

ASHFIELD HERITAGE STUDY

1991-1992

NAME Group of two blocks of flats		REFERENCE NO. 232
OTHER NAMES		REAL PROPERTY DESCRIPTION
LOCALITY / SUBURB Ashfield	POSTCODE 2131	ZONING 2(a) / 9(c)
STREET ADDRESS 63 and 65 Queen Street.		OWNER
MAP	REFERENCE	(63) The Proprietors of Strata Plan 6222.
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER		(65) Mitsopoulos P; Mitsopoulos K; Moutafidis G; Moutafidis M.
CATEGORY	SUB CATEGORY	BOUNDARY / IDENTIFICATION The property boundaries
EVALUATION OF SIGNIFICANCE		SITE CONDITION
Historic: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Aesthetic: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Social: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input checked="" 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		Intact <input checked="" type="checkbox"/>
* Two small and complementary blocks of Inter-War flats displaying favoured architectural fashions of the time and making a good contribution to the streetscape.		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
BandW ROLL 91-052-10	4/5/92
COLOUR SLIDES ROLL	SURVEYOR
NEG NO. 1	RI/CHP
FRAME NO.	
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris	

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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 type="checkbox"/> 1901 - 1925 <input type="checkbox"/> 1926 - 1950 <input checked="" type="checkbox"/> 1951 - 1975 <input type="checkbox"/> Post - 1975 <input type="checkbox"/>	REFERENCE NO. 232 <hr/> DATE OF CONSTRUCTION: 1941 <hr/> ARCHITECT/DESIGNER: Not known <hr/> BUILDIER: Otto Reddel
	HISTORICAL THEMES: State Themes: A place to live. Emergence of building styles. Local Themes: Subdivision and consolidation.	

HISTORICAL NOTES

These blocks of flats are located on the site of a large 1880s house known as "Luxtoria", built as an investment by William Seaward, who lived on the other side of Queen street in "Bellevue". After several changes of ownership, the land was purchased in 1941 by Otto Reddel, builder, who made a further subdivision and most probably erected the flats at the time. No 63 was converted to Strata title in 1972. Reddel's project was completed by the erection of a third block of flats facing New Street behind the corner block, No. 63.

INFORMATION SOURCES:

Written:

Oral: N. Peek, title searches

Graphic:

PHYSICAL CHARACTERISTICS:

Materials: Red-orange and cream bricks with texture brick embellishment. Terra cotta tile roofs.

Exterior: Two storey complementary blocks of flats with symmetrical facades and hipped roofs.

Interior: The stair hall of No. 65 has terrazzo floor and stair, face brick interior walls and fibrous plaster ceiling with stepped cornice. The balustrade is of welded steel. The rear wall has glass brick panels.

Styles: Inter-War Functionalist/Art Deco with Classical references.

DESCRIPTION:

Two blocks each comprising four flats. The street elevations and short side returns are finished in face brickwork while other exterior walling is of commons. The building corners are rounded and the walling is given a "streamlined" effect by being of three kinds of bricks: window height bands at each level are of creams, with lintel treatments and other accents of orange textures. The rest of the work is of orange-red face bricks. The corners are rounded. Under the roof eaves there is a decorative brick frieze with corbelling and dentillation. The facade of No. 63 has a centre breakfront surmounted by a gable; that of No. 65 has a recessed centre panel continuing above the eaves line as a stepped parapet. The stair hall windows, in the centre of each facade, have leaded glass: No. 63 in obscure glass; No. 65 in amber cathedral glass, in geometric patterns.

MODIFICATION:

Around the corner at No. 2a New Street on Reddel's third allotment, is a smaller block of flats built at the same time and in the same style.