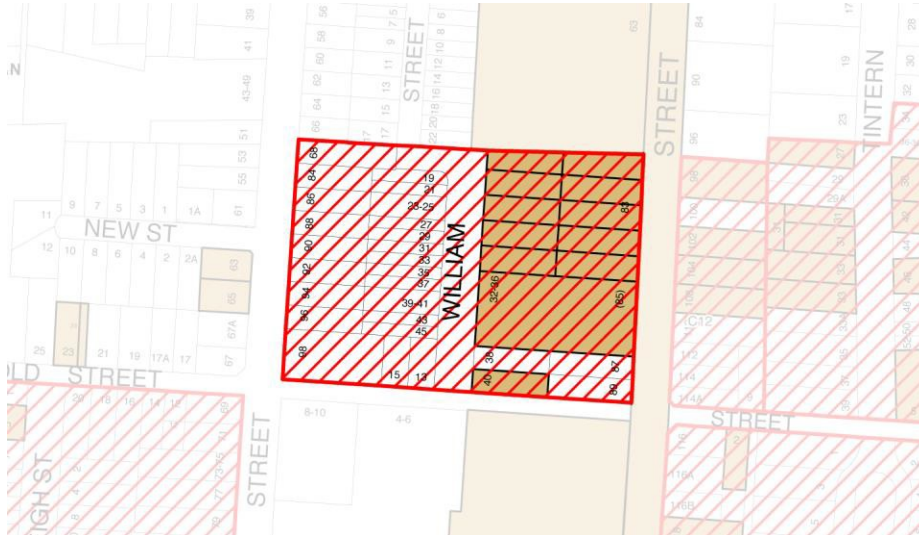


## C11 Mountjoy Estate, Ashfield

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1865 (Mountjoy) and 1930s-1940s

**HCA TYPE 2: Single storey residential (ii) Uniform single period subdivision around a retained earlier house**  
**Statement of Significance**

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

The area is of *historical* significance as the subdivision of the grounds of the Victorian period villa “Mount Joy” (constructed 1865, a heritage item) now 85 Victoria Street, Ashfield, in the 1930s.

The area has local *historical* associations with builders and architects responsible for the design of the 1930s and 1940s housing including Thomas Crombie McAvoy, a builder, of Hurlstone Park who employed architect Francis P. Ryan, of Dulwich Hill (responsible for design of a number of houses and semis in William Street).

The area has *aesthetic* significance as development resulting from the 1930s subdivision of the estate of the Victorian period villa “Mountjoy”. The aesthetic significance is illustrated by the streetscapes of single storey dark brickwork detached and semi-detached 1930s and 1940s housing with hipped terracotta tiled roofs, small front gardens and narrow side driveways, in the varying street widths, grassed verges including wide grassed verge on the eastern side of William Street, and pre-1943 street tree plantings of Canary Island date palms in Victoria Street.

The area is considered *rare* as a 1930s housing subdivision of a Victorian villa’s grounds where the Victorian villa remains.

## Key Character Elements

Subdivision and public domain elements:

- Relatively narrow street carriageway in William Street, with grassed verge on western side and very wide grassed verge on the eastern side adjacent to the Masonic Hospital and “Mountjoy”
- Wide street carriageway in Victoria Street with grassed verges and pre-1943 street tree planting of Canary Island date palms
- Wide street carriageway in Queen Street with grassed verges
- Narrow street carriageway in Clissold Street with narrow footpaths reflecting Victorian period layout

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

- Extensive landscaping in the garden of “Mountjoy” at 85 Victoria Street Ashfield
- Detached and semi-detached dark face brick single storey 1930s housing
- Original details such as:
  - Recessed front verandahs with original detailing
  - Original hipped roof forms with original cladding of terracotta tiles
  - Dark brickwork with detailing including tapestry brick panels
  - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences - low brick to match houses
- Narrow driveways with garages to the rear or carports to the side of houses

## NON-CONTRIBUTORY ELEMENTS

- Recent houses (examples 98 Queen Street, 87 & 89 Victoria Street, 38 William Street)
- Changes to materials: Cement rendering of face brickwork to houses; modern roof cladding (eg roof concrete tiles to 25 William Street)
- Front verandah enclosures (example 19, 21, 25 William Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



