

# ASHFIELD HERITAGE STUDY

1991-1992

<b>NAME</b> ST JOHNS FLATS		<b>REFERENCE NO.</b> 027
<b>OTHER NAMES</b>		<b>REAL PROPERTY DESCRIPTION</b>
<b>LOCALITY / SUBURB</b> Ashfield	<b>POSTCODE</b> 2131	<b>ZONING</b> 2(a)
<b>STREET ADDRESS</b> 96 - 98 Alt Street	<b>MAP</b>	<b>OWNER</b> DG. Sissons
<b>PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER</b>		<b>BOUNDARY / IDENTIFICATION</b>  The property boundary
<b>CATEGORY</b>	<b>SUB CATEGORY</b>	<b>SITE CONDITION</b>
<b>EVALUATION OF SIGNIFICANCE</b>		Intact <input checked="" type="checkbox"/>
Historic: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input type="checkbox"/>
Aesthetic: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Minor Alteration <input type="checkbox"/>
Social: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Major Alteration <input type="checkbox"/>
Scientific: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	- Sympathetic <input type="checkbox"/>
Other: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	- Unsympathetic <input type="checkbox"/>
<b>STATEMENT OF SIGNIFICANCE</b>		Removed (site only) <input type="checkbox"/>
* A distinctive, stylish inter-war block of walk up flats in very original external condition.		



<b>PHOTOGRAPHS</b>	<b>DATE OF SURVEY</b>
BandW ROLL 91-052-9	6/4/92
COLOUR SLIDES ROLL	<b>SURVEYOR</b>
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris	RI/CHP

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## HERITAGE LISTINGS

- Register of the National Estate (AHC) - Registered
- Register of the National Estate (AHC) - Interim
- Register of National Trust (NSW)
- Within National Trust Conservation Area
- Register of Significant Twentieth Century Architecture (RAIA)
- Department of Public Works Heritage and Conservation Register
- Heritage Council Register - Permanent Conservation Order
- Heritage Council Register - Interim Conservation Order
- Heritage Council Register - Section 130 Order
- Heritage Council Register - Nomination
- NSW Government Department Heritage Register (S170 Heritage Act)
- Institution of Engineers (NSW) Heritage Register
- Regional Environmental Plan Heritage Schedule
- Local Environmental Plan Heritage Schedule
- Other

- PERIOD**
- Pre - 1800
  - 1800 - 1825
  - 1825 - 1850
  - 1851 - 1875
  - 1876 - 1900
  - 1901 - 1925
  - 1926 - 1950
  - 1951 - 1975
  - Post - 1975

**REFERENCE NO.**  
027

**DATE OF CONSTRUCTION:**  
1936

**ARCHITECT/DESIGNER:**  
Not known

**BUILDER:**  
Raymond Bowcock

**HISTORICAL THEMES:**

State Themes:  
Building styles.

Local Themes:  
Subdivision and consolidation.

## HISTORICAL NOTES

In 1880, St John's Church purchased nearly an acre of land on which they planned to erect the first Rectory, the clergy having previously lived in rented houses. Following the erection of the new Rectory in the Church grounds in the early 1920s, the old Rectory was sold in 1926 to Ernest Wakely, who subdivided the land. In 1930, Raymond Bowcock, an Ashfield builder, purchased this lot. The building application was made in June 1936 in the name of Ray Bowcock, owner and builder, the estimated cost being three thousand six hundred pounds. The lot was purchased in 1938 by John Wright, butcher.

## INFORMATION SOURCES:

Written:

Oral: N. Peek, historical searches.

Graphic:

## PHYSICAL CHARACTERISTICS:

Materials: Orange-brown face bricks, with texture brick accents. Terra cotta tile roof.

Exterior: Three storey building with hipped roof.

Interior: Not inspected.

Styles: Inter-war Georgian Revival/Art Deco.

## DESCRIPTION:

A fairly ordinary conservative Inter-War block of walk up flats made distinctive by three interesting architectural features. The first is the architraving of the windows of ground and first floors, with projecting squinch brick surrounds. The second is the stylish accenting of the ground and first floor windows in a subtle Art-deco design; the motif is continued as aprons below the sills of the Rectory Avenue windows. The third feature is the distinctive Art Deco brick fence, of stepped piers with soldier capped panels.

## MODIFICATION: