


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

<b>Name of Item</b> Pair of semi-detached houses, part of a group <b>Other Names</b>	<b>Reference N°</b> <b>4 14 02</b>																								
<b>Address</b> 227-229 Norton Street <b>Locality</b> Croydon <span style="float: right;"><b>Postcode</b> 2132</span>	<b>Land Title</b>																								
<b>Item Type</b> Building <b>Group Name</b>	<b>Owner/s</b>																								
<b>Statement of Significance</b>  These cottages demonstrate the activities of entrepreneurs in the early years of the 20th century, producing buildings of good quality for rental. The design features that are unusual in these houses include the decorative timber work and the fact that all four are exactly identical, whereas the usual expectation is that while in each one of a pair is the same, there are slight differences between pairs. Here the original builder was happy to make all of them match and the present owners appear pleased to maintain this very pleasing preciseness.	<b>Condition as observed from street</b> — <input type="checkbox"/> Intact  <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic  <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications</b> — Verandah floors have been altered																								
<b>Summary of Significance</b> <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><b>Historic</b></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><b>Aesthetic</b></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><b>Social</b></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><b>Scientific</b></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><b>Other</b></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	<b>Historic</b>	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>	
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<b>Photo Roll N°</b> 61	<b>Frame N°</b> 19																								
<b>Survey Date</b> 16/6/2003	<b>Surveyed by</b> RI																								

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

<b>Current Use</b> Pair of semi-detached houses, 227-29 Norton Street, Croydon, part of group	<b>Reference N°</b> 4 14 02
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation The boom years	<b>Themes : State</b> Towns, suburbs and villages
<p><b>Historical Notes</b></p> <p style="text-align: center;"><b>Some early history notes are given in the Group Inventory sheet.</b></p> <p>After the break-up of the Canterbury Park Estate began, this part of it, known as Alexander's subdivision, was purchased by John Mooney in about 1870. Following Mooney's death the land was bought by the Intercolonial Investment Land and Building Company. In 1913 the company created a subdivision comprising 33 allotments, described as Mooney's Estate and carrying a covenant stating that 'any building or dwelling house erected . . . within 20 years from February 8th, 1913 shall cost . . . not less than £300.(1)</p> <p>On the allotments No 13, 14, 15, 16 and 17, semi-detached pairs of houses were erected. The pair on Lot 14 are the subject of this report. The pairs on Lots 16 and 17 are contemporaneous with them but not as original, while the pair on Lot 13 have been demolished.</p> <p>In 1917, A E and A M Dymant bought the unimproved Lot 14 for £100 and Nos 227-29 were built on it later in that year.(2) By 1937 the Dymant estate had sold Nos 227-29 to Miss Lorna Crittenden. In 1943 the owner was recorded as Charles Cunningham Stephen, engineer, who lived at Punchbowl Punchbowl. Over the years the houses were let to several different tenants.(3)</p>	
<p><b>Physical Description</b></p> <p>The main component of each pair in the group (of which this is one pair) is a rectangular structure of brick, with tuckpointed facade and commons elsewhere, and a hipped roof of slate with terra cotta dressings including ridge crestings and terminals. The tall chimneys have corbelled tops and are capped. Verandahs with lower-pitched skillion roofs extend across the facade. Each entry is recessed behind an arched opening which fades into the party wall separating the occupancies and projecting forwards as a central firewall with blind arched recesses. The front windows are triple-light casements with transom lights in coloured glass. The firewall supports the inner end of each verandah, the other supports being timber posts with unusual embellishment including inverse tapering and curvilinear valence boards with Art Nouveau motifs. The entrances are emphasised by a surmounting verandah gablet centred on the firewall and bearing in its rendered tympanum a small and highly distinctive low-relief Art Nouveau motif.</p> <p>There are vehicular driveways on the outer sides of the pair, and the simple front gardens are framed by timber picket fences and gates with curved profiles.</p> <p>The design features that are unusual in these houses include the decorative timber work and the fact that all four in the group are exactly identical, whereas the usual expectation is that while in each one of a pair is the same, there are slight differences between pairs. Here the builder was happy to make all of them match and the present owners appear pleased to maintain this very pleasing preciseness.</p>	
<p><b>Information Sources</b></p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36, 198; Higinbotham &amp; Robinson map of Ashfield, 1883; H E C Robinson map of Ashfield South Ward, c 1912 and updated.</p> <p>(2) The cottages at Nos 231-233. next door, were the subject of a 1916 Building Application by Chessell &amp; Co as owner-builder. No BA has been found for Nos 227-229.</p> <p>(3) Rate Books, South Ward, 1916, Nos 1401-1403; 1917, Nos 1401-1403; Valuer-General's records, South Ward, 1937, Nos 1720-1723; <i>ibid</i>, 1943, Nos 1797-1800; in Ashfield Council Archives; <i>Sands Directories</i>.</p>	