## Historical Development

This part of Ashfield was originally granted in 1794 and later incorporated into Robert Campbell's large Canterbury Park Estate.<sup>1</sup> In the 1860s the 9-acre block now bounded by Queen, Robert, Clissold and Victoria Streets was purchased by the Rev John Graham, Minister of the Pitt Street Congregational Church. He is credited with the erection of the first of the late 19th-Century mansions in Victoria Street, including 'Mountjoy' (now 85 Victoria Street, a heritage item), built in 1865. 'Mountjoy' was purchased a few years later by Frederick Clissold, who lived there 'in considerable splendour' with his family until 1875 when, because of ill-health, he decided to sell up and leave for a holiday in England.<sup>2</sup> In 1886 Clissold built 'Glentworth' on the large site which he owned south of Clissold Street. Prior to 1879 Clissold Street had been known as Jeffreys Street.<sup>3</sup>

Meanwhile the still-extensive 'Mountjoy' property changed hands. In about 1882 it was acquired by the city businessman William Clark and subdivided. The southern half of the land, facing Clissold Street, was kept as the curtilage for 'Mountjoy'. The northern or Robert Street half was split into two parts. The eastern part, addressing Victoria Street, was sold to John Jamieson, whose large house 'Fernlea' was built there. The western part was subdivided into 21 allotments, 16 of them served by a new dead-end road called William Street, the others addressing Queen and Robert Streets. William Street, running south off Robert Street, was named for Clark.<sup>4</sup> 'Fernlea' was demolished in about 1930, to make way for the erection of the Masonic Hospital.<sup>5</sup>

It appears it was William Clark who arranged the breaking-up of what is now known as the Mountjoy Estate, the southern half of the original Graham holding. This subdivision of 34 allotments was offered for sale on Saturday, 20 February 1904, by the auctioneers Batt, Rodd & Purves. Sixteen of the lots were served by an extension of William Street, one chain wide as compared with the narrower northern section already existing. The extension was displaced eastwards by a dogleg bend.

The terms of the sale carried an offer of 'assistance to build'.

The principal purchaser was Thomas Peters.<sup>6</sup> It seems that he bought not only Lots 1 to 15, that is, all the lots between William and Victoria Streets, but also Lots 16 to 24, on the west side of William Street, and others facing Queen Street. Lot 3, much larger than the rest, contained 'Mountjoy'.<sup>7</sup>

Lots 4 to 13, north of the house, and Lots 1, 2, 14 and 15, on the south side between the house and Clissold Street were not built on, but kept by Thomas Peters, a contractor with a business in Clarence Street Sydney, as the landscaped curtilage of the Mountjoy house, including a tennis court. Thomas Peters and his family opened the garden for fund-raising functions such as the Ashfield Belgian Relief Fund, during World War I.<sup>8</sup> Peters owned 'Mountjoy' until it was acquired by the United Grand Lodge of NSW.

<sup>1</sup> Ashfield Heritage Study 1993, vol 1, pp 32, 36. It is now impossible to relate the precise boundaries of these particular grants to the present street layout.

<sup>2</sup> Ashfield Heritage Study 1993, vol 2, Reference No 271; Sheena and Robert Coupe, *Speed the Plough*, p 63 et seq. The date for 'Mountjoy' was researched by Mr Noel McFarlane.

<sup>3</sup> Ashfield Heritage Study 1993, vol 1, Appendix 'G'.

<sup>4</sup> Higinbotham & Robinson map of Ashfield, 1883; Ashfield Heritage Study 1993, vol 1, Appendix 'G'.

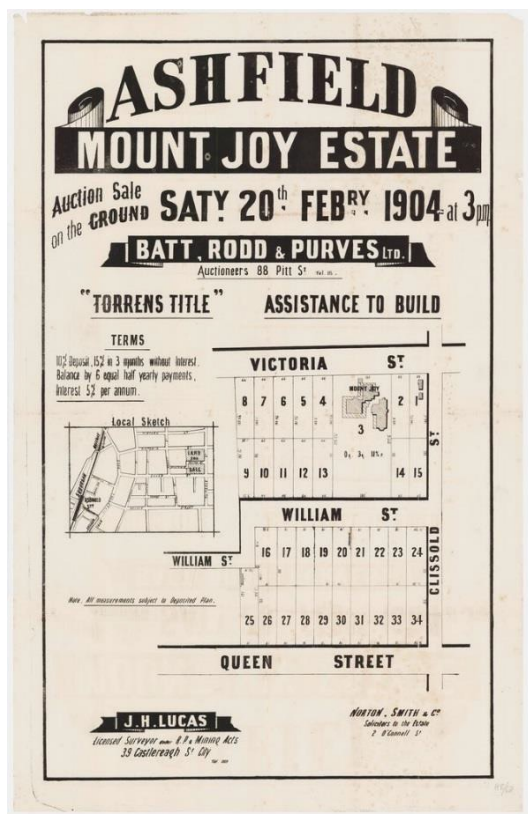
<sup>5</sup> Ashfield Heritage Study 1993, vol 2, Reference No 270.

