

AD 2001 Ashfield Heritage Study Review of Areas Zoned 2(a)

Name of Item Semi-detached pair of residences Other Names	Reference N° 1 12 15																								
Address 10-12 Lapish Avenue Locality Postcode	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance One component of a most interesting group of five semi-detached pairs that were designed and built during World War II as speculative housing. Small, simple, soundly built and attractive, they form almost the entire east-side streetscape of Lapish Avenue.	Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic																								
Summary of Significance <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Rare</th> <th style="width: 15%; text-align: center;">Associative</th> <th style="width: 15%; text-align: center;">Representative</th> </tr> </thead> <tbody> <tr> <td>Historic</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Aesthetic</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Social</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Scientific</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Other</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>		Rare	Associative	Representative	Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Social	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Modifications — Refer to group Inventory sheet.
	Rare	Associative	Representative																						
Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
Social	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						



Photo Roll N° Digital	Frame N° 69	Survey Date 25/7/2001	Surveyed by RI
------------------------------	--------------------	------------------------------	-----------------------

Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use Semi-detached pair of residences, 10-12 Lapish Avenue, Ashfield	Reference N° 1 12 15
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>The earlier history of the site is summarised in the group Inventory sheet.</p> <p>In the 1940 Building Application made by Ashfield owner and builder R M Bowcock, these residences were called 'bungalow flats'. They were to have brick walls, concrete foundations, lead dampcourses and tile roofs, and their estimated value was £1,300 for each pair. Each pair was built on one lot. Later these were further subdivided so that each occupancy of the pair had its own allotment. In the first valuation lists in 1943 each residence was valued at £140 unimproved and £950 improved. They were all rented. In 1943 the owner of Nos 10-12 was Oliver Bowcock, painter, and then Helen Webb.(1)</p> <p>Incidentally, R M Bowcock also built all three blocks of flats mentioned in the group Inventory sheet.</p>	
<p>Physical Description</p> <p>Each of these five pairs was apparently designed to look like a single house. They were originally virtually identical, with brown cavity brickwork, face work at the front and commons elsewhere, and hipped terra cotta tile roofs. From each main roof there projects towards the street a secondary hip-roofed wing which originally comprised a front balcony verandah to one of the pair, its entrance being just behind. In each of these occupancies this space is now enclosed. The other occupancy, set slightly further back, has a faceted bay window with double-hung sashes, and its entrance is under a small verandah on the other side. In each case the space on the south side between house and boundary is wider.</p> <p>Each projecting balcony verandah has been infilled with glazing, slightly different in each case. Most have metal security window screens. The low front fences were evidently brick, with diagonal dentils below a header soldier course, but all have been modified, in most cases incorporating low wide gates for motor car access to the spaces in front of the houses.</p> <p>The only evident chimneys are above rear rooms. It seems that the front rooms had no fireplaces.</p>	
<p>Information Sources</p> <p>(1) Valuer-General's records, South Ward, 1943, Nos 1212-1221, in Ashfield Council Archives.</p>	