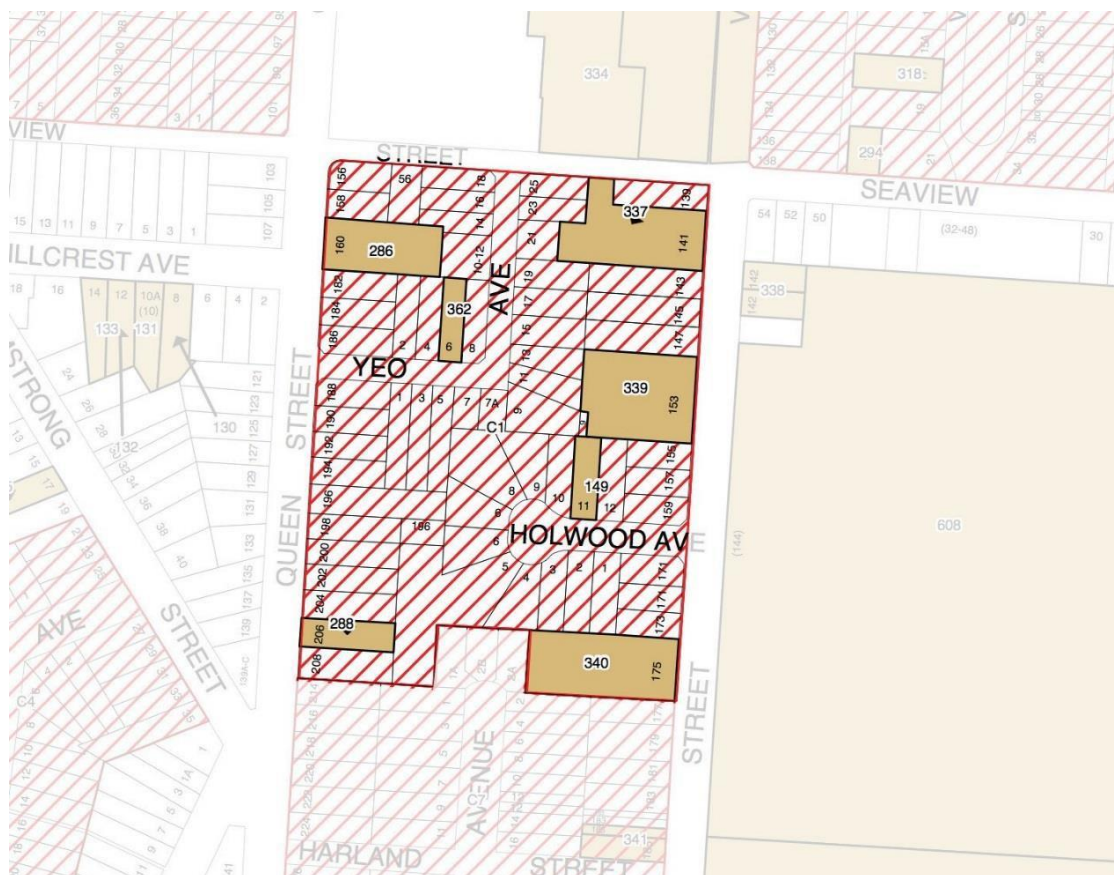


C1 Ambleside and Holwood

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 verandah 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, 1. W3302, 1.2002.

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		

