

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

<b>Name of Item</b> House, 'Lauthelma' <b>Other Names</b>	<b>Reference N°</b> <b>2 01 05</b>																								
<b>Address</b> 23 Alt 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> <p>A pleasing and authentic example of the California Bungalow style of architecture, featuring an arrangement of triple or layered gables. It typifies the kind of residential activity in Ashfield in the 1920s.</p>	<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>Summary of Significance</b> <table style="width: 100%; border-collapse: collapse;"> <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"/>	<b>Modifications</b> — Pipe rails of front stairs might not be original. Paint colours are not appropriate. No chimneys are evident.
	Rare	Associative	Representative																						
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<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						



<b>Photo Roll N°</b> 13	<b>Frame N°</b> 16A	<b>Survey Date</b> 5/10/2001	<b>Surveyed by</b> RI
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<b>Current Use</b> House, 'Lauthelma', 23 Alt Street, Ashfield	<b>Reference N°</b> 2 01 05
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation	<b>Themes : State</b> Towns, suburbs and villages
<p><b>Historical Notes</b></p> <p>The land in this area was part of a grant made to Augustus Alt in 1810. By 1820 it was incorporated into Joseph Underwood's Ashfield Park Estate and then, during the following decades, the street pattern was created and the land was progressively subdivided into smaller holdings.(1) In 1922 Mrs E Whitney was recorded as the owner of the vacant land that included this site.(2)</p> <p>The house was built in 1926, after a re-subdivision of the land to give a street frontage of 34 feet 6 inches to this allotment, which by then was called Lot 1. At that time the valuation was recorded as £483 unimproved and £1,700 improved. The owner was Mrs S Dunn, who lived in Dulwich Hill, and the builder was William Walter.(3) Mrs Dunn evidently moved in during 1928 and the house was called 'Lauthelma.'(4) A map dated 1959 in the Council Archives shows the condition of the property as 'Sound'.</p>	
<p><b>Physical Description</b></p> <p>A single-storey California Bungalow with a triple-gable street front. It is built on a sandstone base, with a facade of brown tuckpointed brickwork, and characteristically low-pitched terra cotta tiled roof components with small ridge terminals. The layered gables project over a full-width verandah which has brick piers with rendered caps supporting paired stumpy colonettes. Bargeboards are plumb-cut. In the centre of the entrance bay are the steps ascending from the front path, which have tiled risers and low brick balustrades. The front door has sidelights and there is another French doorway with sidelights also opening from the side room on to the verandah. Lintels are of concrete. Two of the gables have the panel-and-batten motif and all three have panels of shingles as well. The rafters have exposed feet. The front fence consists of piers, plinths and pipe rails complementing the design of the house, though the gate is not authentic. The front garden has been largely concreted over, with well-kept perimeter flower beds. The paint colours are unsympathetic and somewhat garish but the property is well cared for.</p>	
<p><b>Information Sources</b></p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; Higinbotham &amp; Robinson map, 1883; H E C Robinson map, n d, but about 1912.</p> <p>(2) Valuer General's records, North Ward, 1922-25, No 37, Ashfield Council Archives.</p> <p>(3) <i>Ibid</i>, 1926, No 38.</p> <p>(4) <i>Ibid</i>, 1928, No 47.</p>	