

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

Name of Item House Other Names	Reference N° 1 16 10																								
Address 28 Palace Street Locality Ashfield Postcode	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance This house is an unaffected demonstration of the Federation Queen Anne style of architecture in Ashfield, yet its details, like so many residences, make it distinctive.	Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications —																								
Summary of Significance <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <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>Historic</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>Aesthetic</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>Social</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>Scientific</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>Other</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	Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Social	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Photo Roll N° 4	Frame N° 18	Survey Date 18/7/2001	Surveyed by RI
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Current Use Residence, 28 Palace Street	Reference N° 1 16 10
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>In the first settlement this area was part of a 1794 grant made to John Clephan, which by about 1820 had been incorporated into Robert Campbell's extensive Canterbury Park Estate. A portion of this later became the Queen's Grove Estate, subdivided into 61 allotments. This house was subsequently erected on Lot 6 of Section 2 of that estate. The site was Lot 6 of Section 2 of the Queen's Grove estate.(1) In 1907 the land, still unimproved, was owned by John Jeffreys,(2) S E Brown, in about 1908, made an application to build two semi-detached cottages, but this project did not proceed. However the land was sold by the Jeffreys estate to Brown for £112.10s in 1909.(3) It is not possible to identify the property accurately in <i>Sands Directories</i> until 1917, when Ernest West was occupant of the house. It was bought by Henry M Bock in 1922, and Bock occupied the house until at least 1933. In 1925 the property was valued at £250 unimproved and £1,050 improved.(4)</p>	
<p>Physical Description</p> <p>A single-storeyed house in the Queen Anne style, simple and characteristic in general form but yet distinctive in detail. Built on the high side of the street and slightly elevated, it is basically a rectangle in plan shape, with a gable wing projecting towards the street on one side. It is constructed of face brick, tuckpointed on the facade and rendered below floor level. The hipped slate roof, trimmed with terra cotta including a short crested ridge, continues down at the same pitch over the verandah and is supported on twin square posts on piers. The post bracket ensemble is done in fretwork, the verandah has a tessellated tile floor with marble edging, and the front steps have glazed tile risers. The front windows are triple-light casements, with small coloured panes in the bottom of the sashes and a bracketted hood over those in the gable bay. The gable is stuccoed and has a timber apex screen. The front picket fence is an appropriate recent construction and there is a side path.</p>	
<p>Information Sources</p> <p>(1) Higinbotham & Robinson map, 1883. Ashfield Council Archives. (2) Rate Book, South Ward, 1907, No 631. (3) Valuer General's records, South Ward, 1908-10, Nos 1551-52; Building Note 120/09, dated 6 September 1909; SN, 27 September 1909. Ashfield Council Archives. (4) <i>Sands Directories</i>; Valuer General's records, <i>ibid</i>, 1922-25, No 1712.</p>	