


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

<b>Name of Item</b> House, 'Pindari' <b>Other Names</b> 'Illawarra'	<b>Reference N°</b> <b>5 08 01</b>																								
<b>Address</b> 10 Hanks Street <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> <p>One of Ashfield's most authentic and attractive Federation-period Queen Anne houses. It is in immaculate and original condition, along with its immediate context, an ensemble comprising garden, architectural detailing, fence and gate, as well as an early rear-sited garage. It was erected by a very competent builder, who with his family lived there for many years. The property demonstrates quite remarkably the qualities appropriate to an important phase of the municipality's history.</p>	<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> — Metal security screens have been added to windows and front doorway																								
<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: 20%; text-align: center;">Rare</th> <th style="width: 20%; text-align: center;">Associative</th> <th style="width: 20%; text-align: center;">Representative</th> </tr> </thead> <tbody> <tr> <td><b>Historic</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>Aesthetic</b></td> <td style="text-align: center;"><input checked="" 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>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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Aesthetic</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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> 70	<b>Frame N°</b> 4A	<b>Survey Date</b> 29-2-2004	<b>Surveyed by</b> RI																						

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<b>Current Use</b> House, 'Pindari', 10 Hanks Street, Ashfield	<b>Reference N°</b> 5 08 01
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation	<b>Themes : State</b> Towns, suburbs and villages
<b>Historical Notes</b> This property is in the Beechwood Estate, an area taken out of Robert Campbell's historic Canterbury Park Estate at about the turn of the 19th century. That part of Ashfield was then rated as in the East Ward.(1) The owner of this house was a builder, Charles Thomas Inman, who lodged a building application in 1915 for a three-room (sic) double-fronted cottage on a brick foundation with 'Malthoid' dampcourse and a slate roof, with an estimated value of £575. He called the residence 'Illawarra'.(2) In 1920 the valuation of the property was £248 unimproved and £800 improved. By 1922 the valuation had increased to £315 unimproved and £1,350 improved, possibly indicating an enlargement of the house to its present size, although no such extension is visible externally.(3) Then in 1943 the property was acquired by Mrs Eileen O'Dea from 'the estate of the late Thomas Inman'. Mrs O'Dea was occupier and executrix, and perhaps the inheritor, of the property. In that year the valuation of £382 unimproved and £1,200 improved was recorded. The reason for the reduction of the improved valuation is not known, but it could have been an effect of the financial downturn following the great depression of the 1930s.(4)	
<b>Physical Description</b> This is not merely a building but an intact, well-built and complete ensemble of a residence and its original context. The house, on the high side of the street, is a fairly simple Queen Anne design, with red-brown tuckpointed brickwork and lighter brick dressings, on a rendered plinth. In plan it is the expected L-shaped form, with a hipped main roof of slate, and a projecting gable with a window bay at one side and a verandah at the other. The main roof (which has possibly been re-slatted authentically in recent times) has a pattern of lighter slates on its forward slope and is trimmed with terra cotta hips, crested ridges and terminals. The gable wing has bulb-ended bargeboards, a decorative apex screen and a timber finial. The verandah has a roof of convex curved corrugated metal, turned timber posts, friezes of turned members, fretwork brackets, tessellated tiled floor and marble edges and threshold. The paired windows have flat arch heads, moulded sills and rendered aprons. From the tessellated front path, steps having marble treads, tiled risers, flared and rendered strings and urn bases ascend to the verandah. The tall chimneys are rendered and have convex friezes, cornices and chimney pots. The early skillion wing at the back of the house has been appropriately extended and at the rear there is an unobtrusive brick garage, approached by a concrete driveway. The brick front fence, which acts also as a garden retaining wall, appears to have been added a little later than the house itself. It has piers with carved vermiculated sandstone caps, between which are fine wrought iron palisade panels with curvilinear centres. The gate matches this design and leads, by means of steps, to the main pathway.	
<b>Information Sources</b> (1) The Higinbotham & Robinson map of Ashfield, 1883, shows the area prior to the creation of Beechwood Estate. That estate appears in the H E C Robinson map of Ashfield South Ward which was first prepared about 1912. Both maps are in Ashfield Council Archives. (2) BA, 3 September 1915, No 2469, in Ashfield Council Archives. Mysteriously, <i>Sands Directories</i> record George Young as the occupier of a building called 'Illawarra' on the site from 1908 to 1910. (3) Valuer-General's records, east ward 1920, No 440; 1922, No 387. (The property was then part of the east ward). (4) Valuer-General's records, <i>ibid</i> , 1943, No 444.	