

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

Name of Item House Other Names	Reference N° 2 03 06																								
Address 82 Charlotte Street Locality Ashfield Postcode	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance A characteristic, representative and intact California Bungalow featuring the uncommon arrangement of street-facing gables. It also demonstrates Ashfield's residential growth in the Inter-War period	Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic																								
Summary of Significance <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>Historic</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 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 checked="" 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 checked="" 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>		Rare	Associative	Representative	Historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Social	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Modifications — Tuckpointing has deteriorated somewhat.
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Photo Roll N° 17	Frame N° 16	Survey Date 24/10/2001	Surveyed by RI
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Current Use House, 82 Charlotte Street, Ashfield	Reference N° 2 03 06
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>The site of this house is in Augustus Alt's 1810 grant of 280 acres, which was incorporated into Joseph Underwood's Ashfield Park Estate by about 1820.(1) On the Higinbotham & Robinson map of Ashfield, 1883, the street is named William Street and this area appears to be part of an estate held by R Hudson. By about 1912 the site is marked on the H E C Robinson map of Ashfield North Ward as Lot 2 of an unnamed subdivision having an application number of 19951.(2)</p> <p>About the house itself, information is unclear before 1926, but it appears that in 1921, Hugh S Patterson was the owner of two brick houses here, on land with a frontage of 83 feet, each house having eight rooms and a valuation of £952 unimproved and £1,800 improved. Then in 1921 it is likely that Patterson sold this house to Mrs Selina Adelaide Norman, of Croydon; it was then valued at £360 unimproved and £950 improved.(3) In 1926, at which time there was a further subdivision of the land so that this site had a frontage of 43 feet, the property was acquired from Mrs Norman by William Thomas Carment, a retired produce merchant, of Croydon, for £1,560. According to <i>Sands Directory</i>, Carment is recorded in 1928 as the first occupier of the house.(4) In 1928 Carment sold the property to Ruby Holmes, of Castle Hill, for £1,650, and it seems that he continued as occupier until 1931, when Mrs E M G Macintosh moved in. In 1928 its valuation was £480 unimproved and £1,650 improved.(5)</p>	
<p>Physical Description</p> <p>The design of this residence illustrates one of many interesting variations of the triple-gable form of the California Bungalow style of architecture. Single-storeyed and built of liver brick, with tuckpointed facade, a rendered plinth and concrete lintels, its low-pitched roof planes are, as expected, covered in terra cotta tiles. A room bay projects forwards on one side and a wider, asymmetrical verandah bay projects further forwards on the other. The three gables so formed have bargeboards with elongated spike-and-curve ends. The three-light window in the room bay has a surface mounted frame and a finely bracketted jack-joisted hood. The gables have panel-and-batten treatment and the main gable has a louvred apex ventilator. The verandah gable is unusual in having a very low-pitched roof springing from a lower plate level, supported on tapered stone blocks resting on stone-capped, brick-embellished and battered roughcast piers, between which is a balustrade with stone coping. The verandah floor, like the front path, is paved with tessellated tiles and the thresholds are terrazzo. The paired front doors have a very unusual arrangement of curved panels and another door, which has bullnose-silled sidelights, opens on to the verandah. The front garden is simple and the brick fence, with piers, base and single pipe rail, is appropriately low.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36. (2) In Ashfield Council Archives. (3) Valuer-General's records, North Ward, 1921, No 645; 1922-25, No 610; in Ashfield Council Archives. These details are not clearly related to No 82 Charlotte Street. (4) Valuer-General's records, <i>ibid</i>, 1926, No 655. (5) Valuer-General's records, <i>ibid</i>, 1928, No 692; <i>Sands Directories</i>.</p>	