

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

Name of Item House, 'Karcella' Other Names	Reference N° 2 02 11																								
Address 3 Bruce Street Locality Ashfield Postcode	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance A stylish and well-made California Bungalow with some attractive and distinctive detailing including the gable treatments. It demonstrates the striving for individualistic design in the Inter-War period, when housing development in Ashfield was very intense.	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																								
Summary of Significance <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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 checked="" 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 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 checked="" 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 type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Modifications — The building appears to be in very original though not pristine condition.
	Rare	Associative	Representative																						
Historic	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>																						
Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						



Photo Roll N° 22	Frame N° 4	Survey Date 21/11/2001	Surveyed by RI
-------------------------	-------------------	----------------------------------	--------------------------

Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use House, 'Karcella', 3 Bruce Street, Ashfield	Reference N° 2 02 11
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>The original grantee for the land in this vicinity was William Faithful. By about 1820 his holding was incorporated into the Canterbury Estate by Robert Campbell. It was first subdivided by about 1880 and again early in the 20th century, when this allotment became part of Lot 10 of the Federal Estate, evidently owned by E P Murray.(1)</p> <p>In 1921 a Building Application for this site was lodged by Mrs R C Kennedy, owner (no address given) and F O Tunks, builder, of Queen Street, Ashfield, for the erection of a 'double-fronted cottage/bungalow with 8 rooms, concrete foundation, 'Malthoid' dampcourse and tile roof, with an estimated value of £1,100.' The building was finished by 1922 and occupied by Mrs Margaret E Kennedy. This is interesting because in 1916 Margaret Kennedy had already erected the house a few doors away at No 11 Bruce Street (q v) and she lived there until No 3, which she named 'Karcela' (spelt 'Kareela' in <i>Sands Directory</i>) was completed.(2) By 1928 Mrs Margaret Kennedy moved to Beecroft, but there is some evidence that at that time she let the house as flats and also created a tennis court. The property was then occupied by H J Lamble, who lived there until at least 1933. Its valuation in 1928 was £650 unimproved and £2,300 improved.(3)</p>	
<p>Physical Description</p> <p>A single-storey Inter-War California Bungalow with some distinctive features. The walls are well-laid brown face brick in stretcher bond, roughcast-rendered above window head height in the manner of a flared frieze, and the roof is medium-pitched, wide-eaved and covered with terra cotta tiles. The main roof is a lateral gable with bracketted plates and an oversailing apex panel on jack-joists above the roughcast rendering. There is a wide bay at one side of the facade facing the street, with its eaves set at a lower level than those of the main roof. Most of the space under this bay is a verandah but at one side there is a small enclosed room. The verandah has axe-faced sandstone piers with dressed caps supporting paired timber posts with stout cross members, and the balustrade is a matching timber design. This gable has panel-and-batten treatment but its upper part is a projecting apex, with bracketted purlins and sheeting of rebated weatherboards. The side window is an interesting two-light composition, slightly projecting from the wall, with double-hung sashes glazed in leaded glass, the top sashes being smaller than the lower ones and divided into four panes each.</p> <p>The front garden is simple, with a concrete path from the gate to the verandah. There is no front fence.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; Higinbotham & Robinson map of Ashfield, 1883; H E C Robinson map, North Ward, n d, but about 1912; Valuer-General's records, North Ward, 1928, No 463, in Ashfield Council Archives.</p> <p>(2) Building Application, 1921, No 625, in Ashfield Council Archives. <i>Sands Directories</i>.</p> <p>(3) Valuer-General's records, <i>ibid</i>, 1928, No 463; <i>Sands Directories</i>.</p>	