

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

<b>Name of Item</b> House, 'Elovera' <b>Other Names</b>	<b>Reference N°</b> <b>2 03 05</b>																								
<b>Address</b> 71 Charlotte 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>  This residence, though not at present in excellent order, is a distinctive example of the Queen Anne style and form. It demonstrates the impact of an enterprising craftswoman in producing a quality building and a fine element in the streetscape.	<b>Condition as observed from street</b> — <input type="checkbox"/> Intact <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic																								
<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: 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<b>Modifications</b> — Though it appears to be very original, the house is in only fair condition. A metal hood has been added over the bay window.
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<b>Photo Roll N°</b> 15	<b>Frame N°</b> 19	<b>Survey Date</b> 10/10/2001	<b>Surveyed by</b> RI
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<p><b>Current Use</b> House, 'Elovera', 71 Charlotte Street, Ashfield</p>	<p><b>Reference N°</b> 2 03 05</p>
<p><b>Heritage Listing</b>    Recommended</p>	
<p><b>Themes : Local</b> Subdivision and consolidation</p>	<p><b>Themes : State</b> Towns, suburbs and villages</p>
<p><b>Historical Notes</b></p> <p>This part of Charlotte Street was earlier called William Street. In 1810, long before this area was subdivided, it was part of Augustus Alt's grant of 280 acres. By about 1820 it was subsumed in Joseph Underwood's Ashfield Park Estate. Early in the 20th century this allotment was owned by Miss Margaret (Maggie) Harvey, costumiere. The house first appears in the Rate Book in 1914, when the property was valued at £212 unimproved and £1,150 improved.(1) No building application has been found but it is assumed that the house was erected in 1913-14. It was described as a five-roomed brick cottage with a slate roof. Miss Harvey named the house 'Elovera' and occupied it from 1915 until at least 1933.(2) The increase in valuation, from records in the Council, reflects the economic changes of the times. In 1919 the valuation was £236 unimproved and £1,150 improved. In 1920 these figures were £330 and £1,200; in 1922-25, £446 and £1,650; and in 1928, £634 and £1,800.(3)</p>	
<p><b>Physical Description</b></p> <p>This is a single-storeyed house of Queen Anne style with some unusual features. Built of tuckpointed dark brickwork on a rendered base, it is the usual L-shape in plan, with a hipped roof of slate trimmed with terra cotta and having ridge terminals, and from it two gables project. The verandah, alongside the projecting room bay, has a roof which is partly a skillion continuation of the main roof slope at a slightly lower pitch, emphasising the entrance, and partly a subsidiary gable supported on decorated paired timber posts on brick balustrading. The front doorcase, which includes a sidelight and transom lights with leaded glazing, is central in the facade, and fronted by a brick arch. The verandah has a decorative valence which is also echoed outside the entrance. The room bay, also gabled with a roughcast frieze, has a faceted four-light bay window with double-hung sashes, a roughcast apron and a jack-joisted hood. The leadlighting is very delicate and Art Nouveau in character. The verandah window is surface-mounted and has stucco sill brackets and sashes with some small panes. Both gables are shingled with slightly flared skirts. The chimneys are tall, roughcast with brick accents and terra cotta pots. The verandah has steps with tiled risers, ascending from a curved path which, like the brick front fence, is not original except for a small portion at the gateway. The garden is rudimentary. Internally there are some original ceilings, cornices and other detailing.(4)</p>	
<p><b>Information Sources</b></p> <p>(1) Ashfield Heritage Study 1993, vol 1, pp 32, 36; Higinbotham &amp; Robinson map of Ashfield, 1883; H E C Robinson map of Ashfield North Ward, undated but about 1912; Rate Book, North Ward, No 533.  (2) <i>Sands Directories</i>.  (3) Rate Book, North Ward, 1919, No 557, in Ashfield Council Archives; Valuer-General's records, 1920, No 595, <i>ibid</i>; 1922-25, No 600, <i>ibid</i>; 1928, No 680, <i>ibid</i>.  (4) Information from the current owner.</p>	