

ASHFIELD HERITAGE STUDY

1991-1992

NAME	House		REFERENCE NO.	276
OTHER NAMES	Formerly ABBOTSFORD		REAL PROPERTY DESCRIPTION	
LOCALITY / SUBURB	Ashfield	POSTCODE	2131	
STREET ADDRESS	120 Victoria Street			
MAP	REFERENCE			
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER				
CATEGORY	SUB CATEGORY			
EVALUATION OF SIGNIFICANCE				
Historic:	Rare	<input type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input checked="" type="checkbox"/>
Aesthetic:	Rare	<input type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input checked="" type="checkbox"/>
Social:	Rare	<input type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input checked="" type="checkbox"/>
Scientific:	Rare	<input type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input type="checkbox"/>
Other:	Rare	<input type="checkbox"/>	Associative	<input type="checkbox"/>
			Representative	<input type="checkbox"/>
STATEMENT OF SIGNIFICANCE				
* One of a mirror-image pair of substantial houses designed by an important local architect.				
BOUNDARY / IDENTIFICATION				
The property boundary				
SITE CONDITION				
Intact				<input type="checkbox"/>
Minor Alteration				<input checked="" type="checkbox"/>
Major Alteration				<input checked="" type="checkbox"/>
- Sympathetic				<input checked="" type="checkbox"/>
- Unsympathetic				<input checked="" type="checkbox"/>
Removed (site only)				<input type="checkbox"/>



PHOTOGRAPHS

BandW ROLL 91-052-1
COLOUR SLIDES ROLL

NEG NO. 33
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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<p>HERITAGE LISTINGS</p> <p><input type="checkbox"/> Register of the National Estate (AHC) - Registered</p> <p><input type="checkbox"/> Register of the National Estate (AHC) - Interim</p> <p><input type="checkbox"/> Register of National Trust (NSW)</p> <p><input type="checkbox"/> Within National Trust Conservation Area</p> <p><input type="checkbox"/> Register of Significant Twentieth Century Architecture (RAIA)</p> <p><input type="checkbox"/> Department of Public Works Heritage and Conservation Register</p> <p><input type="checkbox"/> Heritage Council Register - Permanent Conservation Order</p> <p><input type="checkbox"/> Heritage Council Register - Interim Conservation Order</p> <p><input type="checkbox"/> Heritage Council Register - Section 130 Order</p> <p><input type="checkbox"/> Heritage Council Register - Nomination</p> <p><input type="checkbox"/> NSW Government Department Heritage Register (S170 Heritage Act)</p> <p><input type="checkbox"/> Institution of Engineers (NSW) Heritage Register</p> <p><input type="checkbox"/> Regional Environmental Plan Heritage Schedule</p> <p><input type="checkbox"/> Local Environmental Plan Heritage Schedule</p> <p><input type="checkbox"/> Other</p>	<p>PERIOD</p> <p>Pre - 1800 <input type="checkbox"/></p> <p>1800 - 1825 <input type="checkbox"/></p> <p>1825 - 1850 <input type="checkbox"/></p> <p>1851 - 1875 <input type="checkbox"/></p> <p>1876 - 1900 <input checked="" type="checkbox"/></p> <p>1901 - 1925 <input type="checkbox"/></p> <p>1926 - 1950 <input type="checkbox"/></p> <p>1951 - 1975 <input type="checkbox"/></p> <p>Post - 1975 <input type="checkbox"/></p>	<p>REFERENCE NO. 276</p> <p>DATE OF CONSTRUCTION: 1880</p> <p>ARCHITECT / DESIGNER: A. L. Elphinstone Jr.</p> <p>BUILDER: Not known</p>
<p>HISTORICAL THEMES:</p> <p>State Themes: A place to live. Emergence of building styles. Booms and busts.</p> <p>Local Themes: The boom years.</p>		
<p>HISTORICAL NOTES</p> <p>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 Dixon in 1890. In 1920, the house was sold by the Dixon Property Trust to Emma Spies.</p>		
<p>INFORMATION SOURCES:</p> <p>Written: ADHS Scrapbook No. 6</p> <p>Oral:</p> <p>Graphic:</p>		
<p>PHYSICAL CHARACTERISTICS:</p> <p>Materials: Brick/stucco walls. Terra cotta tile main roof. Verandah roof of bullnose corrugated iron.</p> <p>Exterior: Two storeyed rectangular main building with asymmetrical projecting gabled bay having two storey faceted window bay. Verandah with filigree decoration and timber lower frieze.</p> <p>Interior: Not inspected.</p> <p>Styles: Victorian Italianate form with some bold Free Gothic stucco detailing.</p>		
<p>DESCRIPTION:</p> <p>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 barge-boarded roof gables have collars and finials. Chimney tops and window bay cornices are heavily moulded and chimneys have semicircular flue tops. The garden layout is possibly original.</p>		
<p>MODIFICATION:</p> <p>Slate roof replaced by terra cotta tiles. Verandah iron detailing has been reconstituted. Gable finials truncated by roof replacement, and barge boards simplified. Some wall stucco removed.</p>		