


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

<b>Name of Item</b> Semi-detached pair of residences	<b>Reference N°</b> 1 08 60																								
<b>Other Names</b> 'Rutherglen' and 'Katoomba'																									
<b>Address</b> 75-77 Holden Street	<b>Land Title</b>																								
<b>Locality</b> Ashfield <span style="float: right;"><b>Postcode</b></span>																									
<b>Item Type</b> Building	<b>Owner/s</b>																								
<b>Group Name</b>																									
<b>Statement of Significance</b>  An interesting example of an investment property developed during World War I by a partnership of well-known local builders. The building is also significant as a double-occupancy, in the manner of semi-detached houses, but not of the expected appearance, being designed to look somewhat like a single house. The design characterises an architectural style transitional between Queen Anne and California Bungalow. In addition, the design is similar to houses in the abutting Rose Street Conservation Area.	<b>Condition as observed from street</b> —  <input type="checkbox"/> Intact  <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Major alteration</b> — <input checked="" type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications</b> — The front fence has been modified, with steel gates. The roof of No 75 is now unglazed terra cotta tiles.																								
<b>Summary of Significance</b>																									
<table style="width: 100%; border: none;"> <tr> <td></td> <td style="text-align: center;"><b>Rare</b></td> <td style="text-align: center;"><b>Associative</b></td> <td style="text-align: center;"><b>Representative</b></td> </tr> <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 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> </table>		<b>Rare</b>	<b>Associative</b>	<b>Representative</b>	<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 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> 9	<b>Frame N°</b> 12A	<b>Survey Date</b> 13/8/2001	<b>Surveyed by</b> RI																						

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<b>Current Use</b> Houses, 75-77 Holden Street, Ashfield	<b>Reference N°</b> 1 08 60
<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>The land on which this house stands was part of the property owned by George Holden, whose large house 'Ellalong' stood nearby. Holden died in 1873, and his land and house were progressively sold by his family. Two Ashfield speculative builders, George Wheelright and Henry Alderson,(1) purchased the land in 1914 and (after evidently demolishing 'Ellalong') extended Rose Street through to Robert Street. These two dwellings are back-to-back and virtually identical with properties in Rose Street which were identified as components of a Conservation Area in the Ashfield Heritage Study in 1993.(2) The Holden Street site was Lot 2 of DP 8152.(3) In 1916 it was vacant land with a frontage of 50 feet, valued at £100.(4) In that year Anderson &amp; Wheelright applied as owner/builder to construct a pair of 3-room semi-detached brick cottages with concrete foundation, slate dampcourse and slate and iron roofs, estimated value £100 the pair.(5) By 1919 they owned six houses on this part of Holden Street among which were these two; each was valued at £100 unimproved and £625 improved.(6) In 1920 Phoebe J Wilson (who became the occupant)(7) bought No 75, which was valued at £112 unimproved and £625 improved. Mrs Edith M Smith, of 22 Newcombe Street, Sans Souci, bought No 77, which was valued similarly.(8)</p>	
<p><b>Physical Description</b></p> <p>The building addresses the street as a single prominent gable, with the three-bay entry verandah of one occupancy recessed in one side, and the other entry verandah projecting from the gable on the opposite side as a low-pitched hipped roof. The structure has walls of brown tuckpointed brick with red-brick trim, and the gable is sheathed with shingles in three flared ranges, the middle one of which contains two louvred vents flanking the party wall. A rear lateral gable is treated similarly. The windows have double-hung sashes and that of No 75 has a narrow hood. The roofs were probably covered with asbestos-cement slates; the roof surfaces of No 75 have been replaced with unglazed terra cotta tiles.</p> <p>The building is virtually identical with a series of houses developed by the same builders in Rose Street, which were identified as heritage components in the 1993 Heritage Study.</p>	
<p><b>Information Sources</b></p> <p>(1) Sands Directory in 1913 gives their address as 'Wendouree', Parramatta Road, near Ashfield Park. Wheelright's name was also spelt Wheelwright.</p> <p>(2) 1993 Heritage Study, Vol 1, p 200. (3) H E C Robinson map, n d.</p> <p>(4) Rate Book, South Ward, 1916, No 918. Ashfield Council Archives.</p> <p>(5) Building Application, 1916, No 2773.</p> <p>(6) Rate Book, <i>ibid</i>, 1919, Nos 785-91 (Street Nos 75-77 were Nos 786 and 87).</p> <p>(7) <i>Sands</i> has the occupant as Edward S Wilson from 1918 to 1927.</p> <p>(8) Rate Book, <i>ibid</i>, 1920, Nos 832-33. <i>Sands</i> has the occupant as Charles R Smith from 1918 to 1924.</p>	