

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

Name of Item Semi-detached pair of residences	Reference N° 1 16 30																								
Other Names No 73, 'Elayne'; No 75, 'Hamlyn'																									
Address 73-75 Park Avenue	Land Title																								
Locality Ashfield Postcode																									
Item Type Building	Owner/s																								
Group Name																									
Statement of Significance An interesting example of a speculative development ('build two, rent one'), which also illustrates a housing type, of the booming Federation period in Ashfield, with some distinctive architectural detailing.	Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — The verandah decoration of No 75 has been stripped.																								
Summary of Significance																									
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%;">Rare</th> <th style="width: 15%;">Associative</th> <th style="width: 15%;">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"/>	
	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"/>																						



Photo Roll N° 6

Frame N° 22

Survey Date
23/7/2001

Surveyed by
RI

Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use Semi-detached pair of houses, 73-75 Park Avenue, Ashfield	Reference N° 1 16 30
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
Historical Notes The land in this part of Ashfield had by about 1820 become the expansive Canterbury Park Estate, amalgamated by Robert Campbell. The Education Park Estate was established here. These houses are built on Lots 40 and 41 of Section 1 of that estate, which was first offered for sale in 1882.(1) Lot 40 was 30 feet wide and Lot 41 was 20 feet wide. The two were bought in about 1908 by Ernest A Evans, railway employee,(2) and then re-subdivided to give two blocks of 25 feet each. He had the houses erected in 1910 and occupied No 75, which he called 'Hamlyn'. The other house, 'Elayne', No 73, was occupied from 1912 by Alfred Chipperfield. By 1914 the valuation was £69 unimproved and £475 improved for each one. Evans also owned another adjacent block.(3) He lived in 'Hamlyn' until 1929, when George W Wales became the occupant.(4) Chipperfield occupied No 73 until 1919 and was then succeeded by Alfred Wardrop (1920-25), Norman Evans (1928) and Leslie Stewart (1932-33).(5)	
Physical Description A single-storey pair of houses joined as a symmetrical composition, as are Nos 87-89 Park Avenue, (q v). They are built of face brickwork, with the expected keys of a simplified version of the Queen Anne style of architecture. The building has a slate roof with terra cotta trim. The front verandahs, divided by the party wall extending forwards as a firewall, have roofs of bullnose corrugated metal. Above, in the centre of the facade, there is a blind gable, with a crenellated ridge and apex terminal, which appears to have no other function than to emphasise the entrance centre of the facade. The chimneys have corniced tops and terra cotta pots. The verandah of No 73 has a curved valence, but its matching valence at No 75 has been removed. The front fence and gates display an unusual and handsome version of a wrought iron palisade, with alternate pickets terminating in whorls.	
Information Sources (1) Estate map in Ashfield Council Archives. (2) Valuer General's records, South Ward, 1908-10, Nos 1649 and 1896. (3) <i>Sands Directories</i> ; Rate Book, South Ward, 1914, Nos 1663-65. (4) Rate Book, <i>ibid</i> , 1925, Nos 1754-55; <i>Sands Directories</i> . (5) <i>Sands Directories</i> .	