ASHFIELD HERITAGE STUDY

1991-1992

NAME	House	
OTHER NAMES	Formerly KILMUIRS	

REFERENCE NO.
275

REAL PROPERTY DESCRIPTION

LOCALITY / SUBURB	Ashfield POSTCODE 2131
STREET ADDRESS	118 Victoria Street
MAP	**REFERENCE**

ZONING
2(a)

OWNER
NSW Land & Housing Corporation.

PHYSICIAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER

BOUNDARY / IDENTIFICATION

The property boundary

CATEGORY	**SUB CATEGORY**

EVALUATION OF SIGNIFICANCE

Historic:	Rare		Associative		Representative	x
Aesthetic:	Rare		Associative		Representative	x
Social:	Rare		Associative		Representative	x
Scientific:	Rare		Associative		Representative	
Other:	Rare		Associative		Representative	

STATEMENT OF SIGNIFICANCE

* One of a mirror image pair of substantial houses designed by an important local architect.

SITE CONDITION

Intact	
Minor Alteration	x
Major Alteration	x
- Sympathetic	x
- Unsympathetic	x
Removed (site only)	

PHOTOGRAPHS	
BandW ROLL 91-052-1	NEG NO. 34
COLOUR SLIDES ROLL	FRAME NO.

DATE OF SURVEY
12/3/92

SURVEYOR
RI/CHP

STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris

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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	☐

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DATE OF CONSTRUCTION:
1880

ARCHITECT / DESIGNER:
A. L. Elphinstone Jr.

BUILDER:
Not known

HISTORICAL THEMES:

State Themes:
A place to live.
Emergence of building styles.
Booms and busts.

Local Themes:
The boom years.

HISTORICAL NOTES

The architect Alexander Leckie Elphinstone Jr purchased ten lots from the Victoria Square subdivision, and on this and the adjoining lot he built two mirror image two storey villas, both purchased by Hugh Dixson in 1890. In 1920 the house was sold by the Dixson Property Trust to William James Edwards.

INFORMATION SOURCES:

Written: ADHS Scrapbook No. 6.

Oral:

Graphic:

PHYSICAL CHARACTERISTICS:

Materials: Brick/stucco walls. Concrete tile main roof, verandah roof and bay facets.

Exterior: Two storey rectangular main building with asymmetrical projecting gabled bay having two storey facetted window bay. Verandah with cast iron decorative lace and timber lower frieze.

Interior: Not inspected.

Styles: Victorian Italianate form with some bold free Gothic stucco detailing.

DESCRIPTION:

One of a matching reflected pair of fine dwellings of standard asymmetrical form with some very unusual Gothic style stucco detailing, concentrated on the window bay, the lower storey of which is broader than the upper. The windows have depressed pointed arches. Those at lower level have angled buttress mullions with stumpy shafts, having foliated capitals, growing out of the buttress caps. The upper mullions have recessed shafts without capitals. The bargeboarded roof gables have collars and finials. Chimenys and window bay are heavily moulded and chimneys have semi-circular flue tops. Garden layout possibly original.

MODIFICATION:

Slate roof replaced by conrete tiles. Bullnose iron verandah roof replaced by straight roof of concrete tiles. Some decorative iron replaced by aluminium. Gable finials trucated and bargeboards simplified. Some wall stucco removed.