


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

<b>Name of Item</b> Flats, 'Uckfield Manor' <b>Other Names</b>	<b>Reference N°</b> <b>4 16 01</b>																								
<b>Address</b> 30 Page Avenue <b>Locality</b> Ashfield <span style="float: right;"><b>Postcode</b> 2131</span>	<b>Land Title</b>																								
<b>Item Type</b> Building <b>Group Name</b>	<b>Owner/s</b>																								
<b>Statement of Significance</b>  This is a remarkably intact example of a building type which can be seen, though in far less original form, in several areas of Ashfield. It indicates, in a way that is sadly rare now, the architectural influences that expressed and contributed to flat design, a way of living that began in earnest in the Inter-War period. The site has a colourful history and the building and site have associations with well-known citizens and a respected architect.	<b>Condition as observed from street</b> — <input checked="" type="checkbox"/> Intact  <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications</b> —																								
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><b>Summary of Significance</b></th> <th style="text-align: center; padding: 5px;"><b>Rare</b></th> <th style="text-align: center; padding: 5px;"><b>Associative</b></th> <th style="text-align: center; padding: 5px;"><b>Representative</b></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><b>Historic</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"><b>Aesthetic</b></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"><b>Social</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"><b>Scientific</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"><b>Other</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </tbody> </table>	<b>Summary of Significance</b>	<b>Rare</b>	<b>Associative</b>	<b>Representative</b>	<b>Historic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Aesthetic</b>	<input checked="" 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"/>	
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<b>Photo Roll N°</b> 57	<b>Frame N°</b> 16																								
<b>Survey Date</b> 3/3/2003	<b>Surveyed by</b> RI																								

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<p><b>Current Use</b></p> <p>Flats, 'Uckfield Manor', 30 Page Avenue, Ashfield</p>	<p><b>Reference N°</b></p> <p>4 16 01</p>
<p><b>Heritage Listing</b>    Recommended</p>	
<p><b>Themes : Local</b></p> <p>Subdivision and consolidation.</p>	<p><b>Themes : State</b></p> <p>Towns, suburbs and villages. Housing.</p>
<p><b>Historical Notes</b></p> <p>This building stands on land that was part of a property known as 'The Ranch'. The land has a fascinating history, beginning as a grant to Augustus Alt made in 1810, which was absorbed soon afterwards into Joseph Underwood's Ashfield Park Estate. When that estate was subdivided, this part of it was bought by Robert Murray, proprietor of a well-known Sydney grocery business. Murray's house was sold in 1861, surprisingly before it was completed, to Dr Thomas Haylock, who completed it and named it 'Ashfield Vale'. Haylock sold the property to Alfred Watt, who had it subdivided in 1880, but sales did not proceed. 'Ashfield Vale' was bought by Thomas Macgregor, who later sold it to Michael McMahon. McMahon leased the house to the Salvation Army and it became the Prison Gate Brigade Home. After vacation by the Salvationists the property was renamed 'The Ranch' by R J Rixon. A later owner was Kezia Miller who, in 1919, sold a 10-acre portion of it for the erection of the Australian Six motor car assembly workshops. That portion was acquired by AWA Ltd, and their workshops operated there until the 1990s.(1)</p> <p>The residual 10-acre section of Mrs Miller's land was acquired by a Sydney consortium of Frederick Lane, solicitor, Ralph King, accountant and Hubert Moss, dentist. They demolished the homestead and in 1923 created The Ranch Estate, a 10-acre subdivision offering 'choice bungalow sites and valuable business positions'.(2)</p> <p>Lots 72 to 75 of the estate, fronting Parramatta Road, were acquired by Norman Lawrence Agate, a motor trader, and re-subdivided. These flats were built on Lot A, part of that re-working of the land.(3) The designer was John K Noller, of Sydney, whose drawings were prepared in 1941. The Building Application was approved in July of that year.(4)</p>	
<p><b>Physical Description</b></p> <p>A two-storeyed block of four flats, two down and two up, a common configuration in several parts of Sydney including Ashfield. This example, displaying Art Deco detailing, is very distinctive in being completely intact in its exterior presentation. In the manner of its type, it is a freestanding brick building, soundly built with walling of brown face bricks and a hipped roof of terra cotta tiles. It is unusual because here the side walls as well as the front are laid in facework with embellishments. It is set closer to the front boundary than the houses that form its context. The design is symmetrical about the entrance and stair hall which, with the open balconies of the flats on each side, form a frontispiece to the facade, with curved ends recessed inside the side wall alignments. Because of this, the roof has eaves only at the front and the returns, and the sides of the building are close-eaved with a corbelled and dentillated brick sub-gutter frieze. The facade has variegated texture-brickwork embellishments which include a central vertical motif incorporating narrow steel framed windows and a vertical pier, above the semi-elliptical entrance hood. The brick spandrels of the open balconies are laid in vertical courses. The entrance is approached by arc-shaped steps faced in tessellated tiles leading through the glazed double doors, emblazoned with gold leaf, to the stair hall which is floored in decorated terrazzo. The stairs are concrete with steel balustrading.</p> <p>An ensemble of four conifers, symmetrically placed and planted perilously close to the front walling, conceals much of the facade. The rest of the narrow front area is grassed. The brick front fence accords with the detailing of the building, with a capping of alternate plain and double-bullnose bricks. There is a side driveway.</p>	
<p><b>Information Sources</b></p> <p>(1) <i>Ashfield Heritage Study, 1992</i>, vol 1, pp 32, 36; Nora Peek, 'Ashfield Vale House', in <i>Ashfield &amp; District Historical Society Journal</i>, No 13, 2000, pp 29 et seq.    (2) Subdivision Plan No 118/119, in the collection of Ashfield &amp; District Historical Society; <i>ADHS Journal</i>, No 13, 2000, p 47.    (3) Valuer-General's records, North Ward, 1943, No 2282, in Ashfield Council Archives. Norman Agate was the son of Ernest Agate, proprietor of the well-known motor car body building firm in Summer Hill; see Pratten (ed), <i>Summer Hill</i>, 1999, pp 165 et seq.    (4) Building Application 8348/41, in Ashfield Council Archives. John Noller was head of a respected Sydney family of architects.</p>	