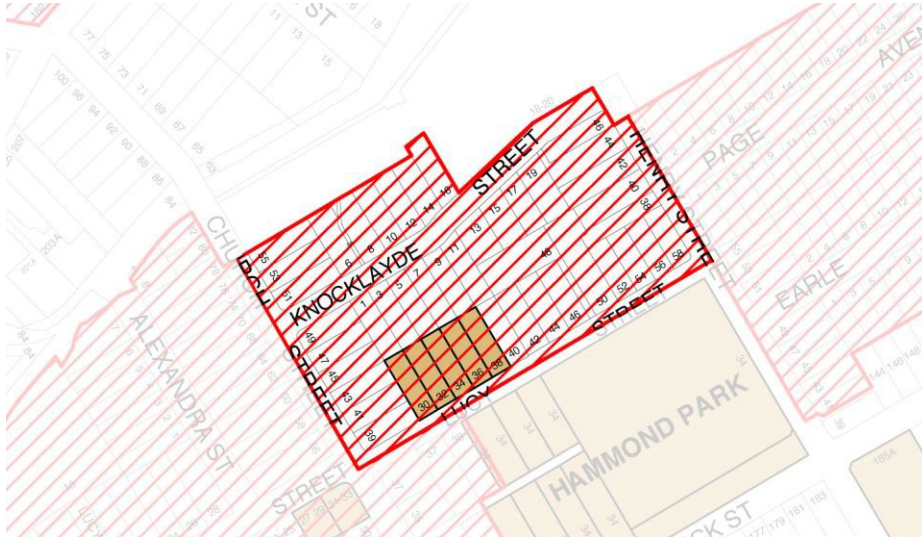


C30 Hammond Park Estate Ashfield

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1925 to 1940s

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

The Hammond Park Estate Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a 1925 subdivision of the Ashfield Park Estate.

The area has aesthetic significance for its unusual (for the time) 1925 subdivision pattern of narrow streets, with (expected for the time) rectangular allotments, small front gardens, side driveways, detached single storey predominantly 1920s Inter-war California Bungalow style housing of brickwork with unglazed terracotta tiled roofs, decorative front verandahs and gable ends facing the street.

The area includes some 1930s and 1940s houses which add to the aesthetic significance of the area.

Key Character Elements

Subdivision and public domain elements:

- Relatively narrow carriageways in Henry, Knocklayde and Lucy Streets, unusual for a 1925 subdivision

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

- Predominantly detached brick single storey housing in Inter-war California bungalow style
- Some detached 1930s or 1940s houses (example 6 Knocklayde Street)
- Original details such as:
 - Front verandahs with original detailing
 - Original gabled and hipped roof forms with original cladding of unglazed terracotta and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
 - Face brickwork walls (Inter-war period brickwork)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, for Inter-war period to 1940s houses.

NON-CONTRIBUTORY ELEMENTS

Recent houses (examples 46 Lucy Street, 42 & 46 Henry Street) or heavily altered houses with difficult to reverse uncharacteristic alterations (example 8 Knocklayde Street circa 1970s house, No. 43 Church Street, heavily altered Inter-war California Bungalow)

Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples cement rendering of walls at 7, 15 & 16 Knocklayde Street, 51 Church Street, 40 Henry Street); modern roof cladding and loss of chimneys

Alterations to windows (example front of 10 Knocklayde Street); Front verandah enclosures (example 40 Lucy Street).

Modern front fences of unsympathetic design and materials (example 8 Knocklayde Street), concrete breezeblock front fences (examples 9 & 7 Knocklayde Street)



Historical Development

Named because of its proximity to what is now Hammond Park, this area began, as did all the land nearby, as a grant to Augustus Alt in 1810, which became part of the Ashfield Park Estate. It is shown on the map of Ashfield by Higginbotham & Robinson, published in 1883, as two holdings between Church Street on the west and Henry Street on the east, south of Iron Cove Creek.¹

The allotment of about four acres facing Church Street and Lucy Street (then called Leila Street) had been bought in 1870-72 by Joseph Davenport, a Marrickville bootmaker and tanner, who erected a house variously known as "Hercules Villa" or "Merivale".

The other, also about four acres in extent, facing Henry Street, was owned by Mrs Potter, widow of Henry. It was sold to the brickmaker Thomas West, who set up his brick works there.² Both of these allotments backed on to Iron Cove Creek. Henry Potter also owned the contiguous block facing Frederick Street that was leased for Ashfield Cricket Ground and later became Hammond Park.³

The Davenport land, purchased by Robert and Adam McCook in 1921, became Section 1 of the Hammond Park Estate, subdivided in Deposited Plan 13384. Mrs Potter's land became Section 2, subdivided in Deposited Plan 13385. The subdivision plan was prepared for Richardson & Wrench Ltd for the sale of the allotments which began in September 1925.⁴ Section 1 contained 27 allotments including one larger block presumably intended for industrial use. Section 2 contained 12 allotments and left some of Potter's land undeveloped.

