

ASHFIELD HERITAGE STUDY

1991-1992

NAME Group of three suites of shops with dwellings		REFERENCE NO. 061
OTHER NAMES		REAL PROPERTY DESCRIPTION
LOCALITY / SUBURB Ashfield	POSTCODE 2131	ZONING 3(a)
STREET ADDRESS 4-8, 10-16 and 18-20 Charlotte Street.		OWNER
MAP	REFERENCE	(4) Melitan (6) Spathis J., Spathis V (8) Iseli A., Iseli L (10) Asmanis N., Asmanis V. (12) Kearney JV (14) Kearney CM (16) Kearney CM (18) Vozzo V., Vozzo J (20) Ettinger E.
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER		
CATEGORY	SUB CATEGORY	
EVALUATION OF SIGNIFICANCE		
Historic: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Aesthetic: Rare <input checked="" type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Social: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Scientific: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Other: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
STATEMENT OF SIGNIFICANCE		
* A row of turn of the century shops and dwellings of uniform scale and excellent streetscape quality, representing a component of the heritage now rare in the Municipality.		
		BOUNDARY / IDENTIFICATION The property boundaries
		SITE CONDITION
		Intact <input type="checkbox"/>
		Minor Alteration <input checked="" type="checkbox"/>
		Major Alteration <input checked="" type="checkbox"/>
		- Sympathetic <input type="checkbox"/>
		- Unsympathetic <input type="checkbox"/>
		Removed (site only) <input type="checkbox"/>



PHOTOGRAPHS	DATE OF SURVEY
BandW ROLL 91-052-15	
COLOUR SLIDES ROLL	SURVEYOR
NEG NO. 24 and 25	
FRAME NO.	
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris	

