

C21 Tintern Road, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1891 to 1940s

HCA TYPE 3: Mixed Residential

Statement of Significance

The Tintern Road Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as part of an 1891 Murrell's Estate subdivision (on the western side of Tintern Road) and part of a subdivision of Wilshire's land on the eastern side of Tintern Road.

The area contains a high proportion of houses that are individually listed heritage items with *historical associations* with important local figures in the late 19th century and early 20th century (for example Nos. 31 and 33 Tintern Road, both houses associated with William E. Robson, solicitor and parliamentarian, Mayor of Ashfield in 1902).

The area is of *aesthetic* significance as an area developed from 1891 to the 1940s with substantial houses on large garden sites. Tintern Road, a wide Brush box lined street with grassed verges, demonstrates the early 20th century character of street tree planting. The houses are representative of the Federation Queen Anne, Federation Arts & Crafts, Inter-war California Bungalow, Inter-war Functionalist and Inter-war Old English styles. Federation styles are the dominant built form of housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Tintern Road
- Relatively wide carriageway in Tintern Road
- Grassed verges in Tintern Road

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

- Detached face brick single storey housing Federation Queen Anne style (the majority of houses) and Federation Arts & Crafts style houses (34 Tintern Road) and Inter-war California bungalow styles (Nos. 50-52 Tintern Road, Inter-war period semi-detached residences, and 33A Tintern Road)
- Nos. 36, 38 and 48 Tintern Road are, respectively interesting 1940s-1950s houses: Nos. 36 and 48 Inter-war Functionalist style, and No. 38 Inter-war Old English with Inter-war Functionalist influences, which add to the character of the area.
- 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 and 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 low brick for Inter-war period and 1940s houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Recent houses (examples 29A, 35 Tintern Road)

Changes to materials: modern roof cladding (eg concrete tiles) and loss of chimneys

Front verandah enclosures.

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



Historical Development

This land was part of a 1794 grant of 19 acres to John Miller. Within a few years it had been acquired by Robert Campbell and absorbed into his large holding called Canterbury Park. After Campbell's death his daughters eventually began to sell portions of the estate. Samuel Murrell bought an allotment of about three and a half acres, facing Clissold and Victoria Streets, from Sophie Campbell in 1869.¹ He did not build there, but owned an orchard facing Liverpool Road.

Following Murrell's death in 1879 the land passed to his widow Johanna, who died ten years later. Afterwards the three-and-a-half acre allotment was sold to the Town and Country Land Building and Development Company and a subdivision plan, comprising 16 allotments, was made in 1891, which encompassed the western side of Tintern Road in this area.

This plan was evidently made with some reference to the land further east, which earlier was owned by William Wiltshire (or Wilshire) and known as Wiltshire's Paddock. The northern section of Tintern Road had been created to serve the Plynllynn Estate and ran north from Robert Street to Norton Street. In 1885 it was extended southwards and served the Moonagee Hall Estate, which fronted Robert Street and Prospect Road. It terminated in a dead end at the boundary of Murrell's land.

Now, as part of the 1891 Murrell's Estate subdivision, it was extended southwards to provide a connection to Victoria Square. This new length of Tintern Road thus served the eight lots in the eastern half of Murrell's Estate and the allotments that would be created on the western side of the Wiltshire land. The street extension was canted slightly to make this linkage visually direct.

The plan of Murrell's Estate shows that at about the time of its subdivision at least two houses already existed on the land. However, the Water Board Detail Survey, circa 1890 (that is, before the subdivision and the extension of Tintern Road) shows an additional three houses already existing on the Murrell land, all facing Victoria Street.

