


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

Name of Item Group of two matching houses Other Names	Reference N° 1 13 10																								
Address 107 & 109 Milton Street Locality Ashfield Postcode	Land Title																								
Item Type Buildings Group Name	Owner/s																								
Statement of Significance <p>An unusual pair of freestanding cottages, symmetrical in form and displaying skilful and distinctive features of the Queen Anne style of architecture. They demonstrate the Federation development of Ashfield, in this case speculative building for rental occupancy.</p>	Condition as observed from street — <input checked="" 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 type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Aesthetic</td> <td style="text-align: center;"><input checked="" 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 checked="" 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 — No 107 has an intrusive carport and no fence. No 109 has a modern brick fence and the front window sashes have been changed.
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Current Use Group of two matching residences, 107 and 109 Milton Street, Ashfield	Reference N° 1 13 10
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
Historical Notes <p>This corner of Ashfield was originally part of a grant to Lieutenant James Lucas in 1794. By about 1820 it had been incorporated by Robert Campbell into his Canterbury Park Estate. These two sites were Lots 2 (No 107) and 3 (Lot 109) of Section 1 of an unnamed subdivision, D P 644.(1) In 1912 they were still unimproved and valued at £72 each for rates purposes. No 107 was owned by the estate of -- Morrison, while No 109 was owned by Stephen Shepherd, labourer, of Little Redfern Street, Redfern. The Valuer General valued the sites differently, viz, No 107 at £88 and No 109 at £82.(2) Both unimproved lots were purchased by W J Latimer in 1914, when their values were respectively £102 and £110.(3)</p> <p>Latimer, as owner-builder, made a building application in 1913 to erect two double-fronted brick cottages with brick foundations, ruberoid dampcourse and slate and iron roofs, each estimated to cost £676.(4) In 1915 the properties were still owned by Latimer and were valued respectively at £110 unimproved and £750 improved, and £102 unimproved and £750 improved.(5) In 1921 W J Latimer sold No 107, valued at £140 and £750, to W A Duprez, who moved in for about three years. In the same year he sold No 109, valued at £ 134 and £750, to W S White, who occupied the house for about eight years.(6)</p> <p>In 1928 the owner of No 107 was J F Mill, railway officer, of Haberfield; it was valued at £252 and £1,100. Thereafter it had a succession of tenants. No 109 was still owned by W S White, of Crows Nest, and valued at £287 and £1,150, but it too subsequently had several different tenants.(7) Thus from about that time it seems that both properties were rented.</p> <p style="text-align: center;">Some further information is given in the individual Inventory sheets.</p>	
Physical Description <p>These two identical brick residences are engaging and distinctive versions of the Federation Queen Anne style of architecture. Each house is symmetrical, with a main hipped roof of slates trimmed with terra cotta, with terra cotta finials and with a gable on each side, above a faceted bay, so that the space between the bays makes an entry recessed within an arch. The facades are tuckpointed. An indicator of high quality is that the corners of the facets are done with squinch bricks rather than rubbed bricks and the window sills are of moulded render. The roof sweeps down over the bays at a lower pitch to form a verandah, which is supported on turned posts having a most unusual decorative timber bracket ensemble of fretwork and turned balusters. The verandah floor has tessellated tiles with marble edging. The front gardens are irregularly shaped because the facades are not parallel with the street.</p>	
Information Sources (1) Ashfield Heritage Study, 1993, vol 1, pp 32, 36; Higinbotham & Robinson map, 1883, and H E C Robinson map, undated but about 1912, in Ashfield Council Archives. (2) Rate Book, South Ward, 1912, Nos 1241-1242; Valuer General's records, <i>ibid</i> , 1908-10, No 727. (3) Rate Book, <i>ibid</i> , 1914, Nos 1398-99. (4) Building Application, 1913, Nos 1617-18. Ashfield Council Archives. (5) Rate Book, <i>ibid</i> , 1915, Nos 1398-99. (6) Rate Book, <i>ibid</i> , 1921, Nos 1323-24. (7) Valuer General's records, South Ward, 1928, Nos 1539-40. <i>Sands Directories</i> .	