

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

Name of Item House, 'Oakville' Other Names	Reference N° 2 18 02																								
Address 5 Richmond Avenue Locality Ashfield Postcode	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance This is an excellent example of the architectural style which combines features of Arts-and-Crafts and California Bungalow modes. It is one of an intact adjacent pair similar in design but different in detail, both external and internal, and is also part of a most interesting conservation area characterising the early 20th-century growth of a desirable part of Ashfield.	Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications —																								
Summary of Significance <table style="width: 100%; border-collapse: collapse;"> <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>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 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 type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Photo Roll N° 16	Frame N° 6A	Survey Date 12/10/2001	Surveyed by RI
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Current Use House, 'Oakville', 5 Richmond Avenue, Ashfield	Reference N° 2 18 02
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>This land was originally part of Augustus Alt's 1810 grant of 280 acres, which by about 1820 had been incorporated into Joseph Underwood's Ashfield Park Estate. Richmond Avenue was made to provide access to an estate created early in the 20th century by an entrepreneur named Bryan. The street was first recorded in <i>Sands Directories</i> in 1928.(1)</p> <p>The property first appeared in the Valuation records in 1928, when it was described as Lot 2 of the Bryan Estate, D P 14124. It was owned and occupied by James Charles and Mrs Ida Margaret Farmers, and valued at £360 unimproved and £1,500 improved. <i>Sands Directory</i>, however, recorded the first occupant, for 1929 and 1930, as D J Moore, after which J C Farmers is shown as occupant.(2)</p>	
<p>Physical Description</p> <p>This building is one of two adjacent very distinctive and subtly different houses displaying the combined characteristics of the Inter-War Arts-and-Crafts and California Bungalow styles of architecture. The other house is No 3 Richmond Avenue. It is a single-storeyed brick bungalow with a symmetrical facade composed as a broad, low-pitched and quarter-hipped gable above flinty liver-coloured and tuckpointed brickwork, the walls elsewhere being of common browns, and the roof of terra cotta tiles. The gable design is simple and elegant, having bargeboards cut level at their ends, and a panel-and-batten treatment. A three-bay verandah extends across most of the facade. It is a composition comprising low brick balustrading with rendered copings and render-capped pedestals supporting stumpy Tuscan colonnettes, which in turn support an undecorated verandah beam and an almost-flat metal roof. Its floor, like the path leading to it from the front gate, is surfaced with tessellated tiles and has terrazzo step and threshold. The entrance door is a handsome design of muffled and coloured leaded glass with an insert of chamfered polished plate glass. The door is in a small recess and is flanked by matching surface-mounted triple-light casement windows with delicate leaded glazing echoing front door motifs, bracketted sills, splayed cornices and tapered architraves. To one side of the doorway there is a recessed glazed meter box. One side window is a four-light casement with an elegantly bracketted hood.</p> <p>Much original detailing survives intact inside the house.</p> <p>The front garden is simple and the brick fence, built with piers, panels, a single pipe rail and welded steel gate, perfectly complements the house. There is a side driveway leading to a rear garage. The workmanship is fine and the condition excellent.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; H E C Robinson Map of Ashfield North Ward, n d, but about 1912, in Ashfield Council Archives.</p> <p>(2) Valuer-General's records, North Ward, 1928, No 2424, in Ashfield Council Archives; <i>Sands Directories</i>.</p>	