

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

<b>Name of Item</b> Group of four houses (originally six houses) <b>Other Names</b>	<b>Reference N°</b> <b>2 03 08</b>																								
<b>Address</b> Group: 2, 8, 10 and 12 Church Street <b>Locality</b> Ashfield <span style="float: right;"><b>Postcode</b></span>	<b>Land Title</b>																								
<b>Item Type</b> Building <b>Group Name</b>	<b>Owner/s</b>																								
<b>Statement of Significance</b> <p>This is potentially one of the finest groups of small houses in Ashfield, exemplars of the Italianate style of architecture of the late Victorian period. These four surviving houses of an original suite of six also demonstrate the work and influence in Ashfield of the Land Company of Australia, a prominent development and investment organisation of which prominent citizens such as George Baker Walker and Mayor John W Watkin were part. No 2, 'The Gunyah', though much altered, is a distinctive ensemble comprising a Victorian house to which a substantial and unusual Federation-period component was added. It was also the residence of a distinguished Australian family.</p>	<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 checked="" type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic																								
<b>Summary of Significance</b> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%; text-align: center;">Rare</th> <th style="width: 20%; text-align: center;">Associative</th> <th style="width: 20%; text-align: center;">Representative</th> </tr> </thead> <tbody> <tr> <td><b>Historic</b></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td><b>Aesthetic</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td><b>Social</b></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><b>Scientific</b></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><b>Other</b></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	<b>Historic</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Aesthetic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Scientific</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Modifications</b> — Refer to individual Inventory sheets
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<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
<b>Photo Roll N°</b>	<b>Frame N°</b>	<b>Survey Date</b>	<b>Surveyed by</b> RI																						

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

<b>Current Use</b>	<b>Reference N°</b>
Group of four houses, 2, 8, 10 and 12 Church Street, Ashfield. This group originally comprised six houses.	2 03 08
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b>	<b>Themes : State</b>
Subdivision and consolidation	Towns, suburbs and villages
<b>Historical Notes</b>	
<p>The land in this vicinity was part of a grant to Augustus Alt, later incorporated into the Ashfield Park Estate. In 1883 the parcel at the corner of Alt and Church Streets was owned by a person named Pamfret.(1)</p> <p>The Field Book of the Water Board Detail Survey, dated 1892, shows six houses with similar footprints on the allotments between Alt Street and the unnamed lane, now Numbers 2 to 12 Church Street. The Rate Book of 1886 records that two of these properties were owned by the Land Company of Australia, while <i>Sands Directory</i> lists 'Carabeea', one of the six, as first occupied in 1890, by T H Holdship.(2) By 1896 all six were owned by the Land Company of Australia. The General Manager of that company was George Baker Walker, who lived in the large house 'Taringa', a block away. The Land Company had been incorporated in 1885 with the object of dealing in property. Walker was also a shareholder, along with other local citizens including the auctioneer John W Watkin, Mayor of Ashfield in 1884. By 1888 the company had offices in Melbourne and London as well as Sydney and owned the Gore Hill Brickworks. The company failed in the bank crash of 1893.(3) In 1898 John Cullen, described as 'gentleman, of Ashfield', acquired all six of the houses, which he continued to own until at least 1907.(4)</p> <p style="padding-left: 40px;">Further historical information is given in the individual Inventory sheets, q v.</p>	
<b>Physical Description</b>	
<p>These four houses are the surviving part of an ensemble of six identical dwellings occupying land on the south-west side of Church Street extending north-west from Alt Street to an unnamed lane. The names of the houses were 'Gunyah' (No 2), 'Berida', (4), 'Mount Charles' (6), 'Monboulis' (8), 'York Villa' (No 10) and 'Carabeea' (No 12).</p> <p>No 2, at the corner of Alt Street, is an existing individual heritage item, greatly extended. The houses at Nos 4 and 6 have been replaced by blocks of home units. Nos 8, 10 and 12 survive in condition ranging from fair to excellent and are elegant examples of the Victorian Italianate style of architecture. The usual array of style keys can be seen, as described in the individual Inventory sheets, but two additional features make the three houses at Nos 8, 10 and 12 very distinctive: one is the incised embellishment of the bay window piers, and the other is the inclusion of a lateral bay behind the facade featuring a window ensemble which is treated as elaborately as that of the front bay.</p> <p style="padding-left: 40px;">Further descriptive information is given in the individual Inventory sheets, q v.</p>	
<b>Information Sources</b>	
<p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; Higinbotham &amp; Robinson map of Ashfield, 1883.</p> <p>(2) The Field Book notes are in Ashfield Council Archives; Rate Book, North Ward, 1886, No 224, in Ashfield Council Archives.</p> <p>(3) Nora Peek and Chris Pratten, <i>Working the Clays</i>, p 132 et seq. Walker also owned Nos 11A and 15 John Street, q v.</p> <p>(4) Rate Book, <i>ibid</i>, 1896, No 201; 1897, No 196; 1898, No 195; 1900, No 196; 1906, No 251; 1907, No 830; Valuer-General's records, North Ward, 1908-10, No 830, in Ashfield Council Archives; <i>Sands Directories</i>.</p>	