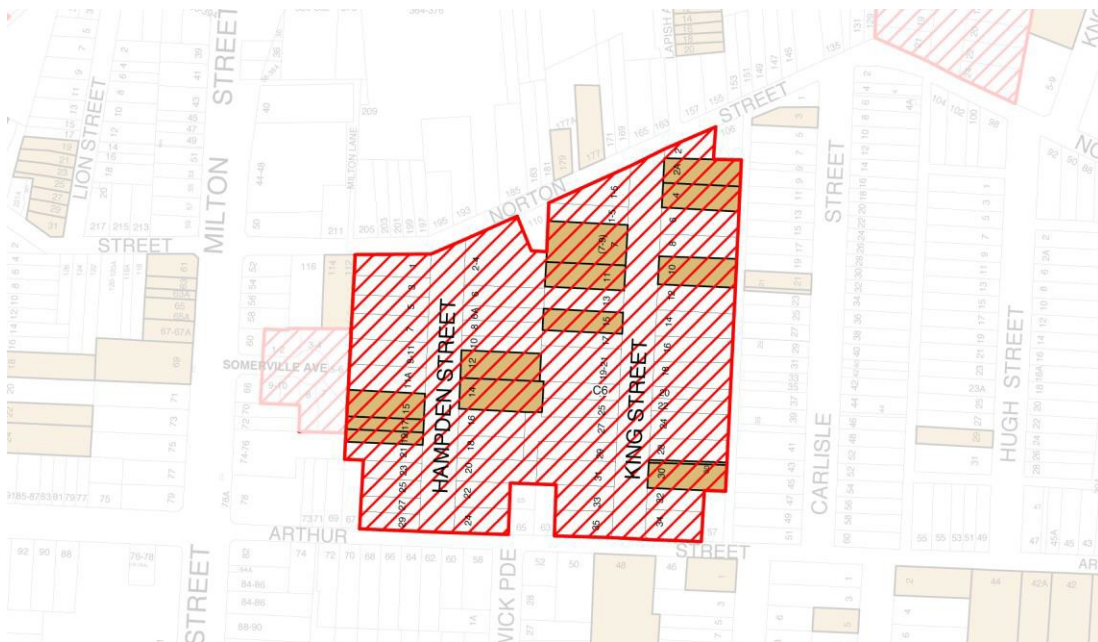


C6 Hampden Street & King Street, Ashfield, Heritage Conservation Area



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

| 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 |



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 | | |



