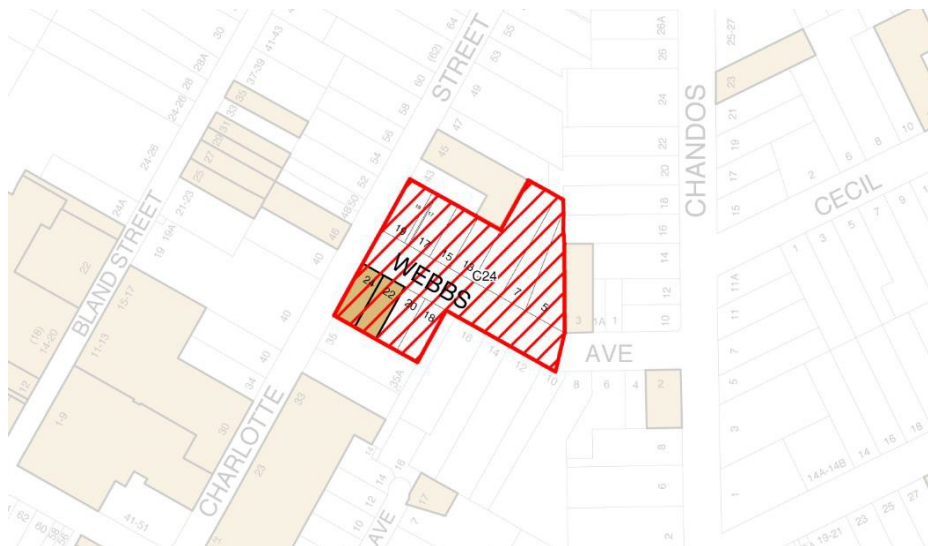


## C24 Webb's Avenue, Ashfield

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1900-1933

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

The Webb's Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance for its development in the early 20th century from at least two separate subdivisions.

The area has *historical association* with early landowner Frederick W. Webb, after whom the street is reportedly named, who was Clerk of the NSW Legislative Assembly.

The area has *aesthetic* significance as a streetscape of single storey detached Federation to Inter-war period housing along a wide Brush box lined street, with Federation Queen Anne and Inter-war California Bungalow style housing reflecting this development period

## Key Character Elements

Subdivision and public domain elements:

- Remnant pre-1943 street tree planting of Brush box within carriageway in Webbs Avenue
- Relatively wide carriageway in Webbs Avenue

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
- 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
  - 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 the rear or carports to the side of houses

## NON-CONTRIBUTORY ELEMENTS

- Circa 1960s-1970s 3-storey residential flat building at No. 9 Webbs Avenue
- Changes to materials: changes to roof cladding (eg concrete tiles) and loss of chimneys
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



## Historical Development

The bent alignment of Webbs Avenue reflects its complicated historical origins. The west of Charlotte Street end was part of a grant of 280 acres made to Augustus Alt in 1810. The east or Chandos Street end (the section now mostly zoned Residential 2[c]) was part of an adjoining 100-acre grant made in 1795 jointly to Thomas Rowdon, John Jones, Francis McKewen and John Butcher.<sup>1</sup> However some of the allotments on the south side of Webbs Avenue are in the corner of an adjacent grant of 25 acres made to William Faithful (or Faithfull) on May 27, 1799.<sup>2</sup> In other words, Webbs Avenue happens to be located at the junction of three historic land grants.