<sup>6</sup> The Estate subdivision is shown and some of its owners identified on the H E C Robinson map of Ashfield South Ward, compiled from 1912; in Ashfield Council Archives.

<sup>7</sup> Copy of the sale notice is in Ashfield Council Archives

<sup>8</sup> Coupe, Sheena, *Speed the Plough*, p 191.





**Left:** Subdivision plan of the Mount Joy Estate 1904  
Source: NSW State Library historical subdivision maps of Ashfield online. Note on this plan north is to the left.

## William Street

In 1934 Thomas Peters sold Lots 16 to 24 in William Street. These seven lots (now street Nos 19 to 45) were then valued at £1,740 in all. The buyer was Thomas Crombie McAvoy, a builder, of Hurlstone Park and the sale price is recorded as £1,350.<sup>9</sup> McAvoy kept the lots vacant until 1941 when, between March and November, he submitted to Ashfield Council seven building applications, each for two residences described as brick bungalow flats. Each pair had eight rooms, a tiled roof and a valuation of £1,350.<sup>10</sup>

The first houses completed were the pair on Lot 21 (Nos 39-41) which McAvoy sold in December 1941 to Mrs Mary Wilson of Wahroonga. The sale price is not known, but the valuation was then £900 each. The next two cottages completed, on Lot 19 (Nos 31-33), were sold in January 1942 to Raymond L Linkron, for £1,900, while in the same month the two on Lot 20 (Nos 35-37) were sold to Mrs N K Pedrona for £950 each.<sup>11</sup> The other houses were completed soon afterwards.

McAvoy's building applications were accompanied by drawings showing plans, elevations and sections, prepared by Francis P Ryan, an architect based in Dulwich Hill. The construction consisted of brick cavity walls and timber framed floors and roofs. Roofs were generally hipped and covered in terra cotta tiles. The floor plans were very compact and virtually identical. Each cottage had a full-width bedroom at the front, each having either a faceted bay window or double doors leading on to a front verandah. The small entrance porch, located in the side wall beyond this front room, opened into a small hall. Beside this was the bathroom and a cupboard and next to that the second bedroom, both accessed from a short passage. Beyond that, occupying the full width of the house, was the 'lounge', with a corner fireplace and a doorway leading to the breakfast room, which was combined with a kitchen recess containing a stove, sink and cupboard. The back door of this room led on to a verandah, off which was the laundry containing troughs and a copper. Each pair of houses was slightly different from the others in design, some being symmetrical and some asymmetrical. All the main bedrooms faced east, while all the other rooms faced either north or south.

