhills Street	E	10	1	Ceramic	California Bungalow
Greenhills Street	E	12	2		
Holborow Street	W	21	2		
Holborow Street	W	19	2		
Holborow Street	W	17	1		California Bungalow
Holborow Street	W	15	1		Arts-&-Crafts.
Holborow Street	W	11	1		Arts-&-Crafts
Holborow Street	W	9	1		Arts-&-Crafts
Holborow Street	W	7	1		Arts-&-Crafts

C32 Ivanhoe Estate, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1919 to 1930s

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision

Statement of Significance

The Ivanhoe Estate Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1919 subdivision of land associated with “Ekinville”, the 1876 house (since demolished) built for George Ekin Crane, manufacturer, later the residence of Joseph Abbott (1843-1903), woolbroker and politician, who renamed the house ‘Ivanhoe’.

The Astwin Street portion of the subdivision also has *historical association* with local builders Basil Cook and George James Lindfield, who purchased a portion of the land in 1923, subdivided it and named Astwin Street, and constructed all the Astwin Street houses and four facing Croydon Road between 1923 and 1925.

The area is of *aesthetic* significance for its distinctive 1919 subdivision pattern of relatively narrow street carriageways with wide grassed verges, and street plantings of palms and Brush box. The area includes houses built from 1919 to the 1930s, predominantly detached brick single storey Inter-war California bungalow style houses with small front gardens and narrow side driveways with rear garages. The area adjoins a heritage conservation area in the Burwood Council area covering another portion of the same subdivision.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree plantings of palms in Kenilworth Street and at the eastern end of Ranger Road, and Brush box in Ivanhoe Road
- Grassed verges in
- Relatively wide carriageways in Kenilworth Street?

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- Original house details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
 - Face brickwork walls
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Inter-war period houses; timber pickets

NON-CONTRIBUTORY ELEMENTS

- Recent houses
- heavily altered houses with difficult to reverse uncharacteristic alterations (examples)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; modern roof cladding (examples concrete roof tiles)
- Carports in front gardens (example)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The Ivanhoe Heritage Conservation Area takes its name from the house ‘Ivanhoe’, which once stood in this area. The area was originally part of a land grant made to Augustus Alt in 1794.

All the land in this area was acquired from Augustus Alt and the other original grantees including Robert Campbell Senior, by Joseph Underwood (1779-1833) merchant and sealing master, and by about 1820 had become the Ashfield Park Estate¹. The Underwood homestead, Ashfield Park House, was built in the north-west corner of the estate. Following Underwood’s death at Ashfield Park on 30 August 1833, aged 54, the 59-acre strip of land east of the present-day municipal boundary and to the south of the homestead was intended by his widow Elizabeth to go her daughter, Elizabeth Henrietta Halloran. But that bequest did not occur;² instead the land was subdivided into large allotments and acquired by several entrepreneurs.

One of these entrepreneurs was George Ekin Crane, founder of the well-known manufacturing firm of G E Crane Pty Ltd.

Crane came to Sydney in 1852 and a few years later bought part of Underwood’s estate, where he first built a cottage named ‘Goswell’ in Elizabeth Street. He added to his land holding by acquiring Lot 39 of the Ashfield Park Estate, on the west side of Croydon Road (which was then called Underwood Street), from its owner Wiliam Hemmings, the NSW Commissioner for Stamp Duties. This block was a little over three acres, or about 1.4 hectares in area. On the southern half of Lot 39 he built a large house, which he called ‘Ekinville’, in 1876. The residence faced both north and east and its carriage entrance was from a gateway in Croydon Road. A rear carriageway led along a private road from the end of what was then called Croydon Avenue; this survives today as the narrow pedestrian link between the north end of Edwin Street and Kenilworth Street.³

In 1881 Crane retired to ‘Stanway’, a smaller house which he built in Orpington Street. ‘Ekinville’ was then bought by Joseph Abbott (1843-1903), woolbroker and politician, who renamed the house ‘Ivanhoe’.

Abbott was no stranger to the district—as auctioneer for the famous firm of Mort & Company he inaugurated the Sydney stud sheep sales at the Quarantine Ground in Summer Hill. These sales began in 1875 and Abbott is believed to have personally conducted the first of them, in which 46 sheep were sold for a total of £621. Sales continued in Summer Hill until 1880, after which they were transferred to the company’s big wool store at Circular Quay. Joseph Abbott held many senior positions in business, and became a partner and Managing Director of Mort & Company in 1883, and later went on to enter the NSW Legislative Assembly.⁴ Abbott resided in the house in Croydon with his wife and family until his death on 15 June 1903, survived by his widow, six sons and three daughters.

‘Ivanhoe’ was a local landmark and was for a time after 1902 the residence of the Consul for Japan until the Consulate moved to premises in Castlereagh Street, Sydney in 1922.⁵ The substantial footprint of the house can be seen on the Water Board’s Detail Survey of the area circa 1890.

In 1919 the grounds around the house began to be subdivided as part of the Ivanhoe Estate. By that time the subdivider had also acquired land to the north and, across the boundary into Burwood Council area, to the west. The Subdivision Plan done in that year shows the creation of three new, wide streets—Ranger Road, Ivanhoe Road and Kenilworth Street (then called Thomas Street) – which, along with the existing Queen Street, provided access to the subdivision’s 79 new building allotments.⁶ Lot 6, the equivalent of three residential allotments facing Kenilworth Street, was the greatly reduced curtilage of ‘Ivanhoe’.

There was a large unnumbered allotment within this subdivision but evidently not forming part of it. This comprised about half of the area of the original Lot 38, north of G E Crane’s Lot 39. It had been purchased from the Ashfield Park Estate in about 1867 by Patrick Farrington, who lived in Hunter’s Hill and was described as a labourer. Farrington then operated a dairy on the site, and built a five-roomed house there, constructed of timber with an iron roof.⁷ Farrington married Nora Kain in 1866 and their large family included at least three sons, Michael, James and William, who all lived nearby from 1900 on.⁸

¹ Australian Dictionary of Biography online entry on Underwood, Joseph (1779-1833) by D.R. Hainsworth

² Information from research by Nora Peek, of Ashfield & District Historical Society. See also the early maps of Ashfield in the ADHS collection.

³ E W Dunlop, *Between the Highways, passim*; Sheena and Robert Coupe, *Speed the Plough*, p 99; the Water Board Detail Survey map of c 1890 shows the footprint of the Crane house and its relationship to Croydon Road.

⁴ Nora Peek, ‘Potter’s Paddock’ Part 2, in the *Journal of the Ashfield & District Historical Society*, vol 10, p 35; Australian Dictionary of Biography, vol 3 (1968); Chris Pratten, ‘An Introduction to Summer Hill’, in *Summer Hill*, p 22 et seq (ADHS, 1999), also Australian Dictionary of Biography online entry ‘Abbott, Joseph (1843-1903) by Ruth Teale

⁵ Dunlop, *op cit*; Sands Directory volumes

⁶ This Subdivision Plan is in the records at Burwood Council under the heading Ivanhoe Road.

⁷ These are outlined on the Water Board Detail Survey map circa 1890.

⁸ From Sands Directory, researched by Nora Peek.

The Farrington land was bought in 1923 by Basil Cook and George James Lindfield, both builders, who lived in Ashfield. They paid £2,500 for it. The land was subdivided into twelve residential allotments, four facing Croydon Road and eight facing Astwin Street, the cul-de-sac which was created to serve them. Access northwards from Kenilworth Street was provided by the acquisition of Lot 17 of the Ivanhoe Estate. Astwin Street was named by combining parts of the names of Basil Cook's daughter, Astley, and his wife, Winifred.⁹ All twelve houses in the new subdivision were built by Cook and Lindfield. The Croydon Road houses became Nos 62 to 68. Astwin Street first appears in Sands Directory in 1925, suggesting that it was named in 1924. The first residents were also recorded in Sands in that year.

'Ivanhoe', the old mansion, finally succumbed to the development pressures that increased in the period between the two World Wars. It was demolished and on its site the eight semi-detached houses now at 12 to 18 Kenilworth Street were erected. These four pairs are shown on the Water Board Survey Plan compiled in about 1930 and later updated.¹⁰

In the 1919 subdivision of the estate Ivanhoe Road, Burwood, was made as wide as Ranger Road and Kenilworth Street, and, like the latter, was amply provided with street trees.



(Above) The 1919 Subdivision Plan of the Ivanhoe Estate, from an original in the Burwood Council Records. It has been inverted so that North faces the top of the page

⁹ From the Register of Births, Deaths and Marriages, researched by Nora Peek.

¹⁰ This is Sheet No 75, a copy of which is in the collection of Ashfield & District Historical Society.

BUILDING RANKING DEFINITIONS

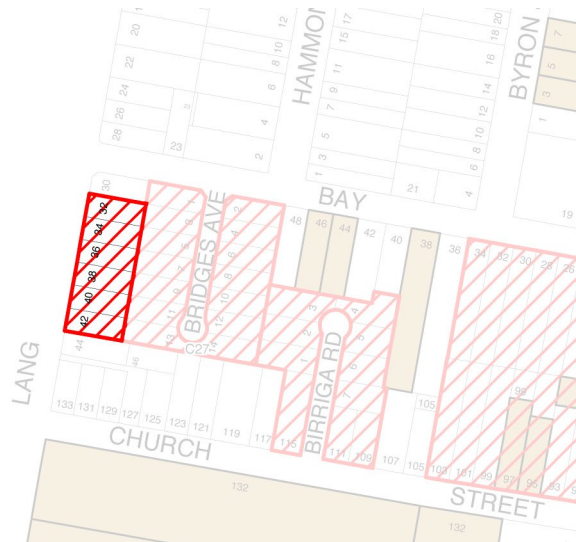
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Ivanhoe Estate

Street	Side	No	Rating	Name	Style/Observations
Astwin Street	W	8	1		Arts-&-Crafts
Astwin Street	W	6	1		Arts-&-Crafts
Astwin Street	W	4	1		Arts-&-Crafts
Astwin Street	W	2	1		Arts-&-Crafts
Astwin Street	W	1	3		Arts-&-Crafts (?)
Astwin Street	W	3	1		Arts-&-Crafts
Astwin Street	W	5	1		Arts-&-Crafts
Astwin Street	W	7	1		Arts-&-Crafts
Croydon Road	W	62	1		California Bungalow
Croydon Road	W	64	3		Late 20th-Century Nostalgic
Croydon Road	W	66	1		California Bungalow
Croydon Road	W	68	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	N	21	1		California Bungalow
Kenilworth Street	N	19	1		California Bungalow/Arts-&-Crafts
Kenilworth Street	N	17	1		Arts-&-Crafts
Kenilworth Street	N	15	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	N	11	*		California Bungalow
Kenilworth Street	N	9	3		Late 20th-Century Mediterranean
Kenilworth Street	N	7	3		Late 20th-Century Mediterranean
Kenilworth Street	N	5	3		
Kenilworth Street	N	3	2		Arts-&-Crafts
Kenilworth Street	N	1	1		Arts-&-Crafts
Kenilworth Street	S	2	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	4	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	6	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	8	2		
Kenilworth Street	S	10	2		
Kenilworth Street	S	12/12A	1		Functionalist
Kenilworth Street	S	14/14A	1		Functionalist
Kenilworth Street	S	16/16A	1		Functionalist

Street	Side	No	Rating	Name	Style/Observations
Kenilworth Street	S	18/18A	1		Functionalist
Kenilworth Street	S	20	1		California Bungalow
Kenilworth Street	S	22	3		Arts-&-Craft
Kenilworth Street	S	24	1		California Bungalow
Ranger Road	N	11	1		California Bungalow (?)
Ranger Road	N	9	3	Mediterranean	Late 20th-Century
Ranger Road	N	7	1		Arts-&-Crafts
Ranger Road	N	5	1		California Bungalow
Ranger Road	N	3	1		Arts-&-Crafts
Ranger Road	S	2	1		Post War Sydney Bungalow
Ranger Road	S	4	2		Queen Anne/Arts-&-Crafts
Ranger Road	S	6	1		Queen Anne/Arts-&-Crafts
Ranger Road	S	8	1		Queen Anne/Arts-&-Crafts
Ranger Road	S	10	2		Queen Anne/Art5s-Crafts.
Ranger Road	S	12	1		California Bungalow
Ranger Road	S	14	1		California Bungalow
Ranger Road	S	16	1		California Bungalow
Ranger Road	S	18	1		California Bungalow
Ranger Road	S	20	1		California Bungalow

C33 Lang Street, Croydon Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1936 to 1940s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Lang Street Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1936 subdivision of part of the Ashfield Park Estate, developed by a single builder/developer in a brief period of the late 1930s to the early 1940s.

The area has *historical* association with local builder/developer William Henley, responsible for the subdivision.

The area is of *aesthetic* significance for its consistent group of single storey detached brick single storey Inter-war California Bungalow style housing built 1936-early 1940s.

Key Character Elements

Subdivision and public domain elements:

- Grassed verges in Lang Street
- Relatively wide carriageway in Lang Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- A group of detached face brick single storey Inter-war California bungalow style houses
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding unglazed terracotta
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences, low brick

NON-CONTRIBUTORY ELEMENTS

There are no non-contributory elements in this heritage conservation area.

Historical Development

The Lang Street Heritage Conservation Area was formerly part of the Ashfield Park Estate. The area was purchased in 1936 by a Gladesville builder, William Henley, who subdivided the land and presumably built the houses, the first block being sold in April 1936. The remaining allotments sold soon after, and all the houses were constructed in a short time frame. Later in that year Henley purchased land on the corner of Lang and Bay Streets, on which stood the house known as Ecreap. This building was presumably demolished by Henley, Bridges Avenue was formed and the land subdivided. Henley's Bridges Avenue subdivision, also a Heritage Conservation Area, sold more slowly than the Lang Street development.

BUILDING RANKING DEFINITIONS

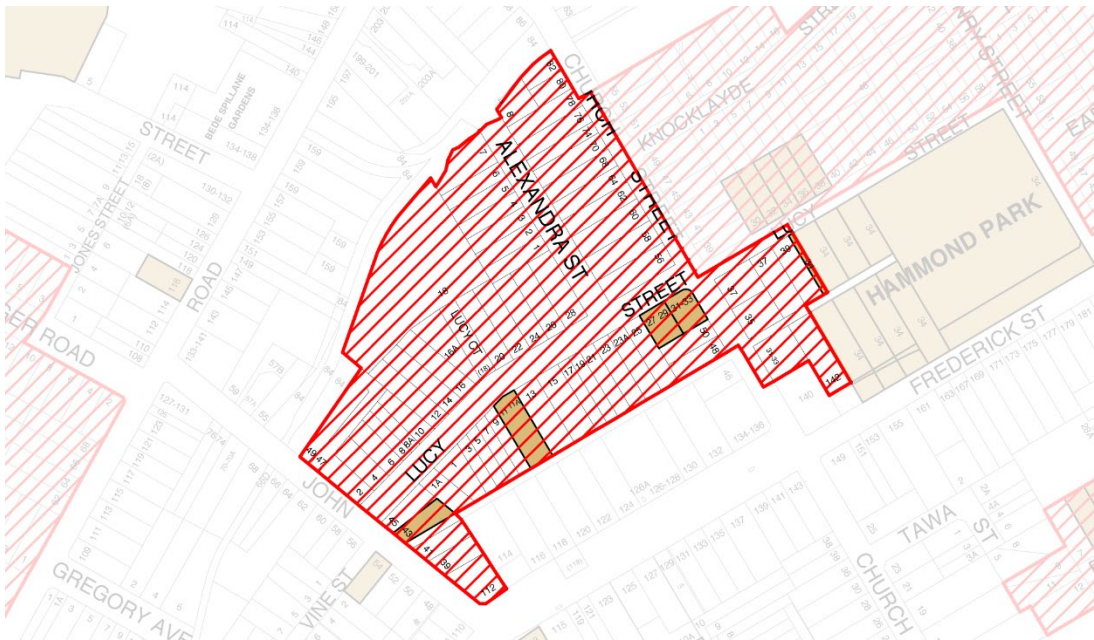
Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Lang Street

Street	Side	No	Rating	Name	Style/Observations
Lang Street		32	1		
Lang Street		34	1		
Lang Street		36	1		
Lang Street		38	1		
Lang Street		40	1		
Lang Street		42	1		

C34 Lucy Street, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1877 to 1930s

HCA TYPE 3: Mixed Residential

Statement of Significance

The Lucy Street Heritage Conservation Area is of *local* heritage significance.

The Lucy Street area is of *historical* significance as an area developed following a series of subdivisions dating from the Alexandra Crescents Subdivision of 1877, followed by further subdivisions in 1878, 1880 and later. The area contains development from a long period dating from the late Victorian period and extending into the inter-war period, reflecting this varied development history. The alignment of Lucy Street reflects the early alignment of Iron Cove Creek (now a storm water channel).

The area is of *aesthetic* significance for its varied collection of late Victorian, Federation and Inter-war period housing, with differing setbacks reflecting different periods of subdivision.

Key Character Elements

Subdivision and public domain elements:

- Narrow footpaths reflecting Victorian period subdivision pattern
- The kink in Lucy Street appears to have been influenced by the original alignment of Iron Cove Creek (now a stormwater channel)

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Varied housing setbacks, though usually allowing for small front gardens (example Nos. 12, 24, 16 & 16A Lucy Street have large front gardens)
- Predominantly detached face brick single storey housing
- A mix of Victorian, Federation and Inter-war styles of housing. Victorian period houses include 37 Lucy Street (2 storey freestanding Victorian Filigree terrace style house, Nos.
- Some weatherboard houses (example Victorian Rustic Gothic style house at 43 John St (listed heritage item)
- One 2-storey Victorian Filigree style terrace house (No. 23 Lucy Street)
- Single storey circa 1870s terrace house group at 74-76 Church Street (originally a matching pair, No. 76 has been extended to the west since 1943)
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - Rendered brickwork or weatherboard walls (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket fences for Victorian period houses; timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses

NON-CONTRIBUTORY ELEMENTS

- Modern or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 Lucy Street, 47 & 49 John Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (for example concrete roof tiles)
- Carports in front gardens
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The land in this vicinity was part of the Ashfield Park Estate, which incorporated a grant made in 1810 to Augustus Alt. By 1883 the streets had been laid out and residential allotments in Lucy, Alexandra, John, Church and Frederick Streets surveyed, as shown on the map of Ashfield, produced by Higinbotham & Robinson in 1883.¹

There were several historic subdivisions in this area. They are illustrated in estate plans. One is the Alexandra Crescents subdivision, which was put up for auction sale in September 1877 by the Sydney Permanent Freehold Land and Building Society.

On this plan Lucy Street east of Church Street was called Leila Street and did not go as far as Henry Street. The Alexandra Crescents themselves were the narrow curvilinear garden areas that can be seen on the subdivision plan along the Frederick Street frontages. The origin of the subdivision name is uncertain, but it seems likely that the crescents were named for Princess Alexandra of Denmark, whose marriage to the Prince of Wales (later to become King Edward VII) took place in 1863. Edward and Alexandra were popular royal figures and their names were given to many places and features in Australia.

The subdivision was in two sections, respectively west and east of Church Street. Adjoining the east boundary of Section 2 there was a block owned by Henry Potter, leased by Ashfield Cricket Ground. It later became Hammond Park, which was subsequently enlarged by taking in some of the Section 2 allotments.

There was a further subdivision of part of the southern section of Lucy Street and allotments in John Street sold in 1878.

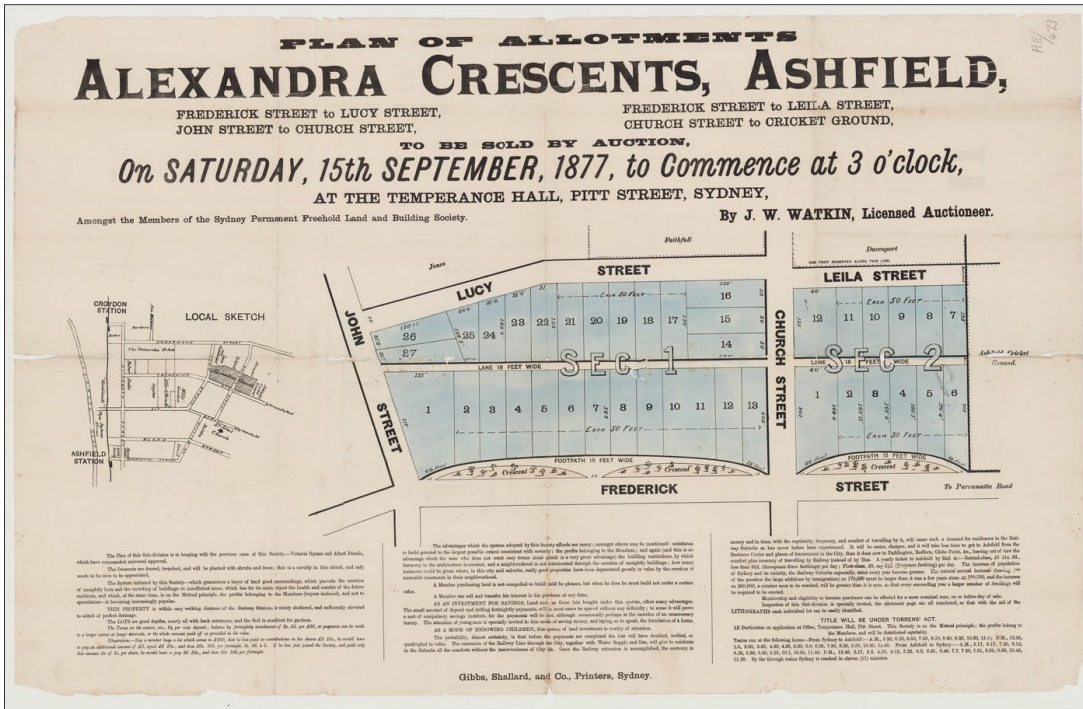
Another subdivision, which was not given a name, was offered for sale by Richardson & Wrench in December 1880. Its land was part of a large allotment formerly owned by a man named Smithson but acquired by an entrepreneur named Jones, and later by his widow Florence Jones. Alexandra Street was created to serve the allotments on its south-west side, those on the other side being accessible from both Church and Alexandra Streets. The remainder of the Jones land was later subdivided to incorporate what are now Nos 2 to 22 Lucy Street and Nos 47 and 49 John Street. It includes the 'Lucy Court' development of home units that are now behind No 18 Lucy Street.²

The unusual feature of the residential lots shown on the 1878 subdivision facing Frederick Street, was that their frontages were set back behind curved footpaths. Each of the areas between these footways and Frederick Street was designated as a reserve for shrubbery. It appears to have been a recognition that Frederick Street would eventually become a busy thoroughfare. Late Victorian period housing developed in the area following the 1878 subdivision include Nos. 140 and 142 Frederick Street and No. 37 Lucy Street.

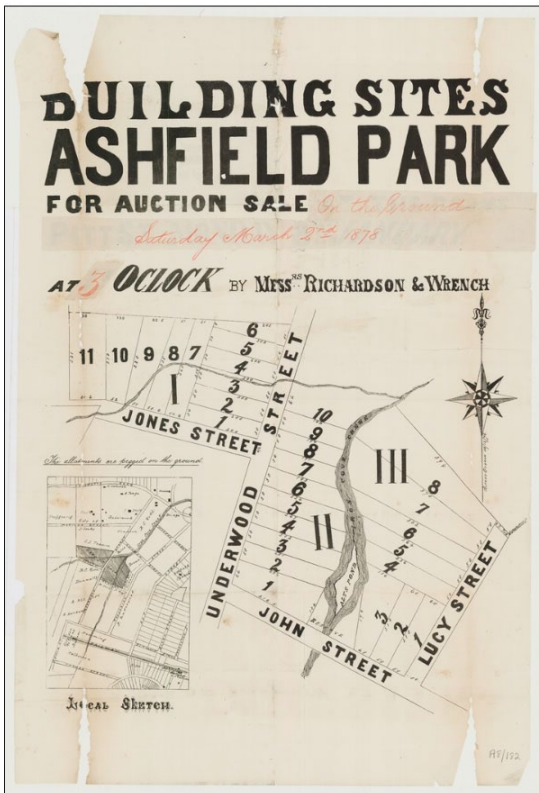
Inevitably there were later re-subdivisions providing denser development, as may be seen by comparing the earlier subdivision plans with today's layout of allotments. Seven of the allotments of Section 2 of Alexandra Crescents were re-allocated to Hammond Park.

¹ copy of the 1883 Higinbotham & Robinson map held in Ashfield Library

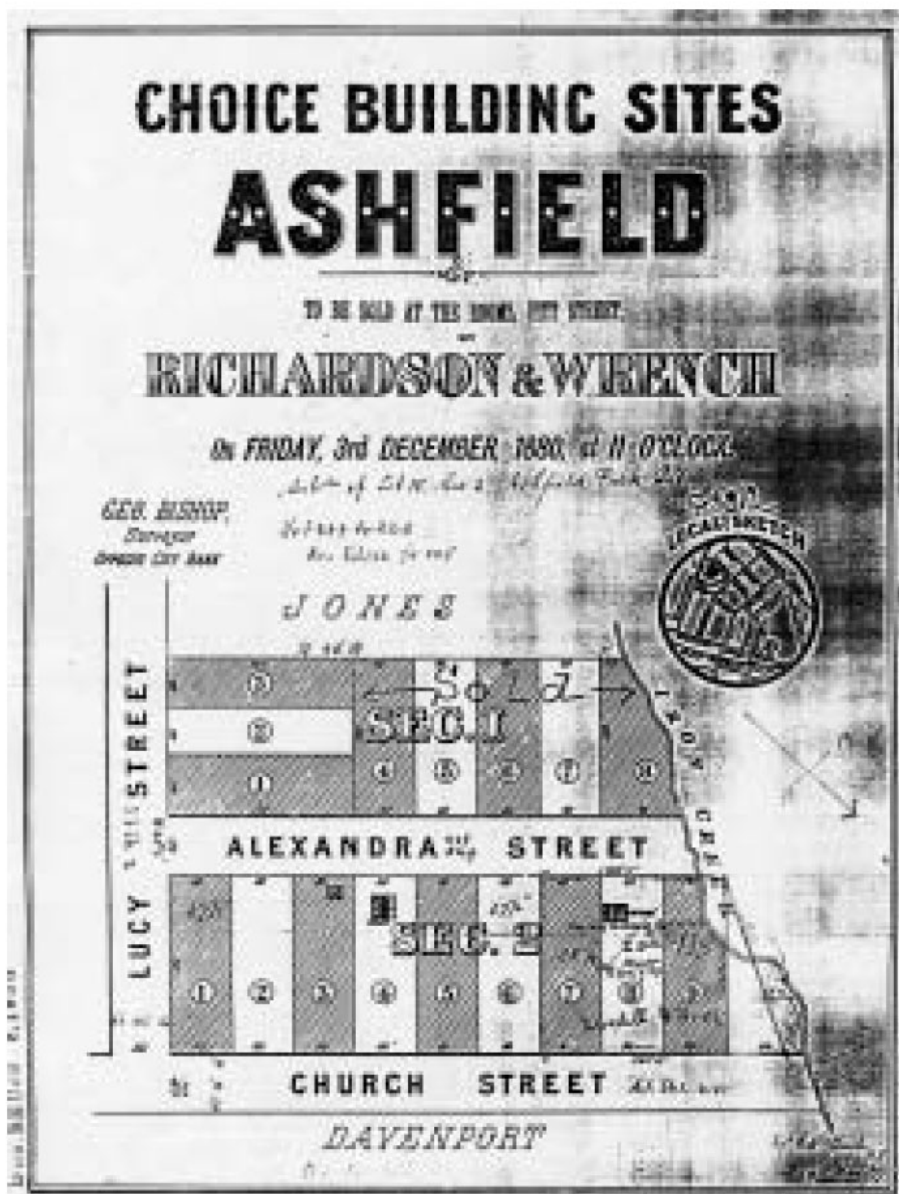
² Copies of these subdivision plans are held at the Mitchell Library and in Ashfield Council Archives



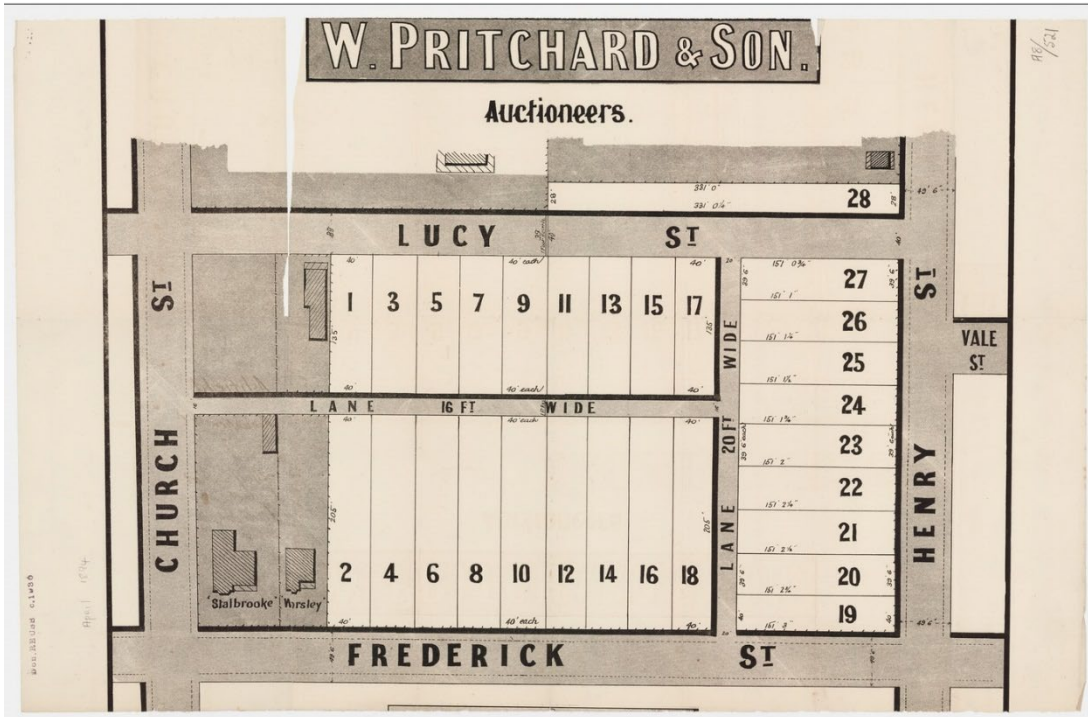
Above: The 1877 subdivision (north is right). Note the section of Lucy Street north of Church Street was known as Leila Street. Source: State Library of NSW online digital Ashfield subdivision plans



Left: An 1878 subdivision with allotments in Lucy Street and on the northern side of John Street. Source: State Library of NSW digital Ashfield Subdivision plans



Above: The 1880 subdivision plan which resulted in the creation of Alexandra Street. Note Church Street is to the north (plan should be orientated 180 degrees) Source: Ashfield Library



Above : An undated subdivision plan showing some buildings constructed, including “Stalbrooke” at 140 and “Worsley” 142 Frederick Street, 37 Lucy Street. Source: State Library of NSW digital Ashfield Subdivision plans. Note north is to the right on this plan. Source: NSW State Library digital Ashfield subdivision plans.

