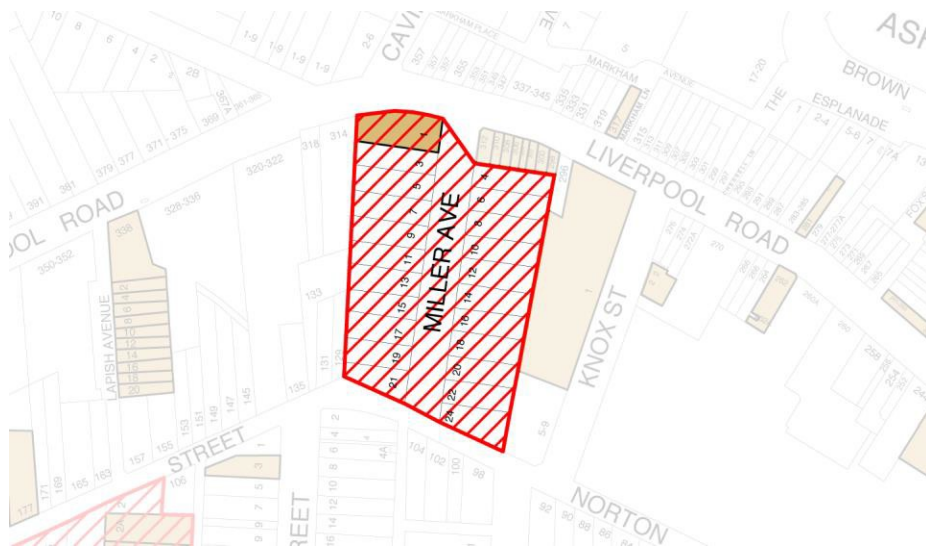


## C10 Miller Avenue, Ashfield

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1906 to 1910s

**HCA TYPE: Single storey residential (i) uniform single period subdivision**  
**Statement of Significance**

The Miller Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1906 subdivision developed by local Ashfield speculative builders Harry and Robert Ray between 1906 and 1910.

The area is of *aesthetic* significance for its wide street with grass verges and pre-1943 Brush box street trees planted in the street carriageway, and its consistent streetscape of single storey Federation Queen Anne style detached and semi-detached brick houses with small front gardens and narrow side driveways.

## Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Miller Avenue
- Relatively wide carriageway in Miller Avenue

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Original details such as:
  - Front verandahs with original detailing
  - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
  - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
  - Face brickwork (Federation 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 for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

## NON-CONTRIBUTORY ELEMENTS

Modern or heavily altered houses with difficult to reverse uncharacteristic alterations (example house at 22 Miller Ave)

Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (e.g. concrete roof tiles) and loss of chimneys

Front verandah enclosures.

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

## Historical Development

This Conservation Area was originally part of Jeffrey's subdivision of part of the Canterbury Estate, and later became part of Pope's Estate, named after John Pope, Ashfield's first Mayor. It was purchased and exploited by the Ray brothers, Harry and Robert Ray, who were important speculative builders in Federation period in Ashfield. Allotments were first offered for sale in 1903, the blocks facing Liverpool Road later re-subdivided with narrower frontages. Most of the houses were erected within a short time after 1906 by the Ray brothers and then sold.



## 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



## Miller Avenue

Street	Side	No	Rating	Name	Style/Observations
Miller Avenue		4			Queen Anne
Miller Avenue		6			Queen Anne
Miller Avenue		8			Queen Anne
Miller Avenue		10			Queen Anne
Miller Avenue		12			Queen Anne/California Bungalow
Miller Avenue		14			Queen Anne
Miller Avenue		16			Queen Anne
Miller Avenue		18			Queen Anne
Miller Avenue		20			Queen Anne
Miller Avenue		22			
Miller Avenue		24			Queen Anne
Miller Avenue		21			Queen Anne
Miller Avenue		19			Queen Anne
Miller Avenue		17			Queen Anne
Miller Avenue		15			Queen Anne
Miller Avenue		13			Queen Anne
Miller Avenue		11			Queen Anne
Miller Avenue		9			Queen Anne
Miller Avenue		7			Queen Anne
Miller Avenue		5			Queen Anne
Miller Avenue		3			
Miller Avenue		1			Federation Queen Anne



