

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

Name of Item	Flats, now three units	Reference N° 2 20 01	
Other Names	House, 'Kelvin Grove'		
Address	9 The Avenue	Land Title	
Locality	Ashfield	Postcode	
Item Type	Building	Owner/s	
Group Name			
Statement of Significance		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 ground-floor window of the larger bay has modern sashes.	
<p>This is an imposing and unusual two-storeyed example of the Queen Anne style of architecture. Replacing a Victorian house on this site, it reflects the growth and development of Ashfield in the Federation period. As well, because of the number of large home unit blocks in this street, the property illustrates the diminution of the residential character of a 2(a) zone that seems to have occurred by undesirable attrition, here as well as in a few other precincts of Ashfield.</p>			
Summary of Significance			
	Rare	Associative	Representative
Historic	<input type="checkbox"/>	<input checked="" 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"/>



Photo Roll N° 11	Frame N° 19	Survey Date 2/10/2001	Surveyed by RI
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Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use Flats, formerly house, 'Kelvin Grove', 9 The Avenue, Ashfield	Reference N° 2 20 01
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>This part of Ashfield was a grant made in 1810 to Augustus Alt, which by about 1820 was incorporated into Joseph Underwood's Ashfield Park Estate.(1) The Avenue appears on the subdivision plan of an estate auctioned in 1877 on behalf of the Operatives Permanent Building, Land and Investment Society. The street bisected and provided access to a set of 15 allotments, on the largest of which, Lot 5, an existing seven-roomed cottage and outbuildings are shown. The house was single-storeyed, built of timber with a shingle roof, and owned by William Penny.</p> <p>The property was bought from the Penny Estate by Thomas Irvine, a builder, who demolished it, re-subdivided the allotment, and erected 'Kelvin Grove', in 1900-01.(2) In the 1908-10 period the valuation for the 'Kelvin Grove' property was £210 unimproved and £970 improved. Irvine owned the adjoining property No 11 at that time. Thomas Irvine continued as occupier until about 1928, when Peter Mass was recorded as living there. In 1928 the valuation was £630 unimproved and £1,600 improved.(3)</p> <p>The property is now three residential units.</p>	
<p>Physical Description</p> <p>This is a fairly substantial two-storeyed brick residence in a somewhat austere version of the Queen Anne style of architecture, set well back on its site. Built of tuckpointed red-brown face work at the front and painted commons at the rear, on a stone base, it has a hipped roof of unglazed terra cotta tiles. A gabled wing projects towards the street and, from the opposite corner of the facade, a narrower gabled wing projects diagonally forwards. Both have rendered vermiculated bands above the windows. Between these there is a two-level verandah, angled at the end to meet the diagonal bay. It has timber posts with tapered chamfers, inverted at the top storey, while those on the lower level have small but intricate fretworked brackets above their capitals. The upper balustrading has vertical boarding with turned timber balusters above and a curved apron of imbricated pressed metal below. The verandah roof is a continuation of the main roof at a slightly lower pitch. The larger bay has an additional projection with a single segmental-arch window at ground floor level and a pair of similarly-headed windows upstairs. The narrow bay has matching fenestration. The front doorcase has a single sidelight, a transom-light and a five-panel door. Each gable has simple curvilinear bargeboards, a simple apex screen and a timber terminal. The apex screen of the larger gable has imbricated pressed metal panels. Windows are double-hung, except for the altered ground-floor window of the larger bay, and French doors open on to the upper verandah. The front steps are marble. The brick chimneys have corbelled tops and terra cotta pots. There is a low brick fence of later date.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36.</p> <p>(2) The 1877 subdivision plan is No A8/63 in the Ashfield Council Archives; for details of Penny and Irvine see the Council Valuation Book, 1884 and the South Ward Rate Books: 1883, No 1401 (the property is part of Woodlands Estate in this record); 1884, No 1393; 1886, No 1517; 1898, No 1539; 1899, No 1508; 1900, No 1542; 1901, No 1537; in Ashfield Council Archives.</p> <p>(3) Valuer-General's records, South Ward, 1908-10, No 107; <i>ibid</i>, 1928, No 2145; in Ashfield Council Archives; <i>Sands Directories</i>.</p>	