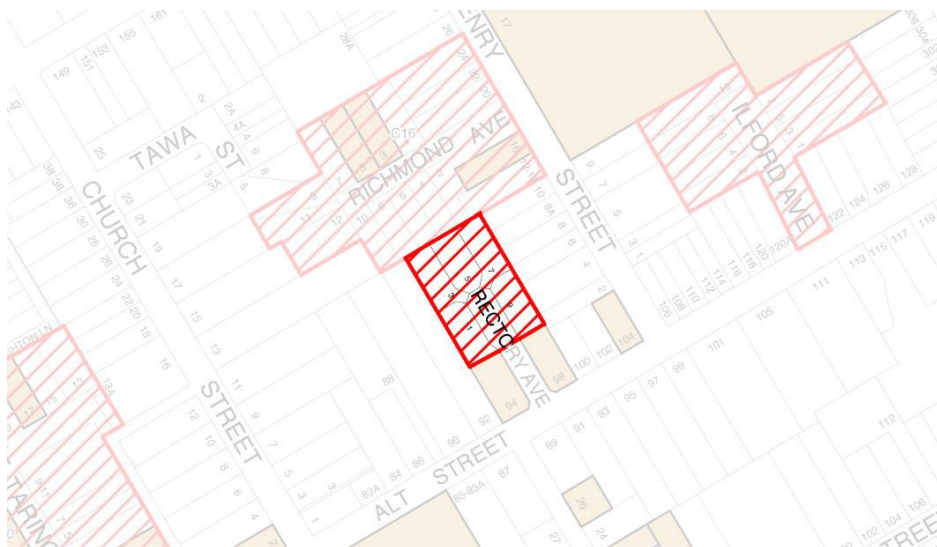


C15 Rectory Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1880 (Former Rectory at 94 Alt St) & 1925-1939 (all other buildings)

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

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

The Rectory Estate Heritage Conservation Area is of *historical* significance as a 1925 subdivision of the grounds of the former St Johns Anglican Church rectory, built in 1880 (now 94 Alt Street, corner Rectory Avenue), which retains the original 1880 former rectory as a component of the area.

The area has *historical* association with local builders Ernest Wakely (responsible for the 1925 subdivision) and Raymond Bowcock (responsible for the construction of the St Johns Flats building at No. 98 Alt Street, corner Rectory Avenue in 1936).

The area is of *aesthetic* significance as for its housing development in the period 1925-1939 around the original 1880 former rectory at 94 Alt Street, with a narrow entry from Alt Street, flanked by the larger scale buildings either side (being the former rectory and St Johns Flats, both heritage listed), widening out at the north-western end, where all five allotments are developed with originally single storey detached Inter-war California Bungalow style houses, creating a streetscape consistent in period and architectural style.

The Rectory Estate HCA is representative as a subdivision of Inter-war period housing.

Key Character Elements

Subdivision and public domain elements:

- Modern street tree planting within carriageway in Rectory Avenue
- Irregular width carriageway in Rectory Avenue, narrow at the entry from Alt Street, widening out at the western end
- Cul-de-sac nature of Rectory Avenue, with roughly rectangular allotments in the subdivision

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

- Detached face brick single storey Inter-war California bungalow style houses
- 3-storey Inter-war residential flat building (St Johns Flats) at 98 Alt Street (north-east corner of Alt Street and Rectory Avenue), built in 1936, and the 1880 former St Johns Anglican Church Rectory at 94 Alt Street (south-west corner Alt Street and Rectory Avenue), are larger scale buildings that define the entry to Rectory Avenue from Alt Street, with the remainder of the street (5 allotments) being developed with single storey detached houses. Both of the corner buildings are heritage listed.
- Original Inter-war period details (except to the two corner heritage items) such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled and/or imitation half-timbered finishes
 - Dark face brickwork
 - Original timber-framed casement windows and timber panelled doors consistent with the period and Inter-war California Bungalow style of houses
- Original front fences - low brick for Inter-war period houses

NON-CONTRIBUTORY ELEMENTS

Changes to materials: Cement rendering of face brickwork to Nos. 1 and 3 Rectory Avenue, installation of aluminium framed windows and roller shutters to house at No. 1 Rectory Avenue

Inappropriate upper floor addition with large dormer windows at No. 3 Rectory Avenue

Modern front fences of unsympathetic design and materials to Nos. 1 and 3 Rectory Avenue

Historical Development

The land in Rectory Avenue was part of a grant of 280 acres made to Augustus Alt at the beginning of 1810. It was acquired by Joseph Underwood in about 1820 and incorporated into his Ashfield Park Estate.¹ In 1840 a new ecclesiastical district was formed in Ashfield. Joseph Underwood's widow Elizabeth set aside an acre of her estate, a site extending from Alt Street to Bland Street opposite the end of Church Street, for the establishment of an Anglican church and cemetery. The first part of the church, dedicated to St John, was consecrated in 1845.²

At that time the clergy lived in rented premises in Henry Street—a large stone house owned by J W Croker. Then in 1880 the church purchased an acre of land on the opposite side of Alt Street, a short distance from the church, for the erection of a parsonage. The first parsonage (later called the rectory) was erected in 1880 on the site which is now No

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36.

² Ashfield Heritage Study 1993, vol 2, Reference Nos 026, 027, 043-047.



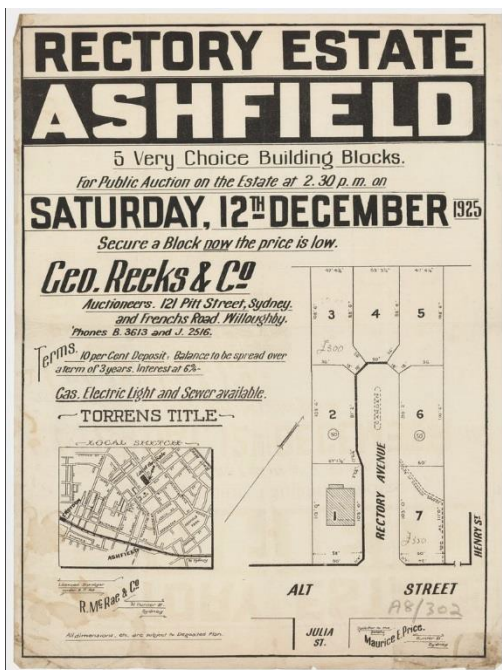
94 Alt Street. Its first occupant was the Rev Dr James C Corlette, who served as rector for 33 years. He was an enthusiast for education and established the first St John's denominational school.³ The house continued as the rector's residence until 1922, when the present rectory was built on the St John's church site frontage to Bland Street.

The former rectory property in Alt Street, no longer needed by the church, was sold to Ernest Wakely, a builder, and it was he who subdivided it into seven allotments and created Rectory Avenue. The Rectory Estate, of '5 very choice building blocks', was auctioned on 12 December 1925 by George Reeks & Co, of Sydney.

The subdivision plan shows a small garden bed in the centre of the street where it widened to the north-west of the Rectory (Lot 1 of the subdivision), opposite Lot 2 (No. 3 Rectory Avenue), however this does not appear to have ever been formed, as there is no evidence of the garden bed on the NSW Land & Property Information 1943 aerial photo of the street.

The former rectory at 94 Alt Street constructed in 1880 and St Johns Flats at 98 Alt Street constructed in 1936 by the builder Raymond Bowcock (both LEP-listed heritage items) form larger scale entry points to the otherwise single storey scale of housing in Rectory Avenue.

All lots in Rectory Avenue had been developed with housing by the end of the 1930s.



Left: 1925 Rectory Estate subdivision plan Source: NSW State Library Ashfield subdivision plans Digital order no. c010490440

³ Sheena and Robert Coupe, *Speed the Plough*, p 74.



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



Rectory Avenue

Street	Side	No	Rating	Name	Style/Observations
Rectory Avenue		1	2		Inter-War California Bungalow
Rectory Avenue		3	3		Late 20th-Century Australian Nostalgic
Rectory Avenue		5	1		Queen Anne/California Bungalow
Rectory Avenue		7	1		Queen Anne/California Bungalow
Rectory Avenue		9	1		Queen Anne/ California Bungalow



