

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

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<b>Statement of Significance</b>  A small house of characteristic Queen Anne style but also having interesting variations of detail characterising the great diversity of house design in this prosperous period. It exemplifies the Federation-period development of Ashfield.	<b>Condition as observed from street</b> — <input type="checkbox"/> Intact <b>Minor alteration</b> — <input checked="" type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications</b> —																												
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<b>Photo Roll N°</b> 6	<b>Frame N°</b> 25	<b>Survey Date</b> 23/7/2001	<b>Surveyed by</b> RI
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## Ashfield Heritage Study Review of Areas Zoned 2(a)

<b>Current Use</b> House, 104 Park Avenue	<b>Reference N°</b> 1 16 45
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation	<b>Themes : State</b> Towns, suburbs and villages
<b>Historical Notes</b> 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 and first offered for sale in 1882. This property was Lot 18 of section 2 of that estate. Lot 18 was vacant and owned by D C Robertson in 1884. It was purchased by George Ritchard, an ironmonger, of Park Avenue, Ashfield, and when he owned it in 1910 it was valued (unimproved) at £60.(1) By 1911 the house had been erected and George Ritchard was recorded as being the owner of three adjacent houses, each valued at £68 unimproved, with improved valuations of £360, £400 and £400 respectively.(2) By 1922 the property was owned by Mrs Alice A Anderson of 100 Park Avenue, and its valuation was recorded as £150 unimproved and £700 improved.(3) It was still owned by Mrs Anderson in 1928, when her address was given as c/- J A Somerville, Agents, of Ashfield. Its valuation was then £240 unimproved and £800 improved.(4) The house was occupied by many different tenants, including Jack Stevenson in 1912, when it was called 'Gleenesh'; Peter Black (1914-20); Mrs Jane Pelletier (1922-28); and Mrs E H Allan (1932-33). There were also periods when, according to <i>Sands Directories</i> , the house was vacant.(5)	
<b>Physical Description</b> A narrow cottage of simple Queen Anne/Arts-and-Crafts style, with dark brown brick walls, of tuckpointed face work at the front. The slate roof has a diamond pattern of lighter-coloured slates on the front slope and the ridge runs at a right angle to the street, with small gablet ventilators at each end, one of which faces the street. Across the front there is a verandah, under the extended main roof, with simple square timber posts, curvilinear brackets and a frieze which, unusually, is glazed at the return ends (though it is not known whether this is original). At one end of the verandah, above the entrance, there is a gablet roof with prominent bargeboards. The front window has double casement sashes. There is a relatively new, low palisade fence.	
<b>Information Sources</b> (1) Valuer General's records, 1884, unnumbered, Ashfield Council Archives; Valuer General's records for South Ward, 1908-10, No 1580. (2) Rate Book, South Ward, 1911, No 1555. (3) Valuer General's records, 1922-25, No 1805. (4) Valuer General's records, 1928, No 1899. (5) <i>Sands Directories</i> .	