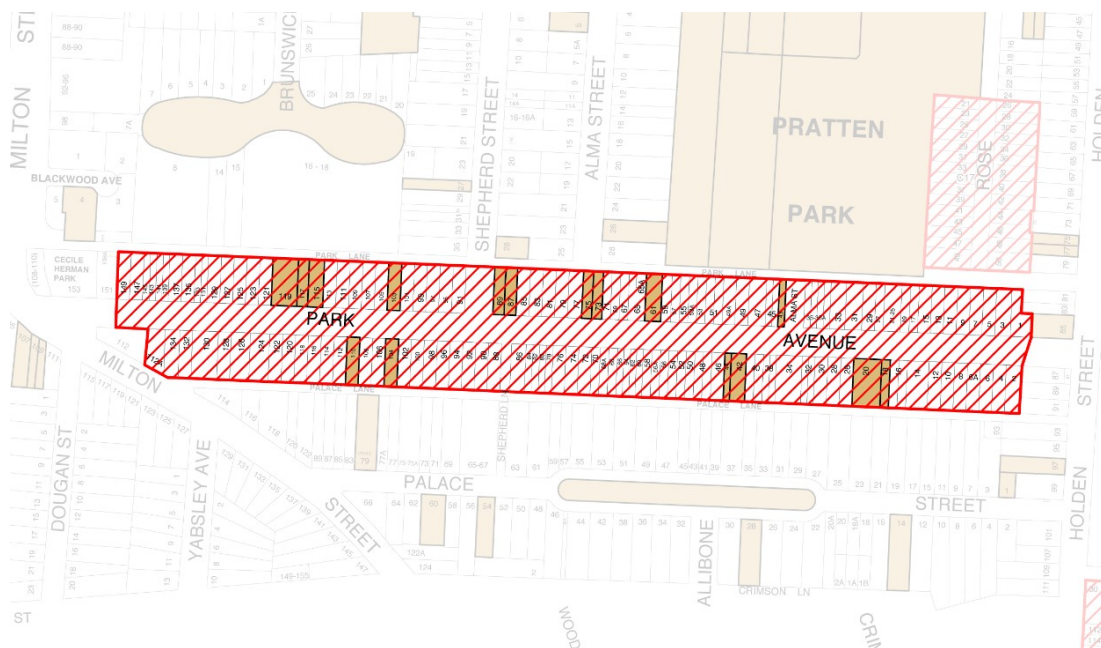


C14 Park Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1882 to 1930s

HCA TYPE 3: Mixed Residential Statement of Significance

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

The area is of *historical* significance for its distinctive 1882 subdivision pattern with east-west oriented Park Avenue and laneways to the north (Park Lane) and south (Palace Lane), representative of a typical late 19th century planned subdivision.

The area is of *aesthetic* significance for:

- its wide main street (Park Avenue) with its pre-1943 Brush box street tree planting in the carriageway and rear laneways ensuring vehicle (or cart) access did not affect the main streetscape;
- Its varied mix of one and two storey detached, semi-detached and terrace housing dating from 1882 into the 1930s, constructed on narrow allotments with small front gardens; and its two storey inter-war residential flat buildings.

The area has an *aesthetic* consistency arising particularly from the subdivision pattern and street tree planting.



Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Park Avenue
- Relatively wide carriageway in Park Avenue
- Grassed verges in Park Avenue
- Distinctive subdivision pattern with laneways to north and south of Park Avenue, narrow rectangular allotments with some variation in size.

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

- Houses setback to allow small front gardens (exception shop at 111 Park Avenue built to street alignment)
- Mixed detached, semi-detached, and terrace housing with narrow street frontages, one and two storeys, Victorian, Federation and Inter-war periods
- Victorian and Federation period weatherboard cottages
- Two storey Inter-war period residential flat buildings (example 49, 49A, 59 Park Avenue)
- Early shopfronts (example 81 Park Avenue)
- Original details such as:
 - Front verandahs with original detailing including, for Victorian period housing, separate corrugated iron verandah or balcony roofs.
 - Original roof forms with original cladding of slate or corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period) or unglazed terracotta tiles (Inter-war period) and original chimneys. Note: weatherboard cottages originally had corrugated iron roofs.
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)
 - Stuccoed brickwork or weatherboard (Victorian period); Face brickwork (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket (Victorian period), timber picket, brick & timber picket for Federation and low brick for Inter-war period houses and flat buildings
- Garages, carports or carspaces to the rear accessed off rear laneways.



