

ASHFIELD HERITAGE STUDY

1991-1992

NAME Two joined houses		REFERENCE NO. 210	
OTHER NAMES		REAL PROPERTY DESCRIPTION	
LOCALITY / SUBURB Ashfield	POSTCODE 2131	ZONING 2(a)	
STREET ADDRESS 42-44 Park Avenue		OWNER (42) Winters BP; Winters BA. (44) Winters BP; Winters BA.	
MAP	REFERENCE		
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER			
CATEGORY		SUB CATEGORY	
EVALUATION OF SIGNIFICANCE			
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			
* One of very few known Ashfield examples of the entrepreneurial dwelling form known colloquially as "build two, rent one", consisting of a semi-detached pair of unequal houses.			
		BOUNDARY / IDENTIFICATION The property boundary	
		SITE CONDITION	
		Intact	<input checked="" type="checkbox"/>
		Minor Alteration	<input type="checkbox"/>
		Major Alteration	<input type="checkbox"/>
		- Sympathetic	<input type="checkbox"/>
		- Unsympathetic	<input type="checkbox"/>
		Removed (site only)	<input type="checkbox"/>



PHOTOGRAPHS		DATE OF SURVEY
Band W ROLL 91-052 6	NEG NO. 1	24/2/92
COLOUR SLIDES ROLL	FRAME NO.	SURVEYOR
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris		RI/CHP

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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 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 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 checked="" type="checkbox"/> 1901 - 1925 <input type="checkbox"/> 1926 - 1950 <input type="checkbox"/> 1951 - 1975 <input type="checkbox"/> Post - 1975 <input type="checkbox"/>	REFERENCE NO. 210 <hr/> DATE OF CONSTRUCTION: c. 1894 <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

The land on which this building stands was purchased by John Lapish on June 16th, 1893. In 1915, the larger (eastern) house was sold, but the smaller (western) house remained in Lapish's ownership until his death in 1934, being sold by his executors in 1937. Lapish was a builder, Council building inspector, alderman and finally Mayor of Ashfield in 1932 and 1933. (See also 18-20 Park Avenue)

INFORMATION SOURCES:

Written:

Oral: N. Peek, historical searches.

Graphic:

INFORMATION SOURCES:

Materials: Brick/stucco walls, marked to simulate ashlar. Corrugated iron roof.

Exterior: An unequal attached pair of single-storey dwellings.

Interior: Not inspected.

Styles: Federation Free Classical.

DESCRIPTION:

A semidetached pair of houses, No. 42 being twice as wide as No. 44, suggesting 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 Municipality. (See 18-20 Park Ave). The main ridge extends unbroken over both occupancies. No. 42 has an asymmetrical front with a prominent gable and a verandah with bullnose corrugated iron roof and cast iron decoration. No. 44 has a matching verandah only, and a side parapet. Fire walls have incised decoration and console supports. The two-light window in the gable bay of No. 42 has a recessed panel beneath its sill. There are also label courses.

MODIFICATION: