

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

<b>Name of Item</b> House <b>Other Names</b> 'Mascotte'	<b>Reference N°</b> <b>5 17 01</b>																								
<b>Address</b> 44 Queen Street <b>Locality</b> Ashfield <span style="float: right;"><b>Postcode</b> 2131</span>	<b>Land Title</b>																								
<b>Item Type</b> Building  <b>Group Name</b>	<b>Owner/s</b>																								
<b>Statement of Significance</b>  A pleasing house standing on a site of considerable historical interest. It is a fine modest example of the Federation Queen Anne style of architecture which has been conserved and extended in exemplary fashion. It is also part of a harmonious group of residences on this side and the opposite side of Queen Street (some of which are already Ashfield heritage items) which form an excellent streetscape.	<b>Condition as observed from street</b> — <input checked="" type="checkbox"/> Intact  <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications</b> — The house has been well conserved and extended																								
<b>Summary of Significance</b> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%; text-align: center;">Rare</th> <th style="width: 20%; text-align: center;">Associative</th> <th style="width: 20%; 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	
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<b>Photo Roll N°</b> 71	<b>Frame N°</b> 4A	<b>Survey Date</b> 2/3/2004	<b>Surveyed by</b> RI
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<b>Current Use</b> House, 44 Queen Street, corner of Robert Street, Ashfield	<b>Reference N°</b> 5 17 01
<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>This house stands on land that was once known as Guinane's Paddock, a large block that had been subdivided from Robert Campbell's Canterbury Park Estate. Patrick Guinane was a gardener, who is first recorded in 1873 as the owner of a three-roomed brick house with a shingled roof which he erected close to Robert Street at the corner of Queen Street. Guinane sold his large block including the house to William Coleman in about 1911. Coleman subdivided the land into nine building allotments, five facing Queen Street and four facing Robert Street. The small house stood on Lot 5. The widening of Robert Street in 1911 affected it because one corner of which was very close to the street boundary, and it appears that it was demolished at that time.(1)</p> <p>The present house first appears in the Rate Book for 1913 when, named 'Mascotte', it was owned and occupied by Frederick Holloway. No building application has been found. The property valuation in 1913 was £140 unimproved and £650 improved. Frederick Holloway continued as owner-occupier until at least 1943. In that year the improved valuation was recorded as £1,050.(2)</p> <p>The similarity of style, character and period of the houses now standing on Guinane's Paddock to each other and to those on the opposite side of Queen Street (Nos 11-23, which are existing heritage items) suggests that they might have been erected by the same builder, but no such association has been found.(3)</p>	
<p><b>Physical Description</b></p> <p>This is arguably the most intact component in a group that originally consisted of nine residences of matching design, 36-44 Queen Street and 15-21 Robert Street. All of them survive, but in various stages of modification; one is virtually unrecognisable. It is a comparatively modest house in the Federation Queen Anne style of architecture. As expected, the main block of the house has a hipped slate roof with terra cotta hips and ridge, and from this projects a gable wing. The walling is in tuckpointed brown brickwork with darker brick bands and quoins. The verandah beside this wing has a roof which is an extension of the main roof at the same pitch, supported by paired timber posts on capped brick piers, between which is brick balustrading. The timber valence decoration has arch motifs. The verandah floor has tessellated tiles, as does the path leading to it from the front gate. The windows in the gable wing and under the verandah are three-light casements with transom lights and coloured small panes. The one in the gable has a bracketted hood with a tiled roof. The gable infill is rendered and there is a simple apex motif and a finial. The chimneys have rendered plinths, convex roughcast friezes, corbelled tops and terra cotta pots.</p> <p>The property has recently been refurbished and extended in exemplary manner. This work, all sympathetically designed and well built, includes a new rear wing with corrugated roof; a separate gabled brick garage, appropriately set back slightly from Robert Street; a new front fence and gate of capped pickets, and a side paling fence with lattice topping and a brick base.</p> <p>The simple front garden is also newly formed and includes a low hedge.</p>	
<p><b>Information Sources</b></p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; Rate Book, South Ward, No 772; 1880, No 419; 1882, No 273; 1883, No 271; 1885, No 271; 1911, No 1629-30; Water Board Detail Survey plans, 1890, c 1930; linen plan of subdivision showing the road widening, in File 5187 of Engineers' Plans; all in Ashfield Council Archives; <i>Sands Directories</i>. Note that the property was then in the South Ward.</p> <p>(2) Rate Book, 1913, No 2016; 1922-25, No 1879; 1943, No 2115, <i>ibid</i>; <i>Sands Directories</i>.</p> <p>(3) <i>Ashfield Heritage Study 1993</i>, vol 2, Reference No 230.</p>	