ASHFIELD HERITAGE STUDY

1991-1992

<p>HERITAGE LISTINGS</p> <p><input type="checkbox"/> Register of the National Estate (AHC) - Registered</p> <p><input type="checkbox"/> Register of the National Estate (AHC) - Interim</p> <p><input type="checkbox"/> Register of National Trust (NSW)</p> <p><input type="checkbox"/> Within National Trust Conservation Area</p> <p><input type="checkbox"/> Register of Significant Twentieth Century Architecture (RAIA)</p> <p><input type="checkbox"/> Department of Public Works Heritage and Conservation Register</p> <p><input type="checkbox"/> Heritage Council Register - Permanent Conservation Order</p> <p><input type="checkbox"/> Heritage Council Register - Interim Conservation Order</p> <p><input type="checkbox"/> Heritage Council Register - Section 130 Order</p> <p><input type="checkbox"/> Heritage Council Register - Nomination</p> <p><input type="checkbox"/> NSW Government Department Heritage Register (S170 Heritage Act)</p> <p><input type="checkbox"/> Institution of Engineers (NSW) Heritage Register</p> <p><input type="checkbox"/> Regional Environmental Plan Heritage Schedule</p> <p><input type="checkbox"/> Local Environmental Plan Heritage Schedule</p> <p><input type="checkbox"/> Other</p>	<p>PERIOD</p> <p>Pre - 1800 <input type="checkbox"/></p> <p>1800 - 1825 <input type="checkbox"/></p> <p>1825 - 1850 <input type="checkbox"/></p> <p>1851 - 1875 <input type="checkbox"/></p> <p>1876 - 1900 <input checked="" type="checkbox"/></p> <p>1901 - 1925 <input checked="" type="checkbox"/></p> <p>1926 - 1950 <input type="checkbox"/></p> <p>1951 - 1975 <input type="checkbox"/></p> <p>Post - 1975 <input type="checkbox"/></p>	<p>REFERENCE NO. 061</p> <p>DATE OF CONSTRUCTION:</p> <p>4-8: c. 1887 10-16: c. 1915 18-20: c. 1915</p> <p>ARCHITECT / DESIGNER:</p> <p>4-8: Not known 10-16: Possibly Thomas Rowe 18-20: D.B. Elphinstone.</p> <p>BUILDER:</p> <p>4-8: Not known 10-16: Not known 118-20: D.B. Elphinstone</p>			
<p>HISTORICAL THEMES:</p> <p>State Themes: Cultural and social life. A place to live.</p> <p>Local Themes: Industry, commerce and retail trade.</p>					
<p>HISTORICAL NOTES</p> <table border="0"> <tr> <td data-bbox="95 772 514 1189"> <p>Nos. 4 - 8</p> <p>The land on which these shops stand was purchased in the early 1880s by Patrick Flynn. In the 1888 Rate Book Flynn is recorded as the owner of "three houses and shops" with an annual value of £104.</p> </td> <td data-bbox="514 772 932 1189"> <p>Nos. 10 - 16</p> <p>During the 1880s this site was owned by Thomas Rowe. On it were shops having an annual value much less than Nos. 4-8. From this it is assumed that those earlier buildings were replaced by the present four tenancies.</p> </td> <td data-bbox="932 772 1467 1189"> <p>Nos. 18-20</p> <p>This site was used as a wood and coal yard in the 19th century. It was purchased by David Elphinstone, who died in 1916. Prior to his death the land had been transferred to his son James Cooke Elphinstone, (Accountant) and subdivided into the present two lots. The corner one was the subject of a building application in 1915 for a shop with a 5 room residence. The other half (No. 18) was evidently occupied originally only by a matching shop.</p> </td> </tr> </table>			<p>Nos. 4 - 8</p> <p>The land on which these shops stand was purchased in the early 1880s by Patrick Flynn. In the 1888 Rate Book Flynn is recorded as the owner of "three houses and shops" with an annual value of £104.</p>	<p>Nos. 10 - 16</p> <p>During the 1880s this site was owned by Thomas Rowe. On it were shops having an annual value much less than Nos. 4-8. From this it is assumed that those earlier buildings were replaced by the present four tenancies.</p>	<p>Nos. 18-20</p> <p>This site was used as a wood and coal yard in the 19th century. It was purchased by David Elphinstone, who died in 1916. Prior to his death the land had been transferred to his son James Cooke Elphinstone, (Accountant) and subdivided into the present two lots. The corner one was the subject of a building application in 1915 for a shop with a 5 room residence. The other half (No. 18) was evidently occupied originally only by a matching shop.</p>
<p>Nos. 4 - 8</p> <p>The land on which these shops stand was purchased in the early 1880s by Patrick Flynn. In the 1888 Rate Book Flynn is recorded as the owner of "three houses and shops" with an annual value of £104.</p>	<p>Nos. 10 - 16</p> <p>During the 1880s this site was owned by Thomas Rowe. On it were shops having an annual value much less than Nos. 4-8. From this it is assumed that those earlier buildings were replaced by the present four tenancies.</p>	<p>Nos. 18-20</p> <p>This site was used as a wood and coal yard in the 19th century. It was purchased by David Elphinstone, who died in 1916. Prior to his death the land had been transferred to his son James Cooke Elphinstone, (Accountant) and subdivided into the present two lots. The corner one was the subject of a building application in 1915 for a shop with a 5 room residence. The other half (No. 18) was evidently occupied originally only by a matching shop.</p>			
<p>INFORMATION SOURCES:</p> <p>Written: Land Title records. Rate Books. Research by N. Peek.</p> <p>Oral:</p> <p>Graphic:</p>					
