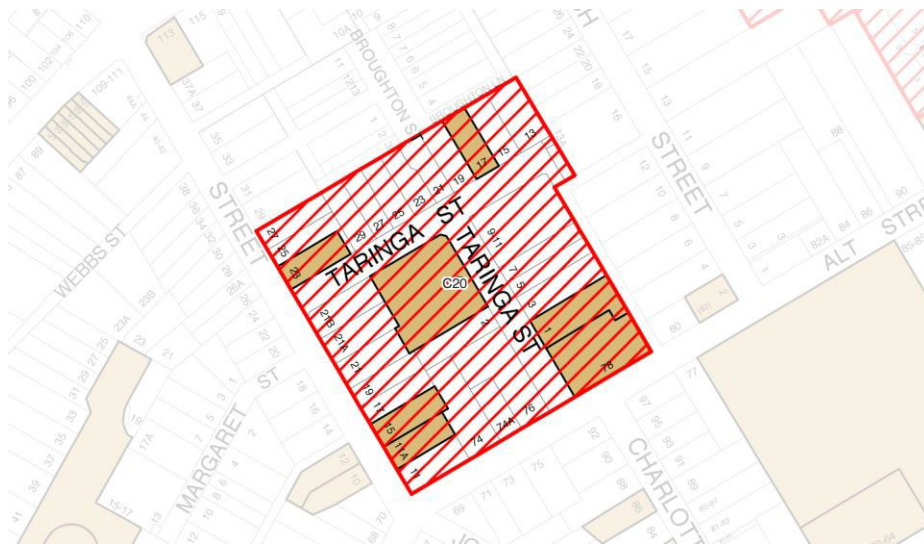


C20 Taringa Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1865 to 1930s

HCA TYPE 3: Mixed Residential Statement of Significance

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

The Taringa Estate Heritage Conservation Area is of *historical* significance as a subdivision created in 1880 around the house "Taringa" (1865-1888) by the then owner of "Taringa".

The Taringa Estate HCA has local *historical* association with Alderman Muir, original owner of the land and of "Taringa"; with Ferdinand Reuss, architect and surveyor, designer of the 1880 subdivision; with George Baker Walker, an accountant and general manager of the Land Company of Australasia Ltd. who developed the properties at Nos. 21-29 Taringa Street in the 1880s; and with renowned engineer Norman Selfe (1839-1911), who developed the property "Amesbury" at 78 Alt Street.

The Taringa Estate HCA is of *aesthetic* significance for its collection of Victorian period houses, many heritage listed, including "Taringa" (4 Taringa Street); "Amesbury" (78 Alt Street); "Wynella" (76 Alt Street) and Nos. 21-29 Taringa Street; and later Federation to 1940s development which illustrates the development of the area over the long period 1865 to the 1930s.

The Taringa Estate HCA is locally rare as an 1880 subdivision developed around a house "Taringa" (built 1865-1888), where the original house remains, despite subdivision of its grounds and later re-subdivision.



Key Character Elements

Subdivision and public domain elements:

- Relatively wide street carriageways in Taringa Street, John Street, Alt Street
- Narrow footpaths without grassed verges or with narrow grassed verges in Taringa Street, John Street, Alt Street
- Late 20th century pocket park at southern end of Taringa Street (between Nos. 76 and 78 Alt Street)

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

- One and two storey rendered brick Victorian period houses, detached except for semi-detached pairs at Nos. 23-25 and 27-29 Taringa Street
- Detached face brick single storey housing Federation Queen Anne style, Inter-war California bungalow styles, 1930s and 1940s
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (1920s to 1940s) and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - Rendered brickwork (Victorian period)
 - Face brickwork (Federation period to 1940s)
 - 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

NON-CONTRIBUTORY ELEMENTS

3-4 storey 1960s to 1970s residential flat buildings (examples 74 Alt Street, 9-11 Taringa Street)

More recent houses (examples Nos. 19, 21, 21A and 21B John Street)

Front verandah enclosures or alterations (example 76 Alt Street)

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



Historical Development

This area is part of a grant of 280 acres of land made to Augustus Alt in 1810, which by about 1820 had been acquired by Joseph Underwood and incorporated into his Ashfield Park Estate.¹

William Muir purchased about five acres of Underwood's land in 1860 and had built the first part of the house 'Taringa' (now 4 Taringa Street) by 1865, extending the house with a larger 2 storey section on the western side in 1888. Muir became an alderman of Ashfield Municipality.²

In 1880 he subdivided his land into building allotments surrounding the house, which were offered for sale on behalf of 'Mr Alderman Muir' by Richardson & Wrench and shown on a map by Ferdinand Reuss, architect and surveyor.³ The footprint of the house is shown on that map and also on the Higinbotham & Robinson map of Ashfield published in 1883.⁴ On these maps the east-west arm of Taringa Street, branching off John Street, is shown as Princes Street and is shorter than it now is. Six lots faced Alt Street, eight faced John Street, four faced Princes Street and six, including the one containing Taringa, faced Taringa Street.

