

# Ashfield Heritage Study Review of Areas Zoned 2b & 2c

<b>Name of Item</b> Cottage <b>Other Names</b>	<b>Reference No</b> <p style="text-align: center;"><b>21</b></p>																								
<b>Address</b> 29 Ormond Street <b>Locality</b> Ashfield <span style="float: right;"><b>Postcode</b> 2131</span>	<b>Land Title</b> Lot 24 Sec 10 DP 439																								
<b>Item Type</b> Group <b>Group Name</b>	<b>Zoning</b> 2c																								
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Evaluation of Significance</th> <th style="text-align: center; border-bottom: 1px solid black;">Rare</th> <th style="text-align: center; border-bottom: 1px solid black;">Associative</th> <th style="text-align: center; border-bottom: 1px solid black;">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 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 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 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>	Evaluation of Significance	Rare	Associative	Representative	Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Social	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Owner</b> Private  <b>Condition</b> <input type="checkbox"/> Intact <input checked="" type="checkbox"/> Minor alteration <input type="checkbox"/> Sympathetic alteration <input type="checkbox"/> Unsympathetic alteration
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<b>Statement of Significance</b> Despite minor alterations, this cottage is substantially intact. It is part of a group comprising Nos 29, 31 and 33 Ormond Street all of which were erected by the same builder to different designs. They are linked by similar fences on the street frontage. The minor alterations which have been made to this cottage are easily reversible with appropriate heritage advice. These cottages demonstrate how the upper end of the building market continued to function in contrast to the lower end of the market in the 1890s Depression. The garden setting of this cottage and the rest of its group ties it in to Ashfield Park. Along with its neighbours, it makes a positive contribution to the streetscape.																									

**Photograph**



<b>Photo roll</b> 1999 - 1	<b>Negative</b> 7	<b>Survey Date</b> 12/23/1999	<b>Surveyed by:</b> TK
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**Current Use**

**Reference No**

Residential

**21**

**Heritage Listing**

**Themes: Local**

Subdivision & consolidation

Sub themes: local

**Themes: State**

Housing

**History of the Item**

This land was auctioned in June 1879 as Allotment 24 Section 10 of the Underwood Estate. On 21 April 1896, this allotment plus others facing Ormond Street and Liverpool Road was transferred to Ashfield builder Samuel Benjamin. On 24 April 1896, he mortgaged these allotments for £2,500 to erect a series of cottages, which included Nos 29, 31 and 33 Ormond Street and 61 Liverpool Road. The mortgagee, Janet Coutts, specified that Benjamin erect houses with a minimum value of £700 each. She also specified that after building on lot 8, that Benjamin must build on lot 24, i.e. this allotment. Benjamin transferred this allotment with the completed house upon it to Mrs Sarah Smith on 25 September 1896 for £1,000. The 1897 Rate Assessment Book showed that she was the owner of a cottage here which was occupied by J R Campbell. The house was generally let to tenants. By 1908 it was being listed as "Shandon" by which name it is shown on the 1917

**Physical Description**

Double fronted brick Federation/Queen Anne style cottage facing west across Ashfield Park. Marseilles terra cotta tiles with decorated ridge capping cover the roof. The main roof is of gambrel form with gables projecting at the front and at the northern side. Windows are arranged in pairs around the building with double hung sashes which are now obscured by security grilles. The front verandah returns along the northern side of the dwelling. The front door is obscured by a security door. There is a plain glass window pane above the front door. The verandah is supported by solid timber posts set upon brick bases standing upon a brick balustrade. The front fence is constructed of rendered masonry posts with cast iron spear pockets with a matching front gate, all of which are set upon a base consisting of both rough and rendered stone courses.

**Information Sources**

C T 506 f 68; C T 1204 f 114; Dealings 250654, 256779

**Additional Images**

**Reference No**

**21**

