


## 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>Reference N°</b>																								
<b>Other Names</b>	No 231 was called 'Verenice' in 1937	4 14 03																								
<b>Address</b>	231-33 Norton Street	<b>Land Title</b>																								
<b>Locality</b>	Croydon <span style="float: right;"><b>Postcode</b> 2132</span>																									
<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 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																								
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>Summary of Significance</b>																										
	<table style="width: 100%; border-collapse: collapse;"> <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><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>Survey Date</b>																								
<b>Frame N°</b>	18	16/6/2003																								
		<b>Surveyed by</b>																								
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## Ashfield Heritage Study Review of Areas Zoned 2(a)

<b>Current Use</b> Pair of semi-detached houses, 231-33 Norton Street, Croydon, part of group	<b>Reference N°</b> 4 14 03
<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, known as Alexander's subdivision, was purchased by John Mooney in about 1870. Following his death the land was bought by the Intercolonial Investment Land and Building Company. The company's 1913 subdivision, called Mooney's Estate, comprised 33 allotments and carried a covenant stating that 'any building or dwelling house erected . . . within 20 years 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 15 are the subject of this report. The pairs on Lots 16 and 17 are not as original, while the pair on Lot 13 have been demolished.</p> <p>In 1916 a Building Application was lodged from Chessell &amp; Co as owner-builder for the erection of these single-fronted cottages on Lot 15, describing them as brick, of three rooms each, with brick foundation, slate dampcourse, fibro-cement roof, and an estimated value of £1,050.(2) The 1917 record shows that they were bought by Osborne Charles Devereaux and had an improved valuation of £550 each. In 1937 they were inherited by Timothy Vincent Devereaux. By 1943 the pair had changed hands, the owner being Mary Eva Protheroe, an absentee landlord. Their improved valuation was then £600 each. Over the ensuing years there were many 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) BA No 2623, 1916. Note: there is no evidence that the building was erected with an asbestos-cement roof. It is not known whether Chessell &amp; Co also built the cottages on the next lots.</p> <p>(3) Rate Book, South Ward, 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.</p>	