

ASHFIELD HERITAGE STUDY

1991-1992

NAME	Two joined houses		REFERENCE NO.	209
OTHER NAMES	One called WINDHILL CRAGG		REAL PROPERTY DESCRIPTION	
LOCALITY / SUBURB	Ashfield	POSTCODE	2131	
STREET ADDRESS	18-20 Park Avenue		ZONING	
MAP	REFERENCE		2(a)	
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER			OWNER	
CATEGORY			(18) Derin A; Teoman D.	
SUB CATEGORY			(20) Wu W; Wu Chen J.	
EVALUATION OF SIGNIFICANCE			BOUNDARY / IDENTIFICATION	
Historic:	Rare	<input checked="" type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input type="checkbox"/>
Aesthetic:	Rare	<input checked="" type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input type="checkbox"/>
Social:	Rare	<input checked="" type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input type="checkbox"/>
Scientific:	Rare	<input type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input type="checkbox"/>
Other:	Rare	<input type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input type="checkbox"/>
STATEMENT OF SIGNIFICANCE			SITE CONDITION	
<ul style="list-style-type: none"> * One of very few known Ashfield examples of the entrepreneurial dwelling form known as "build two, rent one", consisting of a semidetached unequal pair. * Built and owned for 40 years by John Lapish, on officer, alderman and later Mayor of the Municipality of Ashfield. 			Intact <input type="checkbox"/>	
			Minor Alteration <input type="checkbox"/>	
			Major Alteration <input checked="" type="checkbox"/>	
			- Sympathetic <input type="checkbox"/>	
			- Unsympathetic <input checked="" type="checkbox"/>	
			Removed (site only) <input type="checkbox"/>	



PHOTOGRAPHS	DATE OF SURVEY
Band W ROLL 91-052 6	24/3/92
COLOUR SLIDES ROLL	SURVEYOR
NEG NO. 2	RI/CHP
FRAME NO.	
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris	

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HERITAGE LISTINGS <input type="checkbox"/> Register of the National Estate (AHC) - Registered <input type="checkbox"/> Register of the National Estate (AHC) - Interim <input checked="" type="checkbox"/> Register of National Trust (NSW) <input type="checkbox"/> Within National Trust Conservation Area <input type="checkbox"/> Register of Significant Twentieth Century Architecture (RAIA) <input type="checkbox"/> Department of Public Works Heritage and Conservation Register <input type="checkbox"/> Heritage Council Register - Permanent Conservation Order <input type="checkbox"/> Heritage Council Register - Interim Conservation Order <input type="checkbox"/> Heritage Council Register - Section 130 Order <input type="checkbox"/> Heritage Council Register - Nomination <input type="checkbox"/> NSW Government Department Heritage Register (S170 Heritage Act) <input type="checkbox"/> Institution of Engineers (NSW) Heritage Register <input type="checkbox"/> Regional Environmental Plan Heritage Schedule <input checked="" type="checkbox"/> Local Environmental Plan Heritage Schedule <input type="checkbox"/> Other	PERIOD Pre - 1800 <input type="checkbox"/> 1800 - 1825 <input type="checkbox"/> 1825 - 1850 <input type="checkbox"/> 1851 - 1875 <input type="checkbox"/> 1876 - 1900 <input type="checkbox"/> 1901 - 1925 <input type="checkbox"/> 1926 - 1950 <input type="checkbox"/> 1951 - 1975 <input type="checkbox"/> Post - 1975 <input type="checkbox"/>	REFERENCE NO. 209 <hr/> DATE OF CONSTRUCTION: c. 1900 <hr/> ARCHITECT / DESIGNER: Not known <hr/> BUILDER: John Lapish
	HISTORICAL THEMES: State Themes: Cultural and social life. A place to live. Local Themes: The boom years. Subdivision and consolidation.	

HISTORICAL NOTES

John Lapish, a builder, came to Ashfield in the early 1890s, and was a building inspector in nearby councils before joining the staff of Ashfield Municipal Council, where he spent ten years as building inspector. Elected on alderman for South Ward at the end of World War I, he served as Mayor in 1932 and 1933. He was Rector's Warden of St James' Church, Croydon, for nearly 40 years and served as a member of the Board of Western Suburbs Hospital from 1894 until his death in 1934. (See also 42-44 Park Ave)

INFORMATION SOURCES:

Written: A.D.H.S. Journal No. 8

Oral: N. Peek, historical searches

Graphic:

INFORMATION SOURCES:

Materials: Brick walls, now colour-coated and brick patterned. Stucco trim. Cast iron decorated verandahs with bullnose corrugated iron roofs. Timber joinery. Main roofs not visible.

Exterior: An unequal attached pair of two storey dwellings.

Interior: Not inspected.

Styles: Federation Free Classical/Filigree.

DESCRIPTION:

A semi-detached pair of houses, No. 20 being almost twice as wide as No. 18. this suggests a distinctive "build-two-rent-one" concept which is evident in a few areas of Sydney, but of which hardly any are known in Ashfield. (See 42-44 Park Ave).

Here the larger house is marked by an entrance arch in a narrow bay which extends upwards as a kind of squat tower motif. It also has a ground floor window bay with wide-and-narrow fenestration. Otherwise the two are almost identical, with stucco parapets, ground floor window dressings, sills and aprons, and eaves stop motifs on the firewall. Verandahs have cast iron friezes, fringes and brackets, and iron balcony panels. No. 18 has cast iron corner posts, the top one thinner than the bottom. The ground floor window mullions of No. 18 have cast iron barley sugar motif frontals.

MODIFICATION:

Brickwork is coated with coloured mortar and painted joints in imitation of tuckpointing. No. 20, on wider land, has large unsympathetic addition at rear, and changed upper balcony panels. Both front doors modified. Front fences replaced by brick and cast iron assemblage.