

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

<b>Name of Item</b> House, 'Lansdale' <b>Other Names</b>	<b>Reference N°</b> <b>4 08 01</b>																								
<b>Address</b> 66 Heighway Avenue, corner of Walter Street <b>Locality</b> Croydon <b>Postcode</b>	<b>Land Title</b>																								
<b>Item Type</b> Building <b>Group Name</b>	<b>Owner/s</b>																								
<b>Statement of Significance</b>  This property reflects in its history the changing patterns of land ownership and house tenancies in Ashfield. Its aesthetic significance lies in its Federation Bungalow style of architecture, which includes some unusual, handsome detailing.	<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>Summary of Significance</b> <table style="width: 100%; border: none;"> <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"/>	<b>Modifications</b> — Front fence is steel mesh.
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<b>Photo Roll N°</b> 12	<b>Frame N°</b> 3	<b>Survey Date</b> 2/10/2001	<b>Surveyed by</b> RI
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<b>Current Use</b> Residence, 'Lansdale', 66 Heighway Avenue, corner of Walter Street, Croydon	<b>Reference N°</b> 4 08 01
<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>This site is in the 5th Subdivision of Malvern Hill Estate. That area began as part of Augustus Alt's 1794 grant, which was later incorporated into Joseph Underwood's Ashfield Park Estate. The street itself has a checkered history. Its middle portion appears on the Higinbotham &amp; Robinson map of Ashfield (1883) as The Crescent, a name which was changed to Walter Street. It was changed to Heighway Avenue in 1912, when the middle portion was extended to the east and west in its present widened form. It was named after the Ashfield estate agent F S Heighway.(1) The large block which includes this allotment was owned in the 1880s by Samuel Dickenson, whose house 'The Hall' was nearby. In 1908 the owner of the unimproved lot, then having a frontage of 165 feet, was Mark Smith, a Summer Hill carpenter.</p> <p>The available evidence indicates that the house was built in 1915 by the new owner of its present site, Arthur Halloran. Its valuation was then £88 unimproved and £750 improved. The rate books of that time still record the address as Walter Street.(2) Interestingly, its first occupant was an architect, Alex C Williamson. By 1928 the property, still owned by A J O'Halloran, was valued at £350 unimproved and £1,150 improved. In later years the property was let for rental.(3)</p>	
<p><b>Physical Description</b></p> <p>A brick bungalow residence under a wide dominating roof which is gabled at the front and hipped at the back, continuing down as a skillion over the rear ancillary rooms. The facade only is tuckpointed. The front verandah is recessed on one side of the facade and is supported by stout brick piers, between which are bracketted timber frieze panels of intricate fretwork design. On the other side there is a four-light faceted oriel window of unusual design, with supporting curvilinear brackets and jack-joisted hood. The gable has roughcast render panels with timber battens, above which is a projecting shingled apex, and boarded soffits. The windows have sashes glazed with top and/or bottom small coloured panes, while the door is five-panelled. The verandah floor and curving front path are tessellated tiles, the verandah edged with marble and the path with concrete kerbing. The path has a symmetrically curved branch leading to the rear of the property. The house appears to be in very original state but, at the time of this inspection, was in indifferent condition.</p>	
<p><b>Information Sources</b></p> <p>(1) Ashfield Heritage Study 1993, vol 1, pp 32, 36 and Appendix 'G'; the Higinbotham &amp; Robinson map is in Ashfield Council Archives; H E C Robinson Map, South Ward, undated but about 1912.</p> <p>(2) Higinbotham &amp; Robinson map, <i>ibid</i>; <i>A Triangle of Land</i>, pp 84, 104, 114; Valuer-General's records, South Ward, 1908-10, No 194; Rate Book, South Ward, 1915, No 2145; 1920, No 583.</p> <p>(3) Valuer-General's records, <i>ibid</i>, 1928, No 725; <i>Sands Directories</i>; The tenant from 1924 until at 1932 was William T Moss.</p>	