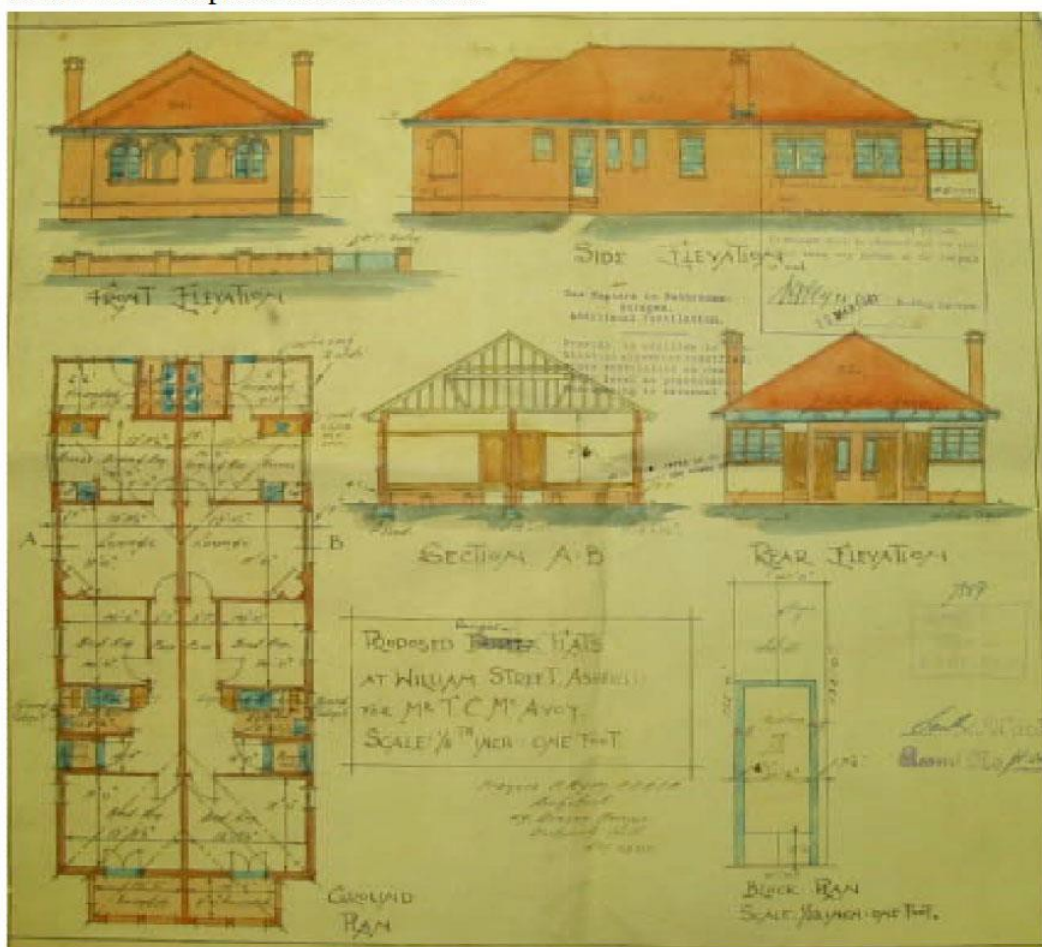
Lots 1, 2, 14 and 15 of the estate remained vacant and part of the 'Mountjoy' curtilage until 2000, when Noel McFarlane, owner of the property at that time, arranged for their sale. Erection of houses on these four allotments followed. The house at No 38 William Street is a conventional design; the other, No 40, is a unique passive solar post-and-beam and mud- brick construction.

<sup>9</sup> Valuer-General's records, South Ward, 1934, No 2402, in Ashfield Council Archives.

<sup>10</sup> Valuer-General's records, South Ward, 1940, No 2465; BAs, 1941, Nos 9271, 9431 and 9502-9505, *ibid*.

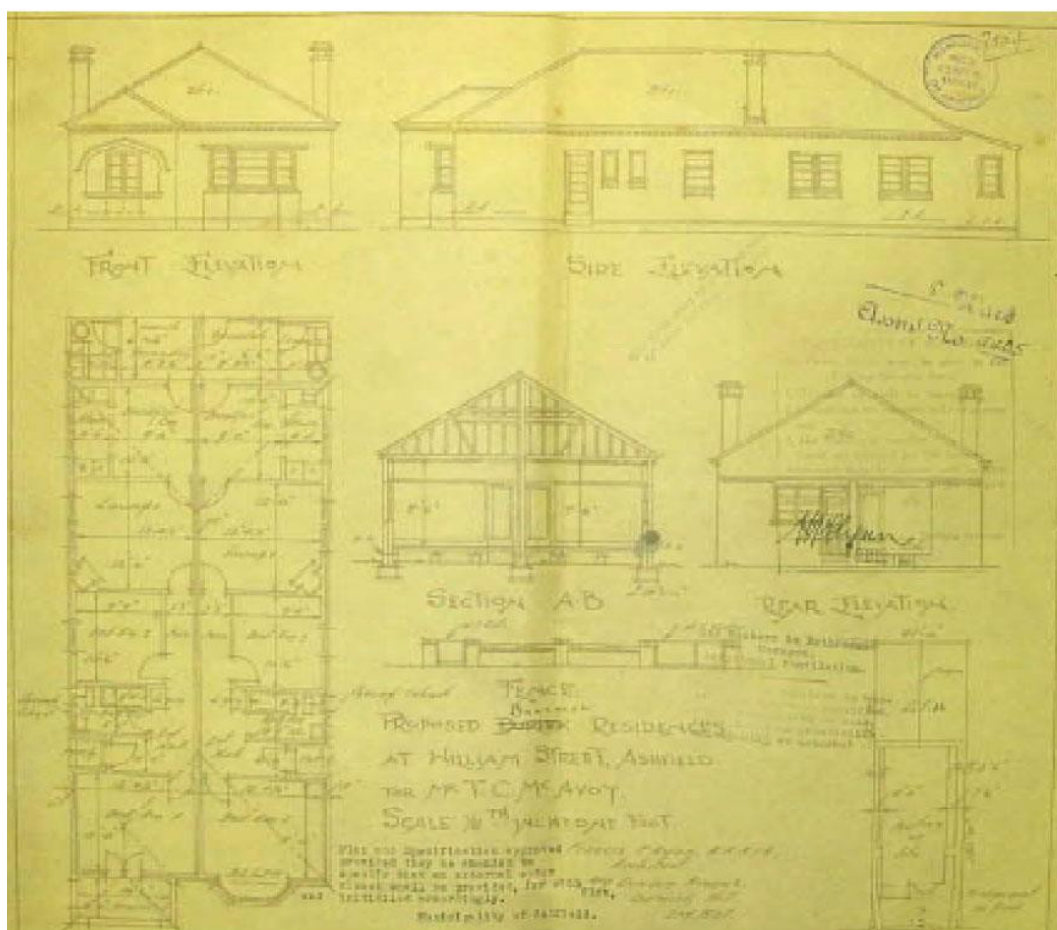
<sup>11</sup> Valuer-General's records, *ibid*, 1940, annotated: Nos 2510-2511, 2514-1515, 2512-2513.





