

## C34 Lucy Street, Ashfield

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1877 to 1930s

##### HCA TYPE 3: Mixed Residential

##### Statement of Significance

The Lucy Street Heritage Conservation Area is of *local* heritage significance.

The Lucy Street area is of *historical* significance as an area developed following a series of subdivisions dating from the Alexandra Crescents Subdivision of 1877, followed by further subdivisions in 1878, 1880 and later. The area contains development from a long period dating from the late Victorian period and extending into the inter-war period, reflecting this varied development history. The alignment of Lucy Street reflects the early alignment of Iron Cove Creek (now a storm water channel).

The area is of *aesthetic* significance for its varied collection of late Victorian, Federation and Inter-war period housing, with differing setbacks reflecting different periods of subdivision.



## Key Character Elements

Subdivision and public domain elements:

- Narrow footpaths reflecting Victorian period subdivision pattern
- The kink in Lucy Street appears to have been influenced by the original alignment of Iron Cove Creek (now a stormwater channel)

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

- Varied housing setbacks, though usually allowing for small front gardens (example Nos. 12, 24, 16 & 16A Lucy Street have large front gardens)
- Predominantly detached face brick single storey housing
- A mix of Victorian, Federation and Inter-war styles of housing. Victorian period houses include 37 Lucy Street (2 storey freestanding Victorian Filigree terrace style house, Nos.
- Some weatherboard houses (example Victorian Rustic Gothic style house at 43 John St (listed heritage item)
- One 2-storey Victorian Filigree style terrace house (No. 23 Lucy Street)
- Single storey circa 1870s terrace house group at 74-76 Church Street (originally a matching pair, No. 76 has been extended to the west since 1943)
- Original details such as:
  - Front verandahs or balconies with original detailing
  - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), 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 or weatherboard walls (Federation, Inter-war periods)
  - Rendered brickwork or weatherboard walls (Victorian period)
  - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket fences for Victorian period houses; timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses



## NON-CONTRIBUTORY ELEMENTS

- Modern or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 Lucy Street, 47 & 49 John Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (for example concrete roof tiles)
- Carports in front gardens
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

## Historical Development

The land in this vicinity was part of the Ashfield Park Estate, which incorporated a grant made in 1810 to Augustus Alt. By 1883 the streets had been laid out and residential allotments in Lucy, Alexandra, John, Church and Frederick Streets surveyed, as shown on the map of Ashfield, produced by Higinbotham & Robinson in 1883.<sup>1</sup>

There were several historic subdivisions in this area. They are illustrated in estate plans. One is the Alexandra Crescents subdivision, which was put up for auction sale in September 1877 by the Sydney Permanent Freehold Land and Building Society.

On this plan Lucy Street east of Church Street was called Leila Street and did not go as far as Henry Street. The Alexandra Crescents themselves were the narrow curvilinear garden areas that can be seen on the subdivision plan along the Frederick Street frontages. The origin of the subdivision name is uncertain, but it seems likely that the crescents were named for Princess Alexandra of Denmark, whose marriage to the Prince of Wales (later to become King Edward VII) took place in 1863. Edward and Alexandra were popular royal figures and their names were given to many places and features in Australia.

The subdivision was in two sections, respectively west and east of Church Street. Adjoining the east boundary of Section 2 there was a block owned by Henry Potter, leased by Ashfield Cricket Ground. It later became Hammond Park, which was subsequently enlarged by taking in some of the Section 2 allotments.

There was a further subdivision of part of the southern section of Lucy Street and allotments in John Street sold in 1878.

Another subdivision, which was not given a name, was offered for sale by Richardson & Wrench in December 1880. Its land was part of a large allotment formerly owned by a man named Smithson but acquired by an entrepreneur named Jones, and later by his widow Florence Jones. Alexandra Street was created to serve the allotments on its south-west side, those on the other side being accessible from both Church and Alexandra Streets. The remainder of the Jones land was later subdivided to incorporate what are now Nos 2 to 22 Lucy Street and Nos 47 and 49 John Street. It includes the 'Lucy Court' development of home units that are now behind No 18 Lucy Street.<sup>2</sup>