The land sold well, more than half being bought by George Baker Walker, an accountant and general manager of the Land Company of Australasia Ltd. Walker also moved into 'Taringa', which was on Allotment 23.

Walker re-subdivided four of his lots into five, on which he built the Victorian Italianate style houses at Nos. 21-29 Taringa Street, including two interesting semi-detached pairs. Three lots on the north-east side of Taringa Street were lengthened to the north-east and re-subdivided into seven lots, on one of which, at the Alt Street corner, the famous engineer Norman Selfe (1839-1911) erected his fine house 'Amesbury' (now 78 Alt Street) in 1887.⁵

Following Norman Selfe's death in 1911, the tennis court land to the north of "Amesbury" was subdivided and sold in 1913 and on it was erected the house 'Roselea', 1 Taringa Street.

'Warringulla', the house standing at No 11 John street, at the corner of Alt Street, was built by the surveyor Thomas Melrose, who bought this allotment at the 1880 auction.

Alfred Crane built his home 'Wynella' on the two Alt Street allotments which he also bought at the 1880 auction; it is the house still standing on an L-shaped allotment addressed as No. 76 Alt Street.

The Victorian Regency style house at No 23 John Street is most likely the one built by Elizabeth Lyttle on the lots she purchased at the same 1880 auction.⁶ Its style suggests the possibility that it was designed by Ferdinand Reuss, who was the architect-surveyor commissioned by William Muir to plan the Taringa subdivision. Interestingly, this house is similar in style to the one at No 27 John Street, leading to speculation that No 27 could also have been Ferdinand Reuss's work.

Early in the 20th century Princes Street was re-named as the return leg of Taringa Street and extended further to the north-east, towards Church Street. More allotments in the estate were changed and re-subdivided, so that there are now 31 properties.⁷

Sometime after 1943 the portion of the garden of "Taringa" fronting John Street to the south-west of the house (shown as 4 lots on the 1880 subdivision plan but retained following the 1880 subdivision as part of the "Taringa" site) was sold off to create Nos. 19, 21, 21A and 21B John Street, which contain houses built in the mid to late 20th century.

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

² Ashfield & District Historical Society Journal, No 1, p 12-17.

³ Taringa Estate Subdivision Plan, in the collection of Ashfield & District Historical Society

⁴ Ashfield Heritage Study 1993, vol 2, reference No 258. The Higinbotham & Robinson map is at Ashfield Council Archives.

⁵ Ashfield Heritage Study 1993, vol 2, reference No 024.

