

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

<b>Name of Item</b> Pair of semi-detached houses <b>Other Names</b>	<b>Reference N°</b> 2 12 02																								
<b>Address</b> 10-12 Loftus Street, corner of Cecil Street <b>Locality</b> Ashfield <span style="float: right;"><b>Postcode</b></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 surprisingly ample pair of semi-detached dwellings, designed in the Queen Anne/Arts-&-Crafts manner to look like a single house. It addresses its corner location well, making a good contribution to the streetscape. The building bespeaks the tradition of investment building that was so important in Ashfield in the early 20th century.	<b>Condition as observed from street</b> — <input type="checkbox"/> Intact <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications</b> — There is a garage added at one side.																								
<b>Summary of Significance</b> <table style="width: 100%; border: none;"> <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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
	Rare	Associative	Representative																						
<b>Historic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																						
<b>Aesthetic</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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>Photo Roll N°</b> 10	<b>Frame N°</b> 2	<b>Survey Date</b> 21/9/2001
		<b>Surveyed by</b> RI

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

<b>Current Use</b>	<b>Reference N°</b>
Pair of semi-detached houses: 'Molesey', No 10 and 'Sunbury', No 12 Loftus Street, Ashfield, corner of Cecil Street	2 12 02
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b>	<b>Themes : State</b>
Subdivision and consolidation	Towns, suburbs and villages
<b>Historical Notes</b>	
<p>The land in this vicinity was part of a 100-acre grant in 1795 to a group of four men, Privates John Butcher, John Jones and Francis McKewen, and Thomas Rowdon. By about 1820 it had become part of Henry Kable's holding.(1) Cecil Street was named in 1879, by which time it was part of the Underwood Estate second subdivision. The present layout of the allotments is shown as D P 2361 on the H E C Robinson map of the Ashfield North Ward, done early in the 20th century. This building was erected on part of the land of re-subdivided Lots 1, 2 and 3, unimproved in 1915 and owned by William Rogers, baker, of Orpington Street.(2)</p> <p>The semi-detached pair was erected in accordance with a building application lodged in 1915 by Rogers and his builder, F A Sivani, of Hurlstone Avenue. The structure was to have a concrete foundation, slate dampcourse and slate roof, and each residence was to be of 4 rooms. The estimated total value was £1,200.(3) The building was finished in 1916, when the semis were each valued at £90 unimproved and £650 improved. Each valuation increased to £116/£650 in 1920 and to £396/£1,000 in 1928.(4) William Rogers did not live here except for one brief stay at 'Molesey'. No 10 was first occupied by Harold Young and afterwards by H D Dunstan. No 12 was occupied by a succession of tenants, changing almost annually. Miss Mary Howe was the occupant from 1928 until at least 1933.(5)</p>	
<b>Physical Description</b>	
<p>The form of this Queen Anne/Arts-&amp;-Crafts building is asymmetrical and picturesque, befitting its corner location. Its slate roof is trimmed with terra cotta, with small ridge terminals. The main roof is hipped, with gablet louvred vents at each end of its short ridge, and it continues downwards over the verandah of No 12, facing Loftus Street. From the main roof a central gable projects towards Loftus Street, and from that another projects further forwards, its slope continuing asymmetrically down over the small porch of No 10 which faces Cecil Street. Both gables have panel-and-batten treatment and the window ensemble in the bay of No 10 has a bracketted skillion hood. The walling is face brickwork and the four chimneys are rendered and have brick tops and terra cotta pots. There is a substantial appendage at the rear of the building, roofed in corrugated metal.</p> <p>A curved path of tessellated tiles with concrete edging leads from the Cecil Street gate to the verandah of No 10, which is paved with tessellated tiles and edged with marble. The front doorcases have sidelights and transom lights, glazed in obscure glass.</p> <p>The fences are timber pickets and that of No 10 appears to be original or of very early date, as does its gate. No 10 has a trimmed hedge. No 12 has a side drive leading to an added skillion-roofed garage.</p>	
<b>Information Sources</b>	
<p>(1) Keith A Johnson &amp; Malcolm Sainty, eds, <i>Land Grants 1788-1809</i>, pp 56, 249; <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36.</p> <p>(2) Ashfield Heritage Study, vol 1, Appendix G; Valuer-General's records, 1908-10, No 1037, in Ashfield Council Archives; the Robinson map is undated but about 1912; Rate Book, North Ward, 1915, No 1282-83, in Ashfield Council Archives.</p> <p>(3) Building Application Register, 1915, No 2435, <i>ibid</i>.</p> <p>(4) Valuer-General's records, North Ward, 1916, Nos 1282-83; 1920, Nos 1459-60; 1928, Nos 1891-82, <i>ibid</i>.</p> <p>(5) <i>Sands Directories</i>.</p>	