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
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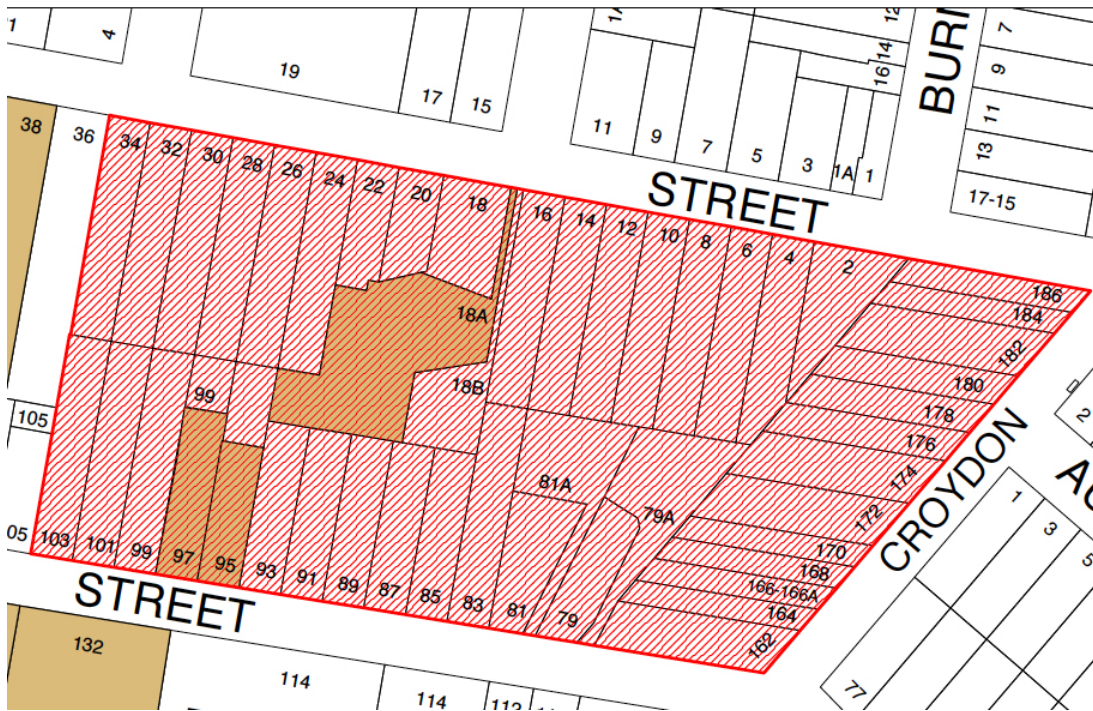
Lucy Street

Street	Side	No	Rating	Name	Style/Observations
Alexandra Street	W	1-2	1		Arts-&-Crafts
Alexandra Street	W	3-4	1		Arts-&-Crafts
Alexandra Street	W	5-6	1		Arts-&-Crafts
Alexandra Street	W	7	3		
Alexandra Street	W	8	3		
Church Street	E	37	1		Arts-&-Crafts
Church Street	E	35	3		
Church Street	E	33-31	1		Functionalist
Church Street	W	48	1		Arts-&-Crafts/California Bungalow
Church Street	W	50	1		Arts-&-Crafts Bungalow/California
Church Street	W	56	2		Arts-&-Crafts
Church Street	W	58	2		Arts-&-Crafts
Church Street	W	60	3		
Church Street	W	62	3		Arts-&-Crafts
Church Street	W	64	1		Arts-&-Crafts
Church Street	W	68	1		Arts-&-Crafts
Church Street	W	70	1		Arts-&-Crafts
Church Street	W	74	1		Victorian Regency
Church Street	W	76	1		Victorian Regency
Church Street	W	78	1		California Bungalow
Church Street	W	80	3		
Church Street	W	82	3		Late 20th-Century Australian Nostalgic
John Street	E	49	2		Late 20th-Century Mediterranean
John Street	E	47	2		Late 20th-Century Mediterranean
John Street	E	45	1		Queen Anne
John Street	E	43	1		Victorian Eclectic
John Street	E	41			Sydney Bungalow
John Street	E	39			Sydney Bungalow
Lucy Street	N	2	3		
Lucy Street	N	4	1		Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Lucy Street	N	6	1		Arts-&-Crafts
Lucy Street	N	8-8A	2		Sydney Bungalow
Lucy Street	N	10	2		Arts-&-Crafts
Lucy Street	N	12	2		Arts-&-Crafts
Lucy Street	N	14	2		Arts-&-Crafts
Lucy Street	N	16	2		Arts-&-Crafts
Lucy Street	N	16A	2		Arts-&-Crafts (?)
Lucy Street	N	18	3	Lucy Court	International
Lucy Street	N	20	2		Arts-&-Crafts
Lucy Street	N	22	2		Arts-&-Crafts
Lucy Street	N	24	1		Arts-&-Crafts
Lucy Street	N	26	2		Arts-&-Crafts
Lucy Street	N	28	1		Arts-&-Crafts
Lucy Street	S	31-33	*		Art Deco
Lucy Street	S	27-29	*		Art Deco
Lucy Street	S	25	1		California Bungalow
Lucy Street	S	23A	2		Arts-&-Crafts
Lucy Street	S	23	1		Victorian Filigree
Lucy Street	S	21	1		Arts-&-Crafts (?)
Lucy Street	S	17-19	1		Late Victorian
Lucy Street	S	15	2		
Lucy Street	S	13	3		
Lucy Street	S	11-11A	*		Art Deco
Lucy Street	S	7-9	1		Arts-&-Crafts
Lucy Street	S	5	1		Arts-&-Crafts
Lucy Street	S	3	1		Arts-&-Crafts
Lucy Street	S	1	1		California Bungalow
Lucy Street	S	1A	1		Sydney Bungalow

C35 Rathgael Estate, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1859 to 1930s

HCA TYPE 2: Single storey residential (ii) Uniform single period subdivision around a retained earlier house
Statement of Significance

The Rathgael Estate Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as the 1910 “Rathgael Estate” subdivision around Rathgael house (1870) and a stone cottage (circa 1859-1869) which remain in the centre of the subdivision (heritage listed, located on a battleaxe allotment at 18A Bay Street).

The area has *historical* association with prominent figures associated with the history of Rathgael house including James Sandy, one of the first aldermen to be elected to Ashfield Borough Council, responsible for the construction of Rathgael house in 1870.

The area is of *aesthetic* significance for its 1910 subdivision pattern (with some 1920s and later re-subdivision) around the Victorian period Rathgael house and its remaining grounds. The area is of aesthetic significance for its consistent streetscapes of detached and semi-detached Federation Queen Anne style face brick single storey houses, single storey detached Federation Queen Anne style weatherboard houses; and single storey detached brick Inter-war California Bungalow style houses.

The Rathgael Estate Heritage Conservation Area is rare as a 1910 subdivision of Victorian period house estate where the Victorian period house – Rathgael, built 1870 - remains in the centre of the subdivision, and is additionally rare for the circa 1859-1869 stone cottage which remains as part of the Rathgael house site.

Key Character Elements

Subdivision and public domain elements:

- 1910 subdivision pattern around heritage item “Rathgael” (1870) and stone cottage (circa 1859-1869) in the centre

- Relatively narrow carriageways in Bay Street, Church Street and Croydon Road reflecting Victorian period road formation
- Small setbacks of housing from streets allowing for small front gardens
- Lack of nature strips in Bay Street, Church Street and Croydon Road reflecting Victorian road formation

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- “Rathgael” house and stone cottage, heritage item at 18A Bay Street
- Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Detached single storey weatherboard Federation Queen Anne style houses
- Detached brick single storey Inter-war California Bungalow style houses
- Brick 3-storey 1920s Residential flat buildings at Nos. 18 and 18B Bay Street, resulting from a 1920s re-subdivision of the Rathgael house grounds.
- Original details such as:
 - Front verandahs with original detailing
 - Original main roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys (Federation period brick houses), or corrugated iron (Federation period weatherboard houses), or terracotta tiles (Inter-war California Bungalow style houses)
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- 1970s and more recent houses (for example 1970s housing at Nos. 79, 79A, 81A and 81 Church Street)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures.
- Changes to materials and details – for example aluminium framed windows
- Carports or garaging in front gardens
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This Heritage Conservation Area is named for the property ‘Rathgael’. This land was part of a 100-acre grant made to Captain John Townson in 1793. By 1818 it had been absorbed into the large holding of the Ashfield pioneer Joseph Underwood called Ashfield Park Estate.¹ The Ashfield Park property was established by Underwood on the part of his estate between what is now Bay Street and Parramatta Road and between Byron and Scott Streets. The Ashfield Park house itself, however, was not built until the 1870s, by Samuel Smyth, who purchased the land from the Underwood estate. Its large curtilage was subdivided in 1904. Ashfield Park house was demolished by about 1910 and its site further subdivided.

In the meantime, the part of Underwood’s estate between the present Bay Street and Church Street was purchased by H C Brooks, of Hunter’s Hill, in 1859. He sold his holding to Mrs Catherine Bowen in 1867 and Mrs Bowen transferred it in trust to her daughter Elizabeth Sandy, whose husband James was one of the first aldermen to be elected to Ashfield Borough Council. By 1870 James Sandy had built ‘Rathgael’, an eleven-roomed 2-storey house with a shingle roof, facing east towards Croydon Road. A single storey stone cottage in the Old Colonial Georgian style, located immediately to the south of ‘Rathgael’ house was there already, having been built between 1859 and 1870 on part of the Ashfield Park Estate, perhaps as an outbuilding of Ashfield Park House.²

Both the Rathgael house and the stone cottage remain in the centre of the present Rathgael Heritage Conservation Area on a battleaxe allotment at 18A Bay Street as a local heritage item.

James Sandy died at “Rathgael, Croydon Road Ashfield” aged 58, on May 20 1883.³ By February 1885 the trustees of his estate were engaged in selling the “elegant household furniture and effects” of Rathgael.⁴ After this sale of the Rathgael contents in 1883, it appears the house was rented for a time.⁵

In September 1887 the Rathgael house and its land was advertised for sale as a “Capital residence” which would “prove profitable to speculators, Building Societies and others for subdivision..” (see 1887 sale advertisement below). It appears that subdividers were not interested, and it was purchased as a home and occupied in the period

In February 1910, the Rathgael Estate was advertised for sale as a subdivision of 54 lots around “Rathgael” house, which was also offered for sale with about an acre of grounds (see advertisement below).

The Rathgael Estate subdivision is shown and identified as Deposited Plan No 5974, on the H E C Robinson map of Ashfield North Ward, which was first compiled in about 1912.⁶ There were 40 allotments shown on this plan—three and a half of them, Lots 8, 9 10 and half of 7, containing ‘Rathgael’ and its appendages. The allotments are mostly deep, those addressing Bay and Church Streets generally having frontages of 40 feet, while those facing Croydon Road are parallelogram-shaped, three of them oddly shaped to reconcile the different angles of the layout.

Allotment 19 was later divided into two (now Nos 184-186 Croydon Road) and Lots 21 and 22 were re-subdivided as three lots (now Nos 176-180 Croydon Road). Later, Lots 25 and 26 were each likewise divided into two (now Nos 164-170 Croydon Road).

¹ Ashfield Heritage Study 1992, vol 1, pp 32, 36; vol 2, Reference No 239.

² Ashfield Heritage Study 1992, vol 2, Reference No 032; Ena Harper & Nora Peek, A Triangle of Land (ADHS, 1988) p 107

³ Advertisement, The Sydney Morning Herald, 3 February 1885

⁴ Death announced in Family notices, The Sydney Morning Herald, 21 May 1883, page 1

⁵ Advertisement for letting of Rathgael was published in the Sydney Morning Herald, 21 February 1885, p.23

⁶ Copies of the H E C Robinson map are held in Ashfield Council Archives and in the collection of the Ashfield & District Historical Society.

The 'Rathgael' site was further subdivided in the 1920s as "The Bay Estate" creating further allotments including 18A Bay Street containing Rathgael house, 18 and 18B Bay Street developed with a 3-storey brick residential flat buildings, and Nos. 24, 26 and 28 Bay Street. In the 1970s the two irregular allotments 28 and 29 were further subdivided as four allotments - Nos 79, 79A, 81 and 81A Church Street and redeveloped with 1970s housing.⁷ The 'A' numbers are battle-axe lots.

CHARMING SITUATION AT CROYDON,
Elevated, and with frontages to three good roads.

BY ORDER OF THE TRUSTEES.

CAPITAL RESIDENCE, RATHGAEL, and wide grounds, about 12½ acres, with large valuable frontages to CROYDON-ROAD, CHURCH-STREET, and BAY-STREET, rendering the property most attractive as a gentleman's Suburban Homestead, or it would prove profitable to SPECULATORS, BUILDING SOCIETIES, and others for subdivision, as the property enjoys a prominent site on the hill, whence is commanded extensive and picturesque views, withal convenient (about 10 minutes from station), and possessing a healthy atmosphere. It adjoins Ashfield Park Estate.

THE RESIDENCE is of stone and brick, part two-story, and part Cottage at rear, with verandahs, hall, 8 rooms, kitchen, &c., besides numerous useful and good outbuildings. It is well known as formerly occupied by the late James Sandy, Esq., and the land was an early picked block many years ago.

RICHARDSON and WRENCH will sell, by order of the Trustees, by public auction, at the ROOMS, Pitt-street, on FRIDAY, 23rd SEPTEMBER, at 11 o'clock, The above residence and expansive valuable grounds, Croydon. Cards to view on application. (1428)

Above: Advertisement for the sale of "Rathgael" published in the Sydney Morning Herald, 19 Sept 1887 p11

⁷ Ashfield Council Planning Scheme map compiled in October 1974.

AUCTIONS.

SIX MINUTES FROM CROYDON STATION.

AUCTION, FEB. 19,
ON GROUND.

AUCTION, FEB. 19,
ON GROUND.

ON PARRAMATTA-ROAD SIDE.
There's real pleasure in handling such a genuine proposition as Rathgael Estate, Croydon. Our greatest concern is that you may purchase somewhere else without seeing it. We, therefore, invite, and particularly ask, if you're looking for "something out of the box" in the way of a building section, to inspect and carefully look this Estate over. See if you can discover a single bad allotment. Find a solitary fault or reason for not becoming the owner of one if you can.

AUCTION, FEB. 19,
ON GROUND.

AUCTION, FEB. 19,
ON GROUND.

FIFTY-FOUR BIG LEVEL SECTIONS.

AUCTION, FEB. 19,
ON GROUND.

AUCTION, FEB. 19,
ON GROUND.

EACH A BEAUTIFUL BUILDING SITE.
RATHGAEL ESTATE is high—very high—overlooking the whole of the surrounding districts and Parramatta River; it is withal as level as a table; and there's just sufficient fall to guarantee absolute drainage. The lots front Croydon-road, Church and Bay streets; and every one is a big lump of garden soil averaging 40 x 150. Sewerage is there, also gas and city water; while the homes in the neighborhood are some of the best.

AUCTION, FEB. 19,
ON GROUND.

AUCTION, FEB. 19,
ON GROUND.

TERMS: FROM £2 DOWN, £1 MONTH.

INTEREST 5 PER CENT. ON QUARTERLY BALANCES.

AUCTION, FEB. 19,
ON GROUND.

AUCTION, FEB. 19,
ON GROUND.

RATHGAEL LOTS have another advantage. In addition to being so close to the station, but 6 miles from Sydney, and at which no fewer than 112 trains stop daily, it is an easy 3 minutes' walk from the Estate to the tramline; while from there to Abbotsford Swimming Baths costs but a penny fare. The lots are going to be sacrificed. The owner wants to sell, and it certainly won't be on account of high reserves if he doesn't. We don't say there is "no reserve," but so low has it been fixed that this Auction might well be described as an unreserved one.

AUCTION, FEB. 19,
ON GROUND.

AUCTION, FEB. 19,
ON GROUND.

IN ADDITION TO THESE BEAUTIFUL LOTS, THE LARGE BRICK AND STONE RESIDENCE, "RATHGAEL" (WELL KNOWN AS THE HOME OF THE LATE HON. BUDGE), WITH ABOUT AN ACRE OF GROUNDS, WILL ALSO BE OFFERED ON EASY TERMS. THERE ARE ABOUT 20 ROOMS, ALL IN PERFECT CONDITION, AND THE PLACE IS WELL AND SUBSTANTIALLY BUILT. IT IS SUITABLE, INDEED, FOR A GENT'S HOME, NURSING HOME, BOYS' OR GIRLS' SEMINARY, OR SIMILAR PURPOSE.

Call, Write, or 'Phone for a free plan of RATHGAEL ESTATE.

C. J. TURNER,

AUCTIONEER, SWORN VALUATOR, AND REAL ESTATE SPECIALIST.

Valentine-street, Haymarket, opp. Central Station. 'Phone, 3533.

£6 is being offered in prizes for the nearest estimate to the average price obtained per foot at the auction. Send in for full particulars.

(DIRECTOR OF REALTY DEPARTMENT, FREDK. A. EGGLETON.)

Above: Sale advertisement for the Rathgael Estate, The Sydney Morning Herald, 12 February 1910, page 16

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

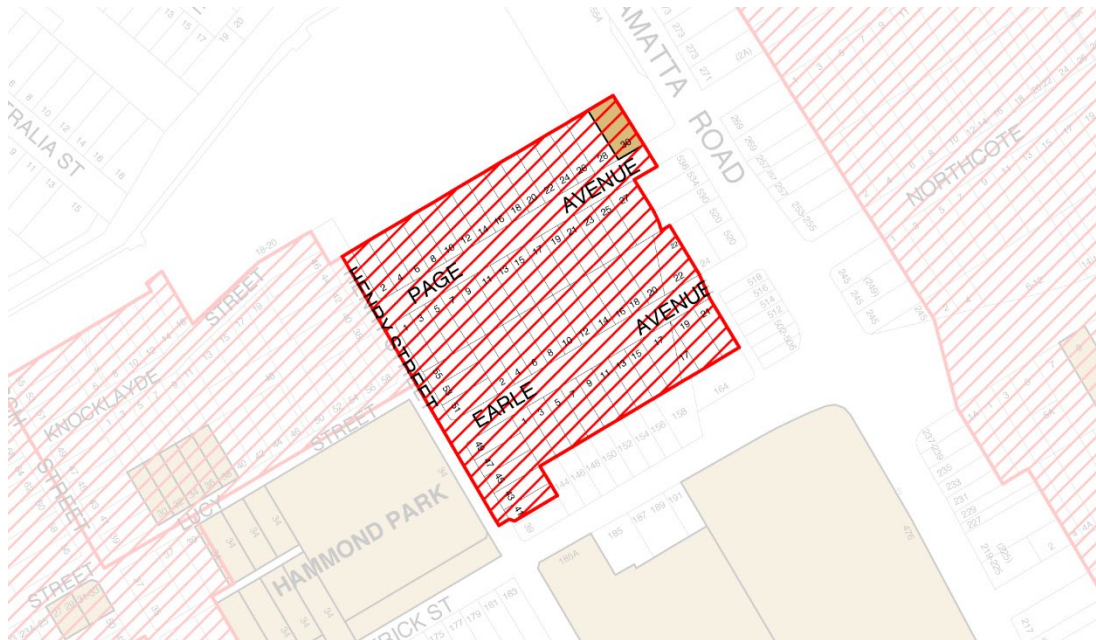
Rathgael Estate

Street	Side	No	Rating	Name	Style/Observations
Bay Street	E	2	1		Queen Anne
Bay Street	E	4	3		Simplified Classical Revival
Bay Street	E	6	1		Queen Anne/Arts-&-Crafts
Bay Street	E	8	2		
Bay Street	E	10	1		California Bungalow
Bay Street	E	12	3		Sydney Bungalow
Bay Street	E	14	3		
Bay Street	E	16	1		Queen Anne/Arts-&-Crafts
Bay Street	E	18	4	Loreley Court	Arts-&-Crafts (?)
Bay Street	E	20	1		Arts-&-Crafts
Bay Street	E	22	1		Queen Anne/Arts-&-Crafts
Bay Street	E	24	1	Roseville	Arts-&-Crafts/Queen Anne
Bay Street	E	26	1		Queen Anne/Arts-&-Crafts
Bay Street	E	28	1	Ivanhoe	Queen Anne
Bay Street	E	30	1		Federation Bungalow
Bay Street	E	32	1		Queen Anne (?)
Bay Street	E	34	2		
Church Street	N	103	1		Queen Anne
Church Street	N	101	1		Queen Anne
Church Street	N	99	3		
Church Street	N	97	3		Queen Anne (?)
Church Street	N	95	*	Wairoa	Queen Anne/Arts-&-Crafts
Church Street	N	93	*	Linghome	Queen Anne
Church Street	N	91	1		Queen Anne
Church Street	N	89	3		
Church Street	N	87	1		Queen Anne
Church Street	N	85	1		California Bungalow
Church Street	N	83	1		Queen Anne
Church Street	N	81	3		
Church Street	N	79A-81A	3		Mediterranean

Street	Side	No	Rating	Name	Style/Observations
Croydon Road	S	162	1		Queen Anne
Croydon Road	S	164-166A	1		Queen Anne
Croydon Road	S	168-170	1		Queen Anne
Croydon Road	S	172	1		Queen Anne/Arts-&-Crafts
Croydon Road	S	174	1		Queen Anne
Croydon Road	S	176	1		California Bungalow
Croydon Road	S	178	1		California Bungalow
Croydon Road	S	180	1		California Bungalow
Croydon Road	S	182	1		Arts-&-Crafts/California Bungalow
Croydon Road	S	184-186	1		Arts-&-Crafts/California Bungalow

C37 The Ranch, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1923 to 1930s

HCA TYPE 2: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision

Statement of Significance

The Ranch Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as the development of a 1923 subdivision of the earlier Victorian period Ashfield Vale House aka The Ranch estate, with streets named for Sir Earle Christmas Page (1880-1961), prominent politician and surgeon, leader of the federal Country Party from 1921 and briefly Prime Minister in 1939.

The area is of *aesthetic* significance for its wide streets, regular subdivision pattern developed with single storey detached Inter-war California Bungalow style houses and a single 2-storey Inter-war Art Deco style residential flat building, which demonstrate the discrete historical period of the area's development.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide street carriageways
- Subdivision pattern of regular rectilinear allotments

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached face brick single storey housing Inter-war California bungalow style
- 2-storey Inter War Art Deco residential flat building (No. 30 Page Avenue)
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with imitation half-timbered and timber shingled finishes
 - Face brickwork walls
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick in brickwork to match the house
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 20 Earle Avenue, 1 and 23 Page Avenue)

Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)

Changes to materials: Cement rendering of face brickwork (examples 3, 5, 19 Earle Avenue); modern roof cladding (eg concrete tiles) and loss of chimneys

Front verandah enclosures (examples 3, 5, 7, 15, 21 Earle Avenue)

Changes to windows (examples aluminium framed windows at 12, 20, 22 Page Avenue)

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Carports in front of house (Example No. 20 Page Avenue)

Historical Development

The subdivision described as ‘The Ranch’, a 10-acre area subdivided into ‘choice bungalow sites and valuable business positions’, was offered for sale by auction on 17 March 1923. The agents were Richardson & Wrench and the terms included a Building covenant to protect buyers.¹

The land was part of a grant made to Augustus Alt in 1810, which was later absorbed into Joseph Underwood’s Ashfield Park Estate.² Following the death of Underwood’s daughter Elizabeth in 1858, the 10 and a half-acre piece of the estate roughly bounded by the Great Western Highway, Iron Cove Creek, Frederick Street and Henry Street was purchased by Robert Murray, whose firm Robert Murray & Co was a well-known city grocery business. Here Murray started building his ‘handsome villa residence’. Surprisingly, the property was advertised for sale in January 1861, before the house had been completed.

The property was bought by Dr Thomas Haylock, who completed the residence and named it ‘Ashfield Vale’. The main entrance was from Parramatta Road, along a drive which crossed the creek. Haylock also bought more land, increasing his frontage along Parramatta Road and enlarging the estate to 16 and a half acres.³

In 1877 Haylock sold the property to Alfred Watt, for £2,500, and it was Watt who proposed the subdivision of the Ashfield Vale Estate. He employed Ferdinand Reuss, the eminent surveyor and architect, to produce the subdivision plan in 1880 and this arrangement appeared on the Higinbotham & Robinson map of Ashfield which was published in 1883. It shows ‘Ashfield Vale House’ on a block retaining its frontage to Parramatta Road, and the remaining land subdivided into 100 allotments fronting Henry Street, Frederick Street and four new internal streets.

As far as is known there was only one sale, the rest of the estate being purchased by Thomas Macgregor, who later bought back that single lot and did not go ahead with the subdivision. Macgregor and his brother Charles operated a large wholesale grocery and wine and spirit business in George Street, Sydney. Thomas’s widowed mother Robina Macgregor lived in ‘Ashfield Vale House’ until her death in 1886. About that time Thomas MacGregor had financial trouble which forced him to sell his properties. ‘Ashfield Vale’ was offered for auction sale in 1887, but no new owner is known until it was registered in 1891 in the name of Michael McMahan, who was an alderman of Petersham and had been mayor in 1880-81. McMahan did not live in Ashfield but leased ‘Ashfield Vale House’ to the Salvation Army. Here the Salvation Army established the Prison Gate Brigade Home, an institution for the rehabilitation of released prisoners and their return to ordinary life.

Earlier documents showed the footprint of the ‘Ashfield Vale House’ residence and its outbuildings, but the first image of the form of the house appeared during its occupation by the Salvation Army. It was a single-storey building, rectangular in plan and with a hipped roof from which projected the dormer windows of the attic rooms. Two single-storey wings extended westwards and there were several outbuildings, underground water tanks and a water hole. The house had accommodation for 30 men and the land around it was cultivated as a farm during its Salvation Army period. The Salvation Army operated the Home in Ashfield for only a little over two years, though staff members lived there for a time afterwards.⁴

Another tenant, R J Rixon, occupied the house in 1898 and it appears that it was he who renamed the property ‘The Ranch’. The next tenant was Thomas West, of Five Dock, who leased the property from 1901. West had been a contractor, quarry owner, brickmaker, alderman, mayor and trotting and racehorse owner and it is likely that he decided that ‘The Ranch’ was an ideal place where he could spend his retirement indulging in his lifetime interest in horses and all the activities associated with them. By the time West came to occupy ‘The Ranch’, Iron Cove and Underwood Creeks would have been channeled, the land leveled and the waterholes filled, enabling him to make use of the full 16 acres. He added stable buildings near the house.

¹ Subdivision Plan No 118/89, in the collection of Ashfield & District Historical Society. It is also reproduced in the ADHS Journal No 13, June 2000, p 47.

² Ashfield Heritage Study 1992, vol 1, pp 32, 36.

³ Most of the historical data in these and the next few paragraphs come from Nora Peek, ‘Ashfield Vale House’, in the ADHS Journal, No 13, pp 29 et seq.

⁴ Chris Pratten, ‘The Salvation Army Prison Gate Brigade Home, Ashfield’, in the ADHS Journal, No 13, pp 37 et seq.

The McMahon family sold the property in 1908 to Kezia Miller, the wife of a butcher, who paid £1,700 for it. She purchased the remaining blocks along Frederick Street that had not been part of the earlier estate. The lessee Thomas West died in 1912 and by 1913 the tenant was Mrs Amy Laws, who lived there with her family until 1916, to be followed by Edward Riggs and his family, who were tenants until 1919.

In 1919 Kezia Miller, by then a widow, sold the western section of the estate, just over six acres bordering Iron Cove Creek, to Australian Motors, for £3,200. In that year a building application was approved for the erection of two large workshops, where, soon afterwards, the assembly of the Australian Six motor car began. Eventually most of this land and the workshops were sold to Amalgamated Wireless (Australasia) Limited and the famous AWA factory operated there from 1931 until the early 1990s. In 1998-99 the home units that now cover part of that site were erected.⁵

The residual ten-acre site of 'The Ranch' was acquired by Percy Miller, a Leichhardt butcher, who rented the old house to Augustus Covell and his wife Lena.

On 28 August 1922 the property was transferred to Frederick Lane, solicitor, Ralph King, accountant and Hubert Moss, dentist, all of Sydney. The developers created the subdivision called The Ranch Estate, which included Page and Earle Avenues, serving 89 allotments. On one of these, just west of the Underwood Creek (which by then had been formed as a brick stormwater channel) 'Ashfield Vale House' still stood, its site very curtailed. It is not known when "Ashfield Vale House" aka "The Ranch" was demolished, but it must have been after the 1923 auction.

Afterwards that site was subdivided into the allotments that are now Nos 20-28 Page Avenue.

On the allotments facing Parramatta Road commercial premises were built. The area facing Henry Street between Earle Avenue and Frederick Street, which was not part of the 1923 subdivision, was subdivided into six residential sites.

All the residential sites were built on fairly quickly. Earle and Page Avenues first appear in Sands Directory in 1925, in which year nine houses were recorded in Earle Avenue (Sands called it 'Earl's Avenue') and 10 houses were recorded in Page Avenue, indicating that these buildings had been erected in 1924. A year later there were 23 houses in Page Avenue. Only one allotment contains a building not erected for a single-family, being the block of flats now on No 30 Page Avenue, which was erected in 1941.

The reason for the naming of the internal streets after Sir Earle Christmas Page (1880-1961), prominent politician and surgeon, who was instrumental in the removal of Billy Hughes as Prime Minister in 1922, is not known, however may be due to his wife Ethel Esther nee Blunt's connections to the Ashfield area. Ethel met Page in 1902 while she was a nurse at Royal Prince Alfred Hospital in Newtown, and after a long courtship, the couple married at Ashfield on 18 September 1906. Dr Earle Page was leader of the federal Country Party from 1921 and Deputy Prime Minister and Treasurer from 1923 to 1929. He became PM in 1939, for the very short period of 19 days.⁶ He was later knighted.

⁵ Ann O'Connell, 'Ashfield's Australian Six', in the ADHS Journal, No 13, pp 1 et seq.

⁶ Brian Costar & Peter Vlahos, 'Sir Earle Page', in Michelle Grattan, ed, Australian Prime Ministers (New Holland Press, 2000), p 168 et seq.

17

ASHFIELD

15 minutes from Ashfield Station.
15 minutes from Haberfield Train.

THE RANCH

Comprising an Area of 10 Acres
in Subdivision.

3 Lines of Motor-Buses pass the Estate every 10 minutes.

CHOICE BUNGALOW SITES & VALUABLE BUSINESS POSITIONS
For Auction Sale on the Ground at 3 p.m. on

SATURDAY 17TH MARCH 1923.

RICHARDSON & WRENCH LTD
AUCTIONEERS, 52 Pitt Street, Sydney.

G. H. GRAMMOND. (Incorporated with
Limited Liability) (Sydney Street 17)
LOCAL AGENT, Ashfield, opposite the Station

TERMS
10 Per-Cent Deposit, Balance by
12 Equal Quarterly Payments,
Interest 4 Per-Cent, Right to Buy Off.
TORRENS TITLE.
Building Allowed in great degree.

Above: "The Ranch" subdivision of 1923. Source: NSW State Library

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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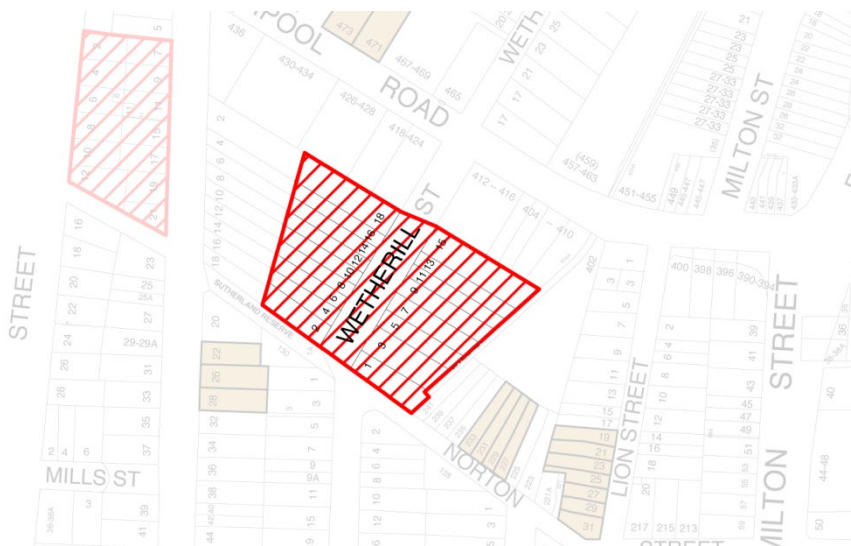
The Ranch

Street	Side	No	Rating	Name	Style/Observations
Earle Avenue	N	2	1		California Bungalow
Earle Avenue	N	4	1		California Bungalow
Earle Avenue	N	6	1		California Bungalow
Earle Avenue	N	8	1		California Bungalow
Earle Avenue	N	10	1		California Bungalow
Earle Avenue	N	12	2		California Bungalow
Earle Avenue	N	14	1		California Bungalow
Earle Avenue	N	16	1		California Bungalow
Earle Avenue	N	18	1		California Bungalow
Earle Avenue	N	20	3		
Earle Avenue	N	22	1		California Bungalow/Art Deco
Earle Avenue	S	21	1		California Bungalow
Earle Avenue	S	19	2		California Bungalow
Earle Avenue	S	17	1		Arts-&-Crafts Bungalow
Earle Avenue	S	15	2		California Bungalow
Earle Avenue	S	13	1		California Bungalow
Earle Avenue	S	11	1		California Bungalow
Earle Avenue	S	9	2		California Bungalow
Earle Avenue	S	7	2		California Bungalow
Earle Avenue	S	5	2		California Bungalow
Earle Avenue	S	3	2		California Bungalow
Earle Avenue	S	1	1		California Bungalow
Henry Street	E	55	1		California Bungalow
Henry Street	E	53	1		California Bungalow
Henry Street	E	51	1		California Bungalow
Henry Street	E	49	1		California Bungalow
Henry Street	E	47	1		California Bungalow
Henry Street	E	45	1		California Bungalow
Henry Street	E	43	1		California Bungalow
Henry Street	E	41	1		California Bungalow

Street	Side	No	Rating	Name	Style/Observations
Page Avenue	N	2	2		California Bungalow
Page Avenue	N	4	1		California Bungalow
Page Avenue	N	6	1		California Bungalow
Page Avenue	N	8	2		California Bungalow
Page Avenue	N	10	1		California Bungalow
Page Avenue	N	12	2		California Bungalow
Page Avenue	N	14	1		California Bungalow
Page Avenue	N	16	1		California Bungalow
Page Avenue	N	18	1		California Bungalow
Page Avenue	N	20	1		California Bungalow
Page Avenue	N	22	1		California Bungalow
Page Avenue	N	24	1		California Bungalow
Page Avenue	N	26	1		California Bungalow
Page Avenue	N	28	1		California Bungalow
Page Avenue	N	30	*		Art Deco
Page Avenue	S	27	1		California Bungalow
Page Avenue	S	25	1		California Bungalow
Page Avenue	S	23	2		California Bungalow
Page Avenue	S	21	1		California Bungalow
Page Avenue	S	19	1		California Bungalow
Page Avenue	S	17	1		California Bungalow
Page Avenue	S	15	1		California Bungalow
Page Avenue	S	13	2		California Bungalow
Page Avenue	S	11	2		California Bungalow
Page Avenue	S	9	1		California Bungalow
Page Avenue	S	7	1		California Bungalow
Page Avenue	S	5	1		California Bungalow
Page Avenue	S	3	2		California Bungalow
Page Avenue	S	1	3		

C38 Wetherill Street, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1913-1920s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

The Wetherill Street Heritage Conservation Area is of *local* heritage significance.

