

## C48 Oaklands Avenue, Summer Hill

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1925-1940s

##### HCA TYPE 2: Single storey residential (i) uniform single period subdivision

##### Statement of Significance

The Oaklands Avenue Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1925 cul-de-sac subdivision undertaken by local builder Henry Holland, who also built all the houses in the subdivision.

The area is of *aesthetic* significance as a consistent Inter-war period subdivision reflecting its design history by a single builder and for its consistent streetscape of Inter-war California Bungalows. The circa 1940 2-storey duplex at the dead end of the avenue contributes to the streetscape character, terminating the southern end of the avenue.

## Key Character Elements

- Subdivision and public domain elements:
- Kinked street alignment of Oaklands Avenue
- Cul-de-sac nature of Oaklands Avenue
- Narrow carriageway in Oaklands Avenue with narrow grass verges, no early street tree plantings

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

- Detached face brick single storey Inter-war California bungalow style housing
- Circa 1940 two-storey duplex at dead end of the street (No. 10 Oaklands Avenue)
- Original details such as:
  - Front verandahs with original detailing
  - Original roof forms with original cladding of unglazed terracotta tiles
  - Gable ends facing the street with original imitation half-timbered finishes (Inter war period)
  - Dark face brickwork (Inter war period)
  - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick with metal pipe rails, brickwork to match Inter-war period houses or the 1940s duplex building (10 Oaklands Ave)
- Narrow driveways with garages to the rear or carports to the side of houses

## NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples 5 Oaklands Avenue, 58 Liverpool Road); modern roof cladding (eg concrete tiles)
- Front verandah enclosures (example 59 Liverpool Road)
- Modern front fences or front gates of unsympathetic design and materials, particularly high solid masonry front fences.



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## Historical Development

The Oaklands Avenue Heritage Conservation Area comprises about nine allotments of land purchased by Thomas Fisher from Underwood's 1878 subdivision of North Summer Hill. Fisher built the house 'Oaklands' on the amalgamated lots in the early 1880s. In 1925 a Petersham builder, Henry Holland, purchased 'Oaklands', demolished the house and re-subdivided the property into eleven suburban allotments. The eleven houses were built soon after, each on its own allotment, Holland living in one of them himself (No 62 Liverpool Rd).

Re-subdivision of the residue of Nos 57 & 57A Grosvenor Crescent created another allotment at the southern end of Oaklands Ave on which a two storey duplex was built circa 1940. The house at No 64 Liverpool Road was demolished in recent years and the property used as a church car park.



## 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



## Oaklands Avenue

Street	Side	No	Rating	Name	Style/Observations
Liverpool Road		58	1		Californian Bungalow
Liverpool Road		60	1		Californian Bungalow
Liverpool Road		62	1		Californian Bungalow
Liverpool Road		64	4		Californian Bungalow
Oaklands Avenue		2	1		Californian Bungalow
Oaklands Avenue		4	1		
Oaklands Avenue		6	1		Art Deco/Functionalise
Oaklands Avenue		8	1		Californian Bungalow
Oaklands Avenue		10	1		Californian Bungalow
Oaklands Avenue		5	2		Californian Bungalow
Oaklands Avenue		3	1		
Oaklands Avenue		1	1		



