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

Name of Item	House		Reference N°		
Other Names	formerly 'N	Vormanhurst'	1 16 40		
Address	103 Park A	venue		Land Title	
Locality	Ashfield		Postcode		
Item Type	Building				Owner/s
Group Name					
Statement of Significance					Condition as observed
This is one of n	from street —				
single-fronted b	☐ Intact				
continued into t typically face b	Minor alteration —				
also endowed v	☐ Sympathetic				
	☐ Unsympathetic				
	Major alteration —				
					■ Sympathetic
Summary of S	Significance				☐ Unsympathetic
•	are	Associative	Representative		Modifications —
Historic [The roof has concrete
Aesthetic [×		tiles. The chimneys
_			×		have been removed.
_	_ 7	_	П		
Scientific :	_ _				
Ciller L	_		ш		



		Survey Date	Surveyed by
Photo Roll N° 4	Frame N° 4	16/7/2001	RI

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 $\begin{array}{c} \text{Current Use} \\ \text{House, 103 Park Avenue} \end{array} \hspace{2cm} \begin{array}{c} \text{Reference N}^{\circ} \\ 1 \ 16 \ 40 \end{array}$

Heritage Listing Recommended

Themes: Local Themes: State

Subdivision and consolidation Towns, suburbs and villages

Historical Notes

The land in this part of Ashfield had, by about 1820, become the expansive Canterbury Park Estate of Robert Campbell. The Education Park Estate was established here as a part of that estate, and first offered for sale in 1882. This house was built on Lot 25 of Section 1 of the estate.(1)

In 1908 Bertha Corube(?) sold the lot to E A Evans, who is recorded as having lodged a building application for a four-room cottage. Ernest A Evans was the owner of the house in 1913, when it was valued at £56 unimproved and £450 improved.(3) Evans also owned an identically-valued adjacent property.

It appears that the house was called 'Normanhurst' when it was built. Evans did not live there but rented the house to a succession of tenants, including Charles Ockwell (1916-1919) and George Scott (1922-33).(4) From about 1922 the owner is recorded as being Mrs Eva Scott and the property was valued at £150 unimproved and £725 improved.(5) Mrs Scott still owned the property in 1928.

Physical Description

A very narrow house built on one of the 30-foot allotments in Park Avenue. It has a hipped roof of concrete tiles (it was probably originally of slate) and facade walling of brown brick with liver brick trim. True to the pattern, there is a tiny porch at one side, marked by a gablet beneath which is a portal with an arch that has a moulded brick extrados. The front windows are a narrow pair with double hung sashes and the verandah beam has a frieze of short turned balusters. One of the most distinctive details is the front fence, which has a brick base with a bullnose coping and corniced piers between which is a run of unusual ornamental wrought fire-welded and rivetted iron with spiral panels and decoration.

An indication of the range of variations on this single-fronted theme may be seen by comparing the houses at No 104 Park Avenue and 27 Shepherd Street (smaller versions) and 117 Park Avenue (a simpler version).

Information Sources

- (1) Subdivision Plan at Ashfield Council Archives.
- (2) Building Note No 28, 1908; Valuer General's records, South Ward, 1908-10, No 1658.
- (3) Rate Book, South Ward, 1913, Nos 1500-02.
- (4) Sands Directories.
- (5) Valuer General's records, 1922-25, No 1768.