

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

Name of Item House, 'Vaucluse', one of a group of two houses Other Names	Reference N° 3 02 03																								
Address 10 Bartlett Street Locality Summer Hill Postcode 2130	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance <p>One of two harmonious matching California Bungalows which, despite minor alterations, make a positive contribution to the streetscape. Together they typify the speculative building activity characteristic of Ashfield between the wars.</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																								
Summary of Significance <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>Historic</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>Aesthetic</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>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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	Modifications — <p>The front fence appears to be a later though appropriate construction</p>
	Rare	Associative	Representative																						
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Photo Roll N° 44	Frame N° 13	Survey Date 15/8/2002	Surveyed by RI																						

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Current Use House, 'Vaucluse', 10 Bartlett Street, Summer Hill, one of a group of two houses	Reference N° 3 02 03
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>This land is part of a subdivision created in the 1880s by James Bartlett, a ubiquitous entrepreneur of Summer Hill. The area was subjected to re-subdivision and the name Frank Morris appears as the owner of these two adjacent sites in about 1912.(1) However no houses appeared on them until 1926. In that year the owner of No 10 was Oswald George Ernest Addis, of Yeo Avenue. Addis built both this house and that at No 18. His building application for No 10, as owner-builder, described it as a five-roomed double-fronted brick cottage, with slate and 2-pound lead dampcoursing and tiled roof, with an estimated value of £850. Addis sold it in 1926 to Gerald Francis and Emily Louisa Goodwin. In that year the property was valued at £300 unimproved and £1,300 improved. By 1928 the valuation was £375 unimproved and £1,350 improved. The Goodwins continued as occupants for a time, but in 1943 it was owned by Mrs Ruby Evelyn Mathieson Jones, who named it 'Vaucluse'. In that year the property was valued at £350 unimproved and £1,250 improved. The reason for the diminution between 1928 and 1943 is not known, but could possibly have been attributed to the effects of the great depression of 1929-30.(2)</p>	
<p>Physical Description</p> <p>One of two identical Inter-War California Bungalows built speculatively. It has a typically broad gabled main roof, covered with terra cotta tiles, and a side wing projecting towards the street, similarly designed. The window bay of the projecting wing has a hood which extends across the facade to cover the verandah, with a low-pitched tiled skillion roof, hipped at the end. The facade walling is tuckpointed dark brown brickwork on a rendered plinth, the other walls laid in commons. The verandah is supported on three capped pairs of tapered stucco piers supported in turn by stout brick piers bearing small decorative panels. These piers are closer together opposite the entrance and further apart along the verandah, with a dentillated and capped brick balustrade between them. The verandah floor and front path is tessellated tiles. The gables have the expected panel-and-cover strap treatment and the larger gable has a shingled apex with dentils. The chimneys are rendered with dentillated brick capping and terra cotta pots. A three-light casement window, with leaded glass sashes, projects forwards from the side bay, while the entrance door has a sidelight. The front garden is sparse and the fence is brick, with metal framed gates. There is a side driveway.</p>	
<p>Information Sources</p> <p>(1) H E C Robinson map of Ashfield, east ward, undated but about 1912. (2) Building application No 4010 of 1926; Valuer-General's records, east ward, 1926, No 1875; 1928, No 38; 1943, No 55, in Ashfield Council Archives; <i>Sands Directories</i>.</p>	