<p>PHYSICAL CHARACTERISTICS:</p> <table border="0"> <tr> <td data-bbox="95 1413 514 1608"> <p>Nos 4-8</p> <p>Materials: Brick/stucco</p> <p>Exterior: Two storeyed, three bays wide.</p> <p>Interior: Not inspected.</p> <p>Styles: Victorian Free Classical.</p> </td> <td data-bbox="514 1413 932 1608"> <p>Nos. 10-16</p> <p>Bichromatic face brickwork, glazed wall tiles.</p> <p>Two storeyed, four bays wide.</p> <p>Not inspected.</p> <p>Federation Free Style.</p> </td> <td data-bbox="932 1413 1467 1608"> <p>Nos. 18-20</p> <p>Tuckpointed face brick/stucco/timber/ceramic wall tiles.</p> <p>Two storeyed, returning round corner into Elizabeth St.</p> <p>Not inspected.</p> <p>Federation Free Classical.</p> </td> </tr> </table>			<p>Nos 4-8</p> <p>Materials: Brick/stucco</p> <p>Exterior: Two storeyed, three bays wide.</p> <p>Interior: Not inspected.</p> <p>Styles: Victorian Free Classical.</p>	<p>Nos. 10-16</p> <p>Bichromatic face brickwork, glazed wall tiles.</p> <p>Two storeyed, four bays wide.</p> <p>Not inspected.</p> <p>Federation Free Style.</p>	<p>Nos. 18-20</p> <p>Tuckpointed face brick/stucco/timber/ceramic wall tiles.</p> <p>Two storeyed, returning round corner into Elizabeth St.</p> <p>Not inspected.</p> <p>Federation Free Classical.</p>
<p>Nos 4-8</p> <p>Materials: Brick/stucco</p> <p>Exterior: Two storeyed, three bays wide.</p> <p>Interior: Not inspected.</p> <p>Styles: Victorian Free Classical.</p>	<p>Nos. 10-16</p> <p>Bichromatic face brickwork, glazed wall tiles.</p> <p>Two storeyed, four bays wide.</p> <p>Not inspected.</p> <p>Federation Free Style.</p>	<p>Nos. 18-20</p> <p>Tuckpointed face brick/stucco/timber/ceramic wall tiles.</p> <p>Two storeyed, returning round corner into Elizabeth St.</p> <p>Not inspected.</p> <p>Federation Free Classical.</p>			
<p>DESCRIPTION:</p> <table border="0"> <tr> <td data-bbox="95 1608 514 1877"> <p>Above the suspended awning, a stucco facade having windows with stilted semi elliptical heads - two in each of the three bays. Above, a cornice between eaves stops, and a parapet with a prominent pediment crowning the centre bay.</p> </td> <td data-bbox="514 1608 932 1877"> <p>Above the suspended awning, a face brick facade with four semi-elliptical windows, casements. Unusual brick framed brick piers and panels, filled with ceramic wall tiling. Facade and tiered parapet steps up at each bay, reflecting street slope.</p> </td> <td data-bbox="932 1608 1467 1877"> <p>The suspended/bracketted awning appears to be original. Above it, the facade has two faceted, eaved and shingle aproned casement bays and a corner chamfer. The stucco parapet is surmounted by a pediment bearing a foliated cartouche. The Two bay return has simple double hung windows. In Elizabeth street, a two storey residence is located behind this shop.</p> </td> </tr> </table>			<p>Above the suspended awning, a stucco facade having windows with stilted semi elliptical heads - two in each of the three bays. Above, a cornice between eaves stops, and a parapet with a prominent pediment crowning the centre bay.</p>	<p>Above the suspended awning, a face brick facade with four semi-elliptical windows, casements. Unusual brick framed brick piers and panels, filled with ceramic wall tiling. Facade and tiered parapet steps up at each bay, reflecting street slope.</p>	<p>The suspended/bracketted awning appears to be original. Above it, the facade has two faceted, eaved and shingle aproned casement bays and a corner chamfer. The stucco parapet is surmounted by a pediment bearing a foliated cartouche. The Two bay return has simple double hung windows. In Elizabeth street, a two storey residence is located behind this shop.</p>
<p>Above the suspended awning, a stucco facade having windows with stilted semi elliptical heads - two in each of the three bays. Above, a cornice between eaves stops, and a parapet with a prominent pediment crowning the centre bay.</p>	<p>Above the suspended awning, a face brick facade with four semi-elliptical windows, casements. Unusual brick framed brick piers and panels, filled with ceramic wall tiling. Facade and tiered parapet steps up at each bay, reflecting street slope.</p>	<p>The suspended/bracketted awning appears to be original. Above it, the facade has two faceted, eaved and shingle aproned casement bays and a corner chamfer. The stucco parapet is surmounted by a pediment bearing a foliated cartouche. The Two bay return has simple double hung windows. In Elizabeth street, a two storey residence is located behind this shop.</p>			
<p>MODIFICATION:</p> <table border="0"> <tr> <td data-bbox="95 1877 514 2121"> <p>All shopfronts modified, No. 8 longer ago than the others. Some windows replaced by aluminium frames.</p> </td> <td data-bbox="514 1877 932 2121"> <p>All shopfronts altered. New steel suspended stepped footpath awning. One window replaced by aluminium frame.</p> </td> <td data-bbox="932 1877 1467 2121"> <p>Charlotte Street shopfronts partly altered. Two shop windows along Elizabeth Street appear to be original.</p> </td> </tr> </table>			<p>All shopfronts modified, No. 8 longer ago than the others. Some windows replaced by aluminium frames.</p>	<p>All shopfronts altered. New steel suspended stepped footpath awning. One window replaced by aluminium frame.</p>	<p>Charlotte Street shopfronts partly altered. Two shop windows along Elizabeth Street appear to be original.</p>
<p>All shopfronts modified, No. 8 longer ago than the others. Some windows replaced by aluminium frames.</p>	<p>All shopfronts altered. New steel suspended stepped footpath awning. One window replaced by aluminium frame.</p>	<p>Charlotte Street shopfronts partly altered. Two shop windows along Elizabeth Street appear to be original.</p>			