**Above:** A reproduction of architect Francis Ryan's working drawing for the pair of 'bungalow flats' at Nos 39-41 William Street as submitted with Thomas McAvoy's building application in 1941. These were the first of the 14 cottages designed by Ryan to be completed





**Above:** The working drawing for one of the asymmetrical pairs of semi-detached houses in William Street built by McAvoy. The cross section shows the party wall ascending through the ceiling to the ridge line

## Queen Street

In Queen Street, Peters sold the vacant Lot 25 (street No 68) to Dr Stanley Maynard in 1934 for £410. A building application was made in 1937 for the erection of a semidetached pair of brick and tile 'cottage flats and garages', each of four rooms. The builder was S Dealty. The pair was sold in 1942 to Miss Ellen Agnew, of Lucy Street, for £1,800.<sup>12</sup> The reason for the jump from No 68 to its neighbour 84 is unknown, but this pair bears the street number 82 in the Valuer-General's records for the street in 1937.

No 84 (Lot 26) was sold by Peters as a vacant lot in 1935 to Albert Boyd. A building application was lodged in the same year for the erection of a five-roomed cottage and garage, estimated to cost £800. The builder was W Wright.<sup>13</sup>

Thomas Peters sold No 86 (Lot 27) to Henry Charlesworth, builder, of Ashbury, in 1935. Charlesworth sold the finished brick and tile dwelling, comprising five rooms, in 1936 to William Delaney, chemist, of Sydney, for £1,400.<sup>14</sup>

The owner of the unimproved Lot 28 (No 88) in 1934 was Walter Etherington. The previous owner is not recorded. In 1935 the builder J A Allen built for the Etherington this seven-roomed brick and tile cottage estimated to cost £1,150.<sup>15</sup>

The owner of Lot 29 (No 90) is unrecorded before it was bought in 1943 by Mrs Emma Butcher. It was sold on in 1936 to E Buckler of Enfield, for whom the builder S Dealty (who also built the semis at No 68) erected this six-roomed brick cottage with a tile roof. Its cost was estimated to be £1,070.<sup>16</sup>

Lot 30 (No 92) was unimproved when it was owned by Dr Ronald Waddington, of Queen Street. A building application was lodged in 1935 by Dr Waddington (described as owner-builder, of Western Suburbs Hospital). The six-roomed brick and tile house on a concrete foundation was valued in the BA at £830.<sup>17</sup>

A building application for the brick-and-tile house at No 94 (Lot 31) was lodged in 1935. The owner was H E Muir and the builder George Fox, of John Street. In 1943 the property was owned by Mrs Honor Muir, of Bondi and the improved valuation was then £1,450.<sup>18</sup>

For the brick house with a tiled roof on Lot 32 (No 96) a building application was lodged in 1935 by Miss E Cullen, owner, and H F & F Smith, builders, of Dulwich Hill. The estimated value was £1,080. When completed the property value as improved was recorded as £1,300.<sup>19</sup>

Lots 23 and 24 (facing William Street) and 33 and 34 (opposite them and facing Queen Street) were bought, presumably from the subdivider Thomas Peters, by Edward Peel, who sold on to Charles Massey in 1908. The four lots were re-subdivided to provide one large site facing Queen Street (now No 98) and a smaller one facing Clissold Street (now Nos 13 and 15). A house called 'Sutcliffe' was built by Massey on the larger site and in 1908 was accorded a valuation of £308 unimproved and £1,300 improved.<sup>20</sup> The name of the house was changed to 'St Aubins' in 1922. It was still there in 1974 and was demolished in more recent times to make way for the present suite of five town houses that retain the address 98 Queen Street.

