

Ashfield Heritage Study Review of Areas Zoned 2(a)

<p>Current Use</p> <p>House, 'Grandoni', 173 Elizabeth Street, corner of Frederick Street, Ashfield, one of a group of two houses (Note: There is no number 175)</p>	<p>Reference N°</p> <p>4 05 04</p>
<p>Heritage Listing Recommended</p>	
<p>Themes : Local</p> <p>Subdivision and consolidation</p>	<p>Themes : State</p> <p>Towns, suburbs and villages</p>
<p>Historical Notes</p> <p>Some of the early history of this site is given in the Group Inventory Sheet.</p> <p>This allotment, at the corner of Elizabeth and Frederick Streets, contained a residence called 'Rostrevor', the occupant of which was the Hon Archibald Jacob, MLC. By about 1894 the house was occupied by John Gilbert, draper, and re-named 'The Glen'. Gilbert lived there until 1922, when the property was purchased by Edwin Knight, newsagent, and his wife, of Edwin Street. The land was subdivided by Knight in about 1926. 'The Glen' became No 173 and the excised block, sold to John Allsop in 1928, became No 177. By 1930 'The Glen' had been demolished and new houses had been built on both allotments.(1)</p> <p>A Building Application for the house on No 173, dated 1928, was made by Edwin Knight, who was described as the owner-builder. It was for a 6-room brick cottage with stone foundation, lead dampcourse and tile roof.(2)</p> <p>In 1943 the listed owners and occupiers were Edwin Knight and his wife Margaret Knight. The valuation of the property was given as £433 unimproved and £1,550 improved.(3)</p> <p style="text-align: center;">Note: This property is affected by the proposal to widen Frederick Street.</p>	
<p>Physical Description</p> <p>One of two well-built houses forming a pleasing group. A corner house neatly addressing both streets, this one is single-storeyed and has walls of dark red-brown brickwork trimmed with dressings of slightly lighter colour. The roof is dark variegated terra cotta tiles, with ample eaves overhangs. Basically L-shaped in plan, the main roof is a half-hipped gable with its ridge parallel to Elizabeth Street, and there is a lateral gable bay, also half-hipped, having a slightly lower ridge. The gable ends contain open-work ventilator motifs. In the crook of the 'L' there is an arcaded porch with three round arches facing Elizabeth Street and one at the end facing Frederick Street. The main roof sweeps down over this at a slightly lesser pitch. Wall plates and roof purlins project to support the sharp gable bargeboards and this feature, like the moderately-pitched roof, bestows upon the design a California Bungalow character. Windows, linked by a brick soldier course, are timber framed, with double-hung sashes containing leaded panes. A fireplace in the centre of the Frederick Street gable has its exterior breast distinctively corbelled out from the wall. Both chimneys are bulky, with plain square tops.</p> <p>The garden is simple but it contains a specimen of a grass-tree (<i>Xanthorrhoea</i>), rare in a suburban garden, and includes a pair of conifers flanking the entrance gate at the splayed corner, The handsome brick fence has a cap of squint brickwork and there is a low hedge inside. Dark brick paving leads from the gate to the end of the porch.</p> <p>In the rear of the site there is a substantial gabled outbuilding.</p>	
<p>Information Sources</p> <p>(1) Valuer-General's records, North Ward. in Ashfield Council Archives: 1920-22, No 1131; 1922-26, No 1176; 1928, No 1377; 1931, No 1393; 1932, No 1393. It is interesting that <i>Sands</i></p> <p style="padding-left: 20px;"><i>Directories</i> show unbroken occupancy by Edwin Knight from 1925 until 1933.</p> <p>(2) BA No 4862, 1928, in Ashfield Council Archives.</p> <p>(3) Valuer-General's records, North Ward, 1943, Nos 1692, 1471.</p>	