

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

Name of Item Group of five semi-detached pairs of residences Other Names	Reference N° 1 12 01																								
Address 2 to 20 Lapish Avenue Locality Ashfield Postcode	Land Title																								
Item Type Buildings Group Name Group of five semi-detached pairs of dwellings	Owner/s																								
Statement of Significance This is 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.	Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic																								
Summary of Significance <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Rare</th> <th style="width: 15%; text-align: center;">Associative</th> <th style="width: 15%; 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 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> </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 checked="" type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Modifications — Houses are mainly intact but there are many minor modifications including front fences. See also the descriptions.
	Rare	Associative	Representative																						
Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
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Photo Roll N° 8	Frame N° 17	Survey Date 13/8/2001	Surveyed by RI
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Current Use Group of five semi-detached pairs of dwellings, 2-20 Lapish Avenue, Ashfield	Reference N° 1 12 01
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>This narrow street first appears in <i>Sands Directories</i> in 1899, named Little King Street. For many years it held only industrial properties such as the workshop of H H Wills, engineer.</p> <p>Then in 1940 the land on the east side was re-subdivided and the street was re-named Lapish Avenue, after Alderman John Lapish, a builder, who had also been Mayor of Ashfield.(1) The allotments on which these ten houses stand were Lots 2 to 6 of DP 19412. Lot 1 of the subdivision was at the northern corner, No 338 Liverpool Road, where a block of flats was built. Lots 7 and 8 were at the southern end, Nos 155 and 157 Norton Street, where two blocks of flats were built. All these flats still exist and No 338 Liverpool Road is recommended as an individual item, q v.</p> <p>In the 1940 Building Application made by Ashfield owner and builder R M Bowcock, the 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 had its own allotment. In the first valuation lists in 1943 each residence was valued at £140 unimproved and £950 improved.(2) They were all rented. In 1943 the owners were as follow—</p> <p style="padding-left: 20px;">Nos 2-4 and 6-8, Frank Barnes, butcher, 76 Anglo Parade, Campsie Nos 10-12, Oliver Bowcock, painter, then Helen Webb Nos 14-16, Eric Freidman, medical practitioner, 24 Mary Street, Auburn Nos 18-20, Rodney Kingston, 39 Arthur Street, Ashfield.(3)</p> <p>Incidentally, R M Bowcock also built all three blocks of flats mentioned above.</p>	
<p>Physical Description</p> <p>Each of these five pairs was apparently designed to look like a single house, as was often the case in Ashfield in earlier years. 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, with the possible exception of No 14, 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) Some subdivided lots are shown on the east side of Little King Street on the H E C Robinson map, n d. For John Lapish, see the 1993 Heritage Study.</p> <p>(2) Valuer General's records, South Ward, 1943, 1946 Nos 1212-21, in Ashfield Council Archives.</p> <p>(3) Ibid.</p>	