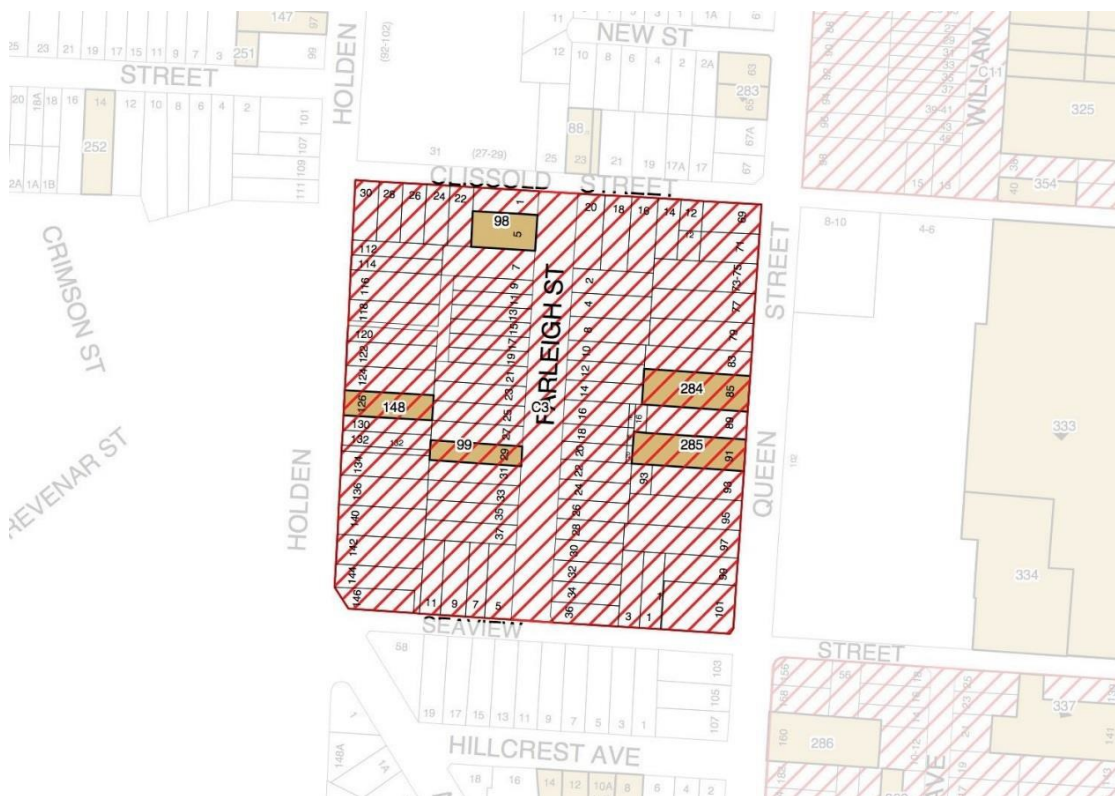


C3 Farleigh Estate, Ashfield

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 sub-division 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

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



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 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 'Lissoy' 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 Italic 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.

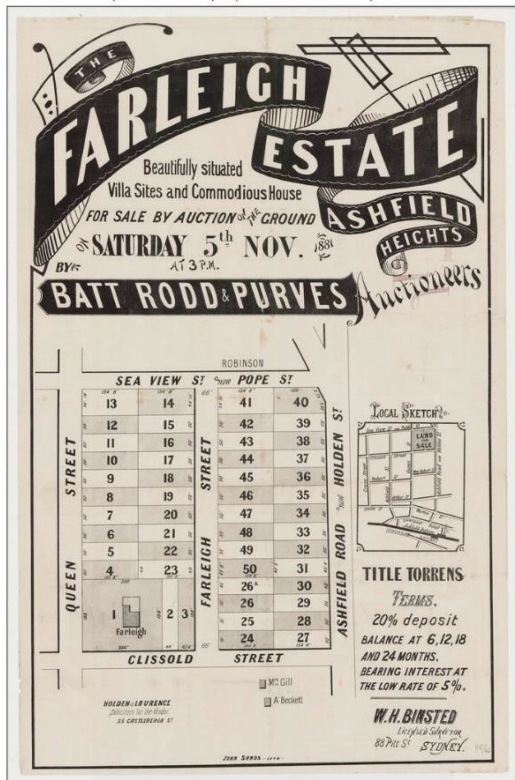
There were subsequent re-subdivisions and adjustments of lot boundaries, but the 1911 arrangement of the Farleigh Estate is very similar to that of today. One interesting early change was the re-subdivision of original allotments 26, 31, 32, 33, 49 and 50 to provide a rear lane, running north-south and 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

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



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



