


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

Name of Item House, 'Esperanza' Other Names	Reference N° 2 05 07																								
Address 93 Elizabeth Street Locality Ashfield Postcode	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance One of a pair of free-standing houses that are interesting not only because of their fine architectural style and their streetscape value, but also for their association with Albert Brown, an early alderman and Mayor, who built both houses and lived in this one. No 93 has significance also for its association with Thomas Glassop, Council Clerk, William Ferguson, MLA, and the long occupation by the Way family. No 95, the other one of the pair, is already a heritage item.	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: none;"> <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 checked="" 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 type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Social	<input type="checkbox"/>	<input checked="" 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 — These include alterations to the verandah filigrees and roof and the front fence.
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Photo Roll N° 17	Frame N° 9A	Survey Date 24/10/2001	Surveyed by RI																						

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<p>Current Use</p> <p>House, 'Esperanza', 93 Elizabeth Street, Ashfield</p>	<p>Reference N°</p> <p>2 05 07</p>		
<p>Heritage Listing Recommended</p>			
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <p>Themes : Local</p> <p>Subdivision and consolidation. Boom years</p> </td> <td style="width: 50%; border: none; vertical-align: top;"> <p>Themes : State</p> <p>Towns, suburbs and villages</p> </td> </tr> </table>		<p>Themes : Local</p> <p>Subdivision and consolidation. Boom years</p>	<p>Themes : State</p> <p>Towns, suburbs and villages</p>
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<p>Historical Notes</p> <p>This area of Ashfield was originally a grant to William Faithfull (or Faithful) in 1799. By 1820 it had become part of Joseph Underwood's Ashfield Park Estate. By 1883 this part was in the ownership of John Pope, Ashfield's first mayor.</p> <p>In about 1890 Albert Brown, builder, bought a large parcel of land facing Elizabeth and Bland Streets and soon afterwards built the houses at what are now Nos 93 and 95 Elizabeth Street, and also their neighbours, Nos 91 and 91A. Brown was an alderman of Ashfield for 19 years and mayor in 1891-92.(1) (On a map of Ashfield compiled in 1958 and showing the condition of properties in 1959, these four houses were marked as 'indifferent'. Today they appear to be structurally sound and readily restorable).</p> <p>The first appearance of the property in the Rate Book is in 1892, when the house was vacant. In 1894, when it was called 'Spurgeon', it was occupied by Thomas Glassop, JP, Council Clerk. Glassop, who owned a house opposite, was experiencing marital problems and apparently lived apart from his wife at this time. Glassop continued as tenant until 1901. His marriage eventually broke down.(2) In 1900 Brown sold the house to William J Ferguson, MLA, who changed the name of the house to 'Sturt'. Ferguson lived there until 1906, when he sold the property to Harrie Way, traveller. The Ways changed the name of the house to 'Esperanza' in 1909, in which year the valuation of the property was £340 unimproved and £1,120 improved.(3) Way remained in occupation until 1930, after which Mrs Amy Way, his widow, continued as owner-occupier until at least 1943. The valuation in that year was £488 unimproved and £1,250 improved.(4)</p>			
<p>Physical Description</p> <p>This is one of a pair of adjacent identical houses. The other house, No 95, is already in the schedule as an item of Ashfield's heritage and is in more original condition than this house. Like No 95, No 93 is a single-fronted two-storey brick-and-stucco house in the composite Victorian style of architecture called Italianate/Filigree. To one side of the facade is the entry motif, a freely Classical ensemble comprising an arched ground-floor portal and a small upstairs bay with an aediculed window, surmounted by its own hipped roof giving it the appearance of a squat tower. The outer face of this tower motif is blind-arched. On the opposite side is a two-storey two-bay balcony ensemble with a skillion roof, beneath which is an altered upper storey and a ground-floor verandah that retains some of the original cast iron embellishment, with balcony panels featuring the 'flannel flower' motif, a design registered as NSW 144 by D & R Bradford in 1884.(5) The eaves treatment has a frieze divided into panels by modillions. The roof is slate with metal trim and the chimneys are stucco with corniced tops. The front steps and fence are not original. There is a side driveway. The facades of both Nos 93 and 95 are capable of complete restoration based upon their surviving elements.</p>			
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 2, Reference No 085; Higinbotham & Robinson map of Ashfield, 1883; Chris Pratten, 'The Mayors of Ashfield', in <i>Ashfield at Federation</i>, p 211 et seq.</p> <p>(2) Rate Book, North Ward, 1892, No 698; Ibid, 1898, No 549, in Ashfield Council Archives; Chris Pratten, 'The Ashfield Town Hall', in <i>Ashfield at Federation</i>, p 301; <i>Sands Directories</i>.</p> <p>(3) Rate Book, ibid, 1900, No 549; ibid, 1906, No 648; Valuer-General's records, North Ward, 1909-10, No 1189.</p> <p>(4) Valuer-General's records, 1943, No 1498, in Ashfield Council Archives; <i>Sands Directories</i>.</p> <p>(5) Brian Turner, <i>Australia's Iron Lace</i>, p 178.</p>			