


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

Name of Item House, 'Emoh Ruo' Other Names	Reference N° 4 06 01																								
Address 74 Frederick Street Locality Ashfield Postcode	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance A characteristic and pleasing Queen Anne-style house with many little distinctive details. It illustrates the Federation-period streetscape of Frederick Street and demonstrates the quality of residential building design in Ashfield at this time. Note: This property is affected by the proposal to widen Frederick Street.	Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — Window shutters now compromise the facade. The front fence is not appropriate.																								
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Photo Roll N° WS Courier Frame N° 8/10/2001	Survey Date 12/10/2001 Surveyed by RI																								

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<p>Current Use</p> <p>House, 'Emoh Ruo', 74 Frederick Street, Ashfield Note: This property is affected by the proposal to widen Frederick</p>	<p>Reference N°</p> <p style="text-align: center;">4 06 01</p>		
<p>Heritage Listing Recommended</p>			
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Themes : Local</p> <p>Subdivision and consolidation The boom years</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Themes : State</p> <p>Towns, suburbs and villages</p> </td> </tr> </table>		<p>Themes : Local</p> <p>Subdivision and consolidation The boom years</p>	<p>Themes : State</p> <p>Towns, suburbs and villages</p>
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<p>Historical Notes</p> <p>This part of Ashfield was originally a grant of 280 acres made in 1810 to Augustus Alt, which by about 1820 had been subsumed by Joseph Underwood's Ashfield Park Estate. In 1883, before Banks Street existed, this little parcel of land between Frederick Street and Iron Cove Creek was owned by M Donnelly.(1) It was later called Greendale Estate, consisting of nine allotments. This house was built on Lot 3, which had an unimproved valuation in 1913 of £100. It was the subject of a building application made in 1913 by J H Davies, builder, of Wattle Street, Haberfield, for Mrs J Campbell, the owner, who then lived in Carlisle Street. It was described as a four-room double-fronted brick cottage with concrete foundation, slate dampcourse and slate roof, and was estimated to cost £600.(2) The house was first listed in <i>Sands Directory</i> in 1914, occupied by John Campbell and named 'Emo-Ruo' (sic). By 1920 its valuation was £174 unimproved and £750 improved, and in the Valuer-General's record for that year the roof is described as tiled.(3) Later valuations were: 1922--25, £275/£1,150; 1926, £325/£1,200 and 1928, £425/£1,250.(4) <i>Sands Directories</i> record that Campbell was occupant until at least 1933. In 2001 it was advertised for sale as 'a character home, a fine example of its period, painstakingly renovated throughout.'(5)</p>			
<p>Physical Description</p> <p>This house occupies the site adjoining a small reserve which was No 72 Frederick Street but is now part of the end closure of Banks Street. It is a single-storey house displaying the usual characteristics of the Queen Anne style. Its facade is tuckpointed red-brown face-brick, with dark brick dressings, and the other walls are commons. The roof is slate, trimmed with terra cotta, with crested ridges and terminals. The main roof is hipped and the projecting room bay is gabled, with a vermiculated roughcast and plain render design, above which is a small gable screen of vertical slats. The chimneys are roughcast with moulded courses and terra cotta pots. The verandah is hipped at one end, its roof continuing the main roof at a slightly lower pitch, supported by paired posts with decorative timber brackets with tulip motifs. The brick balustrade curves up to form piers. The door and window openings have segmental-arch heads. The bay room has a slightly projecting window bay in which is a three-light casement frame with transom lights, and above these a metal awning has recently been fitted. The window under the verandah is a wide two-light casement. There are small panes in the lower part of each sash and in the top-lights. The windows have stop-chamfered frames and bullnose brick sills.</p> <p>There is a side driveway leading to a garage at the rear. The small front garden has ornamental plants and the low front fence is of stone in thin courses.</p> <p>The front windows have been fitted with steel roller shutter security screens.</p>			
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; Higinbotham & Robinson map of Ashfield, 1883. (2) Rate Book, North Ward, 1913, No 1672, in Ashfield Council Archives; Building Application Register, 1913, No 1376, <i>ibid</i>. (3) Valuer-General's records, North Ward, 1920, No 1288, <i>ibid</i>; Rate Book, <i>ibid</i>, No 1288. (4) Valuer-General's records, <i>ibid</i>, 1922-25, No 1350; 1926, No 1484; 1928, No 1563. (5) 'Property of the Week', <i>Western Suburbs Courier</i>, 8 October 2001.</p>			