

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

<b>Name of Item</b> House. 'Padua', one of two adjacent houses <b>Other Names</b>	<b>Reference N°</b> 2 02 10																								
<b>Address</b> 83 Bland 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>  These houses are excellent indicators of the quality of speculative housing in Ashfield in the Inter-War years. They are also very good quality examples of the California Bungalow style of architecture, each slightly different from the other.	<b>Condition as observed from street</b> — <input type="checkbox"/> Intact <b>Minor alteration</b> — <input checked="" type="checkbox"/> Sympathetic <input 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> — The front fence and gates are metal palisades.
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<b>Photo Roll N°</b> 29	<b>Frame N°</b> 2A	<b>Survey Date</b> 26/2/2002	<b>Surveyed by</b> RI
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## Ashfield Heritage Study Review of Areas Zoned 2(a)

<b>Current Use</b> House, 'Padua', 83 Bland Street, Ashfield, one of a group of two houses	<b>Reference N°</b> 2 02 10
<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 1926 a building application was lodged by Andrews, as owner and builder, for the erection of these two dwellings, each described as a double-fronted brick cottage of seven rooms, with a slate dampcourse, tile roof and an estimated cost of £975. No 83 was completed in March and No 81 in April 1926.(1)</p> <p>In June 1926 Andrews, who presumably built both houses speculatively, sold this one to William and Mrs Constance Todd. It was then valued at £480 unimproved and £1,750 improved.(2) The Todds continued as occupiers until at least 1933. In 1928 the valuation of the property was £540 unimproved and £1,800 improved.(3)</p>	
<p><b>Physical Description</b></p> <p>These two adjacent houses are characteristic triple-gable California Bungalows, originally almost identical but now manifesting slight differences. Each has a broad embracing gable from which project a secondary gable over a room bay and a tertiary gable projecting further over the verandah. All have projecting purlins and ridge supporting simple bargeboards and a treatment of panels and paired battens, and the main gable has a shingled apex and a louvred roof ventilator. Each house has concrete lintels and a facade of tuckpointed brown brick. Each verandah has render-capped balustrading and tapered roughcast-rendered piers supporting stumpy colonettes—tapered and square at No 81 and debased Classical at No 83. The roofs are terra cotta tiled. The window in the room bay is a four-light casement composition with leaded glass, though the glass is now plain at No 81.</p> <p>The gardens are simple and pleasing, slightly more ample than usual because of the setback of the houses, with some mature plantings. Both houses have side driveways and front fences that are recent versions of metal palisades, No 81 with a rendered plinth. Windows opening on the the verandah have metal security grilles.</p>	
<p><b>Information Sources</b></p> <p>(1) Valuer-General's records, North Ward, 1922-25, No 286, in Ashfield Council Archives; Building Application register, 1926, Nos 3482 and 3483, <i>ibid</i>.</p> <p>(2) Valuer-General's records, <i>ibid</i>, 1926, No 306.</p> <p>(3) <i>Sands Directories</i>; Valuer-General's records, <i>ibid</i>, 1928, No 330.</p>	