


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

| Name of Item House Other Names | Reference N° 1 16 65 | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--------------------------|-------------------------------------|----------------|-----------------|--------------------------|--------------------------|-------------------------------------|------------------|--------------------------|--------------------------|-------------------------------------|---------------|--------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------|--------------------------|--------------------------|--------------------------|--|
| Address 119 Park Avenue Locality Ashfield Postcode | Land Title | | | | | | | | | | | | | | | | | | | | | | | | |
| Item Type Building Group Name | Owner/s | | | | | | | | | | | | | | | | | | | | | | | | |
| Statement of Significance <p>One of an ensemble of three adjacent houses of similar style which form an important streetscape component. It is a variation of the traditional Queen Anne style of architecture, intended for speculative rental, and demonstrates the growth of residential building in the Federation period in Ashfield.</p> | Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input checked="" type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — <p>The roof is done in concrete tiles. The chimneys have been removed. The front fence and lich gate are not based upon known evidence.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| Summary of Significance <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 20%; text-align: center;">Rare</th> <th style="width: 20%; text-align: center;">Associative</th> <th style="width: 30%; 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 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 type="checkbox"/> | Scientific | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | 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 type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | |
| Scientific | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | |
| Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | |
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| Photo Roll N° 3 | Frame N° 25 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Survey Date 16/7/2001 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Surveyed by RI | | | | | | | | | | | | | | | | | | | | | | | | |

Ashfield Heritage Study Review of Areas Zoned 2(a)

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| <p>Current Use House, 119 Park Avenue</p> | <p>Reference N° 1 16 65</p> |
| <p>Heritage Listing Recommended</p> | |
| <p>Themes : Local Subdivision and consolidation</p> | <p>Themes : State Towns, suburbs and villages</p> |
| <p>Historical Notes</p> <p>The land in this part of Ashfield had by about 1820 become the Canterbury Park Estate of Robert Campbell. The Education Park Estate was established here and first offered for sale in 1882. This site was Lot 17 of section 1 of that estate. In 1901 Mrs Ellen Lapish bought Lots 16 and 17 from the Excelsior Land, Investment and Building Company and Bank. John Lapish was listed as owner of fenced land valued at £100.(1) John Lapish was a speculative builder who became the council's building inspector and later mayor.</p> <p>The evidence suggests that the house was erected in 1902-03. It was owned by Ellen (and/or John) Lapish, and occupied by a Mrs C Wells until 1906. Victor Frank Allen, bank clerk, moved into the house in 1907. At that time the property was valued at £120 unimproved and £695 improved. Allen tenanted the house until 1909. Ewart D Ramsden moved in in 1910 and named the house 'Kiah'. In 1911 it was recorded as being owned by Ellen Lapish alone and valued at £135 unimproved and £735 improved. The same particulars applied in 1912.(2)</p> <p>For the next six years there were several different tenants. Then in 1922 the owner-occupier was Mary Elizabeth Anderson and the valuation was £300 unimproved and £1,075 improved.(3) Anderson occupied the house until at least 1933.</p> | |
| <p>Physical Description</p> <p>This house is the earliest of an ensemble of three having similar harmonious stylistic features, viz, Nos 115, 117 and 119. It is a rather simple Queen Anne-style house which at the time of writing was undergoing restoration, a single-storey L-shaped house of brown brick with red brick dressings, tuckpointed at the front. The building displays the usual range of features of the style, including a hipped roof with ventilating ridge gables, a street-facing gable and a verandah with simple timber decoration. The windows have segmental arch heads and moulded brick sills, and the one in the gable bay is a three-light casement with an unusual single broad transom light divided into small panes. The gable itself is unusual, with a simple treatment of roughcast panels and vertical straps cross the window bay only. The front fence and lich gate are new and, as far as is known, are not based upon evidence of original elements. The roof is covered in concrete tiles.</p> | |
| <p>Information Sources</p> <p>(1) Auction Sale notice and subdivision plan of Education Park, Ashfield, 1882, in Ashfield Council Archives. Rate Book, South Ward, 1901, No 666.</p> <p>(2) Rate Book, South Ward, 1912, Nos 1518-20, and Valuer General's records, various years, in Archives at Ashfield Council. <i>Sands Directories</i>.</p> <p>(3) Valuer General's records, 1922-25, Nos 1774-76. <i>Sands Directories</i> record the occupier as A J Anderson.</p> | |