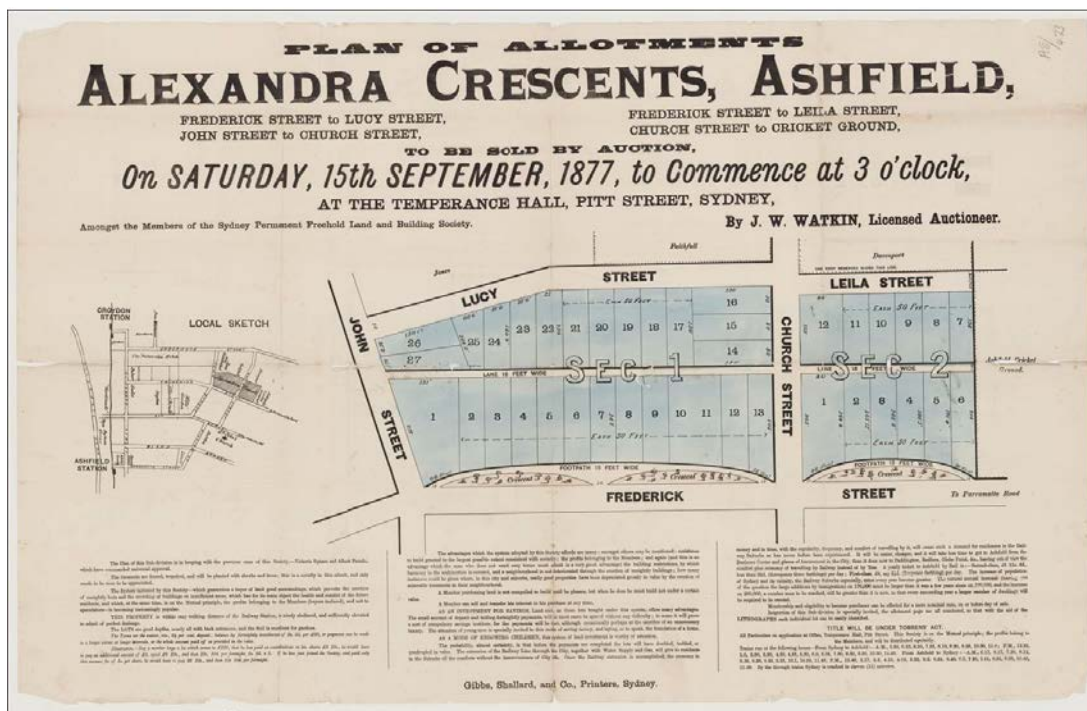
The unusual feature of the residential lots shown on the 1878 subdivision facing Frederick Street, was that their frontages were set back behind curved footpaths. Each of the areas between these footways and Frederick Street was designated as a reserve for shrubbery. It appears to have been a recognition that Frederick Street would eventually become a busy thoroughfare. Late Victorian period housing developed in the area following the 1878 subdivision include Nos. 140 and 142 Frederick Street and No. 37 Lucy Street.

Inevitably there were later re-subdivisions providing denser development, as may be seen by comparing the earlier subdivision plans with today's layout of allotments. Seven of the allotments of Section 2 of Alexandra Crescents were re-allocated to Hammond Park.

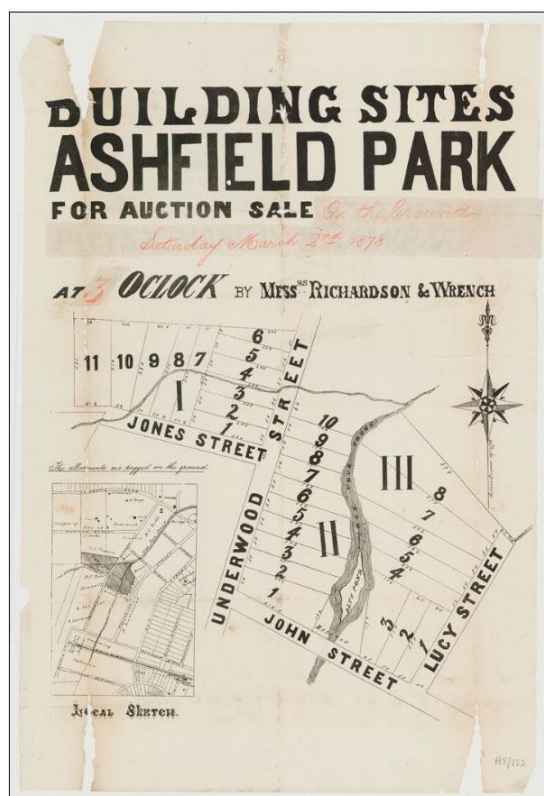
<sup>1</sup> copy of the 1883 Higinbotham & Robinson map held in Ashfield Library

<sup>2</sup> Copies of these subdivision plans are held at the Mitchell Library and in Ashfield Council Archives