The Wetherill Street Heritage Conservation Area is of *historical* significance as an area developed in the period 1913 to the 1920s under a building covenant which ensured the building of higher quality detached and semi-detached brick houses within a subdivision of relatively large allotments.

The Wetherill Street Heritage Conservation Area has *historical associations* with the Intercolonial Investment Land and Building Company Ltd (responsible for the subdivision) and local builders Augustus James and Alfred Pearson (responsible for the design and construction of a number of houses in the street).

The area is of *aesthetic* significance for its wide brush-box lined street with grassed verges with uniformly single storey detached and semi-detached brick housing built in Federation Queen Anne or Inter-war California Bungalow styles, reflecting the development of the area in accordance with the original building covenant on the subdivision.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Wetherill Street
- Relatively wide carriageway in Wetherill Street with grassed verges
- On the eastern side, the lots back onto the stormwater channel which was once Iron Cove Creek.
- Long roughly rectangular lots of various sizes
- Cul-de-sac nature of the street due to the small reserve at the Liverpool Road (north) end of the street, and the Sutherland Reserve at the south-western end of the street ensuring Norton Street at the south end of Wetherill Street does not extend through to Holborrow Street (as it originally did). Though these are late 20th century changes to the street, these changes have preserved the quiet residential nature of the street.

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached and semi-detached face brick single storey housing - Federation Queen Anne style and Inter-war California bungalow style
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys (Federation period) or unglazed terracotta tiles (Inter-war period)
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Modern or heavily altered house at No. 15 Wetherill Street
- Changes to materials: modern roof cladding (eg concrete tiles) and loss of chimneys; aluminium framed windows (examples Nos. 4 & 6 Wetherill Street)
- Carports in front gardens (example No. 8 Wetherill Street)
- Modern front fences of unsympathetic design and materials.

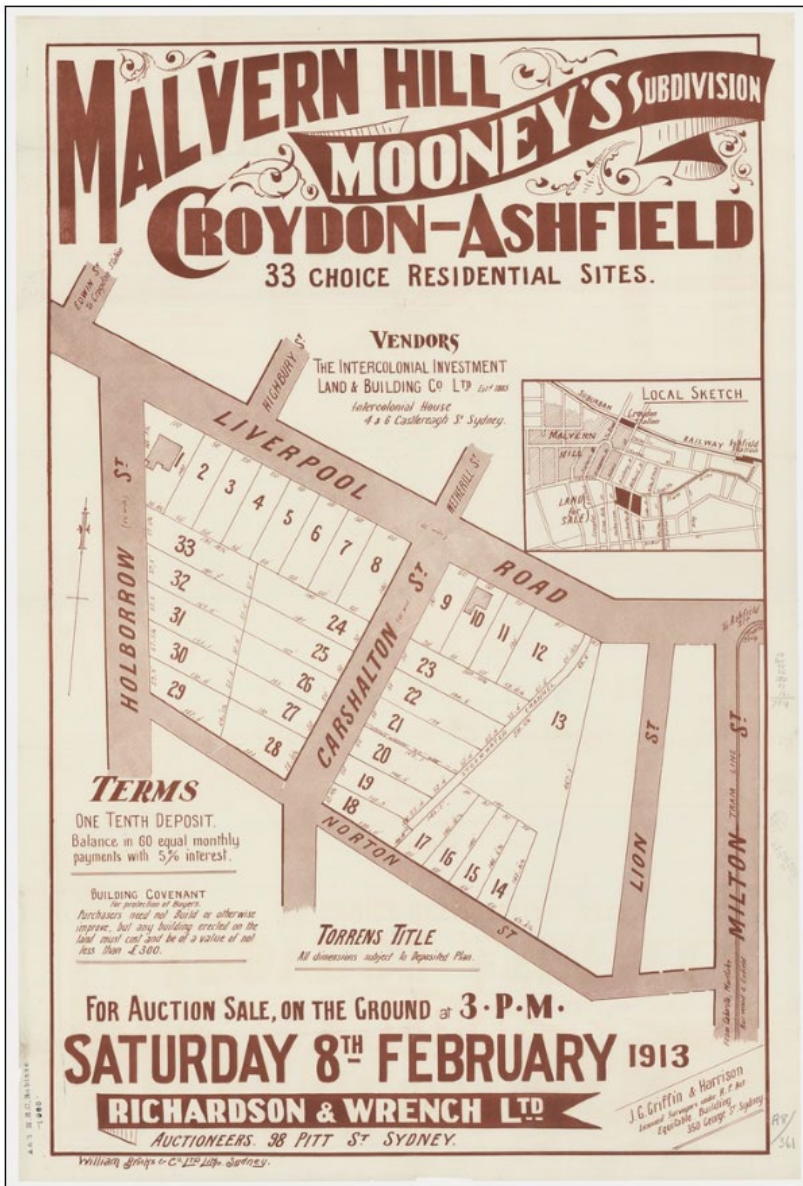
Historical Development

The land which comprises the Wetherill Street Heritage Conservation Area was formerly that part of the Canterbury Estate known as Alexander's subdivision, and was purchased by John Mooney circa 1870.

Following Mooney's death the land was bought by the Intercolonial Investment Land and Building Company Ltd, who created the present subdivision in 1913, marketed as “Malvern Hill Mooney’s Subdivision Croydon-Ashfield” with “33 Choice Residential sites” on which they placed a covenant which stated that 'any building or dwelling house erected on [the land] within 20 years from February 8th, 1913 shall cost and be of value of not less than 300 pounds' (see illustration below). At the time of the subdivision the street was named Carshalton Street (as a northern extension of Carshalton Street to the south), however was renamed Wetherill Street at a later date.

Croydon builder Augustus James and his wife Rebecca purchased four lots in Wetherill Street in the years 1917-19 on which five houses (presently nos. 1-9) were progressively constructed. By 1921, nos. 11-13 were built on another lot by the builder Alfred Pearson.

It is clear from comparison of the 1913 subdivision pattern of Mooney’s Estate and the current subdivision pattern that much later re-subdivision has occurred during the initial development of the HCA.



Above: Map of the 1913 Mooney's Subdivision Source: Ashfield subdivision plans, NSW State Library online



Above: Extract of 1883 Higginbotham & Robinson map of Ashfield showing Mooney's and Howe's land prior to subdivision

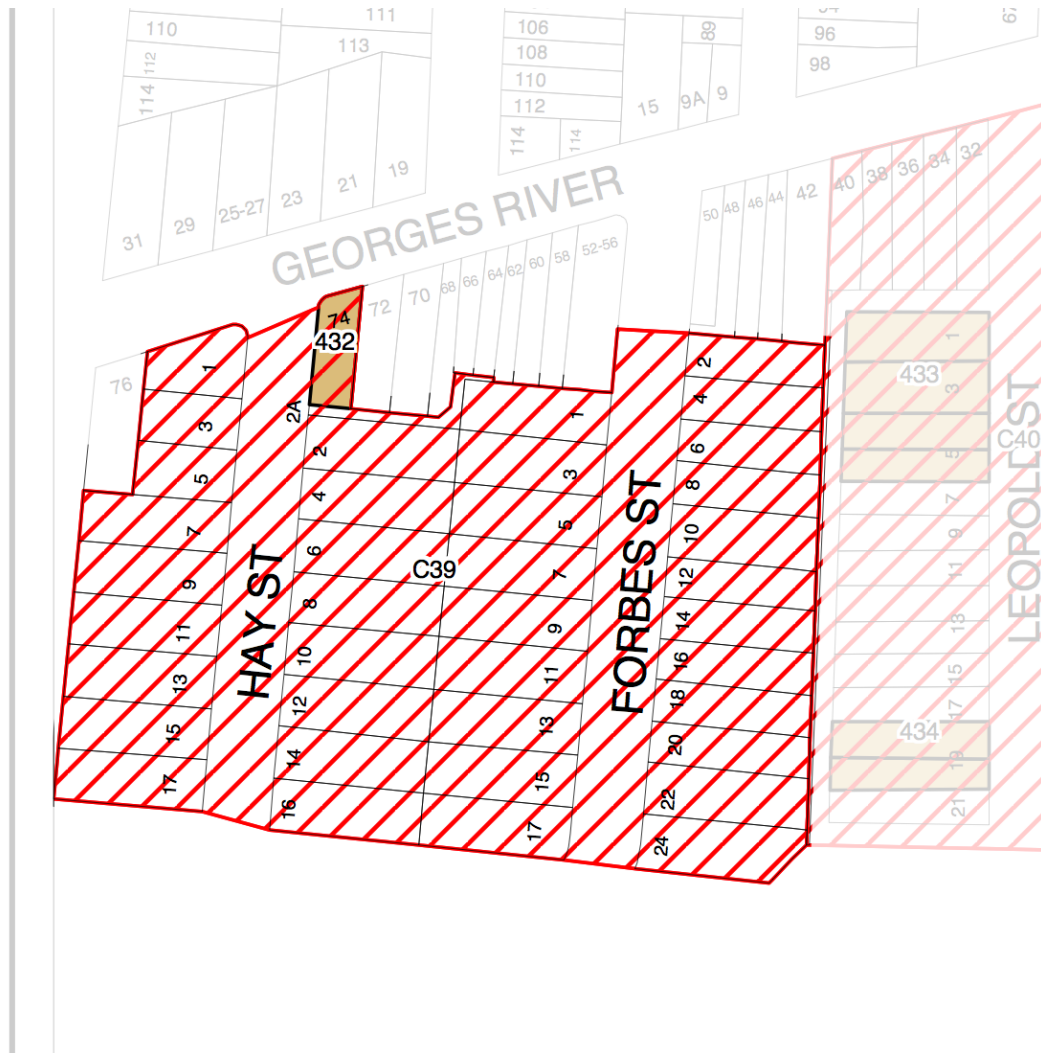
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Wetherill Street

Street	Side	No	Rating	Name	Style/Observations
Wetherill Street	E	15	3		
Wetherill Street	E	13	1		
Wetherill Street	E	11	1		
Wetherill Street	E	9	1		
Wetherill Street	E	7	1		
Wetherill Street	E	5	1		
Wetherill Street	E	3	1		
Wetherill Street	E	1	1		
Wetherill Street	W	2	1		
Wetherill Street	W	4	1		
Wetherill Street	W	6-9	1		
Wetherill Street	W	10-12	1		
Wetherill Street	W	14-16	1		
Wetherill Street	W	18	1		

C39 Goodlet, Croydon Park Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1919 to 1930s

HCA TYPE 2: Single storey RESIDENTIAL (i) uniform single period subdivision
Statement of Significance

The Goodlet Heritage Conservation Area is of local heritage significance.

The area is of historical significance as the 1st subdivision in 1919 of John Hay Goodlet's Canterbury Farm Estate. The subdivision, developed under a covenant to ensure high quality development, reflects changes resulting from the passing of the earliest NSW Local Government Act in 1906.

The area has historical association with John Hay Goodlet (1835-1914), timber merchant and philanthropist, with street names relating to Goodlet and his family.

The area is of aesthetic significance as an area uniformly developed with detached single storey brick Inter-war California bungalows with terracotta tile roofs on wide streets with grass verges. The palm tree street planting in Hay Street adds to the aesthetic significance of this streetscape.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of palms in Hay Street
- Relatively wide carriageways with grass verges in Hay Street and Forbes Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Uniformly detached face brick single storey housing in Inter-war California bungalow styles
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
 - Uniform materials: face brickwork, terracotta tiled roofs
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
 - Original front fences - low brick, brick & timber picket, or timber framed wire mesh, (Inter-war period houses)
- Side driveways with garaging to the rear of houses.

NON-CONTRIBUTORY ELEMENTS

- Recent houses or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 Hay Street)
- Modern detailing inappropriate to house style (example 4 Hay street verandah detailing)
- Changes to materials: Cement rendering of face brickwork (example 4 Forbes Street); modern roof cladding (example concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly powder-coated aluminium front fences (for example at No. 2 Forbes Street).

Historical Development

This area is on land once part of the Canterbury Farm Estate, owned by John Hay Goodlet (1835-1914)¹, timber merchant and philanthropist, one of Ashfield's most prominent citizens in the late 19th and early 20th century.

Following Goodlet's death in 1914, the area was subdivided as The Goodlet Estate. As Goodlet had no children, he left most of his estate to the Presbyterian Church.

The street names within the subdivision relate to Goodlet: Goodlet's first wife (married 1860) was Ann Alison Dickson (1827-1903); Goodlet's second wife (married 1904) was Elizabeth Mary Forbes (1865-1926), it is presumed that Forbes Street and Alison Street within the subdivision were named for these two, and Hay Street after Goodlet's middle name.

This area comprises of a portion of residential allotments from the 1919 sale of 51 building sites south of Georges River Road. The unsold lots were transferred to the Presbyterian Church in 1926 when Goodlet's widow died. All lots were sold with a covenant which provided that the value of the houses to be built should exceed £500, and that the main building should be of brick or stone and roofed with slates or tiles, or such other material approved by the vendors. The covenant and the period of development ensured the area was uniformly developed with detached single storey brick Inter-war California bungalows with terracotta tile roofs.

¹ Australian Dictionary of Biography online entry for Goodlet, John Hay (1835-1914) by Ruth Teale



Above: Map of the 1919 1st subdivision of the Goodlet Estate, which includes the area covered by the Goodlet Heritage Conservation Area Source: Ashfield Subdivision plans online NSW State Library, Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

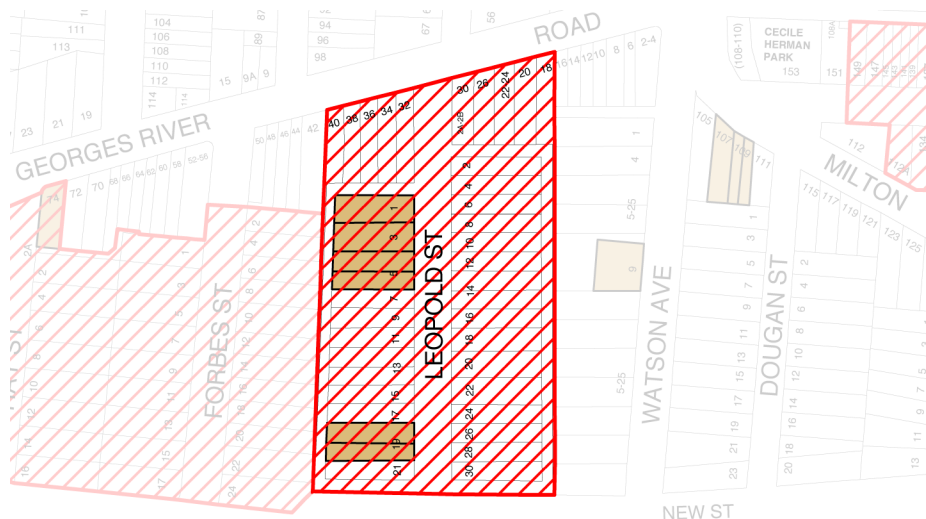
Goodlet

Street	Side	No	Rating	Name	Style/Observations
Forbes Street	E	2	1		
Forbes Street	E	4	2		
Forbes Street	E	6	1		
Forbes Street	E	8	1		
Forbes Street	E	10	1		
Forbes Street	E	12	1		
Forbes Street	E	14	1		
Forbes Street	E	16	1		
Forbes Street	E	18	1		
Forbes Street	E	20	1		
Forbes Street	E	22	1		
Forbes Street	E	24	1		
Forbes Street	W	17	1		
Forbes Street	W	15	1		
Forbes Street	W	13	1		
Forbes Street	W	11	1		
Forbes Street	W	9	1		
Forbes Street	W	7	1		
Forbes Street	W	5	1		
Forbes Street	W	3	1		
Forbes Street	W	1	1		
Georges River Road		74	*		
Hay Street	E	2	3		
Hay Street	E	4	1		
Hay Street	E	6	1		
Hay Street	E	8	1		
Hay Street	E	10	1		
Hay Street	E	12	2		
Hay Street	E	14	1		
Hay Street	E	16	1		

Street	Side	No	Rating	Name	Style/Observations
Hay Street	W	17	1		
Hay Street	W	15	1		
Hay Street	W	13	1		
Hay Street	W	11	1		
Hay Street	W	9	1		
Hay Street	W	7	1		
Hay Street	W	5	1		

C40 Hillside, Croydon Park

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1882 to 1940s

HCA TYPE 3: Mixed Residential

Statement of Significance

The Hillside Heritage Conservation Area is of local heritage significance.

The area is of historical significance for its distinctive late Victorian period (1882) subdivision pattern and as a subdivision of Goodlet's Canterbury House estate.

The area has historical association with John Hay Goodlet (1835-1914), timber merchant and philanthropist.

The area is of aesthetic significance for its distinctive subdivision pattern with rear laneways and wide principal street (Leopold Street) with grass verges and early Brush box street tree planting, and for its predominantly single storey brick detached housing developed in the Federation to Inter-war period (1910s to 1920s) with a few exceptions.

The area also features rare early outbuildings off rear laneways.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within the carriageway in Leopold Street
- Relatively wide carriageway in Leopold Street
- Distinctive 1882 subdivision pattern featuring rear rights-of-way

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- Victorian period single storey detached houses (Nos. 21 and 30 Leopold Street)
- 1910s-1920s single storey semi-detached shops at Nos 22-24 Georges River Road
- Single storey detached weatherboard cottage (10 Leopold Street)
- Single storey semi-detached brick houses circa 1940s at Nos. 2A & 2B Leopold Street
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - Rendered brickwork walls (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets for Victorian period houses
- Early brick outhouses or stables off rear rights-of-way (examples brick outhouse at rear of 30 Leopold Street, brick stables at rear of No. 19 Leopold Street)

NON-CONTRIBUTORY ELEMENTS

- Modern commercial building at No. 26 Georges River Road
- Recent houses (examples 14, 20 Leopold St) or heavily altered houses with difficult to reverse uncharacteristic alterations
- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 15 Leopold Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 36 & 38 Georges River Road, 11, 4, 24, 26 Leopold Street);
- modern roof cladding and loss of chimneys (example concrete roof tiles to 11, 13 Leopold Street, 36 & 38 Georges River Road)
- Aluminium framed windows (example 36 Georges River Road, 11, 6, 28 Leopold St) and roller shutters (9 & 11 Leopold Street)
- Front and/or side verandah enclosures (examples Nos. 1 & 17 Leopold Street) or loss of verandah detail (11 Leopold Street)
- Modern front fences of unsympathetic design and materials (example powder-coated aluminium front fence at 16 Leopold Street, concrete front fence at 24 Leopold Street, brick and concrete front fence at 21 Leopold Street), particularly high solid masonry front fences.

Historical Development

The first land grant in this corner of Ashfield was a grant of 100 acres in 1794 to Lieutenant James Lucas. By 1820 this grant, like many other early ones, had been absorbed into Robert Campbell's very large Canterbury Park Estate.¹

When the break-up of that estate occurred, John Hay Goodlet (1835-1914)², timber merchant and philanthropist, one of Ashfield's most prominent citizens in the late 19th and early 20th centuries, acquired several parcels in the area south of Georges River Road. His famous Canterbury House and garden were created just south of the Ashfield Council area boundary, adjacent to his Ashfield holdings.

This Ashfield land was later gradually subdivided for residential development, some of the streets bearing names associated with Goodlet, including Hay and Forbes. Later, the alignment of Watson Avenue was influenced by one of the carriage drives leading from Milton Road to Canterbury House.

Hillside was the first of these Goodlet holdings to be subdivided. It appeared with that name in Ashfield's first municipal map, prepared by Higinbotham & Robinson in 1883.³ Leopold Street, one chain (66 feet) wide, leading south from Georges River Road, was created to provide access to 42 residential allotments, all of them serviced also by 20-foot wide rear rights-of-way. There were also ten allotments facing Georges River Road.

The lots were offered for sale by auction in June 1882, by Watkin & Watkin, the real estate firm that appears to have been the first in Ashfield. Their subdivision plan described it as 'Hillside, Ashfield Heights'.

Like the other north-south streets nearby, Leopold Street was extended, a little out of alignment, across the municipal boundary into Canterbury following the break-up of Goodlet's Canterbury House property after his death in 1914.

On a later map of Ashfield, the properties facing Georges River Road in this and a nearby subdivision were shown outside the area described as Residential District No 6. Within the 'residential districts' it was prohibited to erect buildings for trade, industry, public amusement or residential flats.⁴ The corollary was that the Georges River Road properties might be so used, though these lots were initially zoned for residential purposes.

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36.

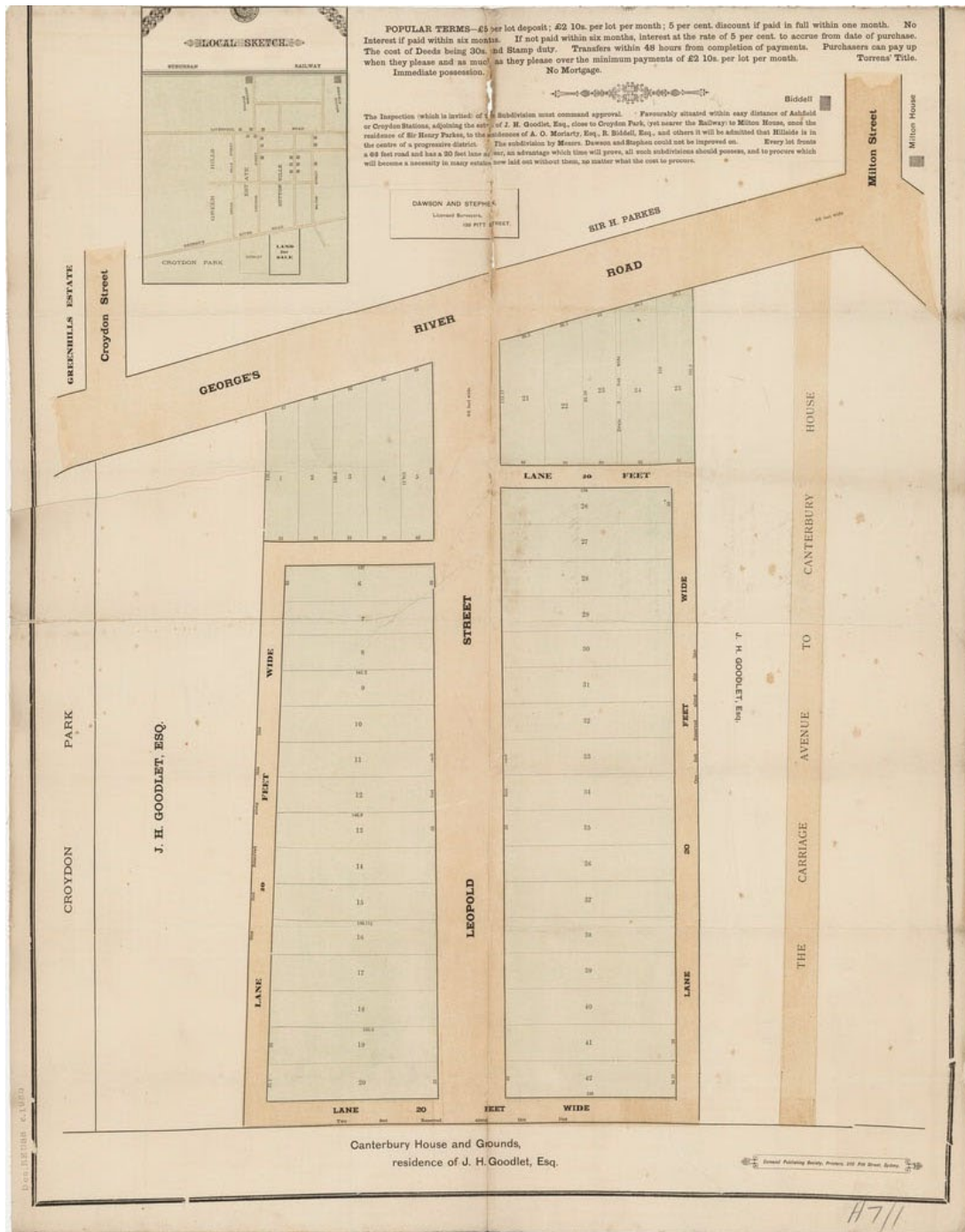
² Australian Dictionary of Biography online entry for Goodlet, John Hay (1835-1914) by Ruth Teale

³ Copies of the Higinbotham & Robinson map of 1883 are held in Ashfield Council Archives and in the collection of the Ashfield & District Historical Society.

⁴ This restriction was eventually enshrined in the Government Gazette of 16 February 1939, ie. long before land zoning became the norm.

Re-subdivisions occurred after the initial sales. For example the houses at Nos 1 and 3 Leopold Street were built by James Wilson in 1908, on three allotments divided into two. The house at No 5 Leopold Street was built across two allotments in 1910. No 19 Leopold Street, built in 1907 by Walter Greenfield and named 'Arun', also occupies two allotments; at the rear of the site, accessed by the right-of-way, it has a stable building, now a rare thing in Ashfield.⁵ These four properties were recognised as heritage items by the Council in 1993. No 14 Leopold Street also occupies two allotments, while Nos 18, 20 and 22 occupy sites that were widened by re-subdivision from four allotments. Even though the first allotments were sold in 1882, only two houses were built during those early years. These are numbers 21 and 30, at the south end of Leopold Street. Nos. 2A & 2B Leopold Street appear to be a pair of single storey circa 1940s brick semi-detached houses.

The majority of the houses in the HCA were built in the Federation or Inter-War period.



Above: The Hillside Estate subdivision of 1882. Source: NSW State Library historical subdivision maps Call No. Z/SP/A7

⁵ Ashfield Heritage Study 1993, vol 2, reference No 161

BUILDING RANKING DEFINITIONS

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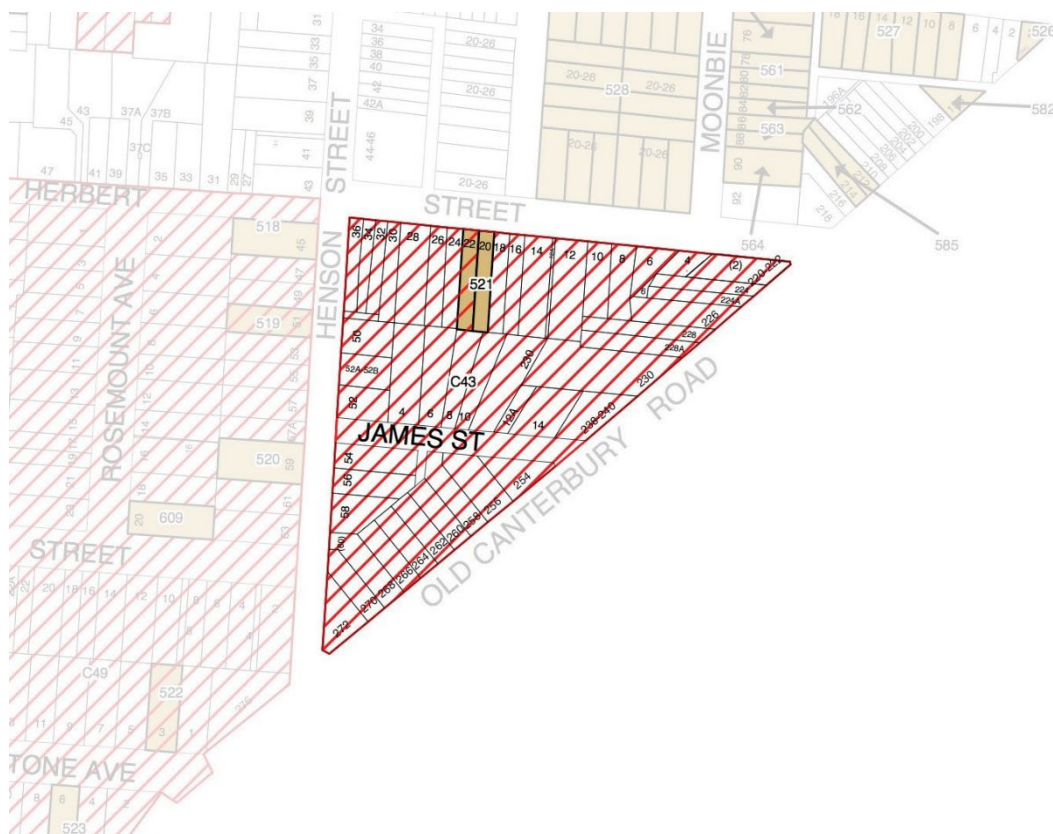
Hillside

Street	Side	No	Rating	Name	Style/Observations
Georges River Road	S	18	1		Arts-&-Crafts
Georges River Road	S	20	1		Arts-&-Crafts
Georges River Road	S	22-24	1		
Georges River Road	S	26	3		
Georges River Road	S	30	1		Simplified Art Deco
Georges River Road	S	32	1		Queen Anne/Arts-&-Crafts
Georges River Road	S	34	1		Queen Anne/Arts-&-Crafts,
Georges River Road	S	36	2		Arts-&-Crafts
Georges River Road	S	38	1		Arts-&-Crafts
Georges River Road	S	40	1		Arts-&-Crafts
Leopold Street	E	2A-2B	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	2	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	4	1		Arts-&-Crafts/California modified
Leopold Street	E	6	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	8	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	10	1		Queen Anne
Leopold Street	E	12	1		California Bungalow
Leopold Street	E	14	3		Mock 'Federation'
Leopold Street	E	16	1		Queen Anne/Arts-&-Crafts
Leopold Street	E	18	1	Newmills	Queen Anne/Arts-&-Crafts
Leopold Street	E	20	2		Sydney Bungalow
Leopold Street	E	22	1		Queen Anne/Arts-&-Crafts
Leopold Street	E	24	?		Mediterranean
Leopold Street	E	26	2		Victorian (?) indeterminate
Leopold Street	E	28	1		California Bungalow
Leopold Street	E	30	2		Victorian (?) indeterminate
Leopold Street	W	21	1		Victorian Italianate
Leopold Street	W	19	*		Queen Anne, sympathetically
Leopold Street	W	17	1		Queen Anne/Arts-&-Crafts
Leopold Street	W	15	2		Queen Anne/Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Leopold Street	W	13	1		Queen Anne (?)
Leopold Street	W	11	1		Federation
Leopold Street	W	9	2		
Leopold Street	W	7	1		Arts-&-Crafts/Art Deco
Leopold Street	W	5	*	Levondale	Queen Anne/Arts-&-Crafts
Leopold Street	W	3	*		Queen Anne/Arts-&-Crafts
Leopold Street	W	1	*	Woongarra	QueenAnne/Arts-&-Crafts,

C43 Clover Hill, Summer Hill

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1877-1930s

HCA TYPE 3: MIXED RESIDENTIAL STATEMENT OF SIGNIFICANCE

The Clover Hill Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an area subdivided and developed from 1877 as the Clover Hill Estate.

The area has *historical association* with local entrepreneur James Bartlett (who had the nearby “Prospect Hall” built as his residence).

The area is of *aesthetic* significance arising from its 1877 subdivision and subsequent development with a mix of detached and semi-detached late Victorian, Federation and Inter-war housing styles, one and two storeys, with generally consistent setbacks allowing for small front gardens. The area is of aesthetic significance for its mix of buildings with architectural styles reflecting the period of development, including Victorian Filigree, Victorian Georgian, Victorian Italianate, Federation Queen Anne, Inter-war California Bungalow, 1930s bungalows, Inter-war Art Deco residential flat buildings.

While predominantly brick (Federation, Inter-war period housing) or rendered brick (Victorian period housing) the area’s housing also includes weatherboard houses constructed during the area’s key period of significance, which are part of the historic mix of housing.

The pre-1943 brush box street tree plantings in Herbert Street add to the aesthetic significance of the Herbert Street streetscape.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Varied allotment sizes and shapes
- Pre-1943 Brush box street tree plantings within the road verge in Herbert Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Mix of one and two-storey detached and semi-detached housing (with the exception of 52 Henson St (2 storey Inter-war period block of units) & 220-222 Old Canterbury Road (2-storey Victorian Italianate style former retail building)
- Variety of architectural styles and periods within the key period of significance including Victorian Filigree, Victorian Georgian, Victorian Italianate, Federation Queen Anne, Inter-war California Bungalow, 1930s bungalows, Inter-war Art Deco residential flat buildings
- Predominantly brick housing (Federation, Inter-war period) mixed with (Victorian period) rendered brick and weatherboard housing
- Original roof forms and cladding (slate, unglazed terracotta, corrugated steel)
- Generally consistent setbacks from the street which allow for small front gardens
- Details and elements consistent with period and styles of housing including verandah detailing
- Front fences, generally low brick or timber picket, consistent with periods and styles of housing.

NON-CONTRIBUTORY ELEMENTS

- Cement rendering or painting of brickwork to Federation and Inter-war period housing (examples No. 50 Henson Street, 224-224A Old Canterbury Road, 258 Old Canterbury Road)
- Removal of original detailing including windows (for example 50 Henson Street)
- Unsympathetic alterations to front verandahs (example 50 Henson Street)
- Over-large dormer windows (6 Herbert Street)
- Modern roof claddings (eg. concrete roof tiles to 18 Herbert Street) and sometimes loss of separate verandah or balcony roofs (eg No. 30 and 32 Herbert St)
- Industrial area in James Street and New Canterbury Road (recommended for excision from the HCA)

HISTORICAL DEVELOPMENT

Edward Haven was granted 25 acres of land covering this area in 1794. He sold the land to John Palmer, who sold on to Robert Campbell, and Campbell incorporated it into his large Canterbury Park Estate. Part of it was later sold to James Bartlett, the Summer Hill entrepreneur, in 1869.

