

C31 Howes Estate, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1910-1930s

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision

Statement of Significance

The Howe's Estate Heritage Conservation Area is of local heritage significance.

The Howe's Estate area is of historical significance as a 1918 subdivision which reflects in its subdivision pattern the boundaries of early land grants and the activities of builder/entrepreneurs in the Ashfield area in the inter-war period.

The area has historical associations with local builder/developers including Frederick William Swales and A. James. The area includes Swales' own house at No. 1 Holborow Street.

The area is of aesthetic significance for its consistent development of detached brick single storey Inter-war California Bungalows.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of brush box within street carriageway in Holborow Street
- Relatively wide carriageways in Holborow and Greehills Streets

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

- Predominantly detached face brick single storey housing Inter-war California bungalow style houses
- One pair of Federation period semi-detached 2-storey houses (Nos. 19-21 Holborow Street), predating the 1918 subdivision, now altered and extended
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
 - Face brickwork (Inter-war period houses)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick, or brick & timber picket, to Inter-war period houses.

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 storey house at 8 Greenhills Street)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; aluminium framed windows; changes to verandah detailing; modern cladding to gable ends (examples 12 Greenhills Street; 2-storey semi-detached houses at Nos. 19-21 Holborow Street)
- Roller shutters over windows (example 17 Holborow Street)
- Carports in front gardens (example)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials (example metal front fencing to No. 9 Holborow Street), particularly high solid masonry front fences.



Historical Development

This land crossed the historic boundary of two early Ashfield land grants: the 100-acre land grant made in 1794 to John Piper and part of Augustus Alt's 1810 land grant of 280 acres. Alt's land was acquired by Joseph Underwood and became part of the Ashfield Park Estate, while Piper's land was subsumed by Robert Campbell's Canterbury Park Estate.¹

The Howe's Estate subdivision was advertised for sale by real estate agents Hardie & Gorman in October 1918, described as having "13 splendid building sites" however the subdivision plan actually showed 15 allotments. Later re-subdivision occurred: the three lots facing Liverpool Road were later reconfigured to four lots and the lot at the Holborow-Norton St corner was divided into two, also dividing the earlier building on it. The line between these land grant boundaries is perpetuated today by the south boundaries of No. 3 Holborow Street and No. 438 Liverpool Road.

By the 1880s the land was in two strips, the one facing Greenhills Street owned by Watkin, the other facing Holborow Street owned by A. Howe as shown in the 1883 map in the Figure below. The Watkin shown as the owner of the Greenhills Street is likely to have been one of the partners of the local Watkin & Watkin real estate firm.

The distinctive features of the Howe's Estate subdivision of 1918 are:

- the survival of a short length of the early land grant boundary, which marked the rear alignment of three allotments facing Liverpool Road
- the staggering of the rear boundaries of the ten allotments that faced Holborow and Greenhills Streets, which remains in the rear alignments of Nos. 11 and 6 Holborow Streets (Lots 5 and 13 of the original 1918 subdivision).

Lots 1 & 2 of the 1918 subdivision facing Liverpool Road were reconfigured to create three east-west oriented lots at Nos. 1-5 Holborow Street, created shortly after the 1918 sale. The purchaser was builder/developer Frederick William Swales, responsible for building many houses in Ashfield. Swales built the house at No. 1 Holborow Street in 1919, as his own residence, naming it "Linga Longa". Swales most likely also built Nos. 3 and 5 Holborow Street and also lodged the 1919 Building Applications for Nos. 7 and 9 Holborow Street.

Another entrepreneur builder involved in the development of this area was A. James, who built "Maroona" at 17 Holborow Street and "Ceramic" at 10 Greenhills Street, identical houses with adjacent rear boundaries (Lots 7 and 11 of the 1918 subdivision).

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36. The boundary between the two grants is shown in detail on the Higinbotham & Robinson map, 1883, a copy of which is in Ashfield Council Archives.





Above: Extract of 1883 Higginbotham & Robinson map of Ashfield showing Mooney and Howe's land south of Liverpool Road prior to subdivision, south of Liverpool Road and north of Norton Street. Howes and Watkin's land is bounded by Greenhills Street to the west and Holborow Street to the east.



Above: The 1918 subdivision plan of Howes Estate (sic) from Hardie & Gorman's journal in which the auction sale was announced. Note the site of Nos. 19-21 Holborow Street is shown in the 1918 plan as already having a building on it. This building, a pair of Federation period semi-detached 2-storey houses, remains, however has been altered and extended.

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



Howes Estate

Street	Side	No	Rating	Name	Style/Observations
Greenhills Street	E	2	1		Arts-&-Crafts
Greenhills Street	E	4	1	Roscoe	Arts-&-Crafts
Greenhills Street	E	6	1		Arts-&-Crafts
Greenhills Street	E	8	2		Arts-&-Crafts (?)
Greenhills Street	E	10	1	Ceramic	California Bungalow
Greenhills Street	E	12	2		
Holborow Street	W	21	2		
Holborow Street	W	19	2		
Holborow Street	W	17	1		California Bungalow
Holborow Street	W	15	1		Arts-&-Crafts.
Holborow Street	W	11	1		Arts-&-Crafts
Holborow Street	W	9	1		Arts-&-Crafts
Holborow Street	W	7	1		Arts-&-Crafts