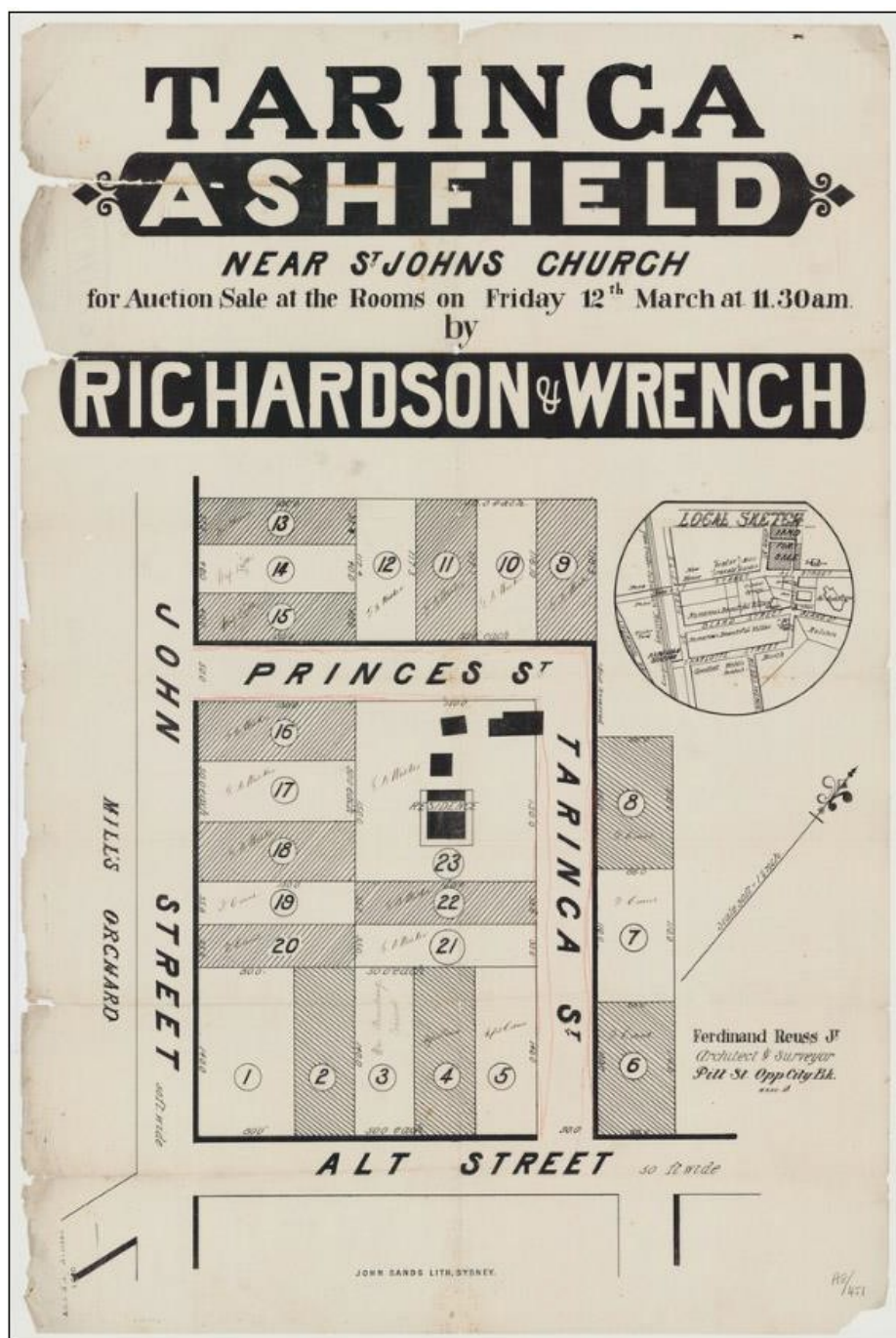
⁶ Nora Peek, 'William Muir's "Taringa Estate"', in Ashfield & District Historical Society Journal, No 1, March 1982; Chris Pratten, ed, Ashfield at Federation, p 240.

⁷ Ashfield Heritage Study 1993, vol 2, reference No 259. The arrangement in about 1912 comprised 27 allotments, as shown on the H E C Robinson map of Ashfield North Ward, at Ashfield Council Archives.





In the late 20th century the southern end of Taringa Street, between Nos. 76 and 78 Alt Street was cut off from Alt Street with the creation of a pocket park.



Above: Map of the 1880 Taringa Estate subdivision. The “residence” shown in “Taringa”, and “Princes St” is the northern leg of Taringa Street, prior to its extension to the north-east in the early 20th century. Note the allotments shown as Lot Nos. 16 to 19 on this plan were retained as part of the Taringa house garden until sometime after 1943. Source: NSW State Library digitized Ashfield subdivision plans.

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



Taringa Estate

Street	Side	No	Rating	Name	Style/Observations
Alt Street	NW	74	4		Post-War International
Alt Street	NW	74A	1		Post-War Sydney Bungalow
Alt Street	NW	76	2		Victorian indeterminate,
Alt Street	NW	78	*		Federation eclectic
John Street	NW	27	1		Victorian Regency
John Street	NW	25	1		Arts & Crafts
John Street	NW	23	1		Victorian Regency
John Street	NW	21B	1		Post-War Bungalow
John Street	NW	21A	1		Post-War Bungalow
John Street	NW	21	1		Post-War Bungalow
John Street	NW	19	3		
John Street	NW	17	2		Victorian Filigree
John Street	NW	15	*		Victorian Free Classical
John Street	NW	11A	*		Victorian Free Classical
John Street	NW	11	1		Victorian Rustic Gothic
Taringa Street	N	29	1		Victorian Italianate
Taringa Street	N	27	1		Victorian Italianate
Taringa Street	N	25	1		Victorian Italianate
Taringa Street	N	23	1		Victorian Italianate
Taringa Street	N	21	1	Grarjhen	Victorian Italianate
Taringa Street	N	19	1		Arts-&-Crafts/California Bungalow
Taringa Street	N	17	*		Inter-War Arts-&-Crafts
Taringa Street	N	15	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	13	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	9-11	4		Post-War International
Taringa Street	N	7	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	5	1	Albernie	Queen Anne/Arts-&-Crafts
Taringa Street	N	3	1	Sunnyside	California Bungalow
Taringa Street	N	1	*	Roselea	Federation Bungalow



Street	Side	No	Rating	Name	Style/Observations
Taringa Street	S	2	1		Arts-&-Crafts
Taringa Street	S	4	*	Taringa	Victorian Free Classical. Filigree

