

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

<p>Name of Item House, 'Casita', one of a group of five houses</p> <p>Other Names</p>	<p>Reference N° 3 19 14</p>																								
<p>Address 198 Smith Street</p> <p>Locality Summer Hill Postcode 2130</p>	<p>Land Title</p>																								
<p>Item Type Building</p> <p>Group Name</p>	<p>Owner/s</p>																								
<p>Statement of Significance</p> <p>One of a unified and harmonious group of five dwellings all erected in the Boom years of Ashfield's residential development by the same speculator, Samuel Benjamin, who lived in one of them for a short time. They form a very good component of the streetscape at the high end of Smith Street. The subsequent ownerships and tenancies of the group are interesting and include Robert Liddle Elphinstone, an accountant and member of the well-known family of architects, builders and engineers prominent in Ashfield.</p>	<p>Condition as observed from street —</p> <p><input type="checkbox"/> Intact</p> <p>Minor alteration —</p> <p><input type="checkbox"/> Sympathetic</p> <p><input checked="" type="checkbox"/> Unsympathetic</p> <p>Major alteration —</p> <p><input type="checkbox"/> Sympathetic</p> <p><input type="checkbox"/> Unsympathetic</p>																								
<p>Summary of Significance</p> <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"/>	<p>Modifications —</p> <p>Retains most of its authentic detailing. May be undergoing restoration. Front fence inappropriate metal construction. Verandah has concrete floor.</p>
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Photo Roll N° 41	Frame N° 35	Survey Date 7/8/2002	Surveyed by RI
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Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use House, 'Casita', 198 Smith Street, Summer Hill: one of a group of five houses	Reference N° 3 19 14
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation The Boom Years	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>The land on which these houses now stand was part of Henry Kable's grant of 151/2 acres made in 1795. The area was still largely unbuilt upon until the 1880s, though subdivision began before then. By 1883 these five sites were differently ordered as two allotments with frontages to Prospect Road and back boundaries to Louisa Street.(1) They do not appear in Ashfield rate books until 1886, when they were owned by Samuel Benjamin, and it is assumed that it was he who re-subdivided the parcel into the present five lots facing Smith Street and built the houses. By that year three of them, Nos 194, 196 and 198, had been built. No 194 was sold to Sydney James Edward Putt, No 196 to J J Abigail, and No 198 to Edwin Walker, who sold on to A L Elphinstone.(2) In 1887 all five houses are recorded for the first time. In that year the owner of No 192 was still Samuel Benjamin; No 194 was owned and occupied by S J E Putt; No 196 was owned and occupied by C J Abigail; No 198 was owned and occupied by A L Elphinstone (though <i>Sands Directories</i> list the occupant as Robert Elphinstone); No 200 was owned and occupied by J J Carolan.(3)</p> <p>In 1908 the property at No 198 was owned and occupied by Robert Liddle Elphinstone, accountant, and valued at £180 unimproved and £650 improved. By 1928 it had been named 'Casita' and its owner and occupier was Miss Emily Mildred Elphinstone. Its valuation had by then increased to £440 unimproved and £1,050 improved.(4)</p>	
<p>Physical Description</p> <p>One of a group of five almost identical freestanding houses situated on the upper slope of the south side of Smith Street. Because of their self-contained grouping between Louisa Street and Prospect Road, they form a most harmonious strip of streetscape. They are Victorian Italianate in architectural style, with details of Rustic Gothic such as their decorative bargeboards. All have been altered, but most modifications are relatively minor, and some restoration is also evident. They are brick-walled with stucco facades. The roofs would most likely have been of slate, but all are now tiled. Each has a lateral gabled roof from which projects a more steeply-pitched side gable bay, and from that a faceted window bay, with its own faceted roof, projects further forwards. The rest of the facade has a verandah, which would have been separately roofed with bullnose-profile corrugated metal and embellished with cast iron filigree embellishment. The outer end of the verandah has a firewall. Original windows are semi-circular arched, with double-hung sashes, label moulds and modelled sills, and chimneys were corniced. Verandahs probably had tessellated tile floors and slate edging.</p> <p>The houses are fairly close to the street, with small front gardens and varied fences.</p> <p>No 198 has retained most of its authentic detailing, although it appears not very well cared for. The front fence is an inappropriate metal construction. The verandah has a concrete floor.</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, east ward, 1885, for record of vacant land; 1886, Nos 120-124 for individual properties. The purchaser of No 198 is recorded as A J Elphinstone, which might be a misspelling. <i>Sands Directories</i> list Robert Elphinstone as tenant from 1887. (3) Rate Book, east ward, 1887, Nos 122-126.(3) Rate Book, east ward, 1887, Nos 122-126. (4) Rate Book, east ward, 1897, No 143-147; Valuer-General's records, 1908, No 177-181, 1928, Nos 1569-1573; <i>Sands Directories</i>.</p>	