NON-CONTRIBUTORY ELEMENTS

- Recent housing (examples 97, 135, 147-153 Park Avenue)
- Later shopfront added to front of earlier cottage (91 Park Avenue, corner Shepherd Street)
- Car parking accessed from Park Avenue instead of rear laneway (example carport at 107 Park Avenue)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses and flat buildings; modern roof cladding (eg concrete tiles, terracotta tiles to Victorian period houses) and loss of chimneys; loss of original verandah or balcony roofs (example 143-145 Park Avenue Victorian Filigree semis with terracotta tile roof and lost verandah roofs, weatherboard cottage at 123 Park Avenue with modern concrete tile roofing to both main roof and front verandah)
- Altered windows, aluminium framed windows (example 95 Park Avenue)
- Front verandah or balcony enclosures (example balcony enclosure at 95, 107 Park Avenue)
- Missing front verandahs (example 105 Park Avenue)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (examples 131, 133, 141 Park Avenue high brick front fences)

Historical Development

Park Avenue formed the spine of a subdivision in the South Ward of Ashfield known as Education Park, owned by what was then the Council of Education. The allotments were first offered for auction sale in 1882, by Watkin & Watkin, who acted on behalf of the Excelsior Land, Investment and Building Company and Bank, of York Street, Sydney. Section 1, on the north side of Park Avenue, contained 92 lots, while Section 2, on the south side, had 85 lots. This Conservation Area comprises virtually all of that historic subdivision.

Most of the allotments were 30 feet (9.2 m) wide, but towards the middle of the area, where the land was lowest, they were reduced, first to 20 feet (6.2 m) and then further to 15 feet (4.5 m). Presumably the reason for this diminution was that two watercourses (shown on the subdivision plan as 'drains') flowed across the land here. It seems likely that the developers, anticipating lower prices for the lower-lying blocks, simply made them narrower so as to increase their number and so balance their expected return. The estate included larger blocks at each end, facing Holden and Milton Streets.

Typifying the boom times of the 1880s, the vendors offered attractive terms to entice purchasers, such as a deposit of £5 per lot and the balance to be paid at the rate of four shillings per week for each £100 owing. As allotments were sold, additional minor changes occurred. For instance, lots 6 and 7 were divided into two narrow lots each, eventually becoming street numbers 159 to 165, and there were other similar changes. Three of the 15-foot lots (64, 65 and 66) were subsequently taken for the access road from Park Avenue to Pratten Park. Two of the wide lots (31 and 32) were taken for the extension of Shepherd Street into Park Avenue, while one (lot 26) became part of Shepherd Lane.

Several houses built before the end of the 19th Century remain. One of the earliest is a little timber cottage called 'Sueville' at No 43 Park Avenue. There are also a few shop buildings, only one of which, now a butcher's, still functions as a shop. Most of the residences were erected early in the 20th Century.





Above: 1882 Subdivision plan for Education Park, Ashfield Source: NSW State Library, online subdivision plans for Ashfield

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



Park Avenue

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		149	3		Victorian
Park Avenue		147	3		
Park Avenue		145	1		
Park Avenue		143	1		Victorian indeterminate
Park Avenue		141	1		
Park Avenue		139	1		Victorian indeterminate
Park Avenue		137	1		
Park Avenue		135	2		
Park Avenue		133	1		Victorian (?)
Park Avenue		131	1		Victorian (?)
Park Avenue		129	1		
Park Avenue		127	1		Federation Queen Anne
Park Avenue		125	1		Queen Anne
Park Avenue		123	1		Queen Anne
Park Avenue		121	1		Federation Queen Anne
Park Avenue		119	*		Federation Queen Anne
Park Avenue		117	*		Federation Queen Anne
Park Avenue		115	*		Federation Queen Anne
Park Avenue		113	1		
Park Avenue		111	1		
Park Avenue		109	1		Queen Anne
Park Avenue		107	1		
Park Avenue		105	1		Timber house
Park Avenue		103	*		Federation Queen Anne
Park Avenue		101	1		Federation Queen Anne
Park Avenue		99	1		Simplified Queen Anne
Park Avenue		97	2		
Park Avenue		95	1		Transitional Queen Anne
Park Avenue		91	4		
Park Avenue		89	*		



