



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

<b>Current Use</b> Semi-detached pair of houses, 87-89 Park Avenue	<b>Reference N°</b> 1 16 35
<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>The land in this part of Ashfield had by about 1820 been subsumed in Robert Campbell's expansive Canterbury Park Estate. The Education Park Estate was established here. These houses are built on Lots 33 and 34 of Section 1 of that estate, which was first offered for sale in 1882.(1) The two allotments were bought in about 1886 by William Druce, manager of the E S &amp; A Bank in Balmain.(2)</p> <p>Druce owned the land until 1912, in which year the property was purchased by David Dunbar, who probably built the houses in that year. They were each then rated at £134 unimproved and £850 improved.(3) In 1925 they were owned by Mrs Emily Jane Dunbar, of 47 Arthur Street.(4) The houses were first occupied in 1912: No 87 by Walter Mannell, who named the house 'Alvere', and No 89 by Harold Ritcher. Thereafter there were several changes of tenants; the last recorded in <i>Sands</i> were Stanley Knight (No 87) and W R Marshall (No 89) in 1933.(5)</p>	
<p><b>Physical Description</b></p> <p>A single-storey pair of houses joined as a symmetrical composition, in a form similar to Nos 73-75 Park Avenue. They are built of brickwork, with tuckpointed facades in brown brick with dark brown trim, and displaying the expected keys of a simplified version of the Queen Anne style of architecture. The building has a slate roof extending down over the front verandahs which are divided by the party wall extending forwards as a firewall. Above that, in the centre of the facade, there is a blind gablet which appears to have no other function than emphasising the facade. The main roof has a gablet at the forward end of the ridge. The chimneys have dentillated cap motifs and terra cotta pots. The verandah has a curiously attenuated curvilinear valence over only the inner ends of the verandahs. There are moulded brick and dentillated window sills and the window sashes have coloured small panes in the top and bottom sashes. No 89, on the corner of Shepherd Street, has a dormer, presumably not original, in the roof slope facing the street. The picket front fence is sympathetic but of more recent vintage.</p>	
<p><b>Information Sources</b></p> <p>(1) Education Park Estate map in Ashfield Council Archives  (2) Rate Book, South Ward, 1886, No 675.  (3) Rate Book, <i>ibid</i>, 1912, No 624.  (4) Rate Book, <i>ibid</i>, 1925, No 1761; Valuation South Ward, 1922-25, Nos 1761-62.  (5) <i>Sands Directories</i>.</p>	