


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

Name of Item House Other Names	Reference N° 5 08 02																								
Address 42 Hardy Street Locality Ashfield Postcode 2131	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance <p>This is a well-built and intact Inter-War house of distinctive design, one of the last to be erected in the Hillcot Estate and one of the very few residences in Ashfield to have a porte cochere.</p>	Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications —																								
Summary of Significance <table style="width: 100%; border-collapse: collapse;"> <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>Historic</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>Aesthetic</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Social</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>Scientific</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>Other</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	Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aesthetic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Social	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Photo Roll N° 69	Frame N° 20A																								
Survey Date	Surveyed by																								
15-2-2004	RI																								

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Current Use House, 42 Hardy Street, Ashfield	Reference N° 5 08 02
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
Historical Notes This area was part of a grant made in 1796 to the Rev Richard Johnson, which became his Canterbury Vale farm. By about 1820 it had been incorporated into Robert Campbell's large Canterbury Park Estate. (1) After Campbell's death his estate was gradually broken up and sold. By about 1880 this particular parcel was owned by a Mr Field.(2) It passed to F J Robinson(3) and was further subdivided at around the turn of the 19th century as the Hillcot Estate, but this particular allotment remained unbuilt upon until 1928, when a building application was lodged by the Ashfield builder D J Findlay, on behalf of Henry Baskerville Bagnall, who was listed as a manager, living until then in Enmore.(4) In the BA the house was described as a six-roomed double-fronted cottage, on a stone foundation, with lead damp-coursing and a tiled roof, and having an estimated value of £2,000. Bagnall had bought the vacant land which was part of Lot A and valued at £605. The Valuer-General's improved valuation for the property was then £3,000.(5) Henry Bagnall was still living there in 1943, at which time the improved valuation was recorded at £2,600,(6) a decline which has been attributed to the effects of the great depression of the 1930s.	
Physical Description This house is situated on one of the comparatively wide allotments in Hardy Street. It is set well back from the street on a site which slopes up quite steeply from the front boundary. The building is single-storeyed, constructed of black tuckpointed brown face brick on a sandstone base, and has terra cotta tile roofing. Its broad frontage gives the impression of a low-slung profile. From the main hipped form there projects a wide front balcony, which has chamfered ends filled with timber-framed fixed glazing, a faceted roof, brick piers, and capped and slightly bowed balustrading to the open centre section. The timber beam spanning this wide centre space is supported by a central metal column. There are bay windows at each side of the house, terminating at the soffit of the wide eaves and fitted with double-hung, leadlight-glazed sashes. A distinctive feature of the design is a porte cochere, set back from the front of the house, with a hipped tiled roof protecting the recessed entrance. The front garden is elemental. A concrete side drive leads through the porte cochere to a brick garage at the rear of the site. The front fence, which also partially retains the garden, has brickwork matching that of the house, with panels between capped piers.	
Information Sources (1) <i>Ashfield Heritage Study 1993</i> , vol 1, pp 32, 36. (2) Higinbotham & Robinson map of Ashfield, 1883, in Ashfield Council Archives. (3) H E C Robinson map of Ashfield South Ward, undated but about 1912, <i>ibid</i> . (4) BA 1928, No 5043, in Ashfield Council Archives. (5) Valuer-General's records, east ward, 1928, No 443, in Ashfield Council Archives. Note that the property was cited as in the east ward, not the south. (6) Valuer-General's records, <i>ibid</i> , 1943, No 486.	