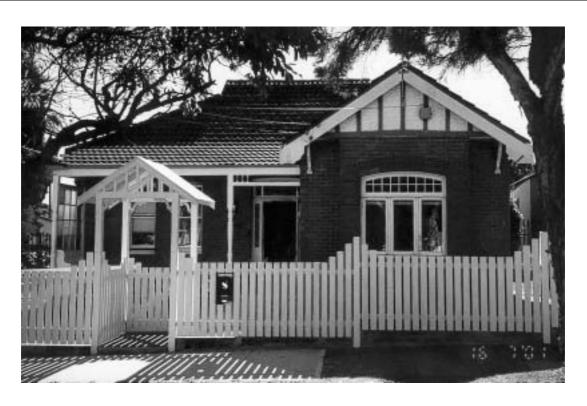
AD 2001 Ashfield Heritage Study Review of Areas Zoned 2(a)

Name of Item Other Names	House				Reference N° 1 16 65
Address Locality	119 Park A Ashfield	venue	Postcode		Land Title
Item Type Group Name	Building				Owner/s
One of an enser important street Anne style of at the growth of re	Condition as observed from street — Intact Minor alteration — Sympathetic Unsympathetic Major alteration — Sympathetic				
Summary of S	_	Associative	Representativ	Δ	☐ Unsympathetic
Historic [Aesthetic Social [Modifications — The roof is done in concrete tiles. The chimneys have been removed. The front fence and lich gate are not based upon known evidence.



			Survey Date	Surveyed by
Photo Roll N° 3	Frame N°	25	16/7/2001	RI

Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use
House, 119 Park Avenue

Reference N°
1 16 65

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 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.

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)

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.

Physical Description

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 gablets, 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.

Information Sources

- (1) Auction Sale notice and subdivision plan of Education Park, Ashfield, 1882, in Ashfield Council Archives. Rate Book, South Ward, 1901, No 666.
- (2) Rate Book, South Ward, 1912, Nos 1518-20, and Valuer General's records, various years, in Archives at Ashfield Council. *Sands Directories*.
- (3) Valuer General's records, 1922-25, Nos 1774-76. *Sands Directories* record the occupier as A J Anderson.