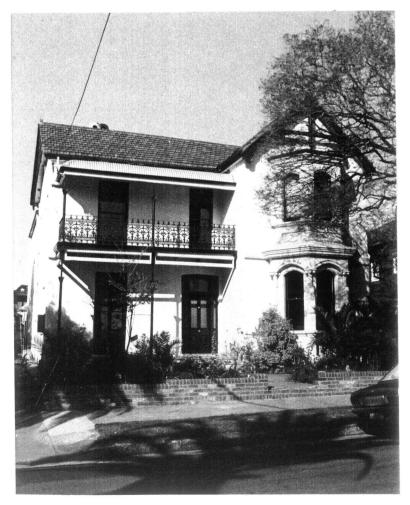
ASHFIELD HERITAGE STUDY

1991-1992

ASTITIELD HERITAGE S	71001	1331-1332
NAME House		REFERENCE NO. 276
OTHER NAMES Formerly ABBOTS	FORD	REAL PROPERTY DESCRIPTION
LOCALITY / SUBURB Ashfield STREET ADDRESS 120 Victoria Street	POSTCODE 2131	ZONING 2(a)
MAP PHYSICIAL CHARACTERISTICS/HISTORIC	REFERENCE AL NOTES - SEE OVER	OWNER Thomas M; Thomas S; Thomas AL;
CATEGORY	SUB CATEGORY	Thomas GM.
EVALUATION OF SIGNIFICANCE Historic: Rare Aesthetic: Rare Social: Rare Scientific: Rare Other: Rare * One of a mirror-image pair of substa	Associative Representative X Associative Representative X Associative Representative X Associative Representative Represent	BOUNDARY / IDENTIFICATION The property boudary SITE CONDITION Intact Minor Alteration X Major Alteration - Sympathetic - Unsympathetic Removed (site only)



PHOTOGRAPHS		DATE OF SURVEY
BandW ROLL 91-052-1	NEG NO. 33	12/3/92
COLOUR SLIDES ROLL	FRAME NO.	SURVEYOR
STUDY TEAM: Richard Mackay, Robert	Irving, Chris Pratten, Jill Sheppard, Stephen Harris	RI/CHP

ASHFIELD HERITAGE STUDY		1991-1992		
HERITAGE LISTINGS	PERIOD	REFERENCE NO.		
Register of the National Estate (AHC) - Registered	Pre - 1800	276 DATE OF CONSTRUCTION:		
Register of the National Estate (AHC) - Interim	1800 - 1825	1880		
Register of National Trust (NSW)	1825 - 1850			
Within National Trust Conservation Area	1851 - 1875	ARCHITECT / DESIGNER:		
Register of Significant Twentieth Century Architecture (RAIA)	1876 - 1900 X	A. L. Elphinstone Jr.		
Department of Public Works Heritage and Conservation Register	1901 - 1925	The Expressions of		
Heritage Council Register - Permanent Conservation Order	1926 - 1950	BUILDER:		
Heritage Council Register - Interim Conservation Order	1951 - 1975	Not known		
Heritage Council Register - Section 130 Order	Post - 1975			
Heritage Council Register - Nomination	HISTORICAL THEMES	:		
NSW Government Department Heritage Register (S170 Heritage Act)	State Themes:			
Institution of Engineers (NSW) Heritage Register	A place	to live. nce of building styles.		
Regional Environmental Plan Heritage Schedule	Booms a	and busts.		
Local Environmental Plan Heritage Schedule	Local Themes:	m vears		
Other	1110 200	n yours.		
HISTORICAL NOTES				
The Architect Alexander Leckie Elphinstone Jr purchased ten lots from	n the Victoria Square subdi	vision, 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 Emma Spies.				
INFORMATION SOURCES:	200			
Written: ADHS Scrapbook No. 6				
Oral:				
Graphic:				
PHYSICAL CHARACTERISTICS:				
Materials: Brick/stucco walls. Terra cotta tile main roof. Verandah roof	of bullnose corrugatd iron.			
Exterior: Two storeyed rectangular main building with asymmetrical pro	•	wo storey facetted window bay.		
Verandah with filigree decoration 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 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.				
MODIFICATION:				
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.				