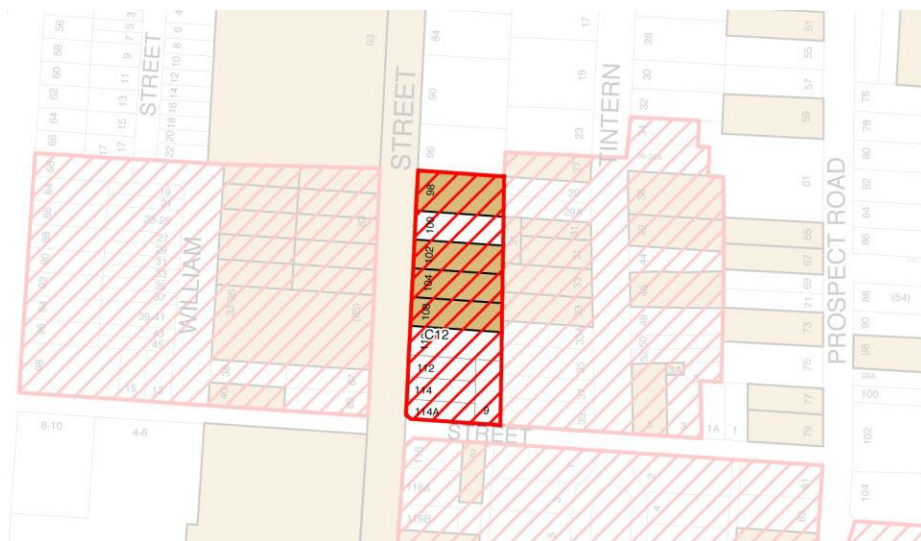


C12 Murrell Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1891 to 1930s

HCA TYPE 3: Mixed Residential Statement of Significance

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

The Murrell Estate Heritage Conservation Area is of *historical* significance as a small precinct centred around an 1891 subdivision “Murrells Estate” that incorporates a number of earlier Victorian period houses with later development. The area illustrates the process of subdivision and re-subdivision (that has defined development in Ashfield) in the later 19th century to the early 20th century period. While a separate precinct, it forms part of a larger group of HCA’s extending to the east and west that provide a high level of consistency across the area.

The area is of *aesthetic* significance for its fine Victoria Street streetscape with wide palm-lined street and mix of fine Victorian and Federation period houses on large sites juxtaposed with 2-storey Inter-war Art Deco residential flat buildings.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Canary Island date palms within carriageway in Victoria Street
- Relatively wide carriageway in Victoria Street with grassed verge on the eastern side

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

- Mix of :
 - Detached stuccoed brick one and two storey Victorian villas on large garden sites
 - detached face brick single storey Federation Queen Anne style housing on large garden sites
 - 2-storey Inter-war Art Deco style face brick residential flat buildings
- 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); dark face brickwork (Inter-war 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 for Federation and Inter-war period buildings; timber picket or cast iron palisade for Victorian period houses
- Narrow driveways with garages to the rear of houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: modern roof cladding (eg concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



Historical Development

This land was part of a 1794 grant of 19 acres to John Miller. Within a few years it had been acquired by Robert Campbell and absorbed into his large holding called Canterbury Park. After Campbell's death his daughters eventually began to sell portions of the estate. Samuel Murrell bought an allotment of about three and a half acres, facing Clissold and Victoria Streets, from Sophie Campbell in 1869.²³ He did not build there, but owned an orchard facing Liverpool Road.

Following Murrell's death in 1879 the land passed to his widow Johanna, who died ten years later. Afterwards the three-and-a-half acre allotment was sold to the Town and Country Land Building and Development Company and a subdivision plan, comprising 16 allotments, was made in 1891.

This plan was evidently made with some reference to the land further east, which earlier was owned by William Wiltshire (or Wilshire) and known as Wiltshire's Paddock. The northern section of Tintern Road had been created to serve the Plynlimmon Estate and ran north from

Robert Street to Norton Street. In 1885 it was extended southwards and served the Moonagee Hall Estate, which fronted Robert Street and Prospect Road. It terminated in a dead end at the boundary of Murrell's land.

Now, as part of the 1891 Murrell's Estate subdivision, it was extended southwards to provide a connection to Victoria Square. This new length of Tintern Road thus served the eight lots in eastern half of Murrell's Estate and the allotments that would be created on the western side of the Wiltshire land. The street extension was canted slightly to make this linkage visually direct.

The plan of Murrell's Estate shows that at about the time of its subdivision at least two houses already existed on the land. One was 'Linntryon', whose site became Lot 1 of Murrell's Estate and is now No. 98 Victoria Road. Today, a Federation Arts-&-Crafts style house sometimes called 'Gosford', is there. The other was 'Lockley' or 'Lockley Villa', in Tintern Road which is thought to have been built in the 1870s. In the 1970s, by that time dilapidated, it was demolished.

However, the Water Board Detail Survey, circa 1890 (that is, before the subdivision and the extension of Tintern Road) shows an additional three houses already existing on the Murrell land, all facing Victoria Street. One of these still exists, on Lot 5: it is 'Victoria' aka 'Edgemont', now No 108 Victoria Street, a 2 storey Victorian Italianate/Victorian Filigree style house. Another house, at the corner of Clissold Street, occupied Lots 7 and 8. After it was demolished the present three blocks of flats were built in the inter-war period. The house now on Lot 6 (No 110 Victoria Street) must have been erected at about the same time as the corner house, for it too is Victorian Italianate in style.

Within a few years substantial Federation period houses were erected on the vacant lots within the estate and there were some changes to allotment widths. Among this crop of residences were 'Glenisla' aka 'Glenworth' (102 Victoria Street), built on Lot 3 in 1908; 'Lansdowne' now 'Delgulin' (104 Victoria Street) on Lot 4. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

"Buninyong", 33 Tintern Road on parts of Lots 12 and 13 and 'Wyanarie' aka 'Hastings', 'Glenone' or 'Glenore', 31 Tintern Road, on parts of Lots 14 and 15. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

²³ Jacqueline Kensett Smith, 'Murrell's Farm, Ashfield' in *Ashfield & District Historical Journal*, No 5, 1985, p 54 et seq. Murrell's purchase is shown on the Higinbotham & Robinson map of Ashfield, 1883, a copy of which is in Ashfield Council Archives.





Above: The Deposited Plan for Murrell's Estate subdivision, prepared by surveyor T S Parrott and dated 1891. (Copy by courtesy of Councillor Caroline Stott). The estate and its surroundings are also shown on the H E C Robinson map of Ashfield South Ward, first prepared in 1912 (Ashfield Council Archives). Note that Tintern Road has been slightly canted to provide a direct link to Victoria Square.

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



Murrell Estate

Street	Side	No	Rating	Name	Style/Observations
Victoria Street	S	98	*		Federation Arts-&-Crafts
Victoria Street	S	100	1		Federation Queen Anne
Victoria Street	S	102	*		Federation Queen Anne
Victoria Street	S	104	*	Delgulin	Federation Queen Anne
Victoria Street	S	108	*	Victoria	Victorian Italianate
Victoria Street	S	110	1		Victorian Italianate
Victoria Street	S	112	1		Inter-War simplified Art Deco
Victoria Street	S	114	1		Inter-War simplified Art Deco
Victoria Street	S	114A	1		Inter-War Art Deco



