

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

Name of Item House	Reference N° 1 08 65																								
Other Names formerly 'Bowden Hall'; formerly 'Rothwell'																									
Address 85 Holden Street, corner of Park Avenue	Land Title																								
Locality Ashfield Postcode																									
Item Type Building	Owner/s																								
Group Name																									
Statement of Significance <p>This is an impressive double-storeyed Victorian Italianate house which, despite modifications, demonstrates the kind of high quality speculative house building that characterised much of Ashfield at this time.</p>	Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Modifications — <p>The roof has been replaced and the original front fencing removed.</p>																								
Summary of Significance <table style="width: 100%; border: none;"> <thead> <tr> <th></th> <th style="text-align: center;">Rare</th> <th style="text-align: center;">Associative</th> <th style="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 type="checkbox"/></td> <td style="text-align: center;"><input checked="" 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 type="checkbox"/>	<input checked="" 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"/>	
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Photo Roll N° 9	Frame N° 14	Survey Date 13/8/2001	Surveyed by RI
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Current Use Residence, 85 Holden Street, corner of Park Avenue, Ashfield	Reference N° 1 08 65
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation The Boom Years	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>This site was Lot 92 of the Education Park Estate which was auctioned in September 1882.(1) In 1891, still unimproved, it was owned by Alfred G Wells.</p> <p>The house was built in 1892 and named 'Rothwell'.(2) By 1903 the owner was A T R Wells and the occupier was Arthur W Hayes, publisher, who remained there until 1908. In that year the property was valued at £192 unimproved and £1,042 improved. It seems that Wells died in about 1907 and the ownership passed to his estate.(3) The occupier from 1910 to 1920 was Francis Way. By 1922 its value had increased to £685 unimproved and £1,600 improved.(4) Ownership passed to Elizabeth Agnes Cox in 1921 and from then until at least 1932 she lived there with Major E H Cox, presumably her husband. The valuation had reached £1,145 unimproved and £2,100 improved and the Coxes re-named the house 'Bowden Hall'.(5).</p>	
<p>Physical Description</p> <p>A two-storeyed Late Victorian house the design of which is a simplified, confident version of the Italianate style. Typically, is finished in stucco, with stilted segmental arched windows having vermiculated impostes and moulded sills with panels below. The projecting bay is hip-roofed and has a single-storey faceted window bay. The steep roof is now covered in concrete tiles but was originally of slate. There is a skillioned two-storey rear wing and a later garage accessed off Park Avenue. The verandah has a tessellated tile ground floor with slate edging, and an ensemble of cast iron which includes columns and, at ground floor level, a bracket-frieze-fringe-droplet composition, while the upstairs verandah has a fringe-bracket-droplet and balustrade arrangement. The balustrade panel design, comprising encircled shields, was registered in 1885 by the Sydney firm of A T Rees & Co, iron founders.(6) The front doorcase comprises a four-panel door and leaded sidelights and transom lights. The chimneys have corniced tops with vaulted caps.</p> <p>The garden is not very neat but contains some old plantings. The front fence and path are not original.</p>	
<p>Information Sources</p> <p>(1) Watkin & Watkin, Education Park Auction Sale plan, 2 September 1882, Ashfield Council Archives; Higinbotham & Robinson map, 1883.</p> <p>(2) Rate Book, South Ward, 1891, No 568, Ashfield Council Archives. The first entry in <i>Sands Directories</i> for the house is 1893, when the occupier is given as A T R Wells.</p> <p>(3) Rate Book, <i>ibid</i>, 1903, No 563; 1907, No 579; Valuer General's records, 1908-10, No 1370.</p> <p>(4) <i>Sands Directories</i>; Valuer General's records, 1922-25, No 951, Ashfield Council Archives.</p> <p>(5) <i>Sands Directories</i>; Valuer General's records, 1928, No 994.</p> <p>(6) Turner, <i>Australia's Iron Lace</i>, p 180-81.</p>	