

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

<b>Name of Item</b>	House, 'Nimitybelle', one of a group of three adjacent	<b>Reference N°</b>	
<b>Other Names</b>	houses	2 05 10	
<b>Address</b>	144 Elizabeth Street	<b>Land Title</b>	
<b>Locality</b>	Ashfield	<b>Postcode</b>	
<b>Item Type</b>	Building	<b>Owner/s</b>	
<b>Group Name</b>			
<b>Statement of Significance</b>		<b>Condition as observed from street</b> — <input checked="" type="checkbox"/> Intact <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications</b> — The gable terminals are missing. One chimney remains.	
One of an unusually good group of three California Bungalows, in fine and essentially original condition. They demonstrate the high standard of residential building in Ashfield during its burgeoning Inter-War years.			
<b>Summary of Significance</b>			
	<b>Rare</b>	<b>Associative</b>	<b>Representative</b>
<b>Historic</b>	<input type="checkbox"/>	<input 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>Photo Roll N°</b> 12	<b>Frame N°</b> 7A	<b>Survey Date</b> 2/10/2001	<b>Surveyed by</b> RI
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## Ashfield Heritage Study Review of Areas Zoned 2(a)

<b>Current Use</b> House, 'Nimitybelle', 144 Elizabeth Street, Ashfield, one of a group of three houses	<b>Reference N°</b> 2 05 10
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation	<b>Themes : State</b> Towns, suburbs and villages
<b>Historical Notes</b> The history of this part of Ashfield goes back to First-fleet surveyor Augustus Alt, to whom a grant of 280 acres was made in 1810. By about 1820 it had become part of Joseph Underwood's Ashfield Park Estate.(1) At some time before 1883 the land between Frederick and Alt Streets was divided into allotments with frontages of 120 feet (36.5 m)(2). On one of these, Lot 54, a house called 'Beddington' was erected for James Phelan, a telegraphist.(3) Evidently that house was demolished and its site subdivided into the three allotments that are now Nos 144, 146 and 148 Elizabeth Street, each with a frontage of 40 feet (12.2 m).(3) The first record of the house on No 144 is in the Valuer General's records for 1922-25, where it is shown as a new construction, erected in about 1923. The owner was C H Ridge, of Annandale, who sold to Mrs Harriett Barnett. Mrs Barnett is recorded in 1924 as the first occupier. The valuation of the property was then £259 unimproved and £1,350 improved.(4) By 1928 the property had been named 'Nimitybelle' and it was still owned and occupied by Mrs Barnett. By then its valuation had increased to £370 unimproved and £1,450 improved.(5) <p style="text-align: right;">There is a separate Inventory sheet for the group</p>	
<b>Physical Description</b> One of a group of three almost-identical California Bungalows, each with a broad gabled roof of terra cotta tiles, with a slightly projecting gabled bay to one side and a fairly deep verandah on the other, partly recessed under the main gable and partly projecting forward beyond the gable bay, flat-roofed, supported on substantial brick piers and having a tessellated tile floor. The walling is brick on a sandstone base, roughcast rendered above about a metre and a half, and tuckpointed stretcher bond face work below that. The windows are triple-light casements. A curved path leads to the steps up to the verandah, which have tiled risers, terrazzo treads and stone piers and balusters. At No 144 there are triple short posts, with square balusters between them, atop the verandah piers. The gables have a panel-and-batten treatment. The garden is simple and there is no driveway.	
<b>Information Sources</b> (1) <i>Ashfield Heritage Study</i> , 1993, vol 1, pp 32, 36. (2) Higinbotham & Robinson map of Ashfield, 1883. (3) H E C Robinson map of Ashfield, c 1912, showing Application No 14319; Valuer General's records, North Ward, 1908-10, No 1128, in Ashfield Council Archives. (4) Valuer General's records, <i>ibid</i> , 1922-25, Nos 1125-27. Rate Book, North Ward, <i>ibid</i> . <i>Sands Directories</i> . (5) Valuer General's records, <i>ibid</i> , 1928, No 1325.	