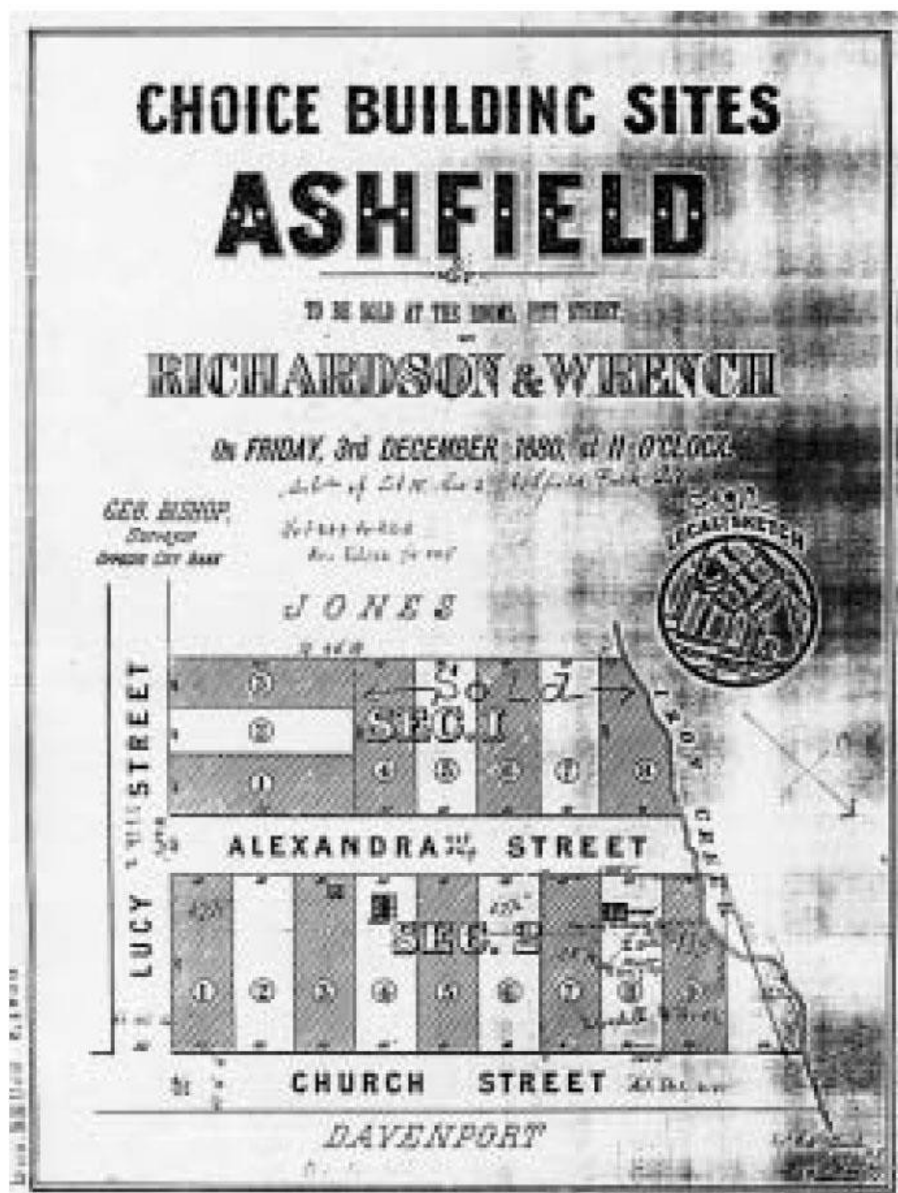




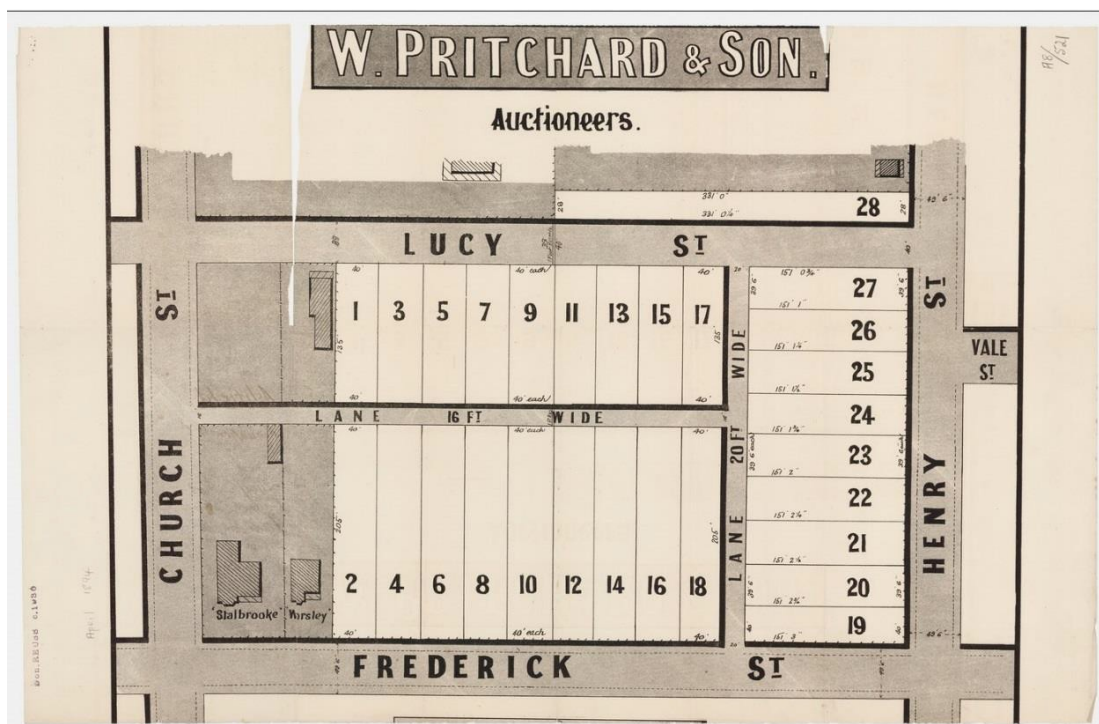
**Above:** The 1877 subdivision (north is right). Note the section of Lucy Street north of Church Street was known as Leila Street. Source: State Library of NSW online digital Ashfield subdivision plans



