

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

Name of Item Semi-detached pair of residences	Reference N° 1 12 25																								
Other Names																									
Address 18-20 Lapish Avenue	Land Title																								
Locality Ashfield Postcode																									
Item Type Building	Owner/s																								
Group Name																									
Statement of Significance <p>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.</p>	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 Modifications — Refer to group Inventory sheet. No 20 has face brickwork painted.																								
Summary of Significance <table border="0" style="width: 100%;"> <tr> <td></td> <td style="text-align: center;">Rare</td> <td style="text-align: center;">Associative</td> <td style="text-align: center;">Representative</td> </tr> <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> </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"/>
		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"/>																						



Survey Date
25/7/2001

Surveyed by
RI

Photo Roll N° Digital

Frame N° 71

Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use Semi-detached pair of residences, 18-20 Lapish Avenue, Ashfield	Reference N° 1 12 25
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 18-20 was Rodney Kingston, of 39 Arthur Street, Ashfield.(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. No 20 has had the face brickwork painted and the fence replaced by one of high pickets.</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>	