


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

<b>Name of Item</b> House, 'Fainlee' <b>Other Names</b>	<b>Reference N°</b> 4 04 02																								
<b>Address</b> 52 Dalmar Street, corner of Hammond Avenue <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>  This is a version of the Inter-War California Bungalow style of architecture very unusual in Ashfield on account of the way the design skilfully incorporates Arts-&-Crafts mannerisms, and because of the way its corner location is exploited by giving it two aspects. It is also historically interesting because it is in a late subdivision of the Ashfield Park Estate.	<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> —																								
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><b>Summary of Significance</b></th> <th style="text-align: center; padding: 5px;"><b>Rare</b></th> <th style="text-align: center; padding: 5px;"><b>Associative</b></th> <th style="text-align: center; padding: 5px;"><b>Representative</b></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><b>Historic</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"><b>Aesthetic</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"><b>Social</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"><b>Scientific</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"><b>Other</b></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </tbody> </table>	<b>Summary of Significance</b>	<b>Rare</b>	<b>Associative</b>	<b>Representative</b>	<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> 59	<b>Frame N°</b> 17																								
<b>Survey Date</b> 21/5/2003	<b>Surveyed by</b> RI																								

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

<b>Current Use</b> House, 'Fairlee', 52 Dalmar Street, Croydon, corner of Hammond Avenue	<b>Reference N°</b> 4 04 02
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation	<b>Themes : State</b> Towns, suburbs and villages
<p><b>Historical Notes</b></p> <p>The first owner of the land in this area was Private Joseph Eades, who in 1794 was given a 25-acre grant in what was then called 'The district of Petersham Hill'. By about 1820 this was absorbed into Joseph Underwood's Ashfield Park Estate.(1) Underwood built 'Ashfield Park House' in the area between the present-day Byron and Scott Streets. After his death there was progressive subdivision of the estate, its northern part being the last to be broken up. Dalmar Street was created in 1904 and named for the house 'Dalmar' which stood on one large block of the subdivision, which was itself subdivided after the house was demolished. 'Ashfield Park House' itself was demolished and its remnant site subdivided in 1910. The area bounded by Parramatta Road and Bay, Lang and Byron Streets was subdivided as late as 1917 and called Miller's Estate. The block on which this house stands is Lot 27 of that estate.(2)</p> <p>Kezia Miller sold the vacant allotment in 1926 to Robert Stuart and James Pye, who sold it in 1927 to James D Mitchell, mechanic, of Annandale. The house was built in that year and occupied by Mitchell. It was known as 'Fairlee' in 1931, when the property valuation was recorded as £290 unimproved and £1,100 improved. Mitchell still occupied the house in 1943.(3)</p>	
<p><b>Physical Description</b></p> <p>This residence in some ways typifies the architecture of this part of Ashfield, being single-storeyed, built of dark red-brown bricks (Bowral blues in this case) with a terra cotta tile roof and displaying elements of the Arts-&amp;-Crafts and California Bungalow styles. However it is unusual in that it pleasingly addresses both streets of its corner location, the entrance being in Hammond Avenue rather than Dalmar Street. The design exhibits several distinctive features. There is a sandstone base, but the symmetrical Dalmar Street front also incorporates a hip-roofed verandah projecting from the main hipped roof, with a low bow-fronted henge-like balustrade of rock-faced stone. Its two corner piers, also built of sandstone, support squat Tuscan columns having exaggerated entasis, which in turn support the beams and friezes above. Facing Hammond Avenue there is a recessed entrance, fronted by a portal with stone piers and less exaggerated Tuscan columns surmounted by a flat-roofed hood. The entry is floored with encaustic tiles and has terrazzo treads. Alongside there is a faceted bay window with double-hung sashes which, like the other windows, has leaded glass with Art Deco detailing. Two pairs of fully glazed doors open on to the verandah; they have a patterned arrangement of timber bars and leaded panels with Art Deco echoes. Flanking the verandah there are two round windows enframed by rectilinear rock-faced stones. The single chimney has a concrete top. The building is very intact condition.</p> <p>There is a small front garden enclosed by a low brick fence of piers and dentillated panels, with a woven wire front gate.</p>	
<p><b>Information Sources</b></p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; Johnson &amp; Sainty, <i>Land Grants 1788-1809</i>, p 40.  (2) Subdivision Plans for Ashfield Park Estate, e.g. 1884 and 1904; and for Miller's Estate, by C H Cramond, 1917; <i>Ashfield Heritage Study 1993</i>, vol 2, Reference No 240.  (3) Valuer-General's records, North Ward, 1926, No 1048; 1928, No 1111; 1931, No 1127; 1943, No 1193; <i>Sands Directories</i>.</p>	