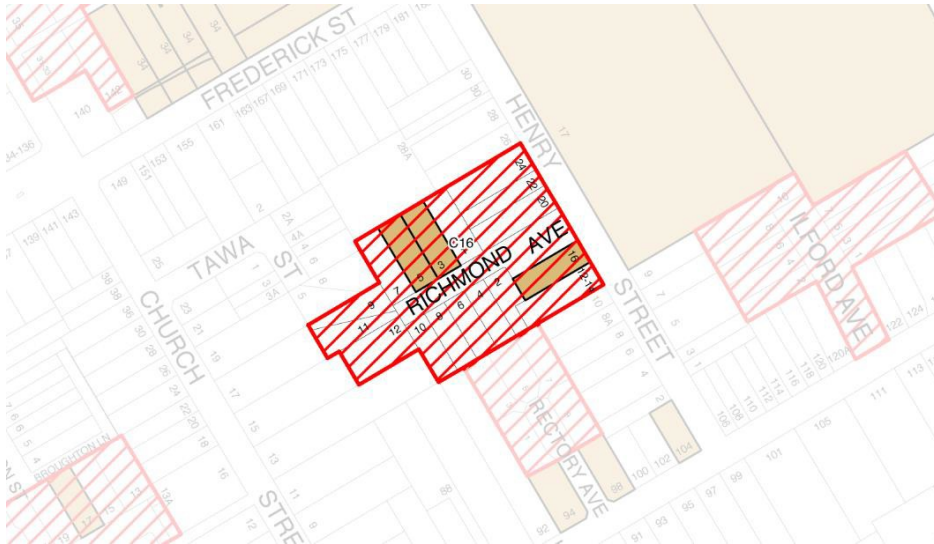


C16 Richmond Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1927-1930 AND 1960S

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

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

The area is of *historical* significance as a 1927 subdivision developed in a short period 1927-1930.

The HCA is of *aesthetic* significance for its consistent development of single storey Inter-war California Bungalow style detached single storey brick housing.

The area is a *representative* late 1920s housing subdivision.

Key Character Elements

Subdivision and public domain elements:

- Cul-de-sac nature of Richmond Avenue
- Irregular street width of Richmond Avenue – wider at north-eastern end where street is entered from Henry Street, narrow at the south-western end – and gentle slope up from Henry Street towards the south-western end of Richmond Avenue
- Modern street tree plantings on narrow grassed verges in Richmond Avenue and Henry Street

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

- Detached dark face brick single storey Inter-war California bungalow style housing
- Original details such as:
 - Front verandahs with original detailing (sometimes with flat verandah roofs, sometimes beneath street facing gable ends)
 - Original roof forms with original cladding of unglazed terracotta tiles or slate
 - Gable ends facing the street with original timber shingled, and/or imitation half-timbered finishes
 - Dark face brickwork, sometimes with upper third of wall surface rough-cast stuccoed
 - Original timber-framed casement windows and timber panelled doors consistent with the periods and styles of houses
- Bay windows with leadlight casements to some house facades.
- 1960s infill buildings at Nos. 9, 11 & 12 Richmond Avenue (note these allotments not built on in 1943, have been subdivided off the rear of properties fronting Church Street, and are not part of the original Bryan Estate/Richmond Avenue subdivision).
- Original front fences -low brick, often with pipe rails, for Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Changes to materials: Cement rendering of face brickwork to 12-14 Henry Street, No. 1 Richmond Avenue houses; modern roof cladding (eg concrete tiles), altered windows to 12-14 Henry Street; modern cladding to gable ends facing street at No. 1 Richmond Avenue

Unsympathetic front verandah enclosure/alterations to Nos. 1, 4 & 6 Richmond Avenue

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (example No. 1 Richmond Avenue)



Historical Development

This land was part of a grant to Augustus Alt made in 1810, and by about 1820 it had become part of Joseph Underwood's Ashfield Park Estate.¹ In 1865 the district was described as 'an agricultural one; the greater proportion consists of arable land, well situated for market gardening . . .'. Not long afterwards there was a proposal to subdivide the area bounded by Parramatta and Underwood Roads and Church and Alt Streets and create a grid of new residential streets. It did not eventuate, and on the Higginbotham & Robinson map of 1883 much of the land is still shown as large holdings, including one of more than an acre and a half where Richmond Avenue now is. Between it and Church Street there was a cul-de-sac named Hanlan Street, which existed on paper only.² Early in the 20th century the land was acquired by an entrepreneur named Bryan. Richmond Avenue was created and named in 1927, though the origin of its name is not known.³ The street first appeared in Sands Directory in 1928. The subdivision, called Bryan Estate, comprised nine allotments facing Richmond Avenue and five facing Henry Street. At least two of the "brick cottages" in Richmond Avenue were built by a local builder, E. Hughes of 42 Chandos Street, Ashfield.⁴

In the 1960s three allotments, the present Nos. 9, 11 and 12 Richmond Avenue, were added at the south-west end of the street, bringing the total number of Richmond Avenue house lots to 12 and the total in the Heritage conservation area to 17.

Richmond Avenue first appears in Sands Directory in 1928, in which year there were three occupants. By 1929 there were occupied houses on all nine of the allotments addressing Richmond Avenue. The 1930 Water Board map shows houses on all of the blocks in the Heritage Conservation Area.

¹ Ashfield Heritage Study 1993, pp 32, 34, 36.

² Ibid, p 50; Higginbotham & Robinson map in Ashfield Council Archives

³ The H E C Robinson map, n d but c 1912, in Ashfield Council Archives, calls it the Bryan Estate. According to the Heritage Study, 1993, vol 1, appendix, the name Richmond Avenue was the 'subdivider's choice', in 1927.

⁴ Information from Tenders Accepted columns, 1927, Construction and Local Government Journal various (example 6 April 1927 page 14).



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



Richmond Avenue

Street	Side	No	Rating	Name	Style/Observations
Henry Street		12/14	2		California Bungalow
Henry Street		16	*		Arts-and-Crafts/California Bungalow
Henry Street		20	1		Arts-and-Crafts
Henry Street		22	1		Queen Anne/California Bungalow
Henry Street		24	1		Queen Anne
Richmond Avenue		9	2		Post-War Sydney Bungalow
Richmond Avenue		7	1	Hastings	
Richmond Avenue		5	*		Arts-and-Crafts/California Bungalow
Richmond Avenue		3	*		Arts-and-Crafts/ California Bungalow
Richmond Avenue		1	2		California Bungalow
Richmond Avenue		2	1		Arts-and-Crafts/ California Bungalow,
Richmond Avenue		4	1		California Bungalow
Richmond Avenue		6	1		California Bungalow
Richmond Avenue		8	1		California Bungalow
Richmond Avenue		10	1		California Bungalow
Richmond Avenue		12	2		Post-War Sydney Bungalow