Bartlett created the Clover Hill Estate, comprising 28 numbered allotments and one unnumbered one. Their sale, arranged by Richardson & Wrench on behalf of Bartlett, began on 26 May 1877.

James Bartlett's entrepreneurial activities in Ashfield were numerous and interesting. Born in England, probably in London, he came to Summer Hill as a widower in 1869 and later remarried. James Bartlett died in April 1904 survived by two married daughters, leaving an estate of "under 45,000 pounds"¹.

Among other developments including this one he was responsible for the Tavistock Estate (centred on the north end of Morris Street), the Fleet Street Estate, and the Trafalgar Square Estate. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned and built houses, was named after him.

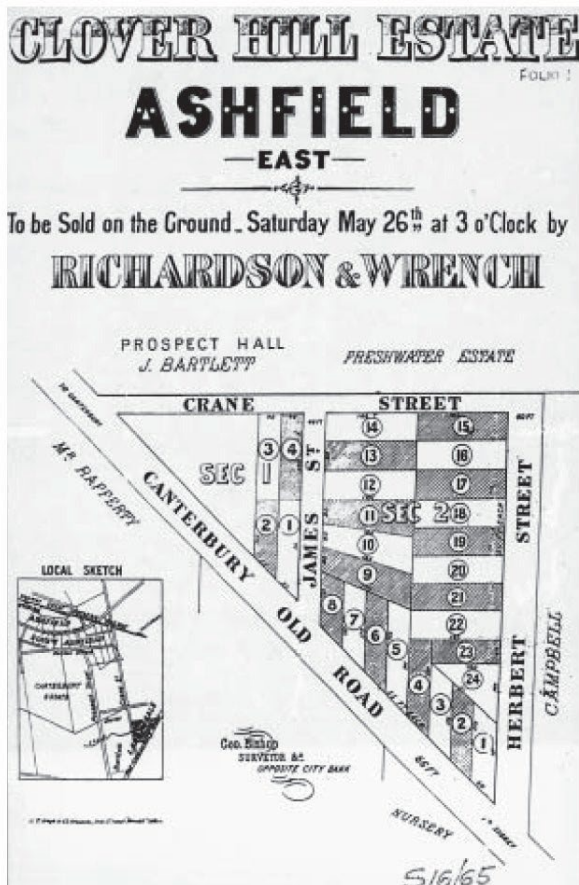
He must have been a little sentimental too, for he named Fleet Street, Tavistock and Trafalgar Square after London places². Bartlett lived in his house 'Prospect Hall', which was located in what is now the Prospect Hall Conservation Area, across the other side of Henson Street from Clover Hill.

The smaller triangle of land south of James Street (Section 1 of the 1877 subdivision, containing four numbered allotments and the unnumbered one) was re-subdivided as the 'St Andrews Estate, Summer Hill Heights', comprising 13 allotments. They were advertised for sale by auction on 23 September 1905, by Raine & Horne, in conjunction with C H Crammond. The 1905 layout of that corner is substantially the one that exists today³.

¹ Late Mr. J. Bartlett's Will, article in the Evening News, Sydney, 1 June 1904 page 6

² Information from Ashfield & District Historical Society; Ashfield Heritage Study 1993, vol 1, p 164; Sheena and Robert Coupe, Speed the Plough, p 111. Ann O'Connell, 'Branxton'—Still Hedging Along', in Chris Pratten (ed) Summer Hill, pp 143-150. See also the Higinbotham & Robinson map of Ashfield, 1883. The Richardson & Wrench subdivision plan is No S16/65, held in Ashfield Council Archives.

³ Subdivision Plan No S16/75 in Ashfield Council Archives; H E C Robinson map of Ashfield, east ward, undated but about 1912



Left: Reproduction of the 1877 plan of subdivision of the Clover Hill Estate for sale in 1877. Section 1, in the left corner, was re-subdivided in 1905 and remains essentially in that arrangement today

BUILDING RANKING DEFINITIONS

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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Clover Hill

Street	Side	No	Rating	Name	Style/Observations
Henson Street	E	50	2		Queen Anne
Henson Street	E	52A/52B	1		Art Deco/Tudor
Henson Street	E	52	1		Functionalist
Henson Street	E	54	1	Leamington	Queen Anne
Henson Street	E	56	1		Queen Anne
Henson Street	E	58	1		Queen Anne
Herbert Street	S	2	1		Victorian Georgian
Herbert Street	S	4	1		Victorian Filigree
Herbert Street	S	6	1		
Herbert Street	S	8	1		Victorian indeterminate
Herbert Street	S	10	1	Branxton	Victorian Regency
Herbert Street	S	12	1		Victorian indeterminate
Herbert Street	S	14	1		Victorian indeterminate
Herbert Street	S	16-18	1		Queen Anne/Arts - & - Crafts
Herbert Street	S	20-22	*		Queen Anne/Arts - & - Crafts
Herbert Street	S	24-26	1		Queen Anne/California Bungalow
Herbert Street	S	28	1		Victorian Georgian
Herbert Street	S	30	1		Victorian Filigree
Herbert Street	S	32	1		Victorian Filigree
Herbert Street	S	34	1		Victorian Italianate
Herbert Street	S	36	1		Victorian Italianate
James Street	N	4	3		Australian Nostalgic
James Street	N	6	3		
James Street	N	8	1		California Bungalow
James Street	N	10	1		California Bungalow
James Street	N	14	3		
Old Canterbury Road	NW	272	1		Queen Anne
Old Canterbury Road	NW	270	1		Queen Anne
Old Canterbury Road	NW	268	1	Cumbræ	Queen Anne
Old Canterbury Road	NW	266	1		Queen Anne
Old Canterbury Road	NW	264	2		Queen Anne
Old Canterbury Road	NW	262	1	Dunrobin	Queen Anne
Old Canterbury Road	NW	260	1		Queen Anne
Old Canterbury Road	NW	258	2		Queen Anne
Old Canterbury Road	NW	256	1		Queen Anne/Arts - & - Crafts
Old Canterbury Road	NW	254	1		Queen Anne/Arts - & - Crafts
Old Canterbury Road	NW	238/240	3		Sydney Bungalow eclectic
Old Canterbury Road	NW	230	4		International
Old Canterbury Road	NW	228/228A	1		Queen Anne/California Bungalow
Old Canterbury Road	NW	226	1		Queen Anne
Old Canterbury Road	NW	224/224A	2		Sydney Bungalow
Old Canterbury Road	NW	220-222	1		Victorian Free Classica

C44 Fleet Street, Summer Hill

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1878 to 1920s

HCA TYPE 3: MIXED RESIDENTIAL STATEMENT OF SIGNIFICANCE

The Fleet Street Summer Hill Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area subdivided in the late 19th century, illustrated by the small narrow rectangular allotments of varying sizes and the narrow carriageway of Fleet Street.

The area has historical association with local developer and entrepreneur James Bartlett who laid out the subdivision and named Fleet Street.

The area is of aesthetic significance for its predominantly late Victorian period development of mixed detached, semi-detached and terraced modest 1 and 2 storey housing, largely in the Victorian Filigree style. The area includes some modest weatherboard cottages and modest single storey Federation Queen Anne style and Inter-war period houses including some semi-detached Federation period pairs. The small setbacks of the houses from the street alignments, with some verandahs built to the street alignment in Fleet Street, provides a Victorian period street character.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Relatively narrow carriageway in Fleet Street reflecting Victorian period subdivision.

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Small setbacks with small front gardens or verandahs built to the street alignment
- Predominantly a mix of Victorian Filigree style single storey terraces and semi-detached pairs (examples single storey terraces at 25-29 Carlton Crescent, 4-6 Fleet Street) and some Victorian Filigree style two storey detached houses and semi-detached pairs
- Some Federation Queen Anne style single storey semi-detached pairs (example 7-9 Fleet St)
- Some freestanding Federation Queen Anne style
- Single storey detached weatherboard cottages (example 2 Fleet Street)
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - Rendered brickwork or weatherboard walls (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, for Federation and Inter-war period houses; timber picket or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent buildings (example 41-43 Smith St)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (example concrete roof tiles to 47 Smith St)
- Loss of original separate verandah roofs (example 10-12 Fleet Street semi-detached)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

HISTORICAL DEVELOPMENT

This area was part of a 1794 grant to Captain Joseph Foveaux, who came to Sydney in 1792. By 1800 Foveaux was the largest landholder and stock-owner in the colony¹. A little prior to 1820 his Ashfield grant had become part of Robert Campbell's Canterbury Park Estate.

The Fleet Street parcel is shown on the 1883 Higinbotham & Robinson map of Ashfield as part of Section 8 of the Underwood Estate, located between Henson's Creek and what later became the railway line, just north of the Sheep Quarantine Ground².

The allotments in this conservation area were put up for private sale by James Bartlett, of "Prospect Hall", Summer Hill, whose undated poster advertised "How to get a home of your own on the best terms ever known!" The subdivision plans advertise "24 charming villa sites fronting the railway, one minute from Summer Hill platform . . . Choice blocks of LAND for Sale at a low price, by 36 Easy Monthly Instalments, *WITHOUT ANY INTEREST* whatever or Expense."³

The land in the Underwood Estate was auctioned in 1878 and Bartlett evidently began to buy from Section 8, beginning with lots 56 to 58, in 1880. He created and named Fleet Street as part of the subdivision he made. Bartlett was an Englishman and it seems likely that he named the street after London's Fleet Street⁴.

Six of the 24 blocks were on the west side of Fleet Street and six on the east; six more faced Carlton Crescent and six faced Smith Street. The layout of the allotments, identical with Bartlett's plan, appears on the Higinbotham & Robinson map mentioned above.

By the late 19th century, there had been a slight enlargement and some re-subdivision. The part on the west side of Fleet Street became Section 1 and that on the east Section 2 of Deposited Plan No 560, and the original 24 allotments had increased to 38. There were now 9 allotments on the west side and 9 on the east side of Fleet Street, 12 in Carlton Crescent and 8 in Smith Street. Several properties in the subdivision were named, indicating that houses already existed on them. These included 'Wynslade' (its site is now 35 Carlton Crescent), 'Bristol Cottage' (now 55 Smith Street, part of a factory/warehouse), 'Ernest Villa' (now 51 Smith Street) and 'Cresswell' (now 39 Smith Street).⁵

The present conservation area has approximately the same extent as the original Bartlett subdivision, meaning that some of the sites of the above named properties are not included, however it incorporates the additional allotments resulting from the later subdivision, making a present total of 37 properties.

The houses themselves first began to appear in the rate book in 1883, including the two fine two-storeyed pairs of Victorian Filigree houses at 13-19 Fleet Street, which are LEP listed heritage items⁶. Other dwellings among the 17 characterising the Victorian period are the five cottages at 25-29 Carlton Crescent and the two small pairs at 30-33 Carlton Crescent. Of the others, at least four appear to have been built in the Federation or early Inter-War years.

All in all, this little piece of Summer Hill reflects the influence of the entrepreneur James Bartlett, whose activities in the area were numerous and interesting. Bartlett came to Summer Hill in 1869, as a widower. He later remarried and lived in 'Prospect Hall', a house he built in 1874 and which stood in Seaview Street, between Prospect Road and Old Canterbury Road, until it was demolished to allow the subdivision which now comprises the Prospect Hall Conservation Area⁷. Bartlett was a builder who was responsible for or a player in many Ashfield developments, including the Prospect Hall area and the Clover Hill and Tavistock Estates. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street was named after him. He died in 1904⁸.

¹ Australian Dictionary of Biography, vol 1, p 408.

² Ashfield Heritage Study 1993, vol 1, pp 32, 36, 170; Higinbotham & Robinson map of Ashfield, 1883

³ Subdivision plan No 516/49; copy in Ashfield Council Archives. Undated, but probably late 1870s.

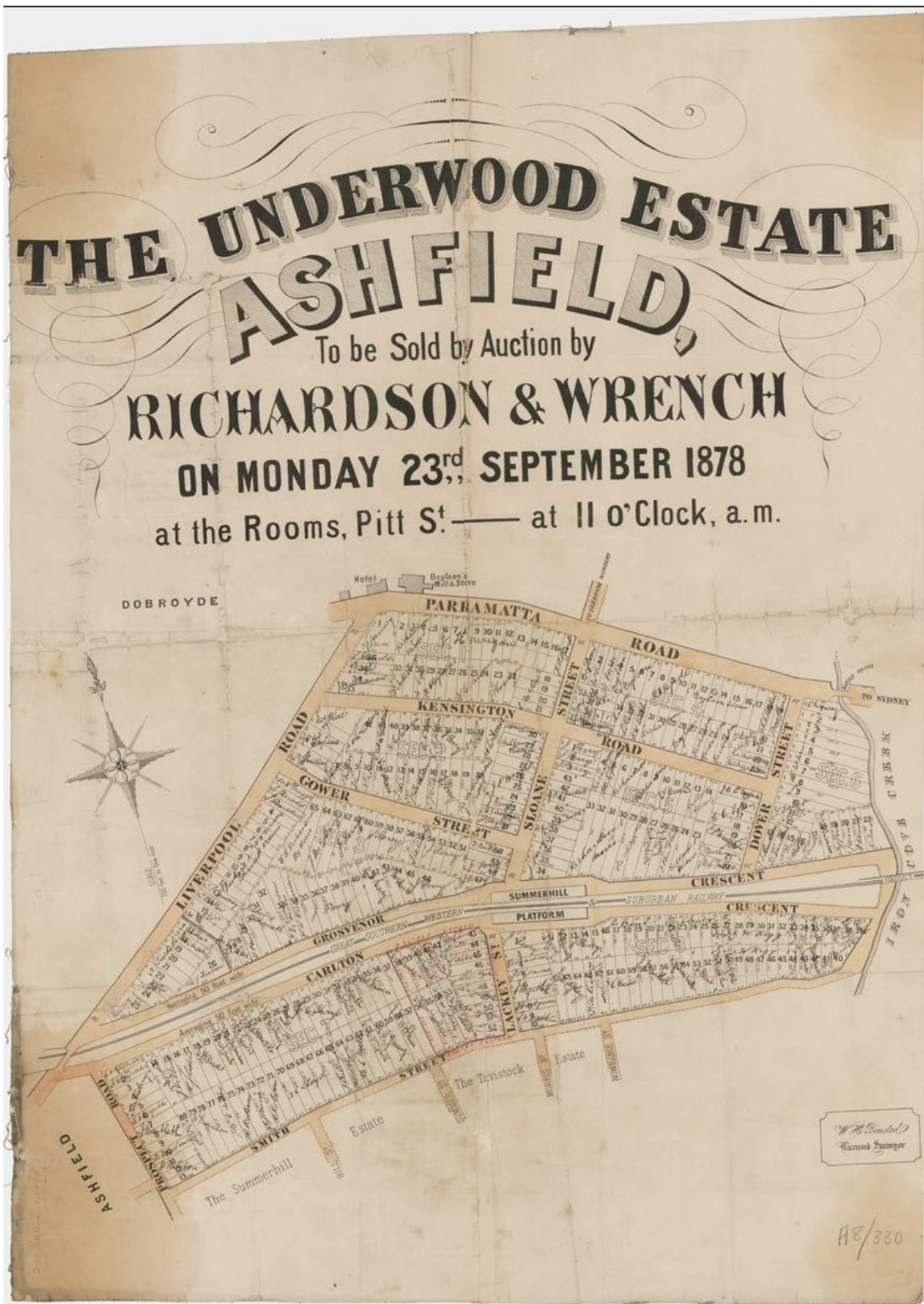
⁴ Land Title and other information from Ashfield & District Historical Society. The Underwood Estate plan is shown in the Ashfield Heritage Study 1993, vol 2, p 63.

⁵ H E C Robinson map of Ashfield East Ward, undated but about 1912; in Ashfield Council Archives

⁶ Ashfield Heritage Study 1993, vol 2, item No 092.

⁷ Ashfield Heritage Study 1993, vol 1, pp 163-69

⁸ Sheena and Robert Coupe, *Speed the Plough*, p 111



Above: The 1878 Underwood Estate subdivision which covered the northern section of Summer Hill, with the approximate location of Fleet Street (subject to a later re-subdivision) circled in red (in Section 3). Source: Ashfield Subdivision plans online at NSW State Library Call No. SP/Z/A8

BUILDING RANKING DEFINITIONS

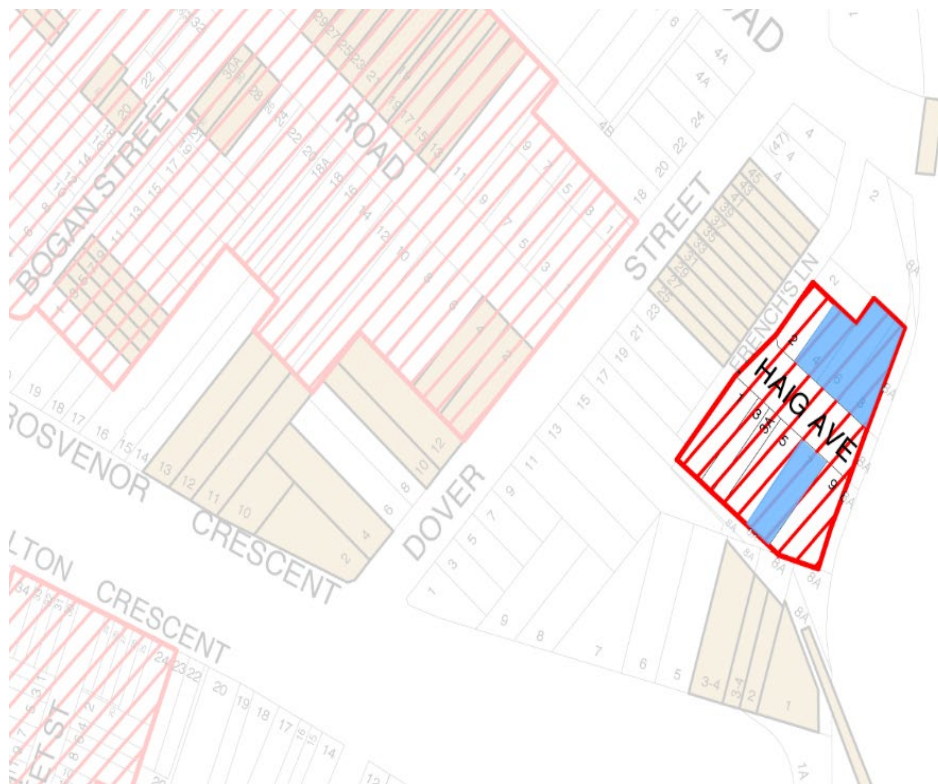
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Fleet Street

Street	Side	No	Rating	Name	Style/Observations
Carlton Crescent	S	24	2	Carris-brook	Late Victorian/early Federation Queen Anne,
Carlton Crescent	S	25	1		Victorian Filigree
Carlton Crescent	S	26	1		Victorian Filigree
Carlton Crescent	S	27	1		Victorian Filigree
Carlton Crescent	S	28	1		Victorian Filigree
Carlton Crescent	S	29	1		Victorian Filigree
Carlton Crescent	S	30	2		Victorian Filigree
Carlton Crescent	S	31	1		Victorian Filigree
Carlton Crescent	S	32	1		Federation indeterminate
Carlton Crescent	S	33	1		Federation indeterminate
Carlton Crescent	S	34	1		Federation Queen Anne
Fleet Street	E	2	1		Victorian Regency (?)
Fleet Street	E	4	1		Simplified Free Classical
Fleet Street	E	6	1		Simplified Free Classical
Fleet Street	E	8	1		Federation indeterminate
Fleet Street	E	10	2		
Fleet Street	E	12	2		
Fleet Street	E	14	1		Federation indeterminate
Fleet Street	E	16	1		Simplified Victorian Regency
Fleet Street	E	18	1		
Fleet Street	W	19	*		Victorian Filigree
Fleet Street	W	17	*		Victorian Filigree
Fleet Street	W	15	*		Victorian Filigree
Fleet Street	W	13	*		Victorian Filigree
Fleet Street	W	11	1		Queen Anne
Fleet Street	W	9	1		Queen Anne
Fleet Street	W	7	1		Queen Anne
Fleet Street	W	5	1		Victorian Italianate/Filigree
Fleet Street	W	3	1		Victorian Free Classical

Street	Side	No	Rating	Name	Style/Observations
Fleet Street	W	1	1		Victorian Free Classical
Smith Street	N	51	2		Victorian Filigree
Smith Street	N	49	1	Blairmoor	Victorian Free Classical
Smith Street	N	47	2		
Smith Street	N	45	2		
Smith Street	N	41-43	3		Late 20th-Century Late Modern

C45 Haig Avenue, Summer Hill Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1919-1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision

Statement of Significance

The Heritage Conservation Area is of marginal local heritage significance.

The area is of some historical significance as the development of a 1919 re-subdivision.

The area originally comprised 9 allotments within a dead-end street one of which (No. 3-3A Haig Avenue) was purchased later and developed for a pair of 1930s semi-detached residences, and five of these dwellings (indicated in blue on the map above) are substantially altered (through cement rendering, addition of roller shutters, aluminium framed windows, altered roof forms), in a manner unlikely to be reversed. Given the small number of dwellings within this confined streetscape, and the predominance of altered dwellings on the north-eastern side of the street in particular, the aesthetic significance of the area has been substantially degraded. The original pre-1943 brush box street tree plantings have also been largely removed.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageway in Haig Avenue
- Remnant pre-1943 brush box tree near No. 6 Haig Avenue

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached and semi-detached face brick single storey Inter-war California bungalow style housing
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
 - Face brickwork
 - Original timber-framed windows and timber panelled doors consistent with the period and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 6 Haig Avenue, altered roof form, cement rendered)
- Changes to materials: Cement rendering of face brickwork to houses (Nos. 7, 9, 4, 6 and 8 Haig Avenue); modern roof cladding (eg concrete tiles)
- Front verandah alterations
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This corner of Summer Hill was part of a 30-acre grant made to Henry Kable in 1804. By about 1822 it had been purchased by James Underwood, who died in 1844. The part of the Underwood Estate now called North Summer Hill was offered for auction by Richardson & Wrench in September 1878. It included the section between Dover Street and Long Cove Creek (where Haig Avenue was later to be located) designated as Section 6.¹

Haig Avenue and its access street, French's Lane, were created by re-subdivision of the rear portions of the deep allotments No 1 to 9 in Dover Street. The arrangement is shown in a subdivision plan prepared for the auction on 1 March 1919 of the sites so created. The drawing shows 12 allotments: lots 4 to 12 addressing Haig Avenue, lots 1 and 2 facing Dover Street at the Parramatta Road end, and lot 3 facing Frenchs Lane, also at Parramatta Road. Lots 1, 2 and 3 eventually became business and industrial sites, while dwellings were built — before World War II — on all nine Haig Avenue lots.

The name Haig Avenue was presumably bestowed as a patriotic gesture honouring Field Marshal Lord Haig, military Commander-in-Chief during the heroic battles on the Western Front, in which Australian troops played an important part, that brought about the conclusion of World War I.² On the subdivision plan the access street, off Parramatta Road, is named French Street, honouring Field Marshal Sir John French.³ Haig Avenue is a short, wide cul-de-sac which slopes down to the east from Frenchs Lane to the Long Cove Creek stormwater channel. There is pedestrian access to a walkway alongside the channel.

French's Lane also provides rear access to the houses on the north-east end of Dover Street.

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 63, 148

² Haig called the Villers-Bretonneux counter-offensive by Britons and Australians in April 1918 'an enterprise of great daring': Marjorie Barnard, *A History of Australia* (Angus & Robertson, 1976) p 488

³ Ashfield Heritage Study 1993, vol 1, Appendix G. Copies of Ashfield subdivision plans can be found in Ashfield Council Archives and in the collection of ADHS. This one is No S16/37.



Above: The advertising leaflet which included the plan for the Haig Subdivision put up for auction on 1 March 1919. Haig Avenue is specifically marked '66 ft wide'. Note that French Lane is here called French Street. It also provided rear access to the properties in Dover Street.

BUILDING RANKING DEFINITIONS

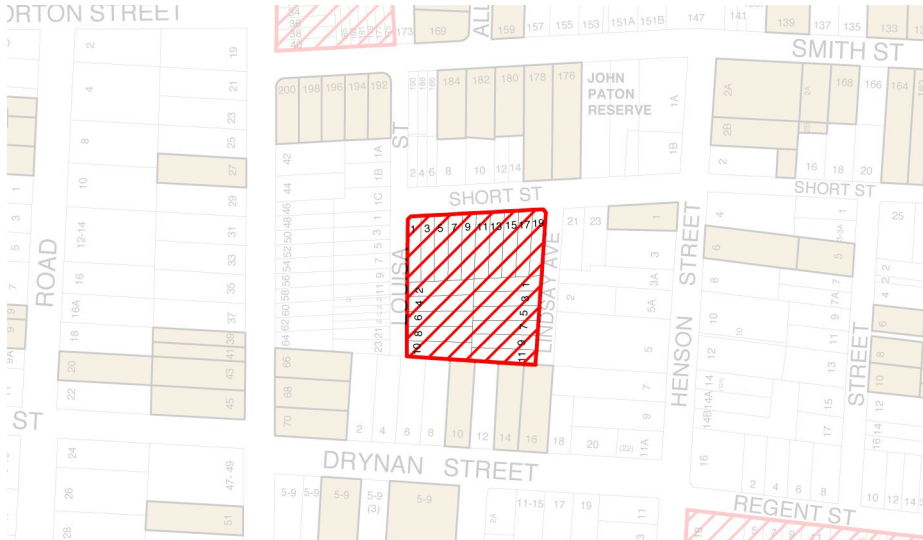
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Haig Avenue

Street	Side	No	Rating	Name	Style/Observations
Haig Avenue	S	2	1		Inter-War Arts-&-Crafts/ California Bungalow
Haig Avenue	S	4	2		Inter-War Arts-&-Crafts
Haig Avenue	S	6	3		
Haig Avenue	S	8	2	Amos	Arts-&-Crafts
Haig Avenue	N	9	1		Inter-War Arts-&-Crafts
Haig Avenue	N	7	2		Inter-War Arts-&-Crafts
Haig Avenue	N	5	2		Inter-War Arts-&-Crafts
Haig Avenue	N	3-3A	1		Inter-War Functionalist/ Art Deco
Haig Avenue	N	1	1		Inter-War Arts-&-Crafts/ California Bungalow

C46 Lindsay-Louisa-Short, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1935-1940

HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

The Lindsay-Louisa-Short Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1934 subdivision of the site of an 1882 house “Kenilworth” (demolished for the subdivision), undertaken by local entrepreneur Sydney Daniel Baker, who submitted all the building applications (as owner-builder) for the semi-detached houses within the area in the period 1934-1937.

The area is of *aesthetic* significance as a distinctive secluded enclave of late 1930s semi-detached single storey brick houses illustrating in the unity of built form and detail - such as hipped terracotta tile roofs, side entries, recessed front verandahs, and decorative brickwork,- their design by a single builder.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageway in Short Street with narrow grass verges and post-1943 street tree plantings
- Narrow carriageways and street verges in Louisa Avenue and Lindsay Avenue reflecting the original 1880s subdivision.

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Semi-detached face brick single storey housing built 1934-1937 by the one builder
- Original details to houses such as:
 - Recessed open front verandahs
 - Recessed side entry porches
 - Decorative brickwork to the front of houses including tapestry brickwork panels, use of contrasting brick colours
 - Original hipped roof forms with original cladding unglazed terracotta tiles
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick to match houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: modern roof cladding (example concrete roof tiles)
- Recessed front verandah enclosures.
- Modern front fences of unsympathetic design and materials.

Historical Development

The land grant made in this part of Ashfield was a grant of 100 acres made to Captain Joseph Foveaux in 1794. That grant was absorbed into Robert Campbell's Canterbury Park Estate by about 1820. The particular block on which these houses now stand became part of the Summerhill Estate which was subdivided in 1876. At that time the land comprised five allotments addressing Short Street and located between what was then called Louise Street on the west and an unnamed road on the east. The latter was later called Little Short Street and, later still, Lindsay Avenue. It seems that Short Street was at first a 36-foot wide street intended mainly to serve as a back lane to properties in Smith Street. It was increased to 50 feet wide here as a frontage to these five allotments, remaining narrower between Henson and Moonbie Streets.

Louisa Street and the rather grandly-named Lindsay Avenue are 30 feet wide. The avenue was named after John Lindsay, who was an Ashfield Council alderman in 1929.¹

The five Short Street allotments were acquired by Mrs Rosina Teakle in about 1882 and on the block so formed she built a house, 'Kenilworth', where she lived for several years until after her husband's death. Charles Teakle was a city auctioneer who died in 1878, at only 33 years of age. 'Kenilworth' was sold in the late 1890s to Thomas Day, a boot manufacturer. After Day's death in 1913 his widow lived on in the house until her death at the age of 90 in 1930.²

In 1926 'Kenilworth' was described as a cottage, owned by the trustees of Thomas Day's estate. Its valuation was recorded as £1,570 unimproved and £2,150 improved. By 1934 the property had been acquired by Sydney Daniel Baker, butcher, of Oaklands Avenue, off Liverpool Road. In that year the Valuer-General's records show that as well as the cottage

there were four tennis courts and three sheds on the site.³ Soon after that the land was cleared and the present subdivision of 21 allotments made. Building applications were made from 1935 to 1937, on behalf of S D Baker as owner-builder, for the erection of the first cottages. They were described in each BA as a pair of semi-detached cottages of brick, each one having four rooms, concrete footings, tiled roof and lead dampcourse. The estimated values of each pair varied from £1,000 to £1,200. The actual valuations in 1937 were given typically (but not identically) as £168 unimproved and £850 for each cottage in the pairs.⁴

In 1940 all of the properties were acquired by Mrs Annie Baker, of Liverpool Road, by will from the estate of Sydney Baker. In 1952 the records show that the Baker family started selling the cottages off separately. Three years later at least ten of the 21 houses were owned by their occupants. The others were owned by absentee landlords, three of them by later members of the Baker family.⁵

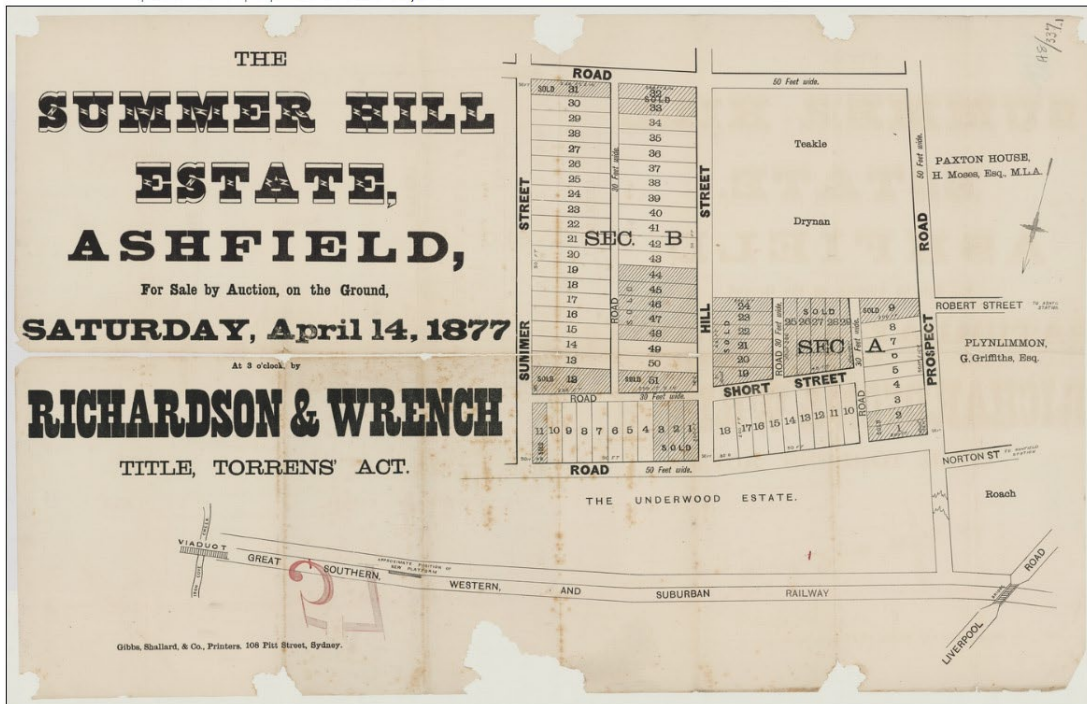
¹ Ashfield Heritage Study 1993, vol 1 pp 32, 36; *ibid*, vol 1, Appendix 'G'; Higinbotham & Robinson map of Ashfield, 1883; Chris Pratten (ed), Summer Hill, *passim*.

² Chris Pratten (ed), Summer Hill, p 190; H E C Robinson map of the east ward of Ashfield, undated, circa 1912.

