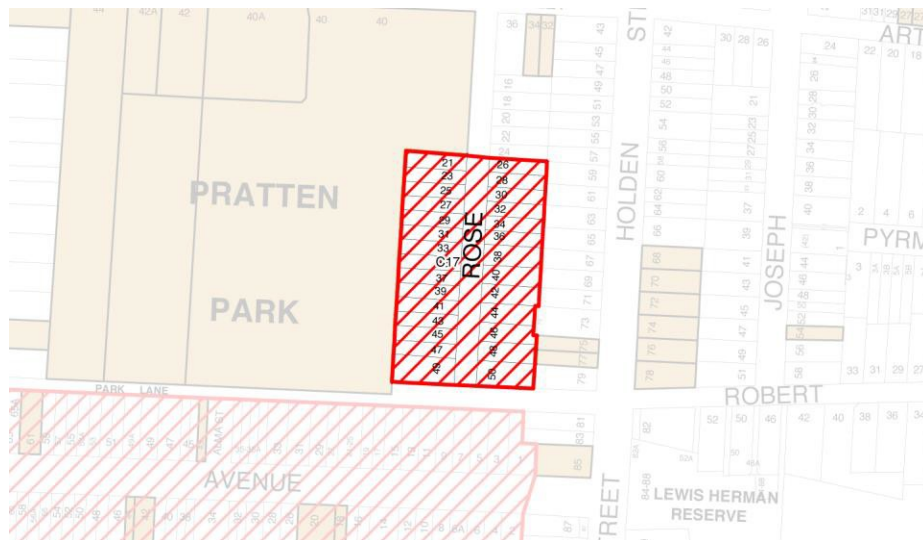


## C17 Rose Street, Ashfield

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1914-1920s

**HCA TYPE:** Single storey residential (i) uniform single period subdivision

##### Statement of Significance

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

The area is of *historical* significance as a subdivision of the estate of a 19th century villa “Ellalong”, developed for rental by a pair of local builders – Wheelwright and Alderson - in partnership, in the period 1914 into the 1920s.

The area has *historical* association with Wheelwright & Alderson, prominent local builders in this period, who designed and built the detached and semi-detached housing in Rose Street for rental.

The area has *aesthetic* significance for its distinctive group of detached and semi-detached single storey Federation to Inter-war period housing with a consistency of detail arising from construction by the same builders within a short period (1914-1920s).



## Key Character Elements

Subdivision and public domain elements:

- Subdivision pattern of rectangular allotments of varying sizes, no rear laneways, with Pratten Park behind and to the north of allotments on the western side
- Narrow street carriageway in Rose Street, no grass verges, modern street plantings of native shrubs within concrete footpaths either side of street carriageway

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

- Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Original details such as:
  - Front verandahs with original detailing to detached houses and to one house in each semi-detached pair.
  - Side verandahs with original detailing to one house in each semi-detached pair
  - Original roof forms, hipped and gabled, 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, Inter-war periods)
  - 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, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to carports to the side of houses

## NON-CONTRIBUTORY ELEMENTS

- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples Nos. 27, 35, 39 Rose Street)
- Changes to materials: Cement rendering of face brickwork to houses (examples Nos. 40, 42, 46 & 50 Rose St); modern roof cladding (eg concrete tiles) and loss of chimneys; aluminium framed windows (example No. 49 Rose Street)
- Front verandah enclosures (example 38 Rose Street)
- Unsympathetic changes and additions (example 50 Rose Street – colonnade wall to front verandah)
- Modern cladding to gable ends facing the street (example 49 Rose Street)
- Carports inserted beneath front verandah roofs (example Nos. 40, 42, 46 Rose Street)
- Modern front fences of unsympathetic design and materials (example No. 50 Rose Street)

## Historical Development

The land which comprises this Heritage Conservation Area was part of George Kenyon Holden's villa estate 'Ellalong'



which was progressively sold after his death in 1873. Rose Street was formed by 1883, extending south from Arthur Street to 'Ellalong', and the land on either side was subdivided.

This land was purchased in 1914 by two Ashfield builders, George Wheelwright and Henry Alderson, of Parramatta Road, Ashfield, who demolished the villa to extend Rose Street to Robert Street, and then built the cottages for rental.

From 1914 into the 1920s the builders Wheelwright and Alderson of Parramatta-Road, Ashfield, built pairs of detached and semi-detached cottages in Rose Street.<sup>1</sup>

Wheelwright and Alderson were very active builders in this period, whose projects included the demolition of an entire city block between Sussex and Hay Streets and construction of a new coffee palace in May 1913.<sup>2</sup>

The cottages in Rose Street basically followed two plans, one an asymmetrical building with large gable roof as a semi-detached pair of houses, and the other also asymmetrical with hipped and gable roof, as a single detached house.

The partnership of the two builder's families appears to have been dissolved in 1957, after which the cottages were sold.

<sup>1</sup> "Latest tenders accepted" column, subheading "cottages" entries for pairs of semi detached cottages in Rose Street, Ashfield, erected by Wheelwright & Alderson, Construction & Local Government Journal, 19 October 1914, page 1, 21 January 1916

<sup>2</sup> Advertisement, Sydney Morning Herald, 24 May 1913 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



## Rose Street

Street	Side	No	Rating	Name	Style/Observations
Rose Street	E	26	1		
Rose Street	E	28	1		
Rose Street	E	30	1		
Rose Street	E	32	1		
Rose Street	E	34	1		
Rose Street	E	36	1		
Rose Street	E	38	1		
Rose Street	E	40	1		
Rose Street	E	42	1		
Rose Street	E	44	1		
Rose Street	E	46	2		Arts & Crafts/Californian Bungalow
Rose Street	E	48	1		Arts & Crafts/Californian Bungalow
Rose Street	E	50	2		Arts & Crafts/Californian Bungalow
Rose Street	W	49	3		
Rose Street	W	47	1		
Rose Street	W	45	1		
Rose Street	W	43	1		
Rose Street	W	41	1		
Rose Street	W	39	2		
Rose Street	W	37	1		
Rose Street	W	35	2		
Rose Street	W	33	1		
Rose Street	W	31	1		
Rose Street	W	29	1		
Rose Street	W	27	2		
Rose Street	W	25	1		
Rose Street	W	23	1		
Rose Street	W	21	1		