Street	Side	No	Rating	Name	Style/Observations
Park Avenue		87	*		Queen Anne semi-detached pair
Park Avenue		85	1		Simplified Free Classical, possibly Victorian
Park Avenue		83	1		Queen Anne
Park Avenue		81	2		
Park Avenue		79	1		Simplified Queen Anne
Park Avenue		77	1		Federation Queen Anne
Park Avenue		75	*		
Park Avenue		73	*		Simplified Queen Anne
Park Avenue		71	1		Victorian (?)
Park Avenue		69	1		Federation Queen Anne
Park Avenue		67	1		Victorian
Park Avenue		65	1		Queen Anne/California Bungalow
Park Avenue		61	*		Queen Anne/California Bungalow
Park Avenue		59	2		Victorian indeterminate
Park Avenue		57	1		Victorian Italianate
Park Avenue		55	1		Victorian/Federation Italianate
Park Avenue		53A	1		California Bungalow
Park Avenue		53	1		Victorian/Federation
Park Avenue		51	1		Victorian (?)
Park Avenue		49A	1		
Park Avenue		49	1		Inter-War, faintly Art Deco
Park Avenue		47	2		Federation (?)
Park Avenue		45	?		Queen Anne
Park Avenue		43	*		Victorian
Park Avenue		35A	1		
Park Avenue		35	1		Inter-War Sydney Bungalow (?)
Park Avenue		33	1		California Bungalow
Park Avenue		31	1		
Park Avenue		29	1		Queen Anne
Park Avenue		27	2		Victorian (?)
Park Avenue		21-25	1		Victorian (?)



Street	Side	No	Rating	Name	Style/Observations
Park Avenue		19	1		
Park Avenue		17	1		Federation Queen Anne
Park Avenue		15	3?		
Park Avenue		13	1		Victorian Filigree
Park Avenue		11	1		Victorian (?)
Park Avenue		9	1		Victorian Filigree
Park Avenue		7	1		Victorian/Federation indeterminate
Park Avenue		5	1		Victorian (?)
Park Avenue		3	1		Inter-War indeterminate
Park Avenue		1	1		Inter-War indeterminate
Park Avenue		2	1		California Bungalow
Park Avenue		4	1		Victorian
Park Avenue		6	1		Inter-war Art Deco
Park Avenue		6A	1		
Park Avenue		8	2		
Park Avenue		10	1		Inter-War simplified Art Deco
Park Avenue		12	3		Australian Nostalgic
Park Avenue		14	3		Late 20th-Century indeterminate
Park Avenue		16	1		Victorian Italianate
Park Avenue		18	*		Federation Queen Anne
Park Avenue		20	*		
Park Avenue		22	?		
Park Avenue		26	3		Late 20th-Century Australian Nostalgic
Park Avenue		28	2		Queen Anne Timber house
Park Avenue		30	2		Victorian (?)
Park Avenue		32	1		Queen Anne
Park Avenue		34	1		
Park Avenue		38	1		Queen Anne (?)
Park Avenue		40	1		California Bungalow
Park Avenue		42	*		Victorian Italianate
Park Avenue		44	*		



Street	Side	No	Rating	Name	Style/Observations
Park Avenue		46	1		Queen Anne
Park Avenue		48	1		Victorian indeterminate
Park Avenue		50	1		Victorian indeterminate
Park Avenue		52	1		
Park Avenue		54	2		
Park Avenue		56	1		Inter-War, Tudor/Art Deco character
Park Avenue		56A	1		
Park Avenue		58	1		Queen Anne
Park Avenue		60	1		Victorian (?)
Park Avenue		62	1		
Park Avenue		64	1		
Park Avenue		66	1		
Park Avenue		68	1		Late 20th-Century Late Modern
Park Avenue		68A	2		
Park Avenue		70	2		
Park Avenue		72	2		
Park Avenue		74	2		Victorian (?)
Park Avenue		76	1		Victorian (?)
Park Avenue		78	1		Victorian (?)
Park Avenue		80	1		
Park Avenue		82	1		
Park Avenue		84	1		
Park Avenue		86	1		
Park Avenue		88			
Park Avenue		90	2		Queen Anne
Park Avenue		92	2		Queen Anne (?)
Park Avenue		94	2		Victorian (?)
Park Avenue		96	1		Simplified Queen Anne
Park Avenue		98	1		Queen Anne/Arts and Crafts
Park Avenue		100	1		Federation Queen Anne
Park Avenue		102	3		Late 20th-century Australian Nostalgic



Street	Side	No	Rating	Name	Style/Observations
Park Avenue		104	*		Federation Queen Anne
Park Avenue		106	1		California Bungalow
Park Avenue		108	1		
Park Avenue		110	*		Victorian Italianate
Park Avenue		112	1		Queen Anne
Park Avenue		114	1		Simplified Queen Anne
Park Avenue		116	1		Queen Anne (?)
Park Avenue		118	2		Queen Anne (?)
Park Avenue		120	3		
Park Avenue		122	1		Victorian Filigree
Park Avenue		124	1		Victorian Free Classical
Park Avenue		126	2		
Park Avenue		128	1		Free Classical, possibly Victorian
Park Avenue		130	2		Victorian Italianate (?)
Park Avenue		132	2		Inter-war California Bungalow (?)
Park Avenue		134	1		Inter-war California Bungalow



