


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

Name of Item House, 'Ingleburn' Other Names	Reference N° 3 18 01																								
Address 20 Rosemount Avenue, corner of Seaview Street Locality Summer Hill Postcode 2130	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance <p>A handsome house in the Federation Queen Anne idiom, made very distinctive by unusual architectural detailing. Its skilled design befits the corner site, making a real contribution to the streetscape. The property is a component in the historic Prospect Hall conservation area.</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 —																								
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;">Summary of Significance</th> <th style="text-align: center; padding: 5px;">Rare</th> <th style="text-align: center; padding: 5px;">Associative</th> <th style="text-align: center; padding: 5px;">Representative</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Historic</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Aesthetic</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Social</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Scientific</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Other</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </tbody> </table>	Summary of Significance	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"/>	
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Photo Roll N° 45	Frame N° 21	Survey Date 16/8/2002	Surveyed by RI																						

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Current Use House, 'Ingleburn', 20 Rosemount Avenue, Summer Hill, corner of Seaview Street	Reference N° 3 18 01
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages Land tenure
<p>Historical Notes</p> <p>This site was part of the Prospect