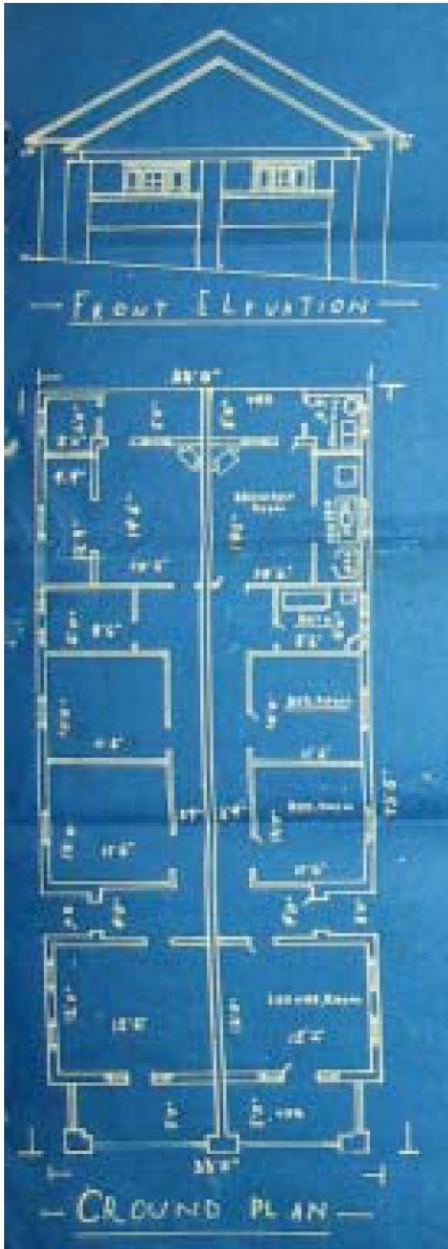
³ Valuer-General's records, east ward, 1926, No 1458; 1934, No 1538; in Ashfield Council Archives. ≈

⁴ BA 1935, Nos 1460-1465; 1936, Nos 7671-7675, 7867 and 7938; 1937, Nos 8099, 8127; Valuer-General's records, east ward, 1937, Nos 841-844, 869-871, 873-874, 895-896, 1564-1571

⁵ Valuer-General's records, east ward, 1955, Nos 878-883, 905-909, 1629-1638.



Above: sale map of the Short Street section of the 1877 Summer Hill Estate, showing the subdivision pattern prior to later re-subdivision. Note: south is at the top of this plan. The street marked “Hill Street” is now Henson Street. The street marked “Summer Street” is now Moonbile Street. The road dividing this area from the Underwood Estate at bottom is now Smith Street to the north. Source: NSW State Library digital Ashfield subdivision plans.



Left: A reproduction of the blueprint that accompanied Building Application 37/8127 for Nos 17-19 Short Street. It was lodged in 1937 on behalf of Sydney Daniel Baker, the butcher-entrepreneur. His other BAs for the precinct were the same.

BUILDING RANKING DEFINITIONS

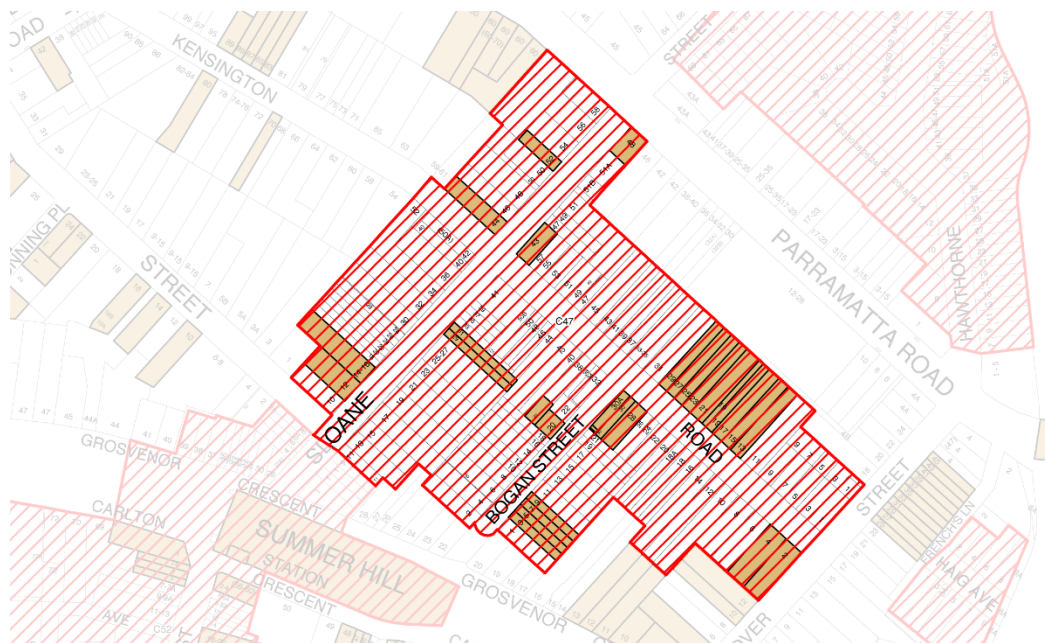
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Lindsay-Louisa-Short

Street	Side	No	Rating	Name	Style/Observations
Lindsay Avenue		11	1		
Lindsay Avenue		9	1		
Lindsay Avenue		7	1		
Lindsay Avenue		5	1		
Lindsay Avenue		3	1		
Lindsay Avenue		1	1		
Louisa Street		2	1		
Louisa Street		4	1		
Louisa Street		6	1		
Louisa Street		8	1		
Louisa Street		10	1		
Short Street		17-19	1		
Short Street		13-15	1		
Short Street		11	1		
Short Street		9	1		
Short Street		7	1		
Short Street		5	1		
Short Street		3	1		
Short Street		1	1		
Lindsay Avenue		11	1		
Lindsay Avenue		9	1		
Lindsay Avenue		7	1		

C47 North Summer Hill, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1878-1930s

HCA TYPE 3: Mixed Residential

Statement of Significance

The North Summer Hill Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as part of the 1878 Underwood Estate Subdivision, with an 1880 re-subdivision to create Bogan Street. The original subdivision, with its wide streets exemplified by Sloane Street, Kensington Road and Dover Street, was envisaged as an upmarket subdivision close to the Summer Hill railway station which opened in 1879.

The area is of *aesthetic* significance for its predominance of one and two storey Victorian Filigree detached, semi-detached and terrace housing and Victorian Italianate style one and two storey houses, mixed with diminutive Victorian period weatherboard cottages, Federation and Inter-war period single storey detached houses and two to three storey Inter-war Art Deco style residential flat buildings, reflecting the development period of the area. The brush box street tree plantings in Sloane Street and Kensington Road and the wide carriageways to the streets (with the exception of Bogan Street) reflect the originally upmarket nature of the 1878 subdivision. Buildings have predominantly small setbacks allowing for small front gardens, with exceptions being an Inter-war Art Deco style commercial building on Parramatta Road and a former shop at 28 Kensington Road, which are built to the street alignment.

Key Character Elements

- Subdivision and public domain elements:
- Pre-1943 street tree planting of Brush box within carriageways in Sloane Street and Kensington Road
- Relatively wide carriageways with grassed verges in Sloane Street, Kensington Road and Dover Street
- Narrow street carriageway with grassed verges in Bogan Street.
- Street tree plantings in Bogan Street and Dover Street circa 1970s.
- Rectangular allotments of varying sizes

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Victorian Filigree style and Victorian Italianate style houses, stuccoed brick predominantly, one and two storeys, detached, semi-detached and terraces from the first phase of development from 1878 to the end of the 19th century (numerous examples throughout the area)
- Nos. 2, 4, and 6 Kensington Road and 21 Sloane Street are freestanding 2-storey Victorian Italianate style villas now rare in the area.
- Victorian period single storey detached weatherboard cottages (examples 6, 20 Bogan Street, 38 Kensington Road)
- Single storey detached brick Federation Queen Anne style houses (example 14 Kensington Road, 17 Sloane Street)
- Rare 2-storey Federation period polychrome brick end terrace at No. 30A Kensington Road
- Single storey detached brick Inter-war California Bungalows
- Inter-war Art Deco style 2-3 storey residential flat buildings (example 12 Kensington Road, 51A and 58 Sloane Street)
- Inter-war Art Deco commercial buildings on Parramatta Road (example 48 Parramatta Road)
- Varied but consistently small setbacks of housing from the street allowing for small front gardens (exception former shop at 28 Kensington Road which is built to the street alignment with a setback weatherboard house attached)
- Original details such as:
 - Front verandahs and balconies with original detailing (Victorian, Federation and Inter-war periods)
 - Original hipped and gabled roof forms with original cladding of slate or corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period) or unglazed terracotta tiles (Inter-war period) and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)
 - Stuccoed brickwork or weatherboard walls (Victorian period)
 - Face brickwork (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences – timber picket or cast iron palisade for Victorian period houses; timber picket, low brick, brick & timber picket for Federation and Inter-war period houses and low brick for Inter-war period residential flat buildings. Occasionally cast iron palisade fences are the original fencing for Federation period houses (example 17 Sloane Street).
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent buildings including 2 & 3 storey 1960s & 1970s residential flat buildings (examples 19-21 Bogan Street modern 2 storey semi-detached houses, residential flat buildings at 11, 31, and 42 Kensington Road, 25-27 and 19 and 51 Sloane Street)
- Front verandah or balcony enclosures (examples 13 Kensington Road, 15 and 21 Sloane Street, 15 Sloane Street verandah and balcony enclosures) or loss of details (example loss of balcony roof at 13 Bogan Street)
- Aluminium framed windows, roller shutters, modern awnings (examples 3 and 9 Kensington Road)
- Reskinning of walls (example 3 Kensington Road Victorian period house with front wall reskinned in circa 1970s brickwork)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern or inappropriate roof cladding (eg concrete tiles, terracotta roof tiles on a Victorian period house example 9 Kensington Road) and loss of chimneys
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.
- Carports in front gardens (example 4 Bogan Street, 38 Kensington Road)

Historical Development

Henry Kable's 1874 land grant and other early land grants in the Summer Hill area were all purchased by James Underwood in 1821 and 1822. Underwood died in 1844 and left a will so complicated that it required special legislation before it could be subdivided.¹

The earliest known use of the name "Summer Hill" was in 1876, for a land subdivision adjacent to the present-day St Andrew's Anglican Church.² In 1878 the first portion of Underwood's estate, covering all land between Parramatta Road, Liverpool Road, Smith Street (south of the railway line) and Iron Cove Creek, was subdivided and offered for auction. The estate was within walking distance of Summer Hill Station, and sales must have benefited enormously from the opening of the station in 1879.

The subdivision was of generous suburban allotments, but a re-subdivision occurred in 1880 to provide for denser housing. This re-subdivision created Bogan Street. Many of the allotments, particularly those close to the station, were soon occupied with houses of the period - Victorian free standing two storey 'villas' and paired terraces, and free standing and paired single and double fronted Victorian Italianate single storey dwellings.

Between 1878 and 1910, the area became an upper-class suburb, and was a popular choice for professionals in banking and insurance who worked in the city – Summer Hill was described in a newspaper article in May 1884 as “the place of residence of a large number of business and professional people who are for the most part engaged in town during the day..”³

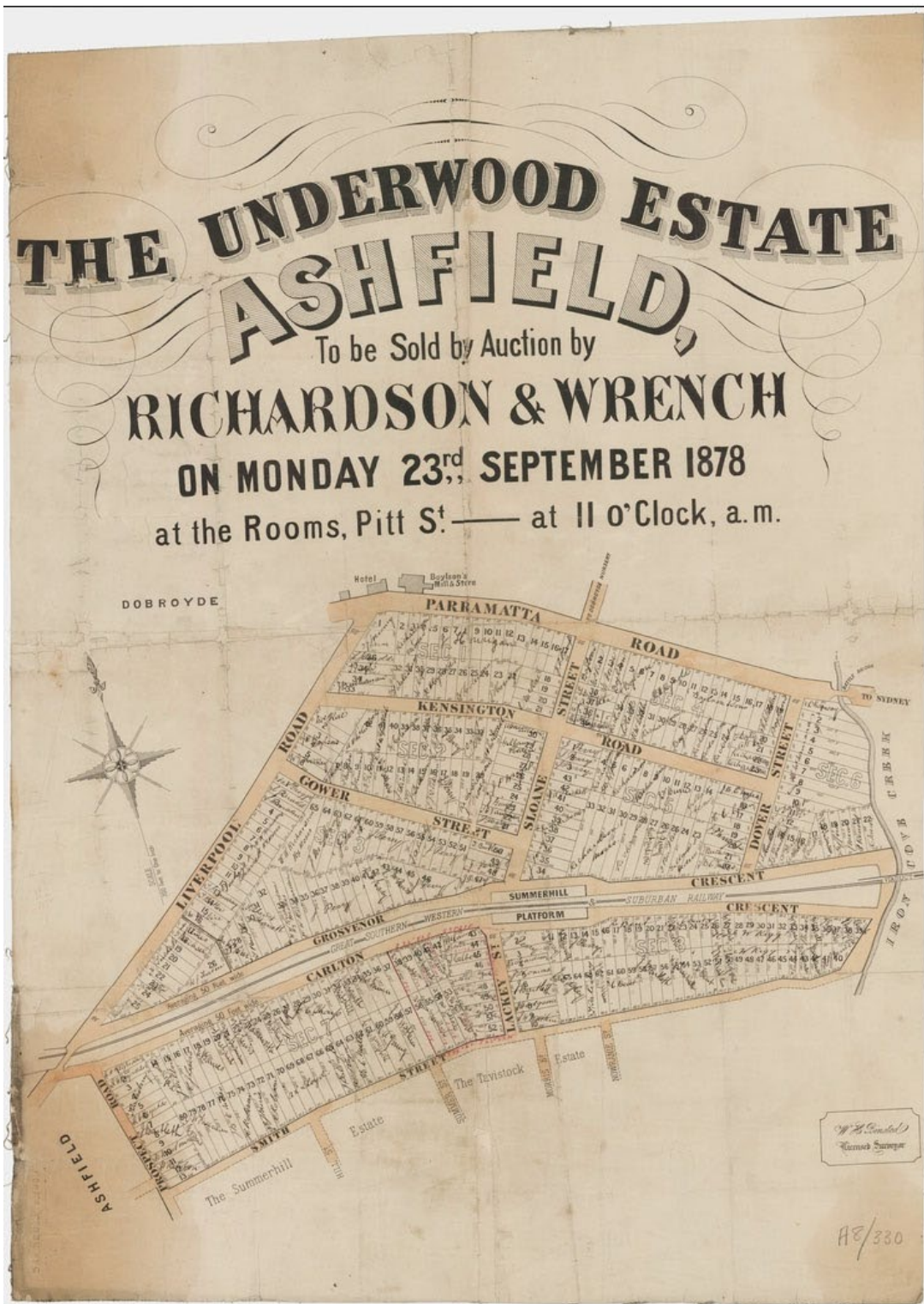
Subdivision of gardens for housing continued in the 1920s and 1930s, and socioeconomically the suburb changed as some of the wealthier inhabitants moved to the North Shore. In the period 1930s to 1970s processes such as demolition of surviving Victorian period mansions, conversion of the mansions to flats (for example at No. 2 Bogan Street), or amalgamation of allotments, allowed erection of home units, especially within walking distance of the railway station.⁴

¹ Pratten, Chris, *Summer Hill*. Ashfield & District Historical Society: Australia, 1999. ISBN 0-949842-11-7.

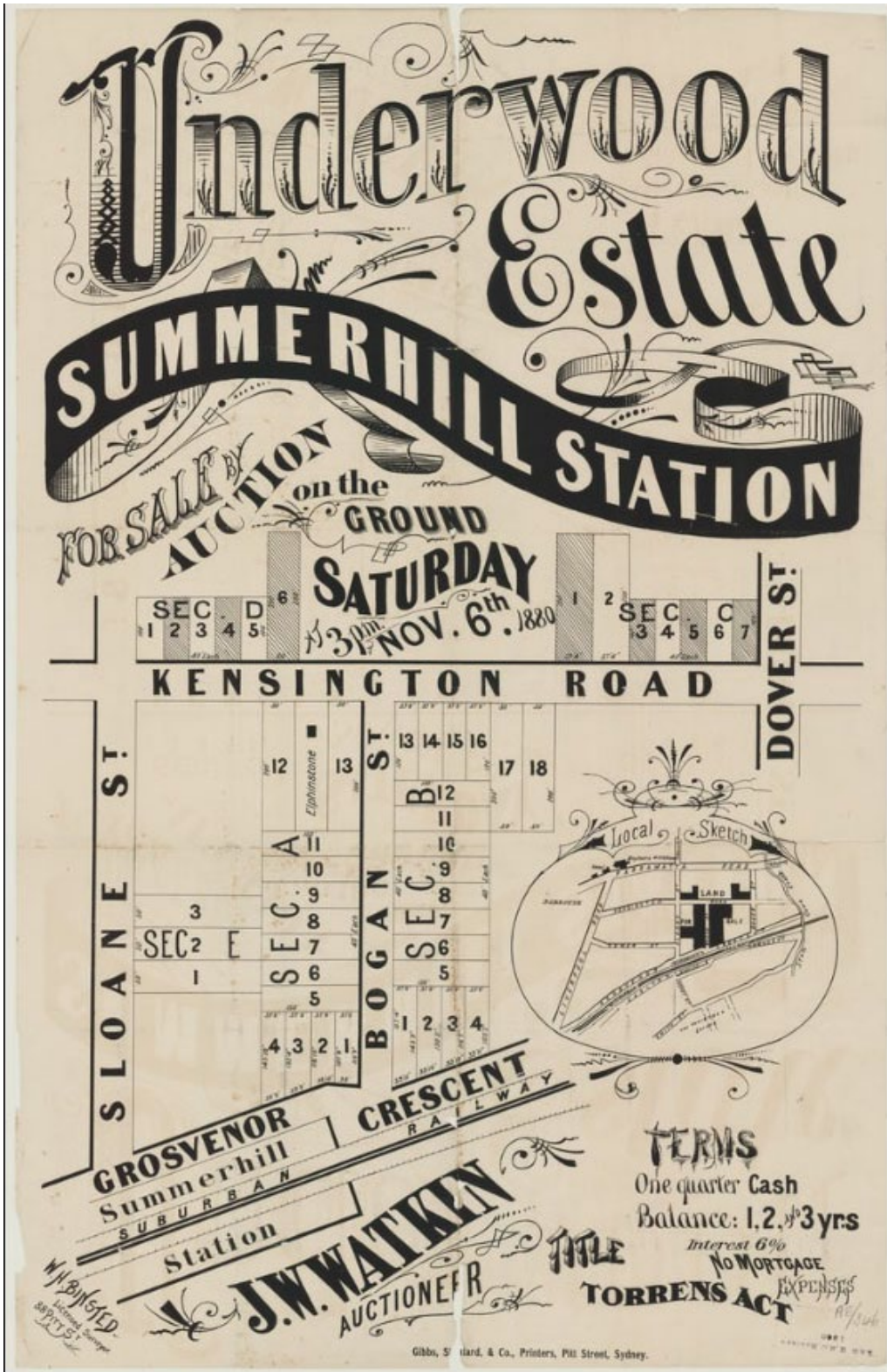
² Wikipedia page on Summer Hill, NSW

³ Pratten, Chris, *Summer Hill*. Ashfield & District Historical Society: Australia, 1999. ISBN 0-949842-11-7. And Australian Town and Country Journal, Saturday 17 May 1884, page 28

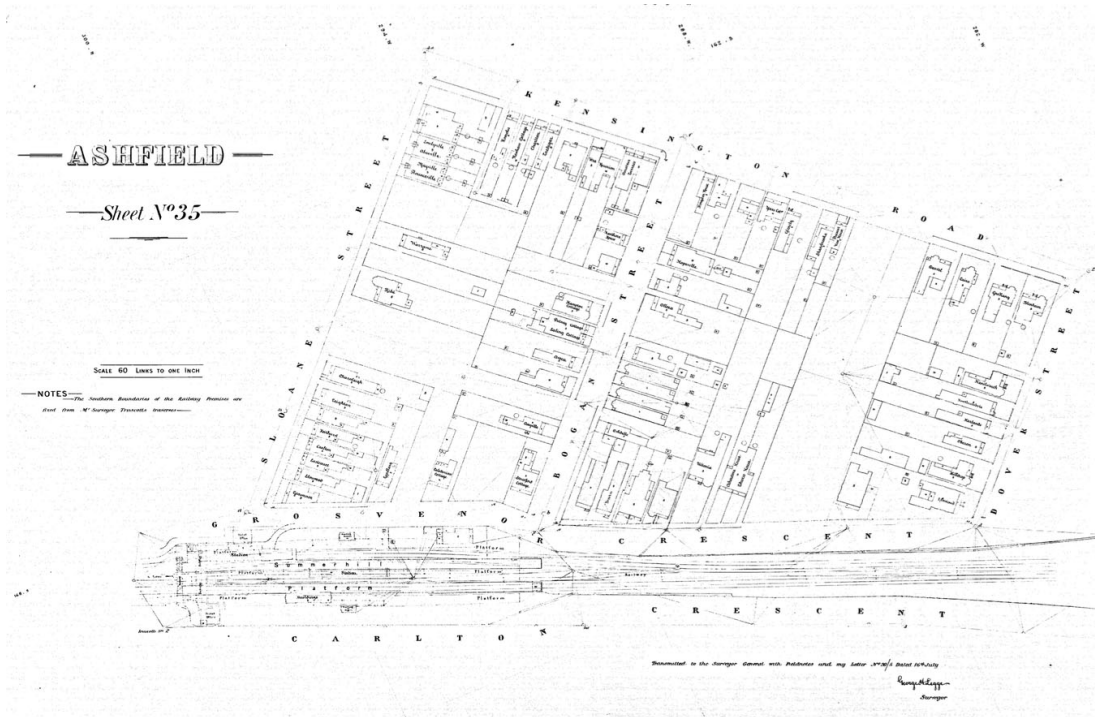
⁴ Pratten, Chris



Above: The 1878 Underwood Estate subdivision plan Source: NSW State Library online subdivision maps for Ashfield



Above: An 1880 Underwood Estate resubdivision which created Bogan Street, as well as resubdividing some allotments in Grosvenor Crescent and Kensington Road. Source: NSW State Library online subdivision maps for Ashfield



Above: Sheet 35 of the circa 1890 Water Board block plans of Ashfield, showing many of the Summer Hill lots developed by this time. Sloane Street is at left, and Dover Street at right on this plan. Source: Ashfiled Library online historical Water Board plans

BUILDING RANKING DEFINITIONS

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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

North Summer Hill

Street	Side	No	Rating	Name	Style/Observations
Bogan Street		2	2		Victorian Italianate
Bogan Street		4	1		Arts & Crafts
Bogan Street		6	1		Victorian Rustic Gothic
Bogan Street		8	1		Victorian Filigree
Bogan Street		10	1		Victorian Filigree
Bogan Street		12	2		Victorian Italianate / Rustic Gothic
Bogan Street		16	1		Victorian Italianate
Bogan Street		18	1		Victorian Italianate
Bogan Street		20	*		Victorian Georgian
Bogan Street		22	1		Victorian Filigree
Bogan Street		19-21	3		Late 20th C Australian Nostalgic
Bogan Street		17	1		Victorian Filigree
Bogan Street		15	1		Italianate
Bogan Street		13	1		Federation Queen Anne
Bogan Street		11	1		Italianate
Bogan Street		9	1		Victorian Italianate
Bogan Street		7	1		Victorian Italianate
Bogan Street		5	1		Victorian Italianate
Bogan Street		3	1		Victorian Italianate
Bogan Street		1	1		Victorian Filigree
Kensington Road		57	1		Victorian Rustic Gothic
Kensington Road		55	1		Victorian Rustic Gothic
Kensington Road		53	1		Victorian Italianate
Kensington Road		51	1		Victorian Free Classical
Kensington Road		49	1		Victorian Rustic Gothic
Kensington Road		47	1		Victorian Rustic Gothic
Kensington Road		45	3		Late 20th C Italianate
Kensington Road		43	1		Inter-war Bungalow
Kensington Road		41	1		Victorian free Classical
Kensington Road		39	1		Victorian Filigree

Street	Side	No	Rating	Name	Style/Observations
Kensington Road		37	1		Victorian Filigree
Kensington Road		33-35	2		Victorian / Inter-war Med.
Kensington Road		31	3		Late 20th C International
Kensington Road		29	*		Victorian Filigree
Kensington Road		27	*		Victorian Filigree
Kensington Road		25	*		Victorian Filigree
Kensington Road		23	*		Victorian Filigree
Kensington Road		21	*		Victorian Filigree
Kensington Road		19	*		Victorian Filigree
Kensington Road		17	*		Victorian Filigree
Kensington Road		15	*		Victorian Filigree
Kensington Road		13	*		Victorian Filigree
Kensington Road		11	3		Inter-war / Post-war Sydney Bungalow
Kensington Road		9	2		Victorian Italianate
Kensington Road		7	1		Victorian Italianate
Kensington Road		5	1		Victorian Italianate
Kensington Road		3	2		Victorian Italianate
Kensington Road		1	1		Victorian Italianate
Kensington Road		2	*		Victorian Italianate
Kensington Road		4	*		Victorian Italianate
Kensington Road		6	1		Victorian Italianate
Kensington Road		8	2		Inter-war Functionalist
Kensington Road		10	1		Queen Anne / Arts & Crafts
Kensington Road		12	1		Inter-war / Post-war Sydney Bungalow
Kensington Road		14	1		Queen Anne / Arts & Crafts
Kensington Road		16	1		Victorian Filigree
Kensington Road		18	1		Victorian Rustic Gothic
Kensington Road		18a	1		Inter-war Art Deco
Kensington Road		20	1		Victorian Filigree
Kensington Road		22	1		Victorian Georgian
Kensington Road		24-26	1		Victorian Filigree

Street	Side	No	Rating	Name	Style/Observations
Kensington Road		28	*		Victorian Filigree
Kensington Road		30	1		Victorian Regency
Kensington Road		30a	*		Victorian Filigree
Kensington Road		32	1		Victorian Filigree
Kensington Road		34	1		Victorian Filigree
Kensington Road		36	1		Victorian Filigree
Kensington Road		38	1		Federation Bungalow
Kensington Road		40	1		Victorian Filigree
Kensington Road		42	3		Late 20th C International
Kensington Road		44	1		Victorian Filigree
Kensington Road		46	1		Victorian Italianate
Kensington Road		48	1		Victorian Italianate
Kensington Road		50	1		Victorian Italianate
Kensington Road		52	2		
Parramatta Road		46-48	*		Inter-war Deco / Functionalist
Sloane Street		51a	1		Inter-war Free Classical
Sloane Street		51b	1		Substation
Sloane Street		51	3		Post-war International
Sloane Street		49	1		Victorian Filigree
Sloane Street		47	1		Victorian Filigree
Sloane Street		43	*		Federation Arts & Crafts
Sloane Street		41	2		Destroyed Federation Queen Anne
Sloane Street		39	1		Victorian Italianate
Sloane Street		37	1		Victorian Italianate
Sloane Street		33-35	2		Victorian Italianate
Sloane Street		29/31	*		Victorian / Federation Filigree
Sloane Street		25/27	3		Late 20th C Int.
Sloane Street		23	1		Queen Anne / Arts & Crafts
Sloane Street		21	2		Italianate
Sloane Street		19	3		Late 20th C International
Sloane Street		17	1		Queen Anne

Street	Side	No	Rating	Name	Style/Observations
Sloane Street		15	1		Victorian Filigree
Sloane Street		13	2		Victorian Filigree
Sloane Street		11	1		Victorian Filigree
Sloane Street		10	4		Post-war, no style
Sloane Street		12	*		Queen Anne
Sloane Street		14-16	*		Victorian Filigree
Sloane Street		18-20	1		Victorian Filigree
Sloane Street		22-24	1		Victorian Filigree
Sloane Street		26-28	1		Victorian Filigree
Sloane Street		30	1		Victorian Italianate
Sloane Street		32	3		Victorian Italianate
Sloane Street		34	1		Californian Bungalow
Sloane Street		36			Post-war International
Sloane Street		40	1		Victorian Filigree
Sloane Street		42			Victorian Filigree
Sloane Street		44	*		Federation Queen Anne
Sloane Street		46	2		Queen Anne
Sloane Street		48	3		Late 20th C International
Sloane Street		50	1		Federation Queen Anne
Sloane Street		52	*		Federation Anglo – Dutch
Sloane Street		54	1		Queen Anne
Sloane Street		56	1		Post-war International
Sloane Street		58	1		Inter-war Georgian Revival

C48 Oaklands Avenue, Summer Hill Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1925-1940s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

The Oaklands Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1925 cul-de-sac subdivision undertaken by local builder Henry Holland, who also built all the houses in the subdivision.

The area is of *aesthetic* significance as a consistent Inter-war period subdivision reflecting its design history by a single builder and for its consistent streetscape of Inter-war California Bungalows. The circa 1940 2-storey duplex at the dead end of the avenue contributes to the streetscape character, terminating the southern end of the avenue.

Key Character Elements

- Subdivision and public domain elements:
- Kinked street alignment of Oaklands Avenue
- Cul-de-sac nature of Oaklands Avenue
- Narrow carriageway in Oaklands Avenue with narrow grass verges, no early street tree plantings

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached face brick single storey Inter-war California bungalow style housing
- Circa 1940 two-storey duplex at dead end of the street (No. 10 Oaklands Avenue)
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original imitation half-timbered finishes (Inter war period)
 - Dark face brickwork (Inter war period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick with metal pipe rails, brickwork to match Inter-war period houses or the 1940s duplex building (10 Oaklands Ave)
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples 5 Oaklands Avenue, 58 Liverpool Road); modern roof cladding (eg concrete tiles)
- Front verandah enclosures (example 59 Liverpool Road)
- Modern front fences or front gates of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The Oaklands Avenue Heritage Conservation Area comprises about nine allotments of land purchased by Thomas Fisher from Underwood's 1878 subdivision of North Summer Hill. Fisher built the house 'Oaklands' on the amalgamated lots in the early 1880s. In 1925 a Petersham builder, Henry Holland, purchased 'Oaklands', demolished the house and re-subdivided the property into eleven suburban allotments. The eleven houses were built soon after, each on its own allotment, Holland living in one of them himself (No 62 Liverpool Rd).

Re-subdivision of the residue of Nos 57 & 57A Grosvenor Crescent created another allotment at the southern end of Oaklands Ave on which a two storey duplex was built circa 1940. The house at No 64 Liverpool Road was demolished in recent years and the property used as a church car park.

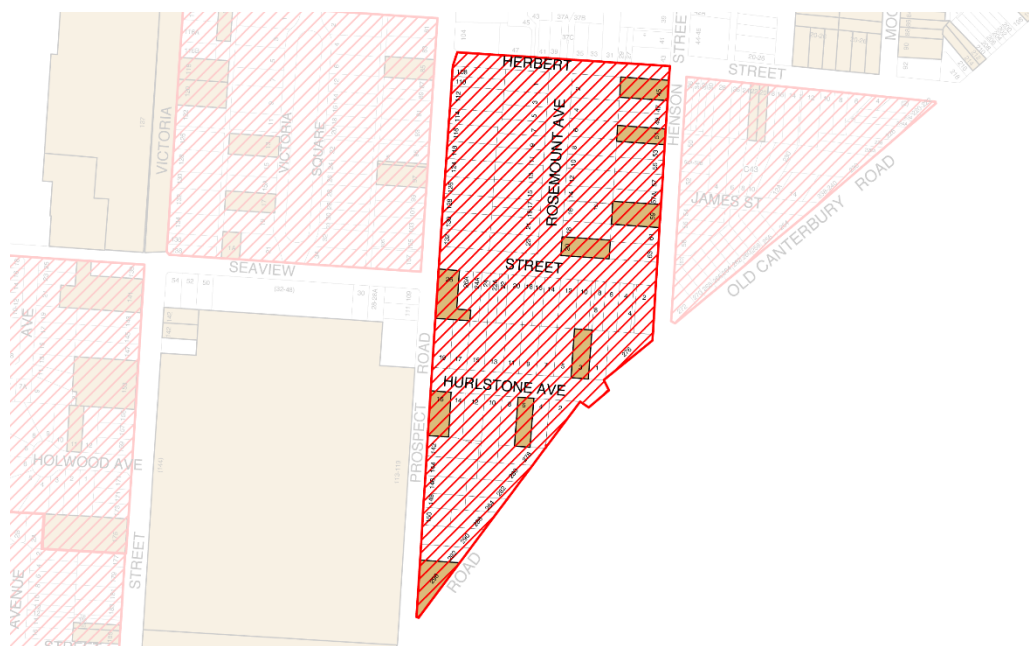
BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Oaklands Avenue

Street	Side	No	Rating	Name	Style/Observations
Liverpool Road		58	1		Californian Bungalow
Liverpool Road		60	1		Californian Bungalow
Liverpool Road		62	1		Californian Bungalow
Liverpool Road		64	4		Californian Bungalow
Oaklands Avenue		2	1		Californian Bungalow
Oaklands Avenue		4	1		
Oaklands Avenue		6	1		Art Deco/Functionalise
Oaklands Avenue		8	1		Californian Bungalow
Oaklands Avenue		10	1		Californian Bungalow
Oaklands Avenue		5	2		Californian Bungalow
Oaklands Avenue		3	1		
Oaklands Avenue		1	1		

C49 Prospect Hall Summer Hill Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1908-1910 - 1940s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

The Prospect Hall Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1908-1910 subdivision of the Prospect Hall Estate developed by Dr Henry Hinder (1908-1910) and after 1910 by Stanton & Son.

The area has strong *historical* association with Stanton & Son, who were responsible for building of much of the housing in the area.

