

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

Name of Item House, 'Braemar' Other Names	Reference N° 2 03 07																								
Address 86 Charlotte Street Locality Ashfield Postcode	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance A pleasing variation on the California Bungalow theme, demonstrating part of the development of speculative residential architecture in Inter-War Ashfield.	Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input checked="" 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: 20%; text-align: center;">Rare</th> <th style="width: 20%; text-align: center;">Associative</th> <th style="width: 20%; 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 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 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 checked="" type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	Modifications — Skillion carport added at side.
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Photo Roll N° 15	Frame N° 10A	Survey Date 10/10/2001	Surveyed by RI
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Current Use House, 'Braemar', 86 Charlotte Street, Ashfield	Reference N° 2 03 07
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 seems to have been part of an estate held by R Hudson. Early in the 20th century the allotment of which this site became part was in the ownership of William Henry De Courcey Brown, planter, of Petersham. It appears that Brown commissioned B Kirk, builder, to erect the house in 1922 and he sold it to A H Richardson, of Dulwich Hill. Kirk is listed as its first occupier, but he stayed only for a short time.(2) By about 1924, Arnold Joseph Butler became the owner and the property was valued at £360 unimproved and £1,600 improved. From 1925 to 1929 Mrs Margaret J Butler, evidently his widow, was recorded as the occupant. In 1928 the valuation was £506 unimproved and £1,700 improved.(3)</p>	
<p>Physical Description</p> <p>The design of this residence illustrates a variation of the triple-gable form of the California Bungalow style of architecture. Single-storeyed and built of brick, with tuckpointed facade and rendered concrete lintels, its roof planes are expectedly covered in terra cotta tiles. A room bay projects forwards on one side and a wider verandah bay projects further forwards on the other. The three gables so formed have plain plumb-cut bargeboards and ridge terminals, but each is different from the others. The rendered gable over the room bay is edged with basket-weave brickwork and has a bracketted skillion hood over a four-light bay window below. The window has a flared shingle skirt and its casement sashes have small bottom panes and leaded glass. The other gables have panel-and-batten treatment and each has a slightly flared shingled apex. The verandah has render-capped brick piers and a balustrade with a roughcast panel. The piers are topped with tapered roughcast square colonettes, tripled at the corner and paired elsewhere, supporting the beams. The end of the verandah is glazed. The front doorcase has leaded glass sidelights and its window is a three-light surface-mounted and bracketted-sill frame. The front garden is simple and the brick fence is appropriately low.</p> <p>The building appears to be in good condition and well cared for but the paint colour scheme is not authentic. A skillion on one side forms an attached carport.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36. (2) H E C Robinson map of Ashfield North Ward, undated but about 1912; Valuer-General's records, North Ward, 1920, No 2299 and accompanying notes; Ashfield Council Archives; <i>Sands Directories</i>. (3) Valuer-General's records, North Ward, 1922-25, Nos 608, 609; 1928, No 690, in Ashfield Council Archives; <i>Sands Directories</i>.</p>	