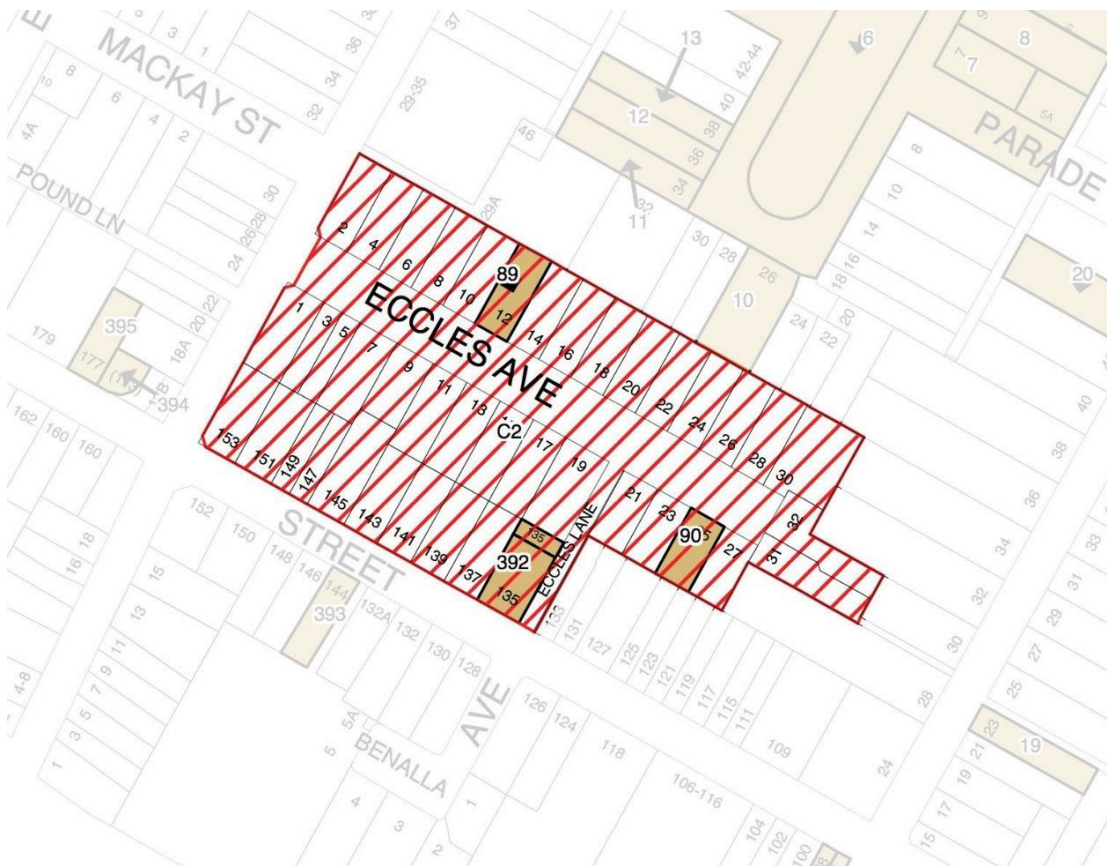


## C2 Eccles Estate, Ashfield

### 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)

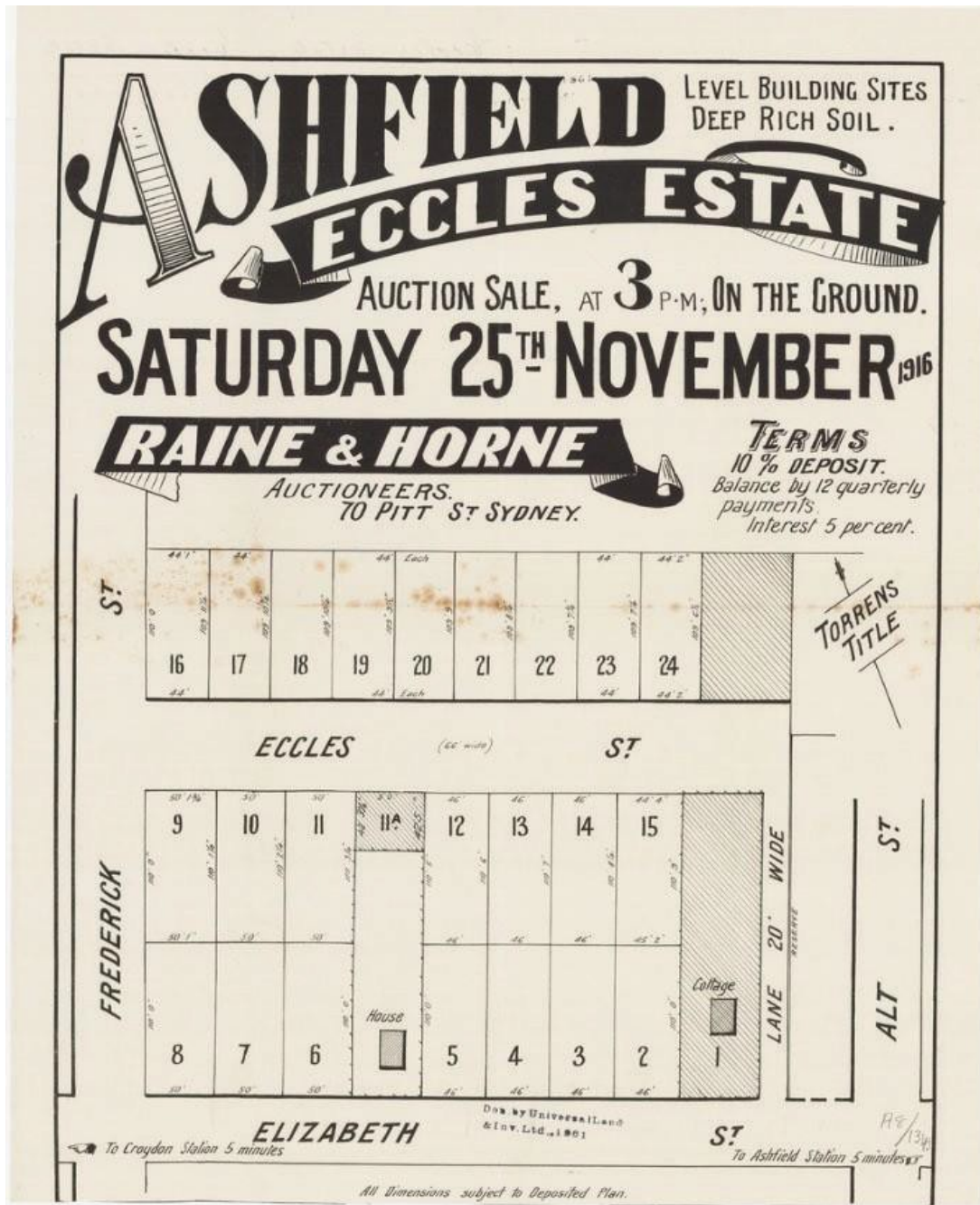
## HISTORICAL DEVELOPMENT

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

8 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

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



## 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

