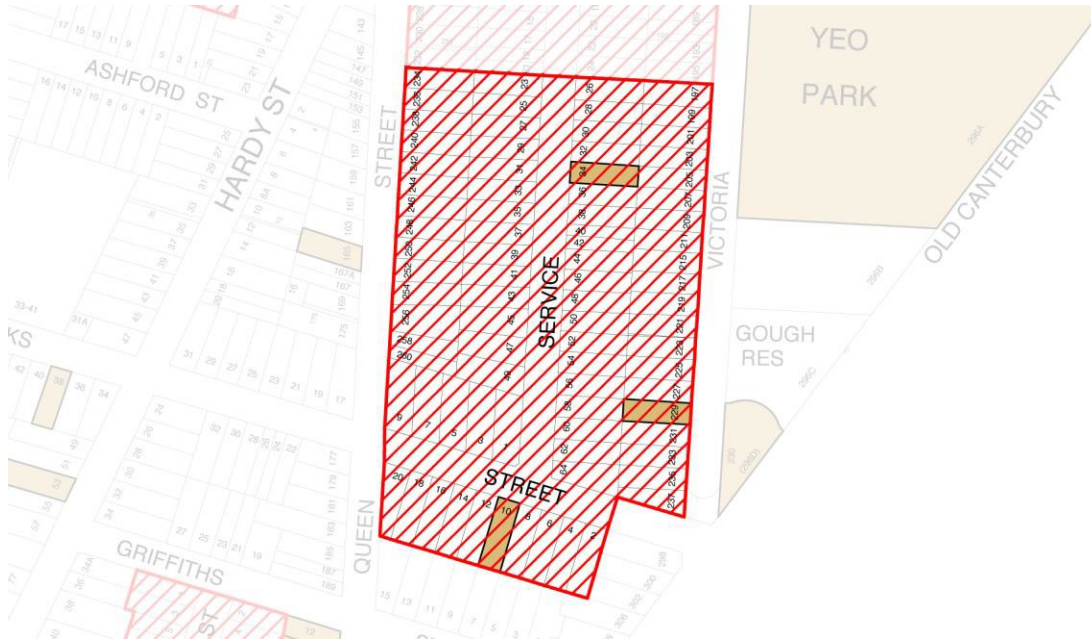


C18 Service Avenue, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1903 to 1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

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

The area is of *historical* significance as an area developed from a group of circa 1900 subdivisions with housing developed from circa 1900 into the inter-war period.

The area is of *aesthetic* significance for its consistent streetscapes of predominantly face brick, single storey Federation to Inter-war period detached housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of on grass verges in Service Avenue, western side of Victoria Street
- Pre-1943 grass verges in Queen Street, Hanks Street
- Relatively wide carriageway in Queen Street, Hanks Street
- Relatively narrow carriageway in Service Avenue
- Gentle slope down in Service Avenue from Hanks Street and then up again towards the north
- Victoria Street cut off at the southern end post-1943 (probably circa 1970s) with creation of a pocket park.
- Disappearance of pre-1943 palm tree plantings in carriageway of Victoria Street at the southern end and replacement with more recent street plantings on grass verges

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

- Detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow style housing, some with roughcast stucco to upper portions of walls
- Federation period detached weatherboard single storey housing (example 2 Hanks Street)
- Nos. 40-42 Service Avenue are an Inter-war California Bungalow style semi-detached pair
- 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, Inter war periods)
 - Face brickwork (Federation, Inter war periods) except for one weatherboard house
 - 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 the rear or carports to the side of houses



NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 236 Queen Street, 31, 37, 43, 26, 56, 64 Service Avenue)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 14 Hanks Street, changed roof form)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (examples Nos.7, 9, 18 Hanks St, 35, 28 Service Avenue, 237 Victoria Street); modern roof cladding (eg concrete tiles) and loss of chimneys; replacement of windows with aluminium framed windows, roller shutters (examples 7, 9, 18 Hanks Street, 25, 28 Service Avenue); modern cladding to gable ends (examples 18 Hanks Street, 47 Service Avenue)
- Front verandah enclosures (example 235 Victoria Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This area was once part of a 100-acre grant made to the Rev Richard Johnson in 1796. Later it became part of Robert Campbell's large holding called Canterbury Park Estate. The Campbell family began breaking up the estate and selling the land after his death, streets being created to serve the resulting allotments.¹¹ By about 1880 the Harland Estate subdivision had been made and the land to its south was designated Section 5 of the Canterbury Park Estate. Bounded by Canterbury Road (which became Queen Street), Ashfield Street (which became Victoria Street) and Hanks Street, this portion was divided into four holdings: two retained for a time by the Campbell family, one bought by Frederick Clissold and one by James Bartlett, the latter two being among the earliest developers of Ashfield.²

