



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

<b>Current Use</b> Residence, 3 A'Beckett Avenue, Ashfield	<b>Reference N°</b> 1 01 01
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation	<b>Themes : State</b> Towns, suburbs and villages
<p><b>Historical Notes</b></p> <p>A'Beckett Avenue was formerly named Marion Avenue. It was dedicated by Benjamin Spendlove, who had acquired the land in January 1906 from the A'Beckett family.(1) The land on which this house stands was Lot 2 of the Benamy Estate.(2) Spendlove was a builder who owned many parcels of land in Ashfield, and in 1906 he transferred Lots 2 to 5 to the Perpetual Trustee Co (presumably by mortgage to raise building funds). In that year Lots 2 and 3 were unimproved, with a value of £50 each, while Lots 4 and 5 had houses on them.(3) By 1907 a house on Lot 2 was occupied by Perc Greaves.(4) By 1909 it was owned and occupied by Mrs Day and was one of four identically valued contiguous frontages.(5) In 1912 Marion Avenue was renamed a'Beckett Avenue (note the small 'a') 'to avoid confusion with Marion Street in the North Ward'(6) The Valuer-General's list for 1912 (No 1166) shows that, still owned and occupied by Mrs Day, it was one of five identically valued contiguous frontages, with an unimproved value of £90 and an improved value of £500 each. The Valuation list for 1922-25 (South Ward, No 2) indicates that Everard Morris Day acquired the house from the estate of Mrs Day by will on 17 November 1924. Day, who was described as a clerk, still owned the property in 1928, by which time its unimproved value was £324 and its improved value was £1,000.(7)</p>	
<p><b>Physical Description</b></p> <p>A single-storey brick house in the Queen Anne style, L-shaped plan. The front is brown face-brickwork with red-brick dressings, while the sides, characteristically, are common bricks. The roof is terra cotta, with gablet vents at each end of the main ridge. The front gable bay has a timber window bay with an unusual battered base of squared ashlar sandstone, and a stone sill. The main gable is done in roughcast render and straps and the chimneys are finished in roughcast with brick accents. The front verandah has a tessellated tile floor with slate edging. The piers supporting the timber posts are sandstone of very distinctive design, with caps carved in Ionic-like volutes, while the posts are paired and embellished with timber work. The window under the verandah has a segmental arch head, three casement sashes and toplights divided into small coloured panes. The front garden is simple and undistinguished.</p> <p>This is one of three houses, 3, 5 and 7, which were originally virtually identical. The other two have been seriously modified, No 7 most badly as it has been re-skinned.</p>	
<p><b>Information Sources</b></p> <p>(1) Information from Ms Anne Stevens, Ashfield Council Archivist.  (2) See the H E C Robinson map, n d, but c 1912 (estate map No 199, Ashfield Council Archives.  (6) Council minutes, 7 June 1912.  (3) Rate Book, South Ward, 1906, N° 953.  (4) Op cit, 1907, N° 955.  (6) Op cit, 1909, N° 1253.  (7) Valuer-General's list, South Ward, 1912, No 1166; 1928, ibid, No 2, in Council Archives.</p>	