The insertion of Knocklayde Street, linking Church and Henry Streets and bent slightly to echo the alignment of Iron Cove Creek, facilitated street frontages to all the residential allotments. It is believed that this street was named after a town in Ireland.⁵ The other allotments faced Lucy, Church and Henry Streets.

The estate was named, like the Park, for Mark Hammond, one of the most innovative and ingenious of Ashfield's citizens, who was Mayor of Ashfield from 1882-84.⁶

One of Hammond's claims was that he pioneered in Australia the system, now universally accepted, of rating properties according to the unimproved capital valuation of the land.⁷ Hammond also instituted what is believed to have been the first map of the whole of Ashfield that showed every piece of land numbered consecutively in each street, with corresponding numbers entered on the margin of the rate book. This facilitated comprehensive collection of rates.⁸ This marvellous map, 'the first complete map of a borough, that has been produced in the colony outside of Sydney',⁹ was prepared by Higginbotham & Robinson in 1883. It is the document referred to in the first paragraph of this section.

The Hammond Park Estate was one of several developments around its namesake Hammond Park which produced dense and unified housing in the years between the two world wars. As mentioned above, the estate contained not only residential lots but also another, larger block. Some of the residue of the Potter land, later subdivided and built upon, is also included in this Heritage Conservation Area. Part of this, facing Lucy Street, now has the houses Nos 42 to 58. Another part, outside the Heritage Conservation Area, contains the large development of townhouses named "Green Trees" at 18-20 Knocklayde Street, which replaced the former AWA complex that fronted Parramatta Road.

¹ Copies of the Higginbotham & Robinson map are held in the collection of the Ashfield & District Historical Society and in Ashfield Council Archives.

² Chris Pratten, *Working the Clays* (ADHS, 1996) p 36

³ Ashfield Heritage Study 1992, vol 2, Items No 093 and 178.

⁴ A copy of the subdivision plan is held in Ashfield Council Archives.

⁵ Ashfield Heritage Study 1992, vol 1, Appendix G.

⁶ Chris Pratten, 'The Mayors of Ashfield', in *Ashfield at Federation*, pp 197-99.

⁷ Sheena and Robert Coupe, *Speed the Plough*, pp 83,84.

⁸ Mark J Hammond (Brian Hodge, ed), *Remembered with Pride*, p 204

⁹ *The Evening News*, 19 April 1893, quoted in *Remembered with Pride*, op cit.





Above: Hammond Park Estate subdivision plan, 1925

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



Hammond Park

Street	Side	No	Rating	Name	Style/Observations
Church Street	E	55	1		California Bungalow
Church Street	E	53	1		California Bungalow
Church Street	E	51	1		California Bungalow
Church Street	E	49	2		California Bungalow
Church Street	E	47	1		California Bungalow
Church Street	E	45	1		California Bungalow
Church Street	E	43	2		Arts-&-Crafts
Church Street	E	41	1		Arts-&-Crafts
Church Street	E	39	1		Arts-&-Crafts
Henry Street	E	38	1		California Bungalow
Henry Street	E	40	1		California Bungalow
Henry Street	E	42	3		California Bungalow
Henry Street	E	44	1		California Bungalow
Henry Street	E	46-46A	3		Late 20th-Century Australian Nostalgic
Knocklayde Street	N	6	2		Post-war bungalow
Knocklayde Street	N	8	3		Post-war bungalow
Knocklayde Street	N	10	2		California Bungalow
Knocklayde Street	N	12	1		California Bungalow
Knocklayde Street	N	14	1		California Bungalow
Knocklayde Street	N	16	2		California Bungalow
Knocklayde Street	S	19	1		
Knocklayde Street	S	17	1		California Bungalow
Knocklayde Street	S	15	1		California Bungalow,
Knocklayde Street	S	13	1		
Knocklayde Street	S	11	1		California Bungalow
Knocklayde Street	S	9	1		California Bungalow
Knocklayde Street	S	7	2		California Bungalow
Knocklayde Street	S	5	1		California Bungalow
Knocklayde Street	S	3	1		California Bungalow
Knocklayde Street	S	1	1		California Bungalow



Street	Side	No	Rating	Name	Style/Observations
Lucy Street		30	*		California Bungalow
Lucy Street		32	*		California Bungalow
Lucy Street		34	*		California Bungalow
Lucy Street		36	*		California Bungalow
Lucy Street		38	*		California Bungalow
Lucy Street		40	1		California Bungalow
Lucy Street		42	1		California Bungalow,
Lucy Street		44	1		California Bungalow
Lucy Street		46	3		Australian Nostalgic
Lucy Street		48	3		
Lucy Street		50	1		California Bungalow
Lucy Street		52	1		California Bungalow
Lucy Street		54	1		California Bungalow
Lucy Street		56	1		California Bungalow
Lucy Street		58	1		California Bungalow
Church Street	E	55	1		California Bungalow
Church Street	E	53	1		California Bungalow
Church Street	E	51	1		California Bungalow
Church Street	E	49	2		California Bungalow

