


Ashfield Heritage Study Review of Areas Zoned 2b & 2c

Name of Item Cottage Other Names	Reference No <div style="text-align: center; font-size: 1.2em; font-weight: bold;">52</div>																								
Address 78 Victoria Street Locality Ashfield Postcode 2131	Land Title Lot 1 DP 115533																								
Item Type Group Group Name	Zoning 2c																								
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Evaluation of Significance</th> <th style="text-align: center; border-bottom: 1px solid black;">Rare</th> <th style="text-align: center; border-bottom: 1px solid black;">Associative</th> <th style="text-align: center; border-bottom: 1px solid black;">Representative</th> </tr> </thead> <tbody> <tr> <td>Historic</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>Aesthetic</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>Social</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>Scientific</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>Other</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>	Evaluation of Significance	Rare	Associative	Representative	Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Social	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owner Private Condition <input type="checkbox"/> Intact <input checked="" type="checkbox"/> Minor alteration <input type="checkbox"/> Sympathetic alteration <input type="checkbox"/> Unsympathetic alteration
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Statement of Significance This is an attractive bungalow designed for its corner location. It is part of a group of speculatively built cottages - 78, 80 and 82 Victoria Street. It is the largest and most substantial of this group. This group of dwellings demonstrates the gradations within the housing market. A new roof of slates or Marseilles tiles would add considerably to the interest of this bungalow. This is the end cottage of a notable group which adds considerably to the streetscape.																									
Photograph <div style="text-align: center;">  </div>																									
Photo roll 1999 - 1 Negative 17	Survey Date 12/23/1999 Surveyed by: TK																								

Current Use

Reference No

Heritage Listing

Themes: Local

Subdivision & consolidation

Sub themes: local

Themes: State

Housing

History of the Item

This house is situated on an allotment which was part of a parcel of land which was applied for conversion to Torrens Title by Bessie Nichols, spinster of Summer Hill on 24 November 1911. The land was then unoccupied. On 14 July 1915, she transferred the land to Albert Sydney Rothwell Andrews, builder of New Canterbury Road, Dulwich Hill. Andrews erected three cottages on the land facing Victoria Street (now 78, 80, 82 Victoria Street). On 2 February 1916, he applied to erect a six-roomed brick cottage, with slate roof and a skillion roof of iron on lot 1 (this allotment) worth an estimated £825. Once it was complete, he sold this cottage to Marian Kate Gardiner, widow on 22 June 1916. She applied to erect a brick garage on this land on 22 July 1922 worth an estimated value of £150. By 1926, this house was known as "Roslyn".

This is part of a row of quality speculatively built cottages

Physical Description

Queen Anne style bungalow designed to use its corner site to the best advantage. This bungalow is built of brown face bricks with bands of contrasting darker bluish-purple bricks. A hipped roof with one gable facing west to Victoria Street and another north to face Robert Street seeks to address the corner location of this dwelling. This roof which was originally slate is now clad with coloured concrete tiles. Gable ends are covered with fibro with timber batten cover strips, a feature more in keeping with the later Californian Bungalow style. Chimneys are roughcast with brick decoration and capped with terra cotta pots. A verandah at the north-western corner of the bungalow faces both Victoria and Robert Streets and it further addresses the corner location by the design of the verandah detail. The verandah roof is supported by paired square stop chamfered timber posts. Windows are in triple sets with casements with leadlight glass. Steps to the front door are set with encaustic tiles. The front fence is of timber posts and square topped pickets set on a dwarf brick base. There is a small addition at the rear of this dwelling.

Information Sources

C T 2257 f 159; Ashfield MC, Building Applications