The area has *aesthetic* significance deriving from the 1908 subdivision pattern with little re-subdivision since, and the original building covenants applying to the subdivision, resulting in an aesthetically consistent subdivision of wide streets with grass verges, pre-1943 brush box street tree plantings, and a consistent pattern of predominantly brick single storey detached housing in the Federation Queen Anne and Inter-war California Bungalow styles built with setbacks allowing for small front gardens.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Rosemount Avenue, and Hurlstone Avenue, and scattered pre-1943 brush box plantings on the grass verge on the southern side of Seaview Street.
- Wide grass verges on the southern side of Seaview Street, in Rosemount Avenue
- Relatively wide carriageway in Prospect Road, Hurlstone Avenue, Henson Street
- Narrow grass verges in Hurlstone Avenue

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Front setbacks allowing for small front gardens
- Most allotments have no allowance in width for driveways, with some exceptions (for example the early 1940s house at No. 20 Seaview Street has a side driveway and rear garage).
- Very consistent streetscapes of predominantly detached face brick single storey Federation Queen Anne and Inter-war California bungalow style houses
- Unusual (heritage listed) 2-storey Federation Arts & Crafts style house at 296 Old Canterbury Road (corner Prospect Road) constructed 1909
- Late 1930s-early 1940s (pre-1943) group in Seaview Street including Inter-war Functionalist style house at 20 Seaview Street, and two pairs of semi-detached 1930s-1940s houses at Nos. 22-22A and 24-24A Seaview Street
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - Face brickwork (Federation period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent infill house (resulting from a post-1943 subdivision) at No. 26A Seaview Street
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples 11, 12 Rosemount Avenue)
- Changes to materials: Cement rendering or painting of face brickwork to Federation period houses (example 47 Henson St, 130, 148 Prospect Road, 9 Rosemount Avenue); modern roof cladding (e.g. concrete roof tiles) and loss of chimneys
- Changes to windows (example aluminium framed windows at 11 Rosemount Avenue, altered windows at 9 Rosemount Avenue)
- Carports or garages in front gardens (example 10 Seaview Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This area was part of a land grant made to Edward Haven in 1794, which was acquired by Robert Campbell for his Canterbury Park Estate. The area was bought from Sophia Campbell after Robert Campbell's death by prominent Summer Hill builder, James Bartlett in 1869. Here he built a large house "Rosemount". By 1874 he had built another large house "Prospect Hall" and sold "Rosemount" and six acres to Dr Richard Bowker, only to buy it back in 1888. Both houses stood on the south side of Seaview Street between Prospect Road and Old Canterbury Road. Bartlett died in 1904, and part of his estate was acquired in 1908 by Dr Henry Hinder. Hinder subdivided the land and commenced selling the allotments. Both Rosemount and Prospect Hall were demolished sometime after the initial subdivision of 1908.

All allotments were subject to covenants attached to the titles requiring that each residence be built of brick or stone, with slate, tiles or shingles to the front elevation; that only one residence or two semi detached residences be built per allotment; and that no residence be used as a shop or business premises. There was a building line of 15 feet from the street.

About half the allotments had been sold by Hinder by 1910, and the balance was bought by Dr Arthur Mills of Strathfield, and Richard Stanton (also the designer and developer of Haberfield, Australia's first Garden Suburb). Whether John Spencer Stansfield, who designed many of the houses in Haberfield, designed any in the Prospect Hall area is not known, but architectural similarities suggest this possibility. Certainly by 1912 properties in the Prospect Hall Estate were being sold with the promise of "brick cottage to be erected".¹ A 1914 article stated that "Summer Hill in the Prospect Hall Estate, Messrs Stanton & Son sold 50ft in Rosemount Avenue, and undertook to erect a brick cottage from 845 pounds."²

The allotments were sold as the Prospect Hall Estate Summer Hill.

¹ See advertisement, The Sydney Morning Herald, 26 September 1912, page 9, accessed online via Trove

² Sunday Times, 7 June 1914, page 4 accessed online via Trove

HOUSES AND LAND FOR SALE.

"PROSPECT HALL" ESTATE.

This great SUBDIVISION in the heart of SUMMER HILL, within 8 minutes of the Railway Station, and within 10 minutes of the Dulwich Hill Tram Terminus, and in the direct route of the proposed tramway from Dulwich Hill to Ashfield via Constitution-road. This valuable property was the residence of the late James Bartlett, Esq., and "Rosemount," also on the property, was occupied for many years by both Dr. Bowker and Phillip Sheridan, Esq. The

LAND IS WONDERFULLY ELEVATED.

and from the highest points the coast from the Lighthouse at Sydney Heads right to Botany Bay lends a beautiful panoramic view.

On one side of the property is the residence of Hugh Dixon, Esq., and on the other "Hurlstone" Training College.

There is no more valuable land to be had within easy distance of the City.

PRICES EXCEEDINGLY LOW,

ranging from £3 up to £5 per foot, according to position. We are prepared to accept exceedingly low terms.

10 PER CENT. DEPOSIT, BALANCE EXTENDING OVER 5 YEARS, Interest 5 per cent. This is the only large area of land at present available, and for sale in this HIGHLY-FAVORED SUBURB, and is situated on the south side of the railway line.

GAS, WATER, AND SEWERAGE AVAILABLE.

FOR SALE, "PROSPECT HALL." The old residence, contg. 8 large rooms, wide entrance hall, verandahs and balconies all round, large stables, coachhouse, loose box, small ballroom, etc. We are prepared to dispose of this property at a very low figure, indeed.

Also "ROSEMOUNT," fine roomy cottage, contg. 8 rooms, kitchen, etc.

This Estate is considered one of the finest in the Western Suburbs.

Plans, all particulars, may be had from

STANTON AND SON.

109 PITT-STREET; AND AT STATION, SUMMER HILL.

Above: Prospect Hall Estate subdivision sales advertisement, Evening News 14 October 1908 p2 Source: accessed online via Trove

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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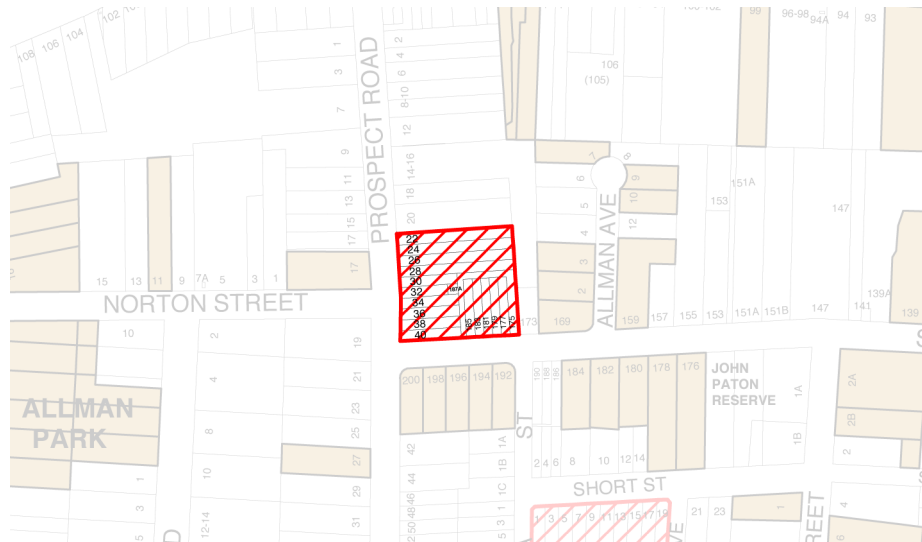
Prospect Hall

Street	Side	No	Rating	Name	Style/Observations
Henson Street		63	1		
Henson Street		61	1		
Henson Street		59	*		
Henson Street		57A	1		
Henson Street		57	1		
Henson Street		55	1		
Henson Street		53	1		
Henson Street		51	*		
Henson Street		49	1		
Henson Street		47	1		
Henson Street		45	*		
Hurlstone Avenue	N	19	1		Queen Anne
Hurlstone Avenue	N	17	1		Queen Anne/Arts & Crafts
Hurlstone Avenue	N	15	1		Arts & Crafts
Hurlstone Avenue	N	13	1		Arts & Crafts
Hurlstone Avenue	N	11	1		Queen Anne
Hurlstone Avenue	N	9	2		Queen Anne
Hurlstone Avenue	N	7	1		Arts & Crafts
Hurlstone Avenue	N	5	1		Queen Anne
Hurlstone Avenue	N	3	*		Federation Bungalow
Hurlstone Avenue	N	1	1		Arts & Crafts
Hurlstone Avenue	S	2	1		Queen Anne
Hurlstone Avenue	S	4	1		Queen Anne
Hurlstone Avenue	S	6	*		Queen Anne/Arts & Crafts
Hurlstone Avenue	S	8	1		Queen Anne
Hurlstone Avenue	S	10	1		Arts & Crafts
Hurlstone Avenue	S	12	1		Queen Anne
Hurlstone Avenue	S	14	1		Californian Bungalow
Hurlstone Avenue	S	16	*		Queen Anne/Arts & Crafts
Old Canterbury Road		296a	*		

Street	Side	No	Rating	Name	Style/Observations
Old Canterbury Road		296	1		Arts & Crafts
Old Canterbury Road		292	1		Queen Anne
Old Canterbury Road		290	1		Queen Anne
Old Canterbury Road		288	1		Californian Bungalow
Old Canterbury Road		284	1		Arts & Crafts
Old Canterbury Road		282	1		Federation Bungalow
Old Canterbury Road		280	1		Arts & Crafts/Californian Bungalow
Old Canterbury Road		278	1		Arts & Crafts
Old Canterbury Road					
Old Canterbury Road		276	1		Arts & Crafts
Prospect Road		110	1		Queen Anne
Prospect Road		112	1		Queen Anne
Prospect Road		114	1		Queen Anne
Prospect Road		116	1		Queen Anne
Prospect Road		118	1		Arts & Crafts
Prospect Road		124	1		Queen Anne
Prospect Road		126	1		Arts & Crafts
Prospect Road		128	1		Queen Anne
Prospect Road		130	1		Queen Anne
Prospect Road		132	1		Queen Anne/Arts & Crafts
Prospect Road		142	1		Arts & Crafts
Prospect Road		144	1		Arts & Crafts/Californian Bungalow
Prospect Road		146	1		Arts & Crafts
Prospect Road		148	2		Bastardised Queen Anne
Prospect Road		150	1		Arts & Crafts
Rosemount Avenue	E	2	1		Federation Bungalow
Rosemount Avenue	E	4	1		Queen Anne
Rosemount Avenue	E	6	1		Queen Anne/Arts & Crafts
Rosemount Avenue	E	8	1		Queen Anne/Arts & Crafts
Rosemount Avenue	E	10	1		Arts & Crafts
Rosemount Avenue	E	12	2		Arts & Crafts/Add

Street	Side	No	Rating	Name	Style/Observations
Rosemount Avenue	E	14	1		Californian Bungalow
Rosemount Avenue	E	16	1		Queen Anne
Rosemount Avenue	E	18	1		Californian Bungalow
Rosemount Avenue	E	20	*		Queen Anne
Rosemount Avenue	W	23	1		Californian Bungalow
Rosemount Avenue	W	21	1		Arts & Crafts
Rosemount Avenue	W	19	1		Queen Anne
Rosemount Avenue	W	17	1		Queen Anne
Rosemount Avenue	W	15	2		Arts & Crafts
Rosemount Avenue	W	13	1		Arts & Crafts
Rosemount Avenue	W	11	2		Arts & Crafts/Add
Rosemount Avenue	W	9	2		Queen Anne
Rosemount Avenue	W	7	1		Queen Anne
Rosemount Avenue	W	5	1		Queen Anne
Rosemount Avenue	W	3	1		Arts & Crafts
Rosemount Avenue	W	1	1		Arts & Crafts
Seaview Street		2	1		Californian Bungalow
Seaview Street		4	1		Arts & Crafts
Seaview Street		6	1		Queen Anne
Seaview Street		8	1		Queen Anne
Seaview Street		10	1		Queen Anne
Seaview Street		12	1		Queen Anne
Seaview Street		14	1		Queen Anne
Seaview Street		16/18	1		Arts & Crafts/Californian Bungalow
Seaview Street		20	1		Functionalist
Seaview Street		22/22a	1		Inter-war Old English
Seaview Street		24/24a	1		Inter-war Mediterranean
Seaview Street		26a	3		Post-war International
Seaview Street		26	*		Federation/Inter-war Bungalow

C50 Prospect Road-Smith Street, Summer Hill Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1884-1888

HCA TYPE 2: Single storey residential (iii) late Victorian period working class housing subdivision Statement of Significance

The Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an 1880s re-subdivision of the 1878 Underwood Estate for terrace housing.

The area is of *aesthetic* significance as a distinctive precinct of single storey stuccoed brick terrace housing with gabled roofs built on long narrow allotments, with small setbacks from the streets allowing for small front gardens. All houses in the area are diminutive Victorian Filigree style terraces.

Key Character Elements

Subdivision and public domain elements:

- U-shaped nightsoil lane which is attached to the No. 175 Smith Street allotment (Lot 6, DP443129) and which runs around the Smith Street terrace group at Nos. 175-185 Smith Street, separating No. 185 Smith Street from the corner site at No. 40 Prospect Road.
- Long narrow allotments at Nos. 22-28 Prospect Road
- Shorter narrow allotments for the remaining terrace house sites
- In Smith Street, terraces step down from Prospect Road and feature unusual central chimneys to roofs

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Diminutive Victorian Filigree style single storey face brick terrace houses with front verandahs and small setbacks
- Original details such as:
 - Front verandahs with original verandah roofs and original detailing including iron lacework friezes
 - Original gabled roof forms with cladding of slate or corrugated steel and original chimneys
 - Original timber-framed windows and timber panelled doors consistent with the periods and style of houses
 - Original façade detailing including drip moulds over windows and doors, pilasters dividing front windows, decorative stucco mouldings to fin walls
- Victorian style timber picket or cast iron palisade front fences
- Terrace houses built close to street alignments with small front gardens

NON-CONTRIBUTORY ELEMENTS

- Changes to materials and roof forms: eg. concrete or terracotta tile roofs extending down over front verandahs (loss of separate front verandah roofs); painting or rendering of brickwork walls
- Loss of chimneys (example Nos. 30-32 Prospect Road)
- Loss of front verandah detailing
- Modern masonry front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This land was part of the Underwood Estate, having originally been included in Henry Kable's 1795 grant of fifteen and a half acres. The Underwood Estate was first put up for auction by Richardson & Wrench in 1878 and the site of these groups of houses then comprised five blocks, Lots 9 to 13 of Section 7 of the subdivision.¹

The owner of the land in 1883 was Mrs J H Beale who, as was common in those times, purchased on behalf of her husband. It seems that it was Beale who re-subdivided the five original blocks into the 16 narrower allotments evident today. Beale commenced building the houses in Prospect Road in 1884 and they were completed in 1885. The Smith Street blocks were still vacant in 1887 but the dwellings were erected on them in 1888, also in Beale's name. In 1892, J H Beale began to sell the properties. The pair at Nos 38-40 Prospect Road was purchased by Henry W Webb, who sold them in 1903 to Mrs H Foy. Then Mrs Beale sold the rest of the Prospect Road group to the AMP Society.² The six Smith Street terraces were acquired by the E S & A Bank in 1892 and then in 1895 by G H McDonald, who, it seems, mortgaged them in 1904 to the E S & A again.³

By 1908 the Smith Street houses were owned by William Benjamin Bull, laundry proprietor. He sold the terrace of six to William and Caroline Jones, of Murrurrundi, for £1,356. The list of occupants at that time included a stonemason (at No. 177 Smith St), a bread carter (at No. 175 Smith St), a tailor (at No. 183 Smith St) and a traveller (at No. 185 Smith St).⁴

In 1908 The AMP Society was still recorded as the owner of Nos 22-36 Prospect Road. The pair at Nos 38-40 had been acquired by Mrs Harriett Foy, of Croydon. The occupants of these terraces at the time includes a telegraphist (at No. 22 Prospect Rd), a carpenter (at No. 24), a coachman (at No. 28), a line repairman (at No. 32), a machinist (at No. 34), a watchmaker (at No. 38) and a grocer at No. 40 Prospect Rd (corner Smith Street).⁵

By 1912 most of the Prospect Road houses had been named as follows⁶:

No 22, 'Victoria Villa'

No 24, 'Derwent'

No 26, 'Ernest Villa'

No 28, 'Bertie Villa'

No 30, 'Avaliah'

No 32, 'Sophocles'

No 36, 'Wesleyville'

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36; Higinbotham & Robinson map of Ashfield, 1883; Subdivision Plan No A8/330, in Ashfield Council Archives

² Rate Books, East Ward, 1892, Nos 130-135 and 581-590; 1895, Nos 136-141; 1896, Nos 597-606.

³ Rate Books, East Ward, 1883, Nos 421-424; 1884, Nos 570-576; 1885, Nos 368-377; 1887, No 121; 1888, Nos 134-139 and 564-573; 1891, Nos 127-132 and 576-585; 1892, Nos 130-135 and 581-590; 1895, Nos 136-141; 1896, Nos 597-606; 1903, Nos 603-612; 1904, Nos 302-307. All in Ashfield Council Archives.

⁴ Valuer-General's records, east ward, 1908, Nos 171-175, in Ashfield Council Archives.

⁵ Valuer-General's records, east ward, 1908, Nos 171-175, in Ashfield Council Archives

⁶ H E C Robinson map of Ashfield East Ward, undated but about 1912, in Ashfield Council Archives

The houses on the six allotments addressing Smith Street at this time were described simply as ‘brick cottages’.⁷

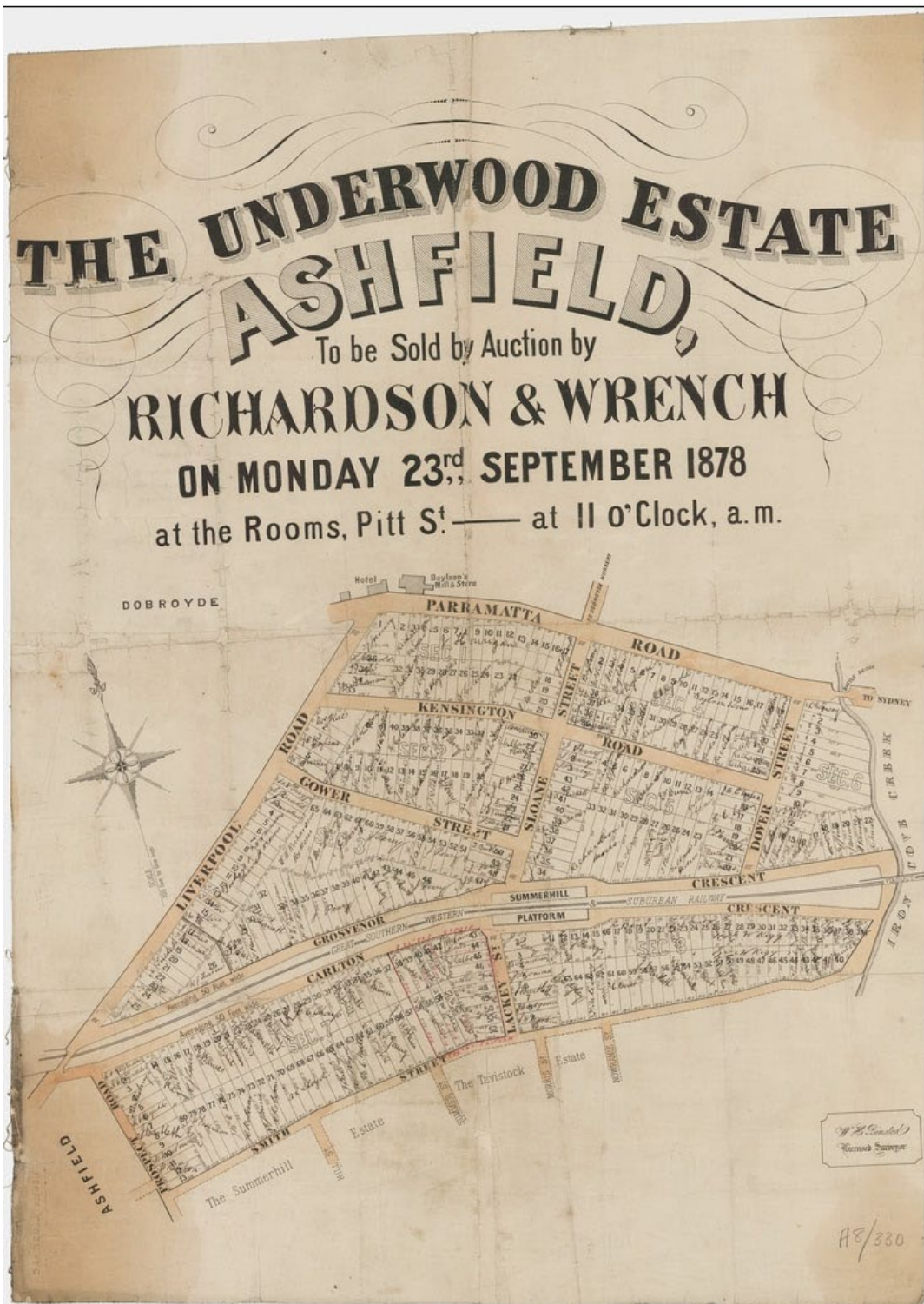
William and Caroline Jones continued as absentee landlords of the Smith Street terrace group until at least 1928. In 1922 the end cottage at No 175 was named ‘Artgwen’. Its unimproved valuation was given in 1928 as £168 and the improved valuation was £330. Each of the other cottages was valued at £157 unimproved and £330 improved.⁸ There is no record of other house names in this period.

In 1922 the ownership of the Prospect Road pairs separated further and from then on the property market appears to have become more volatile. By 1928 there were further changes in ownership, with most of the owners still being absentee landlords, however the pair of terraces at Nos. 22-24 Prospect Road were purchased by one of the occupiers, a Stewart Gill.⁹

⁷ *ibid*

⁸ Valuer-General’s records, east ward, 1922, Nos 1496-1501; 1928, Nos 1562-1567.

⁹ Valuer-General’s records, east ward, 1922, Nos 1201-1210; 1928, Nos 1255-1264.



Above: The 1878 Underwood Estate subdivision, Summer Hill. Lots 9-13 are in the far left corner of the estate, corner of Smith Street and Prospect Road. Source: NSW State Library online subdivision maps of Ashfield

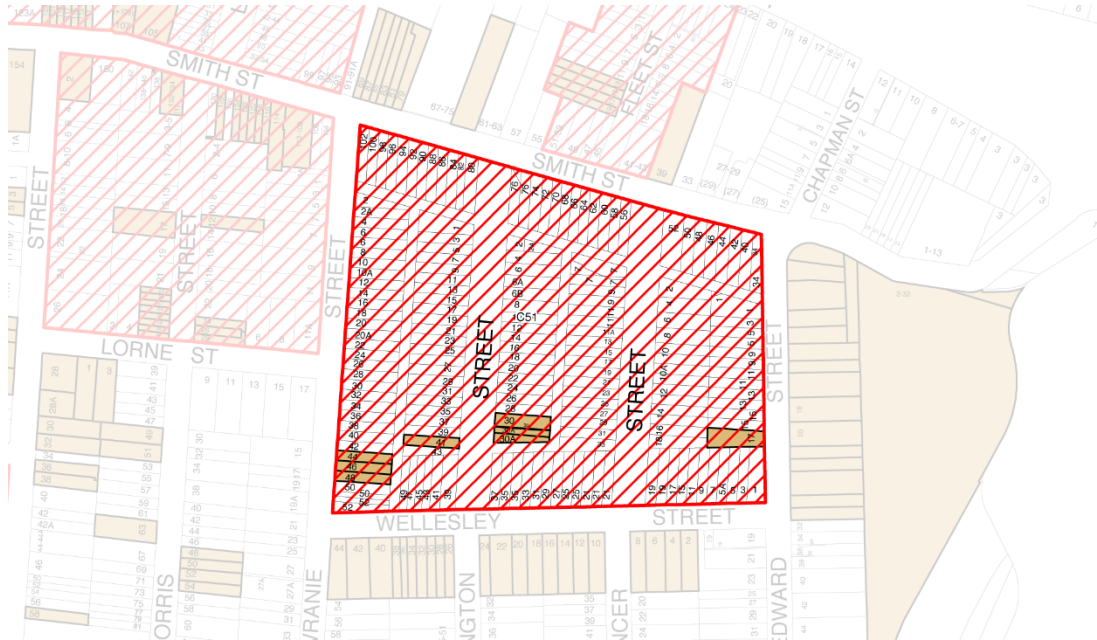
BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Prospect Road-Smith Street

Street	Side	No	Rating	Name	Style/Observations
Prospect Road		22	1	Wilma	Eclectic
Prospect Road		24	1		Eclectic
Prospect Road		26	1	Bantry	Eclectic
Prospect Road		28	1		Eclectic
Prospect Road		30	1		Eclectic
Prospect Road		32	1		Eclectic
Prospect Road		34	1		Eclectic
Prospect Road		36	1		Eclectic
Prospect Road		38	1		Eclectic
Prospect Road		40	1		Eclectic
Smith Street		185	1		Eclectic
Smith Street		183	1		Eclectic
Smith Street		181	1		Eclectic
Smith Street		179	1		Eclectic
Smith Street		177	1		Eclectic
Smith Street		175	1		Eclectic

C51 Quarantine Ground, Summer Hill Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1885 to 1930s

HCA TYPE 3: Mixed Residential Statement of Significance

The Quarantine Ground, Summer Hill, Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an area used for sheep quarantine purposes and initially subdivided for housing in 1885, and as area where the Victorian period subdivision pattern was later altered to accommodate the emerging trend for larger allotments and development of detached housing the Federation and Inter-war periods.

The area is of *aesthetic* significance for its mix of Victorian, Federation and Inter-war period housing reflecting its history of subdivision and re-subdivision from 1885 into the inter-war period. The pre-1943 street tree plantings in Spencer and Carrington Streets enhance the aesthetic significance of the area.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Spencer Street and Carrington Street
- Subdivision pattern of generally narrow long allotments with rear laneways (except for area east side of Spencer Street to Edward Street). Some outhouses and early outbuildings remain off the rear laneways.
- Relatively wide carriageways in Smith Street, Edward Street, Spencer Street, Carrington Street, Nowranie Street
- Narrower street width in Wellesley Street and Edward Street
- Narrow grass verges (except in Wellesley Street, Edward Street and sections of Smith Street)

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Narrow-fronted detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Single storey narrow fronted detached, semi-detached and terrace Victorian housing
- 2-storey terrace and semi-detached Victorian Filigree style terraces
- All houses will small setbacks from the streets allowing for small front gardens
- Inter-war period residential flat buildings (example No. 6, 32 Nowranie Street, 52 Smith St)
- Former retail buildings (56, 102 Smith Street, 18 Spencer St) or halls (No. 60 Smith St)
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)
 - Face brickwork (Federation, Inter-war periods) or stuccoed brickwork (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses; timber picket or cast iron palisade for Victorian period houses
- Vehicle access off rear laneways.

NON-CONTRIBUTORY ELEMENTS

- Later infill buildings (No. 5A, 17 Wellesley St)
- Carports in front gardens (5A Wellesley St)
- Loss of original detailing (example 13 Edward Street, 10, 10A Nowranie Street)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)
- Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah or balcony enclosures (example No. 42 Nowranie St)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.
- Later industrial buildings (example 94-98 Smith St)

Historical Development

This area was part of the land granted to Joseph Foveaux in 1794 and later incorporated into Robert Campbell's Canterbury Park Estate. After Robert Campbell's death his heir Sophia Campbell leased all the land to the NSW Government as a quarantine station for sheep in the early 1880s. Ashfield Council minutes of 1883 to 1885 record a number of attempts by the Council to convince the Government to acquire the Quarantine Ground as a recreation reserve, but in 1885 it was subdivided into 183 x 20 foot wide allotments and sold. It was developed for housing and for some shops between 1885 and 1930.

In 1885 most of Sydney's population lived in terrace housing, and the twenty foot frontage, a common terrace size, with long narrow rear laneways, suggest that was intended here. This translation of inner city housing to the suburbs did not continue however, for while there is one terrace of six two-storey dwellings, and a number of terraces of single storey dwellings, the majority of the buildings within the area are free standing on long narrow allotments.

By the early years of the 20th century a number of houses in Spencer and Edward Streets were being built over two allotments resulting in double fronted houses with garden space to all sides, and two houses in Wellesley Street were built over three allotments.

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Quarantine Ground

Street	Side	No	Rating	Name	Style/Observations
Carrington Street	E	2	1		
Carrington Street	E	4	1		Queen Anne/Arts & Crafts
Carrington Street	E	6	1		Queen Anne/Arts & Crafts
Carrington Street	E	6a	1		Californian Bungalow
Carrington Street	E	6b	1		Californian Bungalow
Carrington Street	E	8	1		Arts & Crafts
Carrington Street	E	10	1		Californian Bungalow/Arts & Crafts
Carrington Street	E	12	1		Queen Anne
Carrington Street	E	14	2		Victorian Italianate
Carrington Street	E	16	1		Victorian Italianate
Carrington Street	E	18	1		Victorian Italianate
Carrington Street	E	20	1		Victorian Filigree
Carrington Street	E	22	2		
Carrington Street	E	24	2		Modified Queen Anne
Carrington Street	E	26	1		Victorian Filigree
Carrington Street	E	28	1		Queen Anne
Carrington Street	E	30	*		Arts & Crafts
Carrington Street	W	43	1		Victorian Italianate
Carrington Street	W	41	*		Queen Anne
Carrington Street	W	39	1		Queen Anne
Carrington Street	W	37	1		Queen Anne
Carrington Street	W	35	1		
Carrington Street	W	33	1		Queen Anne
Carrington Street	W	31	1		Victorian Regency
Carrington Street	W	29	1		Queen Anne
Carrington Street	W	27	1		Californian Bungalow
Carrington Street	W	25	1		
Carrington Street	W	23	1		Queen Anne
Carrington Street	W	21	1		Victorian Italianate
Carrington Street	W	19	1		Victorian Italianate

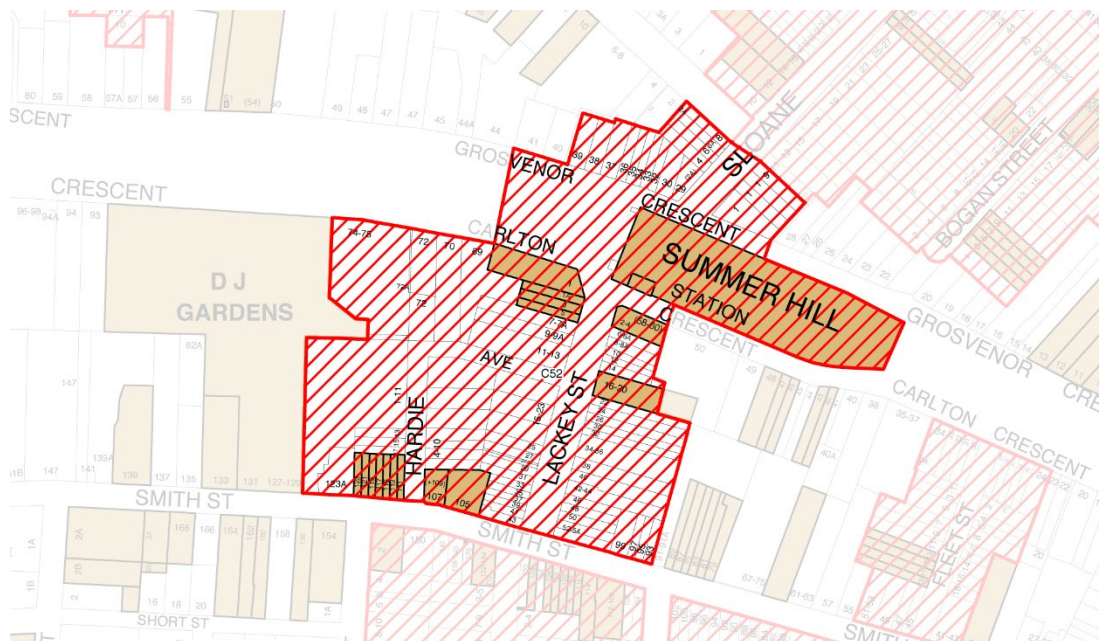
Street	Side	No	Rating	Name	Style/Observations
Carrington Street	W	17	1		Victorian Italianate
Carrington Street	W	15	2		Victorian Italianate
Carrington Street	W	13	1		Queen Anne
Carrington Street	W	11	1		Queen Anne
Carrington Street	W	9	2		
Carrington Street	W	7	2		
Carrington Street	W	5	1		
Carrington Street	W	3	1		Victorian Italianate
Carrington Street	W	1	1		Victorian Italianate
Edward Street		17	*		Queen Anne
Edward Street		15	1		Victorian Italianate
Edward Street		13	2		Victorian Italianate
Edward Street		11	1		Victorian Italianate
Edward Street		9	1		Victorian Italianate
Edward Street		5	1		Queen Anne
Edward Street		3	1		Victorian Filigree
Edward Street		1	1		Queen Anne
Nowranie Street		2	1		Queen Anne
Nowranie Street		2a	1		Queen Anne
Nowranie Street		4	1		Victorian Italianate
Nowranie Street		6	1		Inter-war Art Deco/Functionalist
Nowranie Street		8	1		Victorian Filigree
Nowranie Street		10	2		Victorian Filigree
Nowranie Street		10a	2		Victorian Filigree
Nowranie Street		12	1		Victorian Italianate
Nowranie Street		14	1		Queen Anne/Arts & Crafts
Nowranie Street		16	1		Queen Anne/Arts & Crafts
Nowranie Street		18	1		Victorian Regency
Nowranie Street		20	?		Post-war Style Indeterminate
Nowranie Street		20a	2		
Nowranie Street		22	1		Queen Anne

Street	Side	No	Rating	Name	Style/Observations
Nowranie Street		24	1		Victorian Italianate
Nowranie Street		26	1		Queen Anne
Nowranie Street		28	1		Queen Anne
Nowranie Street		30	1		Modified Queen Anne
Nowranie Street		32	1		Inter-war Art Deco/Functionalist
Nowranie Street		34	1		Victorian Italianate
Nowranie Street		36	1		
Nowranie Street		38	1		Victorian Italianate
Nowranie Street		40	1		Victorian Italianate
Nowranie Street		42	1		Victorian Filigree
Nowranie Street		44	*		Federation Freestyle
Nowranie Street		46	*		Federation Freestyle
Nowranie Street		48	*		Federation Freestyle
Nowranie Street		50	1		Victorian Italianate
Nowranie Street		52	1		Victorian Italianate
Smith Street		34	1		Victorian Regency
Smith Street		40	1		Federation Italianate Semi
Smith Street		42	1		Federation Italianate Semi
Smith Street		44	1		Federation Italianate Semi
Smith Street		46	1		Federation Italianate Semi
Smith Street		48	1		Federation Italianate Semi
Smith Street		50	1		Federation Italianate Semi
Smith Street		52	1		Inter-war Functionalist
Smith Street		56			
Smith Street		58	1		Federation Freestyle
Smith Street		60	1		Victorian Style Indeterminate
Smith Street		62	1		Federation Italianate
Smith Street		64	1		Federation Italianate
Smith Street		66	1		Federation Italianate
Smith Street		68	1		Federation Italianate
Smith Street		70	1		Federation Italianate

Street	Side	No	Rating	Name	Style/Observations
Smith Street		72	1		Federation Italianate
Smith Street		74	1		Federation Italianate
Smith Street		76/78	1		Federation Italianate
Smith Street		80			Victorian Free Classica
Smith Street		82	1		Victorian Italianate
Smith Street		84	1		Federation Italianate Semi
Smith Street		86	1		Federation Italianate Semi
Smith Street		88	1		Federation Italianate Semi
Smith Street		90	1		Federation Italianate Semi
Smith Street		92	1		Victorian Filigree
Smith Street		94/98	1		
Smith Street		100	3		Victorian Filigree
Smith Street		102	1		Federation Arts & Crafts
Spencer Street	E	2			Arts & Crafts/Californian Bungalow
Spencer Street	E	4	1		Californian Bungalow
Spencer Street	E	6	1		Californian Bungalow
Spencer Street	E	8	1		Californian Bungalow
Spencer Street	E	10	1		Arts & Crafts/Californian Bungalow
Spencer Street	E	10a	1		Arts & Crafts/Californian Bungalow
Spencer Street	E	12	1		Inter-war Californian Bungalow
Spencer Street	E	14	1		Victorian Filigree
Spencer Street	E	16	1		Victorian Italianate
Spencer Street	E	18	1		Victorian Regency
Spencer Street	W	33			
Spencer Street	W	31	1		
Spencer Street	W	29	1		
Spencer Street	W	27	1		
Spencer Street	W	25	1		
Spencer Street	W	23	1		Victorian Filigree
Spencer Street	W	21	1		Queen Anne
Spencer Street	W	19	1		Queen Anne

Street	Side	No	Rating	Name	Style/Observations
Spencer Street	W	17	1		Queen Anne Eclectic
Spencer Street	W	15	1		Queen Anne Eclectic
Spencer Street	W	13	2		Victorian Italianate
Spencer Street	W	11a	1		Inter-war Californian Bungalow
Spencer Street	W	11	1		Queen Anne/Arts & Crafts
Spencer Street	W	9	1		Queen Anne/Arts & Crafts
Spencer Street	W	7	1		Queen Anne/Arts & Crafts
Wellesley Street		49			Victorian Italianate
Wellesley Street		47	1		Victorian Italianate
Wellesley Street		45	1		Victorian Italianate
Wellesley Street		43	1		Victorian Italianate
Wellesley Street		41	1		Victorian Filigree
Wellesley Street		39	1		Victorian Regency
Wellesley Street		37			Victorian Italianate
Wellesley Street		35	1		Inter-war Californian Bungalow/Arts & Crafts
Wellesley Street		33	1		Federation Queen Anne
Wellesley Street		31	1		Victorian Italianate
Wellesley Street		29	1		Victorian Italianate/Rustic Gothic
Wellesley Street		27	1		Victorian Italianate/Rustic Gothic
Wellesley Street		25	1		Federation Queen Anne
Wellesley Street		21	1		Federation Queen Anne
Wellesley Street		19	2		Queen Anne
Wellesley Street		17	3		Post-war Sydney Bungalow
Wellesley Street		15	1		Victorian Italianate
Wellesley Street		11	1		Victorian Filigree
Wellesley Street		9	1		Federation Queen Anne
Wellesley Street		7	1		Federation Queen Anne
Wellesley Street		5a	3		Post-war Bungalow
Wellesley Street		5	1		Inter-war Californian Bungalow
Wellesley Street		3	1		Inter-war Californian Bungalow
Wellesley Street		1	1		Federation Queen Anne

C52 Summer Hill Central Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1878 to 1940s

HCA TYPE 1: Retail

Statement of Significance

The Summer Hill Central Heritage Conservation Area is of *local* heritage significance.

The Summer Hill Central area is of *historical* significance as an area of retail streetscapes developed in the period from 1878 through to the 1940s, in response to lobbying for and the actual opening of the Summer Hill Railway Station in 1879.

The area is of *aesthetic* significance for its varied mix of predominantly retail buildings dating from 1878 to the 1940s, illustrating architectural styles including Victorian Italianate, Victorian Filigree, Federation Free Classical and Inter-war Functionalist, unified by building alignments to the street frontage and awnings over the street, and predominantly 2 storey building heights.

Key Character Elements

Subdivision and public domain elements:

- Summer Hill Railway Station (heritage item)
- Relatively wide footpaths in Lackey Street with recent street tree plantings
- Plaza with wall mural and fountain in Lackey Street
- Enclosed views at either end of Lackey Street
- Pedestrian pathways

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Predominantly 2-storey Victorian and Federation period retail buildings built to the street alignment, in Victorian Italianate (e.g 9 Lackey St, 22-26 Lackey St, 38-50 Lackey Street), Victorian Free Classical, Federation Free and Federation Free Classical (Nos. 1A-7 Lackey Street) styles
- Inter-war Functionalist (e.g. 2-4 Lackey St) and Inter-war Old English (16-20 Lackey Street) style retail buildings, and one Inter-war Mediterranean style residential flat building (No. 105 Smith Street)
- Victorian Filigree style terraces (13-15 Hardie St)
- Original details to retail buildings such as:
 - Parapets with elaborate detailing including urns, pediments
 - recessed balconies, often with arched openings, to Federation period 2-storey terrace shops
 - awnings over footpaths
 - original windows or doors to 1st floor level
 - rendered brickwork (Victorian period) or face brickwork (Federation, Inter-war period)
 - original balconies (recessed or otherwise)

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered buildings with difficult to reverse uncharacteristic alterations (example 34-36 Lackey St)
- Enclosed balconies
- Modernised ground floor shopfronts

Historical Development

The land in this part of Summer Hill was part of land grants made to Henry Kable (or Cable) and Captain Joseph Foveaux, important settlers in early Sydney. The boundary separating their grants crossed the present-day Lackey Street at about the line of Hardie Avenue, with Kable's on the north and Foveaux's on the south. Kable received several grants in addition to this parcel of 30 acres. Foveaux's was a single grant of 100 acres. The two grants were made in 1794, during the interregnum between the departure of Governor Phillip and the arrival of the second Governor, John Hunter.

Both Kable and Foveaux established farms on their properties. Foveaux sold his, known as Long Cove Farm, to Charles Grimes in 1799. Grimes owned it for only two years, selling on to John Palmer in 1801. By 1820 Palmer's property had been acquired by Robert Campbell the elder and incorporated into his Canterbury Park Estate. Kable sold his land in 1821 to Thomas Winder, who in turn sold a year or so later to James Underwood. Because of sales and amalgamations such as these, the outlines of those first grants bore little relationship to the later uses of the land.

Underwood died in 1844 but his will was so complicated that it was many years before any subdivision occurred and sales made. Eventually the part of his land that became known as the Underwood Estate was put up for auction in September 1878. It was bounded by Parramatta Road on the north, Prospect Road on the west, Smith Street on the south and Iron Cove Creek on the east. The railway line ran through the estate, and the plan, prepared for real estate agents Richardson & Wrench, showed a station flanked by Carlton and Grosvenor Crescents.

On the south, the streets running between Carlton Crescent and Smith Street were Prospect Road (on the west) and Lackey Street (in the centre), while Smith Street itself continued eastwards and curved around to meet the Crescent, as it does today. Fleet Street and Chapman Street had not then been created. On the north, Sloane Street and Dover Street led into the allotments between the railway and Liverpool and Parramatta Roads. Bogan Street had not then been created.

Clearly, Lackey Street was intended to provide a strategic link from the station to the subdivisions opening up south of Smith Street, including Summerhill Estate (sic) and Tavistock Estate, which are marked on the subdivision plan. In the same way, Sloane Street was to link the area north of the line as far as Parramatta Road to the station. But in fact it was not to happen just then, for the station did not exist.

Many of Summer Hill's streets have names that evoke an image of fashionable London of the 1870s — names such as Kensington, Sloane Square, Grosvenor Square and Gower Street, as the developers of the Underwood Estate sought to create an impression of a beautiful suburb and a gracious lifestyle on the edge of the city of Sydney. But among these reminders of 'home' and civilised society, one street name stands out. The short street that was to become the symbol of Summer Hill, its main street leading to the railway station, was named after John Lackey, a native-born politician, the son and grandson of convicts.¹ Lackey was not a resident of Ashfield, however he was elected as the member of the State seat of Central Cumberland in 1867 and, in 1875, became Minister for Public Works in the new State government of John Robertson.

When Richardson & Wrench advertised the Underwood Estate they promised that there would be a new platform beside the estate almost immediately. The 1878 subdivision plan showed 'Summerhill Platform'; but at that time it was entirely imaginary. The new street leading to the station was named 'Lackey Street' as a gamble that the Minister for Public Works would support the idea. This he did, but only after he became Minister again following a change of government. After a deputation which included local citizens Daniel Holborow and Frederick Clissold, Lackey promised them not only their platform, but a 'more expensive erection' as soon as a few houses appeared. The auction in 1878 had resulted in the sale of only 12 of the 392 allotments. But after the new station was opened in 1879, sales accelerated.²

In the 1878 subdivision plan reproduced above it can be seen that Lackey Street separated Section 7 from Section 8. Addressing Lackey Street on its west side there were ten lots (Lots 43 to 52) of Section 7, and on the east, nine lots (Lots 2 to 10) of Section 8. In a characteristic expression of the land and financial boom of this time, a purchaser acquired Lots 40 and 47 to 56 (11 lots) and re-subdivided so as to provide 24 allotments. Seven of these (Lots 1 to 7) faced Lackey Street, three (Lots 15 to 17) faced Smith Street, one (Lot 24) faced Carlton Crescent, and the other 12 (Lots 8 to 14 and 18 to 23) faced Hardie Avenue, the narrow street which the developer created to facilitate the re-subdivision.³

Entries in Sands Directories are generally a reliable indication of the occupation and use of buildings. The Directory was published in Sydney annually from the 1850s until 1933. It records the first resident of Lackey Street as John Thomas, a builder, in 1880. Five

¹ Lesley Muir, 'John Lackey and Summer Hill', in Chris Pratten (ed) *Summer Hill*, p 53 et seq.

² *Summer Hill*, p 53 et seq. See also Don Hagarty, 'The Railway at Summer Hill', pp 39-52 in the same Journal.

³ Higinbotham & Robinson map of Ashfield, 1883

years later there were seven occupants on the east side of Lackey Street and six on the west, none of them with premises north of Hardie Avenue. At that time the buildings had no street numbers. The listed occupations suggest that Lackey Street was well into its commercial development. There were a hairdresser, a furniture dealer, a plumber, a builder, four storekeepers, two bootmakers, a 'fancy repository', an engineer and a baker. The Summer Hill Hotel was not yet in Sands, though it does appear, newly-built, in an illustration published in the *Town and Country Journal* in 1884.⁴

The 1890 Water Board Detail Survey map⁵ shows the outlines of the buildings erected by that year. The Summer Hill Hotel and the Australian Joint Stock Bank occupied the north corners of Carlton Crescent, while at south end there were already five shops on the east side and eight on the west. The building with the largest footprint became Hodgson & Co's store at the south corner of Hardie Avenue. Other prominent occupiers were the Stanton group, with premises for their real estate, auctioneering, financial agency and furniture warehouse operations, and Hammill & Co, printers and publishers of the *Weekly Review*. Most of the buildings are shown as brick-built, while the remainder were weatherboard and corrugated iron. As this is the time before reticulated sewerage, many outside privies are shown on the plan.

The 1895 issue of Sands Directory records that by then in Lackey Street there were three more estate agents, another furniture warehouse, three hairdresser-tobacconists, two plumbers, two fruiterers, a greengrocer, a harnessmaker, a blindmaker, two bootmakers and a 'boot palace', a billiard saloon, a confectioner, a tailor, three butchers, two grocers, a provision dealer, a watchmaker/jeweller, a newsagency, a chemist-dentist, a baker, a baker-confectioner, a painting firm and a drapery firm. There were still no street numbers given in 1895. Soon Lackey Street acquired an appearance similar to today's, with a definite turn-of-the-19th-century architectural flavour. Nearly all the shops lining the street had awnings above the footpaths, with posts at the kerb line and many with verandahs above. The single Summer Hill tram line, opened in 1915, ran from Wattle Hill via Prospect Road to Smith Street and then up Lackey Street to Carlton Crescent. Until the onset of car traffic, the street seemed more spacious with fewer vehicles. As seen in many early photographs, people stood in the street to talk.

The shops on the southern side of Smith Street were part of James Bartlett's late 1870s Tavistock Estate subdivision, later re-subdivided to create these small retail sites.

James Bartlett, Ashfield builder and entrepreneur, came to Summer Hill as a widower in 1869 and later re-married.⁶ He lived in 'Prospect Hall', a house he built in 1874 and which stood in Seaview Street, between Prospect Road and Old Canterbury Road, until it was demolished to allow the subdivision which now comprises the Prospect Hall Heritage Conservation Area. Bartlett was responsible for or associated with many Ashfield subdivisions, including the Prospect Hall, Clover Hill Estate and Fleet Street subdivisions.

The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned land and built houses, was named after him. Bartlett died in 1904.⁷

The Tavistock Estate allotments along Smith Street were re-subdivided for retail development (now Nos. 104-152 Smith Street, including the former Summer Hill Post Office).

⁴ *Town & Country Journal*, 1884

⁵ Ashfield Library Local Studies collection, now available online

⁶ Information from Ashfield & District Historical Society.

⁷ The Prospect Hall conservation area is described in the Ashfield Heritage Study 1993, vol 1, pp 163-69. See also Sheena and Robert Coupe, *Speed the Plough*, p 111.

Significant components of the streetscapes within the HCA include:

Lackey Street:

No. 1 Lackey Street (Heritage item), – Summer Hill Hotel originally built in the 1880s, refurbished in 1925 and again in 1938 radically changing its appearance from Victorian Filigree to Inter-war Georgian revival style.

Nos. 1A, 3 & 5 Lackey Street (Heritage item) – The Stanton Building, designed by Ellis & Slatyer architects for Richard Stanton, well known Real Estate Agent in 1889. Federation Free Classical style building

Nos. 7-9A Lackey Street – constructed in 1882 for storekeepers Woodhill & Murray as a single storey structure, later altered to 2 storeys. Federation Free Style.

11-13 Lackey Street – No. 11 is a 2-storey Victorian Italianate style terrace shop; No. 13 is a 2-storey building of indeterminate period.

Nos. 15-23 Lackey Street – formerly Hodgson’s Store site, now a plaza

Nos. 27-43 Lackey Street – group of 2-storey terrace shops built prior to 1890, Victorian Italianate style

Nos. 2-4 Lackey Street (Heritage Item)– Weir’s building, a brick 3-storey Inter-war Functionalist style building designed by architect Corry B. Wilson in 1939, who graduated in Architecture from the Sydney Technical College that year and registered as an architect in 1944. The Building Application was lodged with Ashfield Council on 18 April 1939.

Nos. 10-14 Lackey Street – group of three 2-storey Federation Free style terrace shops

Nos. 16-20 Lackey Street (Heritage item) – a 2-storey Inter-war Old English style retail building built in 1934.⁸

Nos. 22-26 Lackey Street – Group of three 2-storey Victorian Italianate style terrace shops with elaborate parapet capped with urns and a central lion statue.

Nos. 30-32 Lackey Street – Pair of 2-storey Victorian Italianate style terrace shops

36 Lackey Street – 2-storey Federation Free style shop with parapet

No. 40 Lackey Street - 2-storey terrace shop with the date “1882” on the parapet, simplified Victorian Free Classical style

No. 42-44 Lackey Street – 2-storey terrace shop with the date “1899” on the parapet, simplified Victorian Free Classical style

Nos. 46, 48 & 50 Lackey Street – Group of three 2-storey Victorian Italianate style terrace shops with decorative parapets with urns.

⁸ Ashfield Heritage Study 1993, vol 2, Item No 159; Kevin Cork, ‘The Cinemas of Summer Hill’, in Pratten (ed), Summer Hill, p 177 et seq.

Hardie Avenue

Nos. 13-15 Hardie Avenue – pair of 2-storey Victorian Filigree style semi-detached houses built prior to 1890.

Grosvenor Crescent

Grosvenor Crescent was realigned on the northern side when land was resumed for railway purposes in 1926. As a result, “Athesley” at No. 37 Grosvenor Crescent lost its front garden (though it appears the original cast iron palisade front fence was relocated to the new front boundary), and ‘Restameer’, No 38 Grosvenor Crescent lost its front verandah as well as its front garden. The buildings at Nos. 39 and 40 Grosvenor Crescent were demolished

Sloane Street

Group of 2-storey shops at Nos. 4-8 Sloane Street including Victorian Italianate corner shop at No. 8

Smith Street

Group of four 2-storey Federation Free style shops at Nos. 93-99 Smith Street

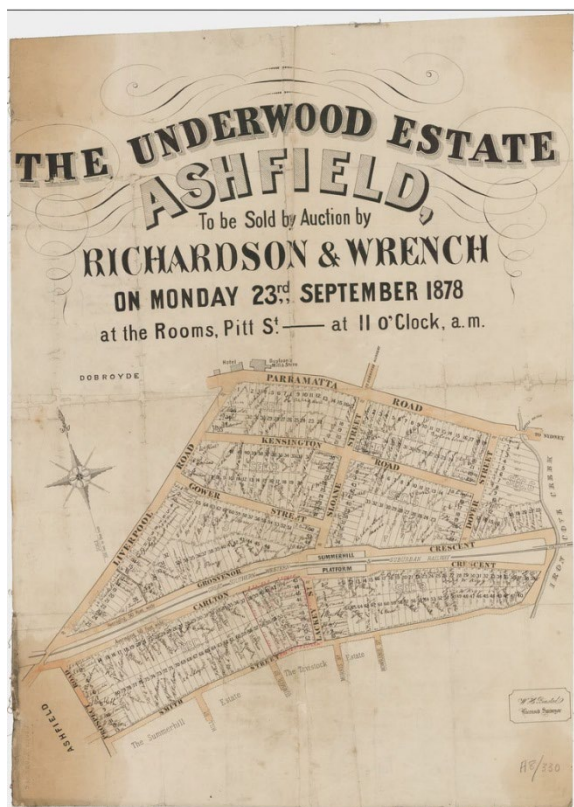
“Glenleigh”, a 2-storey inter-war Mediterranean style residential flat building at No. 105 Smith Street (heritage item)

2-storey Victorian Filigree corner shop and terrace at Nos. 107-109 Smith Street, corner Hardie Street (heritage item)

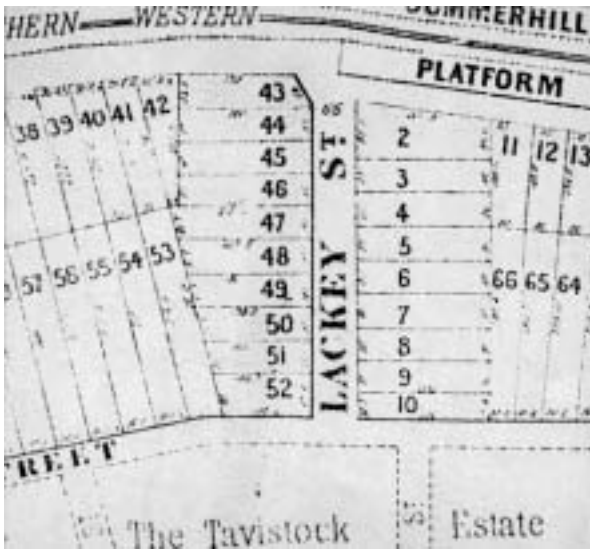
“Post Office Buildings” (name on corner pediment) - group of 2-storey Federation Free style terrace shops at Nos. 111-117 Smith Street (heritage item)

Nos. 119-123 Smith Street – group of three 2-storey Victorian Italianate style terrace shops (heritage item)

No. 123A Smith Street – 2-storey free-standing Victorian Italianate style house.



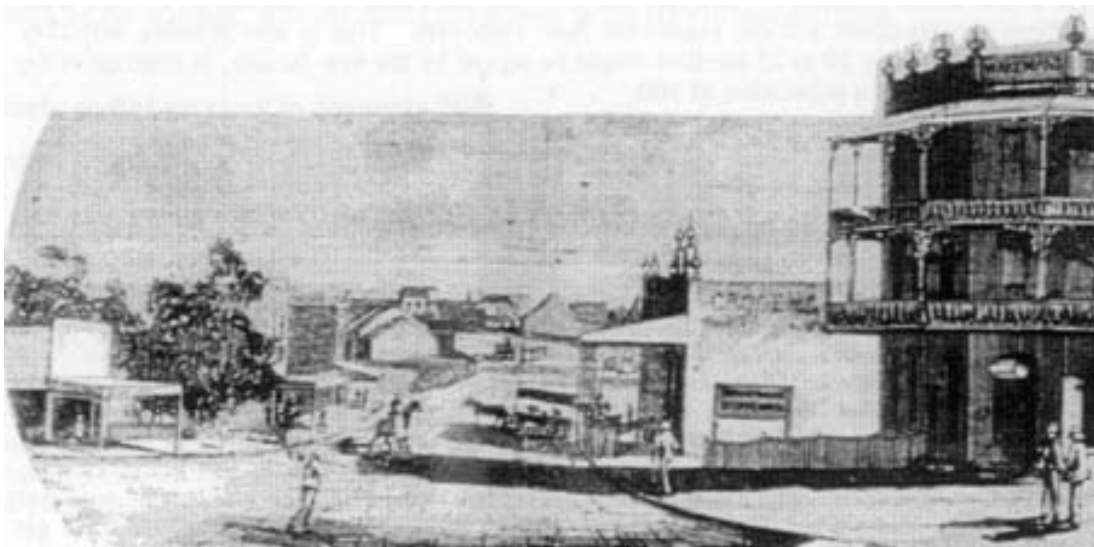
Left: The 1878 Underwood Estate subdivision covering much of Summer Hill Source: Ashfield subdivision plans online at NSW State Library



Above: Detail of the 1878 Underwood Estate subdivision plan showing Lackey Street with its original subdivision layout

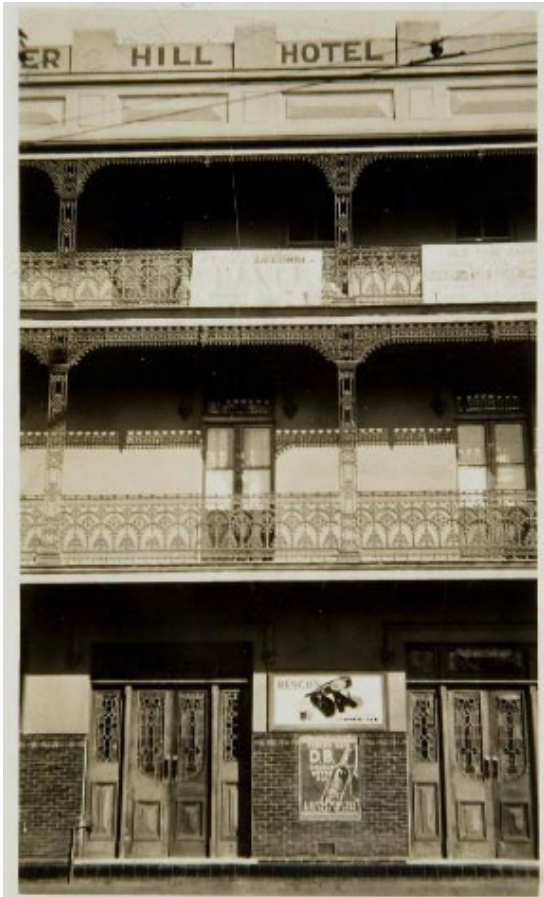


Above: A detail of the 1883 Higginbotham & Robinson map of Ashfield showing re-subdivision which occurred around Lackey Street, creating Hardie Avenue and doubling the number of allotments



'The main street ... as it is presented to the view on leaving the railway station. At the right hand corner an elegant and commodious hotel, kept by Mr Wakeman [sic], has been erected. Several new buildings are being erected in this street, which may be regarded as the main business centre of this little community. There are a good many shops in the street, and the proprietors all appear contented looking ...'

This is one of the earliest views and descriptions of Summer Hill, from the Australian Town and Country Journal in 1884.



Left: The Summer Hill Hotel, No. 1 Lackey Street (corner Carlton Crescent), prior to its refurbishment in 1934



Above: Detail of the HEC Robinson map showing the realignment of Grosvenor Crescent when land was resumed for railway purposes in 1926

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Summer Hill Central

Street	Side	No	Rating	Name	Style/Observations
Carlton Crescent	S	69	1		Post-War International
Carlton Crescent	S	70	1		Inter-War indeterminate
Carlton Crescent	S	72	1		Inter-War Functionalist
Carlton Crescent	S	74	2		Post-War International
Carlton Crescent	S	75	1		Inter-War Mediterranean
Grosvenor Crescent	N	39	2		Inter-War indeterminate
Grosvenor Crescent	N	38	2		Victorian indeterminate
Grosvenor Crescent	N	37	2		Victorian indeterminate
Grosvenor Crescent	N	35-36	2		Inter-War Arts-&-Crafts
Grosvenor Crescent	N	33-34	1		Inter-War Arts-&-Crafts
Grosvenor Crescent	N	29-32	1		Federation Arts-&-Crafts
Hardie Avenue		17	1		Victorian indeterminate
Hardie Avenue		13-15	1		Victorian Filigree
Hardie Avenue		1-11	4		Post-War International
Lackey Street	E	2-4A	*		Inter-War Functionalist
Lackey Street	E	6	3		Inter-War Simplified Art Deco.
Lackey Street	E	8	3		Inter-War Art Deco
Lackey Street	E	10-14	1		Inter-War Arts-&-Crafts
Lackey Street	E	16-20	*		Inter-War Tudor
Lackey Street	E	22-26	1		Victorian Free Classical
Lackey Street	E	30-32	1		Victorian Free Classical
Lackey Street	E	34-36	3		Federation as Late 20th-Century Modern
Lackey Street	E	38	1		Arts-&-Crafts
Lackey Street	E	40	1		Victorian Free Classical
Lackey Street	E	42-44	1		Victorian Free Classical
Lackey Street	E	46-48	1		Victorian Free Classical
Lackey Street	E	50	1		Victorian Free Classical
Lackey Street	E	52-54	3		
Lackey Street	W	39-43	1		Victorian Free Classical
Lackey Street	W	33-37	1		Victorian Free Classical

Street	Side	No	Rating	Name	Style/Observations
Lackey Street	W	27-31	1		Simplified Victorian Free Classical
Lackey Street	W	25	3		Post-War International
Lackey Street	W	15-23	3		Plaza
Lackey Street	W	13	3		Post-War International
Lackey Street	W	11	1		Victorian Free Classical
Lackey Street	W	7-7A-9-9A	1		Arts-&-Crafts
Lackey Street	W	1A 3-5	*		Victorian Free Classical
Lackey Street	W	1	*	Summer Hill Hotel	Georgian Revival
Sloane Street	E	9	1		Late 20th Century International
Sloane Street	E	1	4		Late 20th Century International
Sloane Street	W	2-2A	1		Federation Arts-&-Crafts
Sloane Street	W	4	2		Indeterminate
Sloane Street	W	6	2		Indeterminate
Sloane Street	W	6A	2		Indeterminate
Sloane Street	W	8	1		Victorian Free Classical
Smith Street	N	123A	1		Victorian Italianate-Filigree
Smith Street	N	123	*		Inter-War Arts-&-Crafts
Smith Street	N	121	*		Inter-War Arts-&-Crafts
Smith Street	N	119	*		Inter-War Arts-&-Crafts
Smith Street	N	117	*		Inter-War Arts-&-Crafts
Smith Street	N	115	*		Inter-War Arts-&-Crafts
Smith Street	N	113	*		Inter-War Arts-&-Crafts
Smith Street	N	111	*		Inter-War Arts-&-Crafts
Smith Street	N	107-109	*		Late Victorian Regency
Smith Street	N	105	*		Inter-War Mediterranean
Smith Street	N	97-99	1		Federation Arts-&-Crafts
Smith Street	N	93-95	1		Federation Arts-&-Crafts

C53 Tavistock Estate, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1870s to 1930s

HCA TYPE 3: Mixed Residential

Statement of Significance

The Tavistock Estate Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an 1870s subdivision which has been subject to later re-subdivision, the development of which illustrates the long 1870s to 1930s period of development.

The area has *historical* association with local entrepreneur James Bartlett, responsible for the original 1870s subdivision plan.

The area is of *aesthetic* significance for its generally wide streets and its mix of detached and semi-detached housing of one and two storeys built in the Victorian, Federation and Inter-war periods in Victorian Filigree, Victorian Italianate, Federation Queen Anne and Inter-war California Bungalow styles. The area also has aesthetic significance for its collection of Inter-war Art Deco style residential flat buildings and one and two-storey retail buildings from the late Victorian to Federation period.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageways in Lorne, Moonbie, Morris and Nowranie Streets
- Narrow concrete footpaths without any grassed verges in all streets
- Late 20th century street tree planting in street carriageways - east side of Morris Street; west side of Nowranie Street; west side of Moonbie Street
- Small front gardens, buildings set close to the street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Victorian period (1870s-1890s) single storey detached and semi-detached rendered or painted brick houses (examples Nos. 13-15 Morris Street, 1, 3, 11A Nowranie St)
- Detached one and two storey face brick Federation period houses (examples: 4 Moonbie Street, 2 storey house); run of single storey narrow fronted houses at Nos. 12 to 20 Moonbie Street)
- Detached single storey face brick Inter-war California bungalows (example No. 6 Moonbie Street)
- 2-storey 1920s-1930s Inter-war Art Deco flat buildings (examples No. 22 Moonbie Street, Nos. 11, 17, 2-4 and 8 Morris Street, 5 Nowranie Street)
- 1 and 2-storey Late Victorian to Federation period retail buildings in Morris Street up to corner of Lorne Street (examples Nos. 3-5, 25-37 Morris Street and Nos. 12, 24-28 Morris Street)
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate, corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (Inter-war period); and original chimneys
 - Early shopfront details for retail buildings
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)
 - Rendered or painted brickwork (Victorian period)
 - Face brickwork (Federation period, Inter-war period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket (Victorian period); timber picket, low brick, brick & timber picket (Federation and Inter-war period)

NON-CONTRIBUTORY ELEMENTS

- 1960s to 1970s flats (examples No. 8-10 Moonbie Street, 6 Morris Street, 7 Nowranie St)
- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples Nos. 9 and 10 Morris Street)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples No. 10 Morris Street)
- Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (example concrete breeze block front fence at No. 16 Morris Street)

Historical Development

The Ashfield builder and entrepreneur James Bartlett created several subdivisions in Ashfield including this one. Originally the area was part of a 100-acre grant made in 1794 to Captain Joseph Foveaux, who came to Sydney in 1792 as an officer in the NSW Corps. By 1800 Foveaux was the largest landholder and stock-owner in the colony.¹ A little prior to 1820 his Ashfield grant was incorporated into Robert Campbell's Canterbury Park Estate.

This area is shown on the 1883 Higginbotham & Robinson map of Ashfield as the Tavistock Estate, located just to the south of Henson's Creek. By that time the subdivision consisted of Section A on the west side of Morris Street and Section B on the east side.²

The Estate as devised by James Bartlett in the late 1870s and shown in his flier, comprised '33 charming villa sites', 12 in Section A and 15 in Section B. In his poster depicting the subdivision plan, Bartlett advertised the blocks 'on the heights of Ashfield' for private sale – "apply to James Bartlett, Prospect Hall, Ashfield, near the land for sale".

Bartlett's activities in Ashfield were numerous and interesting. He came to Summer Hill as a widower in 1869 and later re-married.³ He lived in 'Prospect Hall', a house he built in 1874 and which stood in Seaview Street, between Prospect Road and Old Canterbury Road, until it was demolished to allow the subdivision which now comprises the Prospect Hall Heritage Conservation Area. Bartlett was responsible for or associated with many Ashfield subdivisions, including the Prospect Hall, Clover Hill Estate and Fleet Street subdivisions. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned land and built houses, was named after him. Bartlett died in 1904.⁴

The allotments along Smith Street were re-subdivided for retail development (now Nos. 104-152 Smith Street, including the former Summer Hill Post Office).

The lots facing Morris Street near the corner of Lorne Street were also re-subdivided for shops and dwellings (now Nos. 24-28 and Nos. 23-37 Morris Street). By the time of the HEC Robinson map of Ashfield East Ward5 published circa 1912, Bartlett's 33 villa sites had become 63 allotments.

The Water Board Detail Survey map,⁶ done in 1890 and updated in 1893, shows that by then 44 buildings had been erected on the Tavistock Estate subdivision.

One parcel of land shown on Bartlett's plan was not included in his estate, presumably because he did not own it at that time. It was

¹ Australian Dictionary of Biography, vol 1, p 408.

² Ashfield Heritage Study 1993, vol 1, pp 32, 36, 170; Higginbotham & Robinson map of Ashfield, 1883

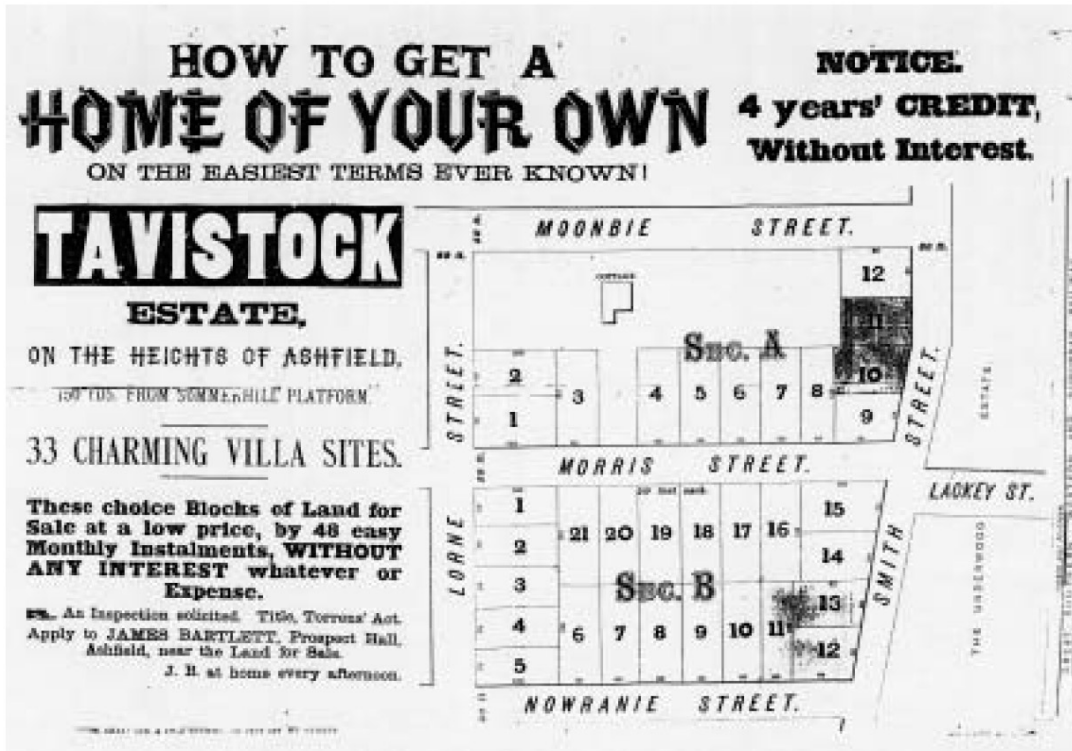
³ Information from Ashfield & District Historical Society.

⁴ The Prospect Hall conservation area is described in the Ashfield Heritage Study 1993, vol 1, pp 163-69. See also Sheena and Robert Coupe, *Speed the Plough*, p 111.

⁵ Copies of these ward maps, undated but compiled before 1912, are held in Ashfield Council Archives.

⁶ Copies of these plans are also held in Ashfield Council Archives

a block with a long frontage to Moonbie Street, containing a cottage outlined on the plan but not named. It can be identified from the H E C Robinson map as a dwelling called 'Oakville'. By 1883 that block had been subdivided into nine allotments, leaving 'Oakville' on one of them. It was subsequently resubdivided, and on the part occupied by the cottage (now 22 Moonbie Street) a block of flats was built.



Above: The Tavistock Estate as devised by James Bartlett in the 1870s Source: Ashfield Council Archives



Above: Extract of the circa 1912 HEC Robinson map of Ashfield East Ward, showing re-subdivision within the estate by this date Source: Ashfield Council Archives

BUILDING RANKING DEFINITIONS

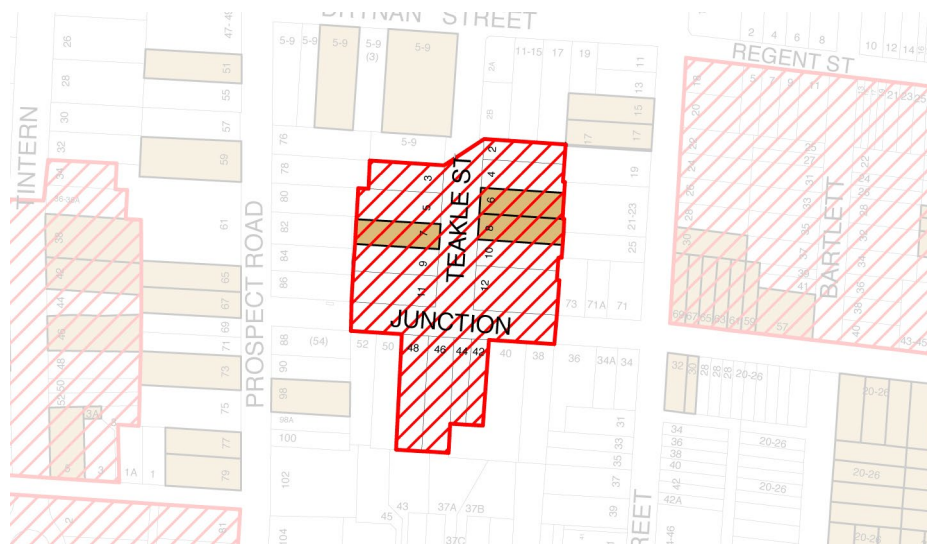
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3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
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Tavistock Estate

Street	Side	No	Rating	Name	Style/Observations
Lorne Street	N	2	2		
Lorne Street	N	4	2		
Lorne Street	N	6	2		Victorian Regency
Lorne Street	N	8	2		Victorian Italianate
Moonbie Street	E	2	*		Federation Free Style
Moonbie Street	E	4	1		Queen Anne
Moonbie Street	E	6	1		Arts-&-Crafts/Californian Bungalow
Moonbie Street	E	8-10	3		Post-War International
Moonbie Street	E	12	1		Queen Anne
Moonbie Street	E	14	1		Queen Anne
Moonbie Street	E	16	1		Queen Anne
Moonbie Street	E	18	1		Queen Anne
Moonbie Street	E	20	1		Queen Anne
Moonbie Street	E	22	1		Art Deco
Moonbie Street	E	24	3		Post-War International
Moonbie Street	E	26	3		Post-War International
Morris Street	E	2-4	1		Inter War Free Classical/Art Deco
Morris Street	E	6	2		Post-War International
Morris Street	E	8	1		Inter-War Art Deco
Morris Street	E	10	2		Victorian Free Classical
Morris Street	E	12	*		Federation Queen Anne
Morris Street	E	14	1		Queen Anne
Morris Street	E	16	2		Arts-&-Crafts
Morris Street	E	18	1		Victorian Free Classical
Morris Street	E	20	1		Victorian Free Classical
Morris Street	E	22	1		Queen Anne
Morris Street	E	24	*		
Morris Street	E	26	*		
Morris Street	E	28	*		
Morris Street	W	35-37	*		Federation indeterminate

Street	Side	No	Rating	Name	Style/Observations
Morris Street	W	31-33	*		Federation indeterminate
Morris Street	W	27-29	*		Federation indeterminate
Morris Street	W	23-25	*		Federation indeterminate
Morris Street	W	21	1		Arts-&-Crafts/Californian Bungalow
Morris Street	W	19	1		Queen Anne
Morris Street	W	17	*		Inter War Free Classical/Art Deco
Morris Street	W	15	1	Vircos	Victorian Filigree
Morris Street	W	13	1	Mulbring	Victorian Filigree
Morris Street	W	11	1		Inter-War Art Deco
Morris Street	W	7-9	3		Post-War International
Morris Street	W	3-5	1		Victorian Free Classical
Nowranie Street	W	11A	1	Kinross	Victorian Free Classical
Nowranie Street	W	11	2		Arts-&-Crafts
Nowranie Street	W	9	2		Victorian Regency
Nowranie Street	W	7	3		Post-War International
Nowranie Street	W	5	1		Inter-War Art Deco
Nowranie Street	W	3	1		Victorian Italianate
Nowranie Street	W	1	1		Victorian Italianate
Smith Street	S	104-106	1		Arts-&-Crafts
Smith Street	S	108-110	1		
Smith Street	S	112-114	*		Victorian Free Classical
Smith Street	S	116-122	*		Federation Free Style
Smith Street	S	124	*		Federation Free Style
Smith Street	S	126	*		Federation Free Style
Smith Street	S	128	*		Federation Free Style
Smith Street	S	130	1		
Smith Street	S	132-134	*	Wilga	Inter-War Free Classical
Smith Street	S	136	1		Victorian indeterminate
Smith Street	S	138-138A	1		Federation Free Classical
Smith Street	S	140-142	1		Post-War International
Smith Street	S	150	1		Style-less

C54 Teakle Street, Summer Hill Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1896 to 1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

The Teakle Street Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a subdivision of the grounds of the circa 1870s house “Charleville” (demolished for the subdivision), developed in the period 1896 to the 1930s. The area is of aesthetic significance for its buildings constructed in the period 1896 to the 1930s including Victorian Italianate and Federation Queen Anne style single storey houses and 2-storey Inter-war Art Deco style residential flat buildings.

Key Character Elements

Subdivision and public domain elements:

- Footpaths with grassed verges on the eastern side and approximately half the western side of Teakle Street
- Teakle Street is one chain (66 feet) wide, except at the north end, where it is attenuated to the standard width of 50 feet. Being also short, and also on account of the building setbacks, its spatial proportions endow it with an expansiveness of streetscape scale unusual in Ashfield.

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Predominantly detached face brick single storey Federation Queen Anne style houses (example Nos. 46, 48 Junction Road, 7 Teakle Street transitional from Victorian period styles)
- 2-storey Inter-war Residential flat buildings (example No. 2B Teakle Street)
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or, unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - Face brickwork (Federation period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 42-44 Junction Road, pair of 2 storey Victorian period houses with modern brick façade, No. 5 Teakle Street Federation period house with modern brick facade)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)
- Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

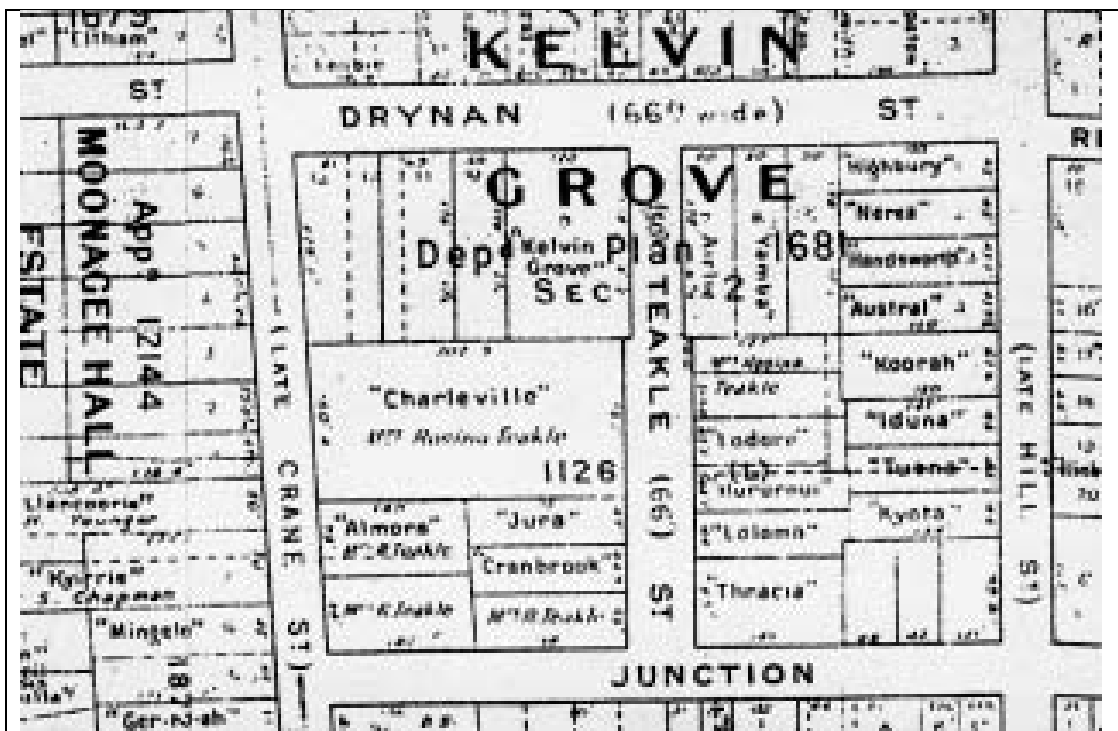
This area was originally part of Captain Joseph Foveaux's 1794 grant of 100 acres. It was acquired by Robert Campbell and absorbed into his Canterbury Park Estate. Part of it was bought by Frederic King and subdivided by him into very large portions, six of which were bought by Mrs Jane Drynan and four by Charles Teakle. Mrs Drynan built her large house 'Kelvin Grove' (now part of St Patrick's church and school complex) on her land in 1875.¹

Charles Teakle had his substantial residence 'Charleville' built on one of his four allotments. He was a city auctioneer, who died in 1878 at 33 years of age. Soon afterwards Mrs Rosina Teakle moved to 'Kenilworth', a house built for her in Short Street. 'Charleville' was demolished after 1896 and its site became Nos. 1, 3 and 5 Teakle Street and Nos 76, 78 and 80 Junction Road. The other Teakle blocks were also re-subdivided and sold, Teakle Street being created in the process.² Teakle Street first appeared in Sand's Directory in 1897.

The first of Teakle's allotments to sell was the present No 7 Teakle Street, in 1902, and on this lot John Liddicoat built the residence 'Jura' (a LEP listed heritage item) which was sold in 1903 to Mrs Ann H McLardy, wife of Duncan McLardy.

The house at No 6 Teakle Street is 'Loloma' (a LEP listed heritage item). This allotment was bought by Clarence T. Gosper in 1896 and he is recorded in Sand's Directory in 1897 as living in a residence "Loloma" on the east side of Teakle Street. Gosper sold the property in 1907 to J G Leslie, who lived there until the 1930s. This house and 'Hurunui', the one at No 8 Teakle Street (also a LEP listed heritage item), are believed to have been built for Mrs Teakle, who took out a mortgage, presumably to finance the erection of both, in 1896. No 8 Teakle Street was occupied by J Gibbs and was sold by Mrs Teakle in 1912.

As far as is known, the allotments at Nos 2, 4 and 11 Teakle were still vacant and owned by Rosina Teakle in 1912. The houses at Nos 1, 3 and 5 were built after Mrs Teakle disposed of her residential lot after 1912 (the house at No. 2 demolished later). The house at No 9 was 'Cranbrook', which also appears on the 1912 map, as do the houses at Nos 10, 'Loloma' and 12, 'Thracia'. On the other side of Junction Road, the semi-detached houses at Nos 42 and 44, which were named 'Clifton Villa' and 'Huddersfield' respectively, were also built before 1912.³



Above: Part of the Higinbotham & Robinson map of the east Ward of Ashfield, compiled about 1912. It shows part of the Kelvin Grove Estate

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36 and Appendix 'G'; Inventory Item 77; Higinbotham & Robinson map of Ashfield, 1883; Chris Pratten (ed), Summer Hill, pp 140 et seq, 190.

² H E C Robinson map of Ashfield east ward, undated but about 1912, in Ashfield Council Archives; Ashfield Heritage Study 1993, vol 2, Inventory item No 77.

³ As observed on the H E C Robinson map of Ashfield, east ward, c 1912

including the Drynan property 'Kelvin Grove', which still survives, and the Teakle properties including 'Charleville'. The eastern half of the 'Charleville' site is now Nos 1, 3 and 5 Teakle Street

BUILDING RANKING DEFINITIONS

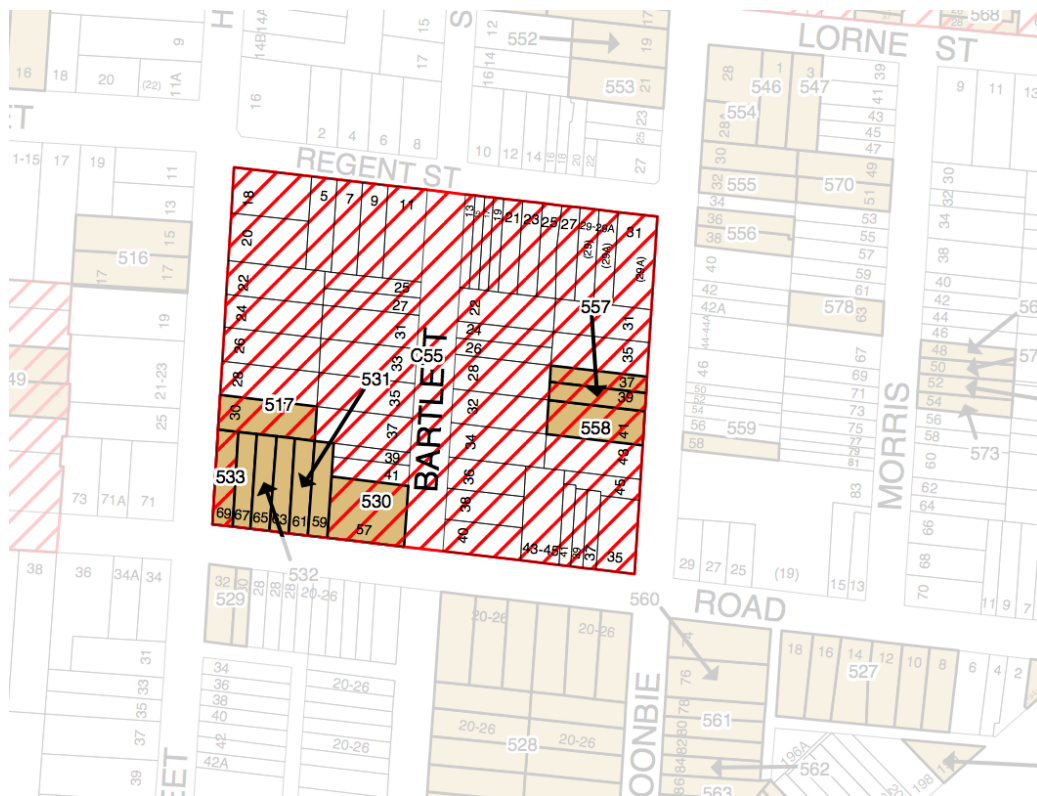
Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Teakle Street

Street	Side	No	Rating	Name	Style/Observations
Junction Road		42-44	3		Victorian indeterminate
Junction Road		46	1		Queen Anne/Arts-&-Crafts
Junction Road		48	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	2B	2		
Teakle Street	E	2	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	4	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	6	*		Queen Anne/Arts-&-Crafts
Teakle Street	E	8	*	Hurunui	Queen Anne/Arts-&-Crafts
Teakle Street	E	10	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	12	1		Queen Anne
Teakle Street	W	11	1		Queen Anne/Arts-&-Crafts
Teakle Street	W	9	1		Queen Anne/Arts-&-Crafts
Teakle Street	W	7	*		Transitional Victorian/Queen Anne
Teakle Street	W	5	3		Federation indeterminate
Teakle Street	W	3	3		Queen Anne/Arts-&-Crafts

C55 Trafalgar Square, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1878 to 1940s

HCA TYPE 3: Mixed residential Statement of Significance

The Trafalgar Square Heritage Conservation Area is of *local* heritage significance.

The area is of *historical significance* as a circa 1878 re-subdivision of the 1877 Summerhill Estate developed by local developer and entrepreneur James Bartlett.

The area has *historical association* with James Bartlett, reflected in its central street name.

The area has *aesthetic* significance for its circa 1878 subdivision pattern with some 1912 re-subdivision, wide streets, rectangular allotments, small building setbacks, and varied streetscapes consisting of predominantly single storey detached and semi-detached housing, developed in the period 1870s to 1940s with some 2-storey Victorian period houses, Victorian to Federation period shops and Inter-war residential flat buildings. While predominantly of brick or rendered brick, the housing in the area includes a single weatherboard house at No. 35 Bartlett Street. The area includes buildings representing architectural styles from the period 1870s to the 1940s including Victorian Filigree, Victorian Italianate, Federation Queen Anne, Inter-war California bungalows, 1930s bungalows, and Inter-war Art Deco residential flat buildings.

The terrace house group within the area at Nos. 13-19 Regent Street is locally rare.

The area as a whole is representative of a varied residential subdivision predominantly developed in the period 1870s to the early 1940s.

Key Character Elements

Subdivision and Public Domain Elements:

- Street layout
- Relatively wide streets
- Varied allotment sizes, consistently rectangular in shape, representing the original subdivision and later re-subdivision pattern

Elements that contribute to the consistency of the streetscape (visible from the public domain):

- predominantly residential character consisting of buildings developed in the period 1878 to 1940s,
- predominantly single storey housing, detached and semi-detached, with one group of terrace houses (Nos. 13-19 Regent Street), and some 1930s-early 1940s two storey residential flat buildings (examples Nos. 33 Bartlett Street, No. 32 Bartlett Street)
- brick buildings (except for weatherboard cottage at No. 35 Bartlett Street) , with few rendered. Rendered buildings usually Victorian period with original rendered wall surfaces.
- varying architectural styles from Victorian period styles (Victorian Italianate, Victorian Filigree, Federation Queen Anne, Inter war California Bungalow, 1930s bungalows, 1940s 2-storey Inter War Art Deco style residential flat buildings.
- Hipped and gabled roofs with original roof cladding variously slate, unglazed terracotta tiled, or (occasionally) corrugated steel.
- Housing setbacks close to the street (except for shops set to street alignment in Junction Road)
- small scale shops at 35 to 37 and 43-45 Junction Road.
- Original front fences – timber picket (Victorian, Federation period housing); low brick front fences (Inter war period housing and 1930s-early 1940s flats)
- Original details such as:
 - front verandahs or balconies with original detailing such as original roofs and cast iron lacework (Victorian period) or timber fretwork (Federation, Inter war periods);
 - original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - gable ends facing the street with roughcast stucco or imitation half-timbered finishes (Federation, inter-war);
 - decorative brickwork (Federation to Inter-war period);
 - original timber-framed windows and original doors consistent with the periods and styles of housing and shops;
 - awnings to shops.

NON-CONTRIBUTORY elements:

- modern front fences of unsympathetic design and materials, particularly high solid masonry front fences

- later roof claddings
- obvious unsympathetic modern additions to buildings which are visible from the street
- new buildings and heavily altered buildings (with difficult to reverse unsympathetic alterations)
- carports in front gardens

Historical Development

This land was part of a 100-acre land grant made to Captain Joseph Foveaux in 1794. By about 1820 the land was absorbed into Robert Campbell's Canterbury Park Estate. The map of Ashfield published in 1883 by Higginbotham & Robinson shows that the Trafalgar Square estate, though not so named on the map, was a re-subdivision of the 1877 Summerhill Estate. That map shows 40 allotments - 20 in Section A and 20 in Section B - and on eight of these 40 lots houses had been built. 1

The re-subdivision was named Trafalgar Square on an undated subdivision plan which showed Henson Street as Crane Street and Junction Road as Junction Street. As Henson Street is believed to have got its name in 1875 (named after William Henson, an alderman on the first Ashfield Council, 1872). It appears to have been the creation of James Bartlett, of Prospect Hall, a house which he built in 1874 in Seaview Street, Summer Hill.

James Bartlett's entrepreneurial activities in Ashfield were numerous and interesting. Born in England, probably in London, he came to Summer Hill as a widower in 1869 and later remarried. His busy but largely unrecorded life ended with his death in 1904. Among other developments including this one he was responsible for the Tavistock Estate (centred on the north end of Morris Street), the Fleet Street Estate, and the Clover Hill Estate. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned and built houses, was named after him. He must have been a little sentimental too, for he named Fleet Street, Tavistock and Trafalgar Square after London places. 2

The Trafalgar Square allotments facing Junction Road were 50 feet wide and 122 feet deep, those facing Regent Street were 50 feet wide and 120 feet deep, while the other allotments had frontages of 43 and 44 feet and depths of 124 feet 6 inches and 125 feet. 3

By about 1912 further re-subdivision had taken place, to give a total of 51 allotments, and by that year at least 16 named houses had been built. Even before that there were some non-residential buildings, including coach-building workshops along the Junction Road frontage, which eventually gave way to houses or shops. 4

Heritage items within the HCA include a suite of seven houses in Junction Road between Bartlett and Henson Streets, which were built around 1908 by Ernest Agate, a coachbuilder who was also an entrepreneur. The items within the HCA are: 'Brundah', No. 57 Junction Road; Nos. 59-69 Junction Road. No 30 Henson Street, a two-storey Italianate house built about 1880 as a speculative venture for William Howden. Nos 37-39 Moonbie Street, a semi-detached, single-storey Victorian Italianate pair erected on an allotment owned by Samuel Benjamin; No 41 Moonbie Street, a very unusual example of the Victorian Italianate style, built about 1888 by Samuel Benjamin for his own occupation. 5

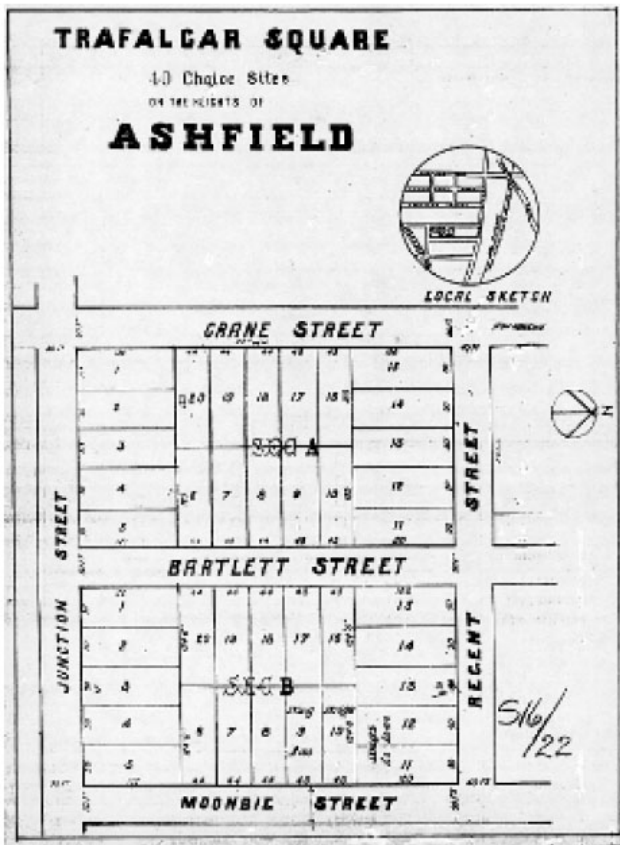
¹ *Ashfield Heritage Study 1993*, vol 1, pp 32, 36; a copy of the Higginbotham map of Ashfield, 1883 sourced from Ashfield Council Archives.

² Information from Ashfield & District Historical Society; *Ashfield Heritage Study 1993*, vol 1, p 164; Sheena and Robert Coupe, *Speed the Plough*, p 111.

³ The Trafalgar Square subdivision plan is No S16/22 in the Ashfield Council Archives collection. See also the *Ashfield Heritage Study 1993*, vol 1, appendix 'G'.

⁴ H E C Robinson map, east ward, undated but about 1912; Ann O'Connell, 'Henry Sweeney', in *Summer Hill*, p 154

⁵ *Ashfield Heritage Study 1993*, vol 2, Items No 145, 114, 187 and 188;



Left: A reduced reproduction of the subdivision plan of Trafalgar Square. Note that Crane Street, on the west side of the estate in this street layout, was re-named Henson Street in about 1875

TRAFALGAR SQUARE is a large portion of the favourably known **SUMMER HILL ESTATE**, which for elevation and its Magnificent Views are second to none in this now go-a-head municipality, on which first-class Villas are Built, and others in course of erection; many of the allotments may truthfully be termed the **CREAM** of the **ESTATE**.

Those who desire a **SNUG RETREAT** of **THEIR OWN**, should inspect **TRAFALGAR SQUARE**, and to save disappointment—which occurred in my last sub-division—early application is necessary.

TRAFALGAR SQUARE is about 8 minutes' walk from **ASHFIELD RAILWAY STATION**, and 4 minutes' walk to a platform about to be erected midway between Petersham and Ashfield, which will enhance the piece of Land at least 50 per cent., and the Railway Extension through the City, which our Legislators will be bound to carry out very soon, will most assuredly increase the value of all land along the line to such an extent that many will regret if they neglect the present easy opportunities to secure for themselves and their families a healthy cheerful home.

☞ **NOTE**.—Price Low, Position the Best, Terms the Easiest, and last, but not least, Title under **Torrens' Act**.

** **OBSERVE THE TERMS**:—48 Monthly Instalments, without any interest or expense of any kind whatever. Immediate possession given, so that you can, if you wish, commence to build at once, without any restrictions, delays, fines, fees, &c., or annoyances of any kind, too well known to many.

☞ **SOMERSET ESTATE, ASHFIELD**; a few **GOOD ALLOTMENTS LEFT** in this **ESTATE**.

PLANS and any Information may be had at **SIPPEL BROTHERS**, opposite Police Office, George-street, and at the proprietor's residence: **JAMES BARTLETT**, Prospect Hall, Ashfield, near the Land for Sale. **J. B.** at home every afternoon.

Gibbs, Shallard, & Co., Lithographers and General Printers, 108 Pitt-street, Sydney.

PTO

98/300

Above: Advertisement for the sale of the Trafalgar Square re-subdivision of the Summer Hill Estate circa 1878. Source: NSW State Library digital Ashfield Subdivision plans

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Trafalgar Square

Street	Side	No	Rating	Name	Style/Observations
Bartlett Street	E	22	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	24-26	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	28	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	32	1		Simplified Art Deco
Bartlett Street	E	34	3		
Bartlett Street	E	36	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	E	38	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	E	40	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	W	41	1		Victorian Free Classical
Bartlett Street	W	39	1		Victorian Free Classical
Bartlett Street	W	37	3		International
Bartlett Street	W	35	2		Federation Free Classical
Bartlett Street	W	33	1		Art Deco
Bartlett Street	W	31	1		Art Deco
Bartlett Street	W	27	1		Queen Anne
Bartlett Street	W	25	1		Queen Anne
Henson Street		18	1		Arts-&-Crafts
Henson Street		20	1		Queen Anne
Henson Street		22	2		
Henson Street		24	2		
Henson Street		26	2		Victorian indeterminate
Henson Street		28	1		Queen Anne/Arts-&-Crafts
Henson Street		30	*		Victorian Italianate
Junction Road	N	69	*	Mulwaree/Warrawee	Queen Anne/Arts-&-Crafts
Junction Road	N	65	*	Korimal	Queen Anne/Arts-&-Crafts
Junction Road	N	63	*	Yarrawa	Queen Anne/Arts-&-Crafts
Junction Road	N	61	*	Kootra	Queen Anne/Arts-&-Crafts
Junction Road	N	59	*	Culwulla	Queen Anne/Arts-&-Crafts
Junction Road	N	57	*	Brundah	Queen Anne/Arts-&-Crafts
Junction Road	N	43/45	1		Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Junction Road	N	41	1		Victorian Free Classical
Junction Road	N	39	1		Victorian Free Classical
Junction Road	N	37	2		
Junction Road	N	35	1		Arts-&-Crafts
Moonbie Street		45	2		Victorian indeterminate
Moonbie Street		43	3		
Moonbie Street		41	*	Glentworth	Victorian Italianate
Moonbie Street		39	*		Victorian Italianate
Moonbie Street		37	*		Victorian Italianate
Moonbie Street		35	2		victorian
Moonbie Street		31	2		Late 20th-Century Sydney Bungalow
Regent Street		31	2		
Regent Street		29A	3		
Regent Street		29	3		Post-War Sydney Bungalow
Regent Street		27	1		Victorian Italianate
Regent Street		25	1		Victorian Italianate
Regent Street		23	1		Transitional Victorian-Federation
Regent Street		21	1		Transitional Victorian-Federation
Regent Street		19	1		Simplified Victorian Italianate
Regent Street		17	1		Simplified Victorian Italianate
Regent Street		15	1		Simplified Victorian Italianate
Regent Street		13	1		Simplified Victorian Italianate
Regent Street		11	2		Queen Anne/Californian Bungalow
Regent Street		9	3		Post-War Sydney Bungalow
Regent Street		7	1		Transitional Victorian/Queen Anne
Regent Street		5	2		Queen Anne