As a result of a similar quirk of history, by about 1820 Alt's grant became part of Joseph Underwood's Ashfield Park Estate, that of Rowdon et al became part of Henry Kable's farm, and Faithful's grant was incorporated into Robert Campbell's Canterbury Park Estate.<sup>3</sup>

The landowner Frederick W. Webb, after whom the street is reportedly named, was Clerk of the NSW Legislative Assembly.<sup>4</sup> Webbs Avenue is shown on a subdivision plan of 1879 prepared for the estate agents Richardson & Wrench.<sup>5</sup> In the 1883 map prepared by Higginbotham & Robinson, most of the Webbs Avenue allotments are shown to have faced Charlotte and Chandos Streets, and only the five lots between these addressed Webbs Avenue. A subdivision plan prepared for the auctioneers Hardie & Gorman shows the land now occupied by Nos 18 to 24 subdivided into lots facing Charlotte Street, with their rear boundaries to a lane where the one exists now.<sup>6</sup> It seems that some of these allotments, and others on the opposite side, were re-oriented to face Webbs Avenue before World War I.<sup>7</sup>

Few details are available of the subsequent re-subdivisions which produced the balance of the 11 allotments in the Heritage Conservation Area. The St Regulus Estate subdivision of 1907 showed 5 allotments extending along Webbs Avenue on the northern side from the corner of Charlotte Street, however these five allotments in the 1907 plan appear to now be four allotments (At Nos.13, 15, 17, & 19 Webbs Avenue), so that 1907 subdivision was clearly subject to later resubdivision to create larger lots. It appears that the earliest houses to be erected in this area were those at No 5 ('Edgeroi') and No 7.

The Water Board map charted in 1933 shows the footprints of all the buildings in Webbs Avenue, including the block of flats at the north-west corner, now No 10 Chandos Street, which must have been very new when that map was compiled.<sup>8</sup>

In the 1960s-1970s a block of home units replaced the houses at Nos. 9-11 Webbs Avenue.

<sup>1</sup> Higginbotham & Robinson map of Ashfield, 1883; Ashfield Heritage Study, 1993, vol 1, p 32; Keith Johnson & Malcolm Sainty, Land Grants 1788-1809, 1974, pp 56, 249. The Heritage Study does not mention Rowdon.

<sup>2</sup> Keith Johnson & Malcolm Sainty, Land Grants 1788-1809, 1974, pp 98, 114; Ashfield Heritage Study 1993, vol 1, p 32.

<sup>3</sup> Ashfield Heritage Study 1993, p 36. See also the 1883 Higginbotham & Robinson map

<sup>4</sup> Ashfield Heritage Study 1993, vol 1, appendix G. This claims that the street was formed in 1882.

<sup>5</sup> By W H Binstead, licensed surveyor (Ashfield Council Archives). Interestingly, Ashfield Park is shown on this plan as subdivided for residential allotments. Residents successfully lobbied Henry Parkes to acquire it for a park

<sup>6</sup> This subdivision plan, No A8/342, is in Ashfield Council Archives. See also No A8/2, ibid.

<sup>7</sup> H E C Robinson map of North Ward, undated but about 1912, in Ashfield Council Archives

<sup>8</sup> The Water Board detail survey maps are at Ashfield Council Archives and in the collections of Ashfield & District Historical Society.





**Left:** 1907 Subdivision plan of part of the northern side of Webb's Avenue, which has been later modified to 4 lots where 5 lots are shown on this plan. Source: Ashfield subdivision plans, digital, NSW State Library

## 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



## Webbs Avenue

Street	Side	No	Rating	Name	Style/Observations
Webbs Avenue	N	19	2		Queen Anne, severely
Webbs Avenue	N	17	1		Arts-&-Crafts/California 2
Webbs Avenue	N	15	1	Urana	Inter-War Arts-&-Crafts California Bungalow
Webbs Avenue	N	13	1		Queen Anne/Arts-&-Crafts
Webbs Avenue	N	9/11	4		Post-War International
Webbs Avenue	N	7	1		Federation Queen Anne
Webbs Avenue	N	5	1	Edgeroi	Federation Queen Anne
Webbs Avenue	S	18	1		Queen Anne/California Bungalow
Webbs Avenue	S	20	1		Queen Anne/California Bungalow
Webbs Avenue	S	22	*		Queen Anne/California Bungalow
Webbs Avenue	S	24	*		Federation Italianate



