


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

<b>Name of Item</b> House <b>Other Names</b>	<b>Reference N°</b> 4 03 01																								
<b>Address</b> 18 Cromwell Street <b>Locality</b> Croydon <span style="float: right;"><b>Postcode</b> 2132</span>	<b>Land Title</b>																								
<b>Item Type</b> Building <b>Group Name</b>	<b>Owner/s</b>																								
<b>Statement of Significance</b>  This property has historic importance on account of its long association with a citizen not only important in Ashfield but also a member of the NSW parliament and active in several other spheres. Its aesthetic value lies in its confident architectural style, still evident despite modifications, and very likely the work of its brickmaker owner.	<b>Condition as observed from street</b> — <input type="checkbox"/> Intact <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic																								
<b>Summary of Significance</b> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Rare</th> <th style="width: 15%; text-align: center;">Associative</th> <th style="width: 15%; text-align: center;">Representative</th> </tr> </thead> <tbody> <tr> <td><b>Historic</b></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td><b>Aesthetic</b></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td><b>Social</b></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><b>Scientific</b></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><b>Other</b></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	<b>Historic</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Aesthetic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Scientific</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Modifications</b> — Roof has been re-covered in concrete with terra cotta trim. Front fence is now welded steel. Windows have steel shutters
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<b>Photo Roll N°</b> 64	<b>Frame N°</b> 10																								
<b>Survey Date</b> 28/7/2003																									
<b>Surveyed by</b> RI																									

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<b>Current Use</b> House, 18 Cromwell Street, Croydon	<b>Reference N°</b> 4 03 01
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation The boom years	<b>Themes : State</b> Towns, suburbs and villages
<p><b>Historical Notes</b></p> <p>This area was originally known as Piper's Farm, having been a grant made to Lieut John Piper in 1794. It became part of Robert Campbell's Canterbury Park Estate, this piece of which was subdivided as the Suttonville Estate in about 1880. Henry Parkes bought some of this land and sold this particular allotment to Thomas Bavister in 1884.(1)</p> <p>Bavister was an English brickmaker and union activist who migrated with his wife Harriet in 1883. The house first appears in the Ashfield Rate Book of February 1885. Bavister was elected in 1894 as the first Member for Ashfield in the NSW Legislative Assembly and among his many other interests was his support for the campaign to extend the franchise to women.(2) He held his seat until narrowly defeated in 1898. Thomas Bavister served as secretary of the Building Trades Council, as a delegate to the Sydney Labour Council and, in his later years, he was a foreman of works at Long Bay Gaol.(3)</p> <p>Early in the 20th century ownership of the house passed to Albert Bavister. In the 1908-10 period the property was valued at £116 unimproved and £556 improved. The Bavisters continued in occupation until 1923, when Thomas Bavister died. The family owned the property, tenanted by others, for a few years after that. In 1928 its improved valuation was £800. This figure had declined in 1943 to £650, in common with property values everywhere. In 1940 the property was bought by Dorothy Edna Hake for £550 and in 1949 Hake sold on to Dorcas Ward-Smith for £600.(4)</p>	
<p><b>Physical Description</b></p> <p>The Bavister house is a single-storeyed orange-brown face brick building, designed in a free, confident version of the Victorian Italianate style of architecture, probably by its owner who was a brick master. Its asymmetrical plan form as seen from the street is L-shaped and the fairly steep roof is a combination of hips and gable, with a dominant faceted wing on one side and a skillion-roofed verandah protecting the entrance on the other. The roof, originally of slate, has been re-covered in concrete tiles with terra cotta trim. The verandah has a simple ensemble of cast iron posts, brackets and combined fringe-and-frieze. The windows are simple double-hung sash forms, with stone sills and a sill band around the faceted bay. There is a narrow projecting wing towards the rear on the side opposite the bay. The chimneys survive with slight modifications.</p> <p>The front garden area is narrow and has no large planting. There is a side driveway. The front fence is a composition of welded steel mesh and pipe standards.</p>	
<p><b>Information Sources</b></p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; <i>Ashfield at Federation</i>, pp 8-11.  (2) <i>Ashfield at Federation</i>, pp 8-11, p 103 et seq.  (3) Information from the Ashfield &amp; District Historical Society, 2001.  (4) <i>Sands Directories</i>; Ashfield Rate Books, South Ward, 1902, No 1229; Valuer-General's records, south ward, 1908-10, No 675; <i>ibid</i>, 1928, No 368; 1940, No 392; 1943, No 401; 1949, No 401</p>	