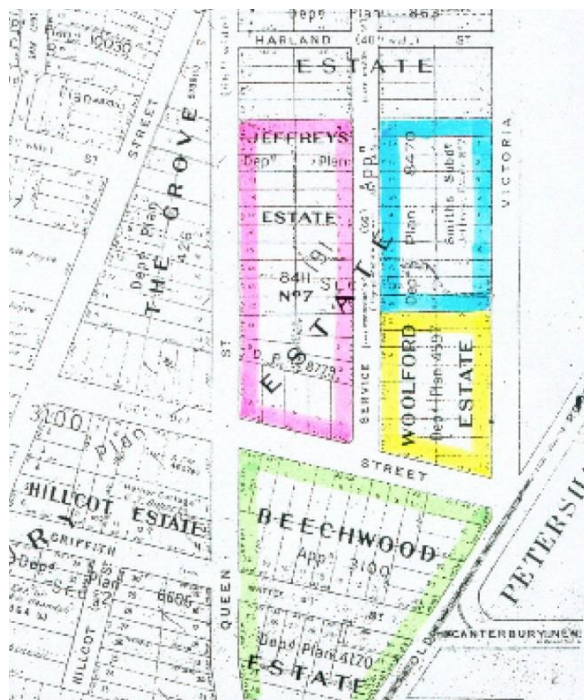
These four large blocks were subdivided around the turn of the 19th century. One of the three subdivisions was named Jeffrey's Estate, one Woolford Estate and the other Smith's Subdivision. Wilson Street, which was a cul-de-sac formed earlier to serve the Harland Estate, was extended southwards to Hanks Street and called Woolford Street, to serve their resulting residential allotments. These two names were abolished and the street was renamed Service Avenue. To the south a new subdivision, named Beechwood, was created in 1903. The ten properties in this area on the south side of Hanks Street are part of the 1903 Beechwood subdivision.³

¹ Ashfield Heritage Study 1992, vol 2. passim.

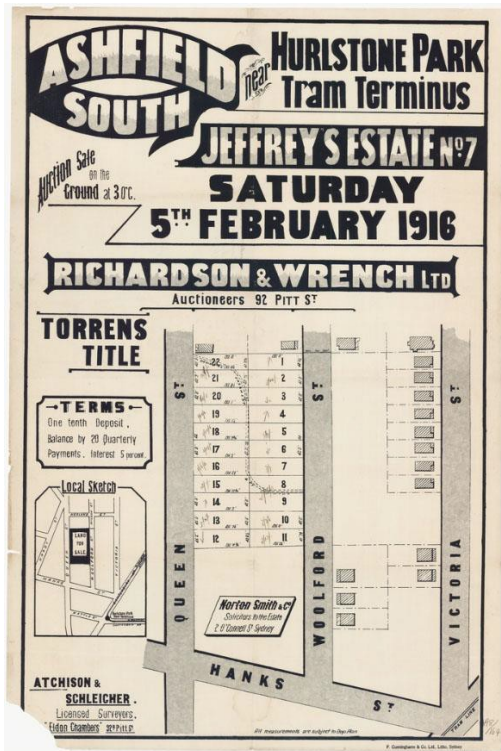
² Higginbotham & Robinson map of Ashfield Municipality, 1883, in Ashfield Council Archives

³ H E C Robinson map of Ashfield South Ward, undated but compiled from about 1912

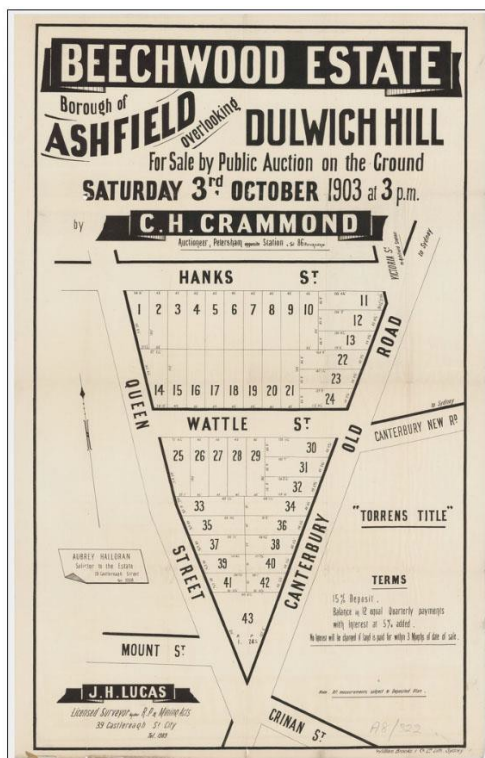




Left: Detail of the H E C Robinson map, compiled from about 1912, shows the four subdivisions created south of the Harland Estate.



