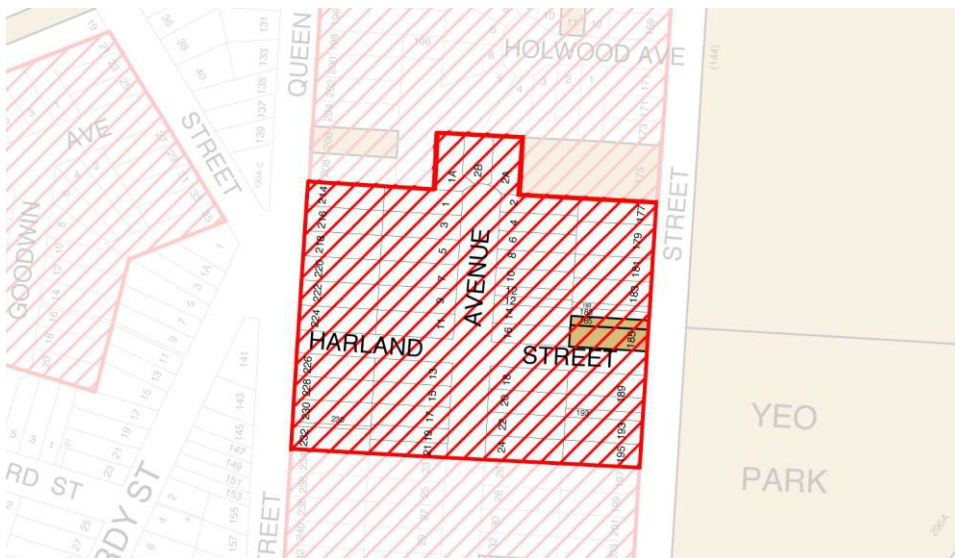


C7 Harland Estate, Ashfield

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.

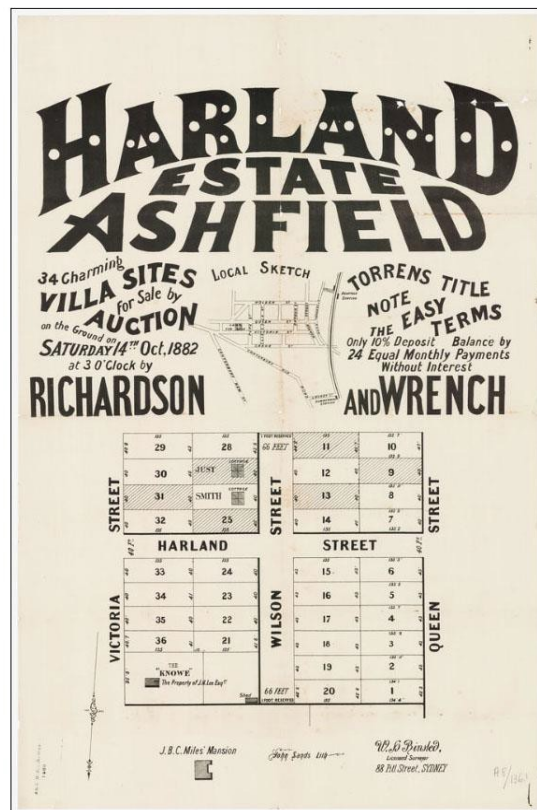
³ Higinbotham & Robinson map, 1883, op cit; Water Board Detail Survey map, 1890; H E C Robinson map of Ashfield south ward, undated but first compiled about 1912; Ashfield & District Historical Society Journal, No 1, 1982, p 22.

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
*	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



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