**Left:** An 1878 subdivision with allotments in Lucy Street and on the northern side of John Street. Source: State Library of NSW digital Ashfield Subdivision plans



**Above:** The 1880 subdivision plan which resulted in the creation of Alexandra Street. Note Church Street is to the north (plan should be orientated 180 degrees) Source: Ashfield Library



**Above :** An undated subdivision plan showing some buildings constructed, including “Stalbrooke” at 140 and “Worsley” 142 Frederick Street, 37 Lucy Street. Source: State Library of NSW digital Ashfield Subdivison plans. Note north is to the right on this plan. Source: NSW State Library digital 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



## Lucy Street

Street	Side	No	Rating	Name	Style/Observations
Alexandra Street	W	1-2	1		Arts-&-Crafts
Alexandra Street	W	3-4	1		Arts-&-Crafts
Alexandra Street	W	5-6	1		Arts-&-Crafts
Alexandra Street	W	7	3		
Alexandra Street	W	8	3		
Church Street	E	37	1		Arts-&-Crafts
Church Street	E	35	3		
Church Street	E	33-31	1		Functionalist
Church Street	W	48	1		Arts-&-Crafts/California Bungalow
Church Street	W	50	1		Arts-&-Crafts Bungalow/California
Church Street	W	56	2		Arts-&-Crafts
Church Street	W	58	2		Arts-&-Crafts
Church Street	W	60	3		
Church Street	W	62	3		Arts-&-Crafts
Church Street	W	64	1		Arts-&-Crafts
Church Street	W	68	1		Arts-&-Crafts
Church Street	W	70	1		Arts-&-Crafts
Church Street	W	74	1		Victorian Regency
Church Street	W	76	1		Victorian Regency
Church Street	W	78	1		California Bungalow
Church Street	W	80	3		
Church Street	W	82	3		Late 20th-Century Australian Nostalgic
John Street	E	49	2		Late 20th-Century Mediterranean
John Street	E	47	2		Late 20th-Century Mediterranean
John Street	E	45	1		Queen Anne
John Street	E	43	1		Victorian Eclectic
John Street	E	41			Sydney Bungalow
John Street	E	39			Sydney Bungalow
Lucy Street	N	2	3		
Lucy Street	N	4	1		Arts-&-Crafts



Street	Side	No	Rating	Name	Style/Observations
Lucy Street	N	6	1		Arts-&-Crafts
Lucy Street	N	8-8A	2		Sydney Bungalow
Lucy Street	N	10	2		Arts-&-Crafts
Lucy Street	N	12	2		Arts-&-Crafts
Lucy Street	N	14	2		Arts-&-Crafts
Lucy Street	N	16	2		Arts-&-Crafts
Lucy Street	N	16A	2		Arts-&-Crafts (?)
Lucy Street	N	18	3	Lucy Court	International
Lucy Street	N	20	2		Arts-&-Crafts
Lucy Street	N	22	2		Arts-&-Crafts
Lucy Street	N	24	1		Arts-&-Crafts
Lucy Street	N	26	2		Arts-&-Crafts
Lucy Street	N	28	1		Arts-&-Crafts
Lucy Street	S	31-33	*		Art Deco
Lucy Street	S	27-29	*		Art Deco
Lucy Street	S	25	1		California Bungalow
Lucy Street	S	23A	2		Arts-&-Crafts
Lucy Street	S	23	1		Victorian Filigree
Lucy Street	S	21	1		Arts-&-Crafts (?)
Lucy Street	S	17-19	1		Late Victorian
Lucy Street	S	15	2		
Lucy Street	S	13	3		
Lucy Street	S	11-11A	*		Art Deco
Lucy Street	S	7-9	1		Arts-&-Crafts
Lucy Street	S	5	1		Arts-&-Crafts
Lucy Street	S	3	1		Arts-&-Crafts
Lucy Street	S	1	1		California Bungalow
Lucy Street	S	1A	1		Sydney Bungalow