Left: The Jeffreys Estate No. 7 subdivision of 1916. Woolford Street is now Service Avenue. Source: Ashfield Subdivision plans digital copy held by State Library of NSW



Left: Subdivision map for the 1903 Beechwood Estate Source: Ashfield Subdivision plans digital copy held by State Library of NSW

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



Service Avenue

Street	Side	No	Rating	Name	Style/Observations
Hank Street	N	9	2		California Bungalow
Hank Street	N	7	2		
Hank Street	N	5	1		California Bungalow
Hank Street	N	3	1		Queen Anne
Hank Street	N	1	1	Edinburgh	Queen Anne
Hank Street	S	2	1	Wattyl Hill Cottage	Federation
Hank Street	S	4	1	St Ncots	Queen Anne
Hank Street	S	6	1	Westbrook	Queen Anne
Hank Street	S	8	1	Lochingar	Queen Anne
Hank Street	S	10	*	Pindari	Queen Anne
Hank Street	S	12	1	Malcolm	Queen Anne
Hank Street	S	14	1	Glenallon	Queen Anne
Hank Street	S	16	1	Waiwera	Queen Anne
Hank Street	S	18	2	Osmond	Queen Anne
Hank Street	S	20	1	Levuka	Queen Anne
Queen Street	E	234	2		Queen Anne/California Bungalow
Queen Street	E	236	3		Queen Anne/California Bungalow
Queen Street	E	238	1		Queen Anne
Queen Street	E	240	3		
Queen Street	E	242	3		California Bungalow
Queen Street	E	244	1		Queen Anne/California Bungalow
Queen Street	E	246	1		Queen Anne/California Bungalow
Queen Street	E	248	1		California Bungalow
Queen Street	E	250	3		
Queen Street	E	252	1		California Bungalow
Queen Street	E	254	3		
Queen Street	E	256	2		California Bungalow
Queen Street	E	258	1		California Bungalow
Queen Street	E	260	1		California Bungalow
Service Avenue	E	26	3		



Street	Side	No	Rating	Name	Style/Observations
Service Avenue	E	28	2		California Bungalow
Service Avenue	E	30	1	Pineleigh	California Bungalow
Service Avenue	E	32	1	Likomhi	California Bungalow
Service Avenue	E	34	*	Glendower	California Bungalow
Service Avenue	E	36	1		California Bungalow
Service Avenue	E	38	1		California Bungalow
Service Avenue	E	40-42	1		California Bungalow
Service Avenue	E	44	1	Goodrest, now 4T4	California Bungalow
Service Avenue	E	46	1		California Bungalow
Service Avenue	E	48	1		California Bungalow
Service Avenue	E	50	1	Brura	California Bungalow
Service Avenue	E	52	1	Gorandale	California Bungalow
Service Avenue	E	54	1	Coralie	California Bungalow
Service Avenue	E	56	2		California Bungalow
Service Avenue	E	58	1	Avoca	California Bungalow
Service Avenue	E	60	1	Longside	California Bungalow
Service Avenue	E	62	1	Stirling	California Bungalow
Service Avenue	E	64	3		
Service Avenue	W	49	1		California Bungalow
Service Avenue	W	47	1		California Bungalow
Service Avenue	W	45	1		California Bungalow
Service Avenue	W	43	3		
Service Avenue	W	41	1		California Bungalow
Service Avenue	W	39	1	Yula	California Bungalow
Service Avenue	W	37	3		California Bungalow
Service Avenue	W	35	2		California Bungalow
Service Avenue	W	33	1		California Bungalow
Service Avenue	W	31	3		California Bungalow
Service Avenue	W	29	1	Avalon	Queen Anne/California Bungalow
Service Avenue	W	27	1		Queen Anne
Service Avenue	W	25	2		Queen Anne



Street	Side	No	Rating	Name	Style/Observations
Service Avenue	W	23	2	Brigadier	Queen Anne
Victoria Street	W	237	1	Derry Lappan	Queen Anne/California Bungalow
Victoria Street	W	235	1		California Bungalow
Victoria Street	W	233	1	Ruthglen	Queen Anne/California Bungalow
Victoria Street	W	231	1	Waratah House	Queen Anne/California Bungalow
Victoria Street	W	229	*	Fairmount	Queen Anne
Victoria Street	W	227	1	Namierndie	California Bungalow
Victoria Street	W	225	1	Arlington	Queen Anne/California Bungalow
Victoria Street	W	223	1	Kentville	Queen Anne/California Bungalow
Victoria Street	W	221	1	Myall	Queen Anne/California Bungalow
Victoria Street	W	219	1		Queen Anne/California Bungalow
Victoria Street	W	217	1		California Bungalow
Victoria Street	W	215	2		California Bungalow
Victoria Street	W	211	3	Winston	Queen Anne/California Bungalow
Victoria Street	W	211	2	Winston	Queen Anne/California Bungalow
Victoria Street	W	209	1	Myarla	Queen Anne/California Bungalow
Victoria Street	W	207	1		Queen Anne/California Bungalow
Victoria Street	W	205	2	Sattleigh	Queen Anne/California Bungalow
Victoria Street	W	203	2	Wollondilly	Queen Anne/California Bungalow
Victoria Street	W	201	1	Lithgow	Queen Anne/California Bungalow
Victoria Street	W	199	1	Audley	Queen Anne/California Bungalow
Victoria Street	W	197	1	Culloch	Queen Anne/California Bungalow