<sup>12</sup> Valuer-General's records, *ibid*, 1934, No 2394; 1940, No 2086; BA 1937, No 8094.

<sup>13</sup> Valuer-General's records, *ibid*, 1934, No 2395, annotated; BA 1935, No 7559.

<sup>14</sup> Valuer-General's records, *ibid*, 1934, No 2396, annotated; BA 1935, No 7522.

<sup>15</sup> Valuer-General's records, *ibid*, 1934, annotated, No 2397; BA 1935, No 7572.

<sup>16</sup> Valuer-General's records, *ibid*, 1934, annotated, No 2398; BA 1936, No 7631.

<sup>17</sup> Valuer-General's records, *ibid*, 1934, annotated, No 2399; BA 1935, No 7540.

<sup>18</sup> BA 1935, No 7488; Valuer-General's records, *ibid*, 1943, No 2400.

<sup>19</sup> BA 1935, No 7487; Valuer-General's records, *ibid*, 1934, annotated, No 1401.

<sup>20</sup> Valuer-General's records, *ibid*, 1908, No 1221; 1922, No 1890.





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## Clissold Street

The smaller part of the re-subdivision of Lots 23 and 24, at the corner of Clissold and William Streets, was acquired by the Metropolitan Water, Sewerage and Drainage Board. The Board divided the allotment into two, retaining one (now No 13, at the corner) and selling the other. The corner allotment happens to be located above the main underground drain flowing north by north-west, suggesting that it was intended to use the land for a Water Board purpose. In fact an electricity sub-station is recorded on the site as early as 1922.<sup>21</sup>

The other allotment (now No 15) was sold by the MWSDB in 1932 to Miss Honor E Muir, of Bondi. Then in 1934 a building application was lodged on behalf of Miss Muir by the builder G W Fox, of John Street. The house was built of brick, with five rooms and a tiled roof, at an estimated cost of £723. In the following year Miss Muir sold the property to Miss Annie Hamilton, who was evidently the tenant, for £1,075.<sup>22</sup>

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<sup>21</sup> Valuer-General's records, 1922, in Ashfield Council Archives.

<sup>22</sup> Valuer-General's records, 1932, No 349; BA 1934, No 7168, *ibid*.



## 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



## Mountjoy Estate

Street	Side	No	Rating	Name	Style/Observations
Clissold Street	W	15	3		
Clissold Street	W	13	3		Functional
Queen Street	E	68	1		Sydney Bungalow
Queen Street	E	84	1		Sydney Bungalow
Queen Street	E	86	1		Sydney Bungalow
Queen Street	E	88	1		Sydney Bungalow modified
Queen Street	E	90	1		Sydney Bungalow
Queen Street	E	92	1		Mediterraneanised Sydney Bungalow
Queen Street	E	94	1		Sydney Bungalow
Queen Street	E	96	1		Sydney Bungalow
Queen Street	E	98	3		Late 20th-Century Australian Nostalgic
Victoria Street	S	89	3		Australian Nostalgic
Victoria Street	S	87	3		Late 20th-Century indeterminate
Victoria Street	S	85	*		Victorian Filigree and Federation Bungalow
Victoria Street	S	83	*		
William Street	E	38	3		Sydney Bungalow version
William Street	E	40	*		Late 20th-Century, Late Modern
William Street	W	43-45	1		Sydney Bungalow
William Street	W	41	1		
William Street	W	39	1		Sydney Bungalow
William Street	W	37	1		Sydney Bungalow
William Street	W	35	1		Sydney Bungalow
William Street	W	31-33	1		Sydney Bungalow
William Street	W	29	1		Sydney Bungalow
William Street	W	27	1		Sydney Bungalow
William Street	W	25	1		Sydney Bungalow
William Street	W	23	1		Sydney Bungalow
William Street	W	21	1		Sydney Bungalow
William Street	W	19	1		Sydney Bungalow