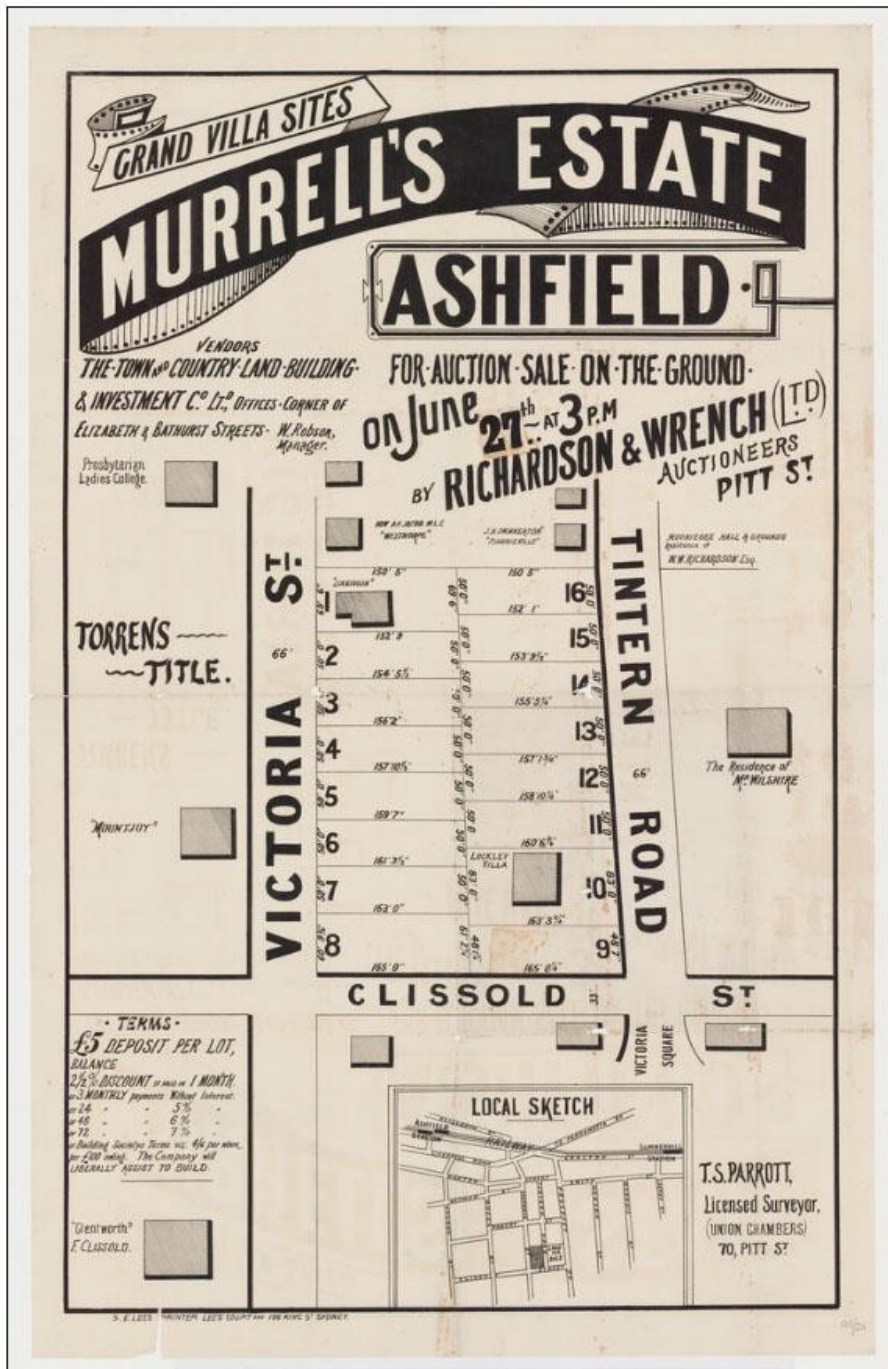
Within a few years substantial Federation period houses were erected on the vacant lots within the estate and there were some changes to allotment widths. These houses included 'Buninyong', 33 Tintern Road on parts of Lots 12 and 13 and 'Wyanarie' aka 'Hastings', 'Glenone' or 'Glenore', 31 Tintern Road, on parts of Lots 14 and 15. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

¹ Jacqueline Kensett Smith, 'Murrell's Farm, Ashfield' in *Ashfield & District Historical Journal*, No 5, 1985, p 54 et seq. Murrell's purchase is shown on the Higinbotham & Robinson map of Ashfield, 1883, a copy of which is in Ashfield Council Archives.





Above: The Deposited Plan for Murrell's Estate subdivision, prepared by surveyor T S Parrott and dated 1891. (Copy by courtesy of Councillor Caroline Stott). This estate includes the western side of Tintern Road. The estate and its surroundings are also shown on the H E C Robinson map of Ashfield South Ward, first prepared in 1912 (Ashfield Council Archives). Note that Tintern Road has been slightly canted to provide a direct link to Victoria Square.



undated circa 1891 plan of the Murrell's Estate subdivision, showing the hosue"Lockley Villa" on Lot 10 (since demolished).

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



Tintern Road

Street	Side	No	Rating	Name	Style/Observations
Clissold Street		5	*		Queen Anne
Clissold Street		3	*		Queen Anne
Tintern Road		34	1		Californian Bungalow
Tintern Road		36/36a	1		Inter-war/post-war House
Tintern Road		38	*		English Tudor Style House
Tintern Road		42	*		Eclectic
Tintern Road		44	1		Federation
Tintern Road		46	*		Californian Bungalow
Tintern Road		48	1		Post-war Brick Cottage
Tintern Road		50-52	1		1930's House
Tintern Road		39	1		Federation Bungalow
Tintern Road		37	1		Federation Cottage
Tintern Road		35	3		Modern Spanish Style House
Tintern Road		33a	1		Californian Bungalow
Tintern Road		33	*		Queen Anne House
Tintern Road		31	*		Federation House
Tintern Road		29	3		Electrical sub-station
Tintern Road		27	*		Federation House



