


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

<b>Name of Item</b> House <b>Other Names</b>	<b>Reference N°</b> 1 16 15																								
<b>Address</b> 54 Palace Street <b>Locality</b> Ashfield <span style="float: right;"><b>Postcode</b></span>	<b>Land Title</b>																								
<b>Item Type</b> Building <b>Group Name</b>	<b>Owner/s</b>																								
<b>Statement of Significance</b> A California Bungalow which, like so many houses in this idiom in Ashfield, is unexpectedly both typical and exceptional. It illustrates one of the kinds of house designs that fashion was demanding in the years between the wars.	<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> —																								
<b>Summary of Significance</b> <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><b>Historic</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>Aesthetic</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>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 type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Aesthetic</b>	<input 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> 3	<b>Frame N°</b> 18	<b>Survey Date</b> 16/7/2001	<b>Surveyed by</b> RI																						

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<b>Current Use</b> House, 54 Palace Street	<b>Reference N°</b> 1 16 15
<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>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. The land on which this house is built was Lot 27 of Section 2 of the Q G estate. It was marked as 'sold' on a subdivision map dated 1885.(1)</p> <p>In 1914 an owner-builder, H E Brown, lodged identical Building Applications for five houses to be built on lots including this one. Each was for a five-room double-fronted brick cottage with brick foundation, slate dampcourse, and slate and iron roofs. The external walls were to be 11-inch cavity brickwork and the internal walls 4-1/2-inch brickwork. Each house was estimated to cost £700.(2) But it is uncertain that they materialised, though it appears that a man named Brown owned several properties in Palace Street in the 1920s. This site, owned by Daisy Laney, was still vacant in 1919, when its unimproved value was £160. By the following year Daisy Laney was recorded as the owner and occupier of the house and the valuation was £180 unimproved and £900 improved.(3) In 1922 the property was purchased by Henry McCourt, by which time its improved valuation had increased to £1,150.(4) McCourt owned and occupied the house until at least 1933.(4)</p>	
<p><b>Physical Description</b></p> <p>It is a modest brick house in the California Bungalow style, with a characteristic full-width street-facing gable from which project two secondary gables, all with spiky bargeboards. One gable is in the customary form of a bayed front room with roughcast render above the window. The other, however, has a roof of surprisingly low pitch, embracing a verandah which has stumpy pillars decorated with a curious banded ball motif, supported on brick piers. The verandah floor is encaustic tiles and its steps have striking blue tiles. The gables have panelled tympani and in the shingled apex of the main gable there is a louvred timber ventilator in the form of a cartouche. The windows have leaded glass and those at the side are surface-mounted, with bracketed sills and projecting flat-roofed hoods. The three-light front window has a flared shingled apron. The garden plantings, including conifers, conceal the house somewhat. The fence has brick piers and panels, with a steel gate and pipe railing. A side driveway leads to a garage at the rear of the site. Altogether, this unusual composition endows the house with a distinctive scale and character.</p>	
<p><b>Information Sources</b></p> <p>(1) Higinbotham &amp; Robinson map, 1883, and Subdivision plan, March 1885, at Ashfield Council Archives.</p> <p>(2) Unexecuted Building Application, 1914, No 1942, in Ashfield Council Archives.</p> <p>(3) <i>Sands Directories</i>; Rate Book, South Ward, 1919, No 1486; Rate Book, <i>ibid</i>, 1920, No 1547; Rate Book, <i>ibid</i>, 1921, No 1547.</p> <p>(4) Valuer General's records, South Ward, 1922-25, No 1699; Rate Book, <i>ibid</i>, 1922, No 1547. <i>Sands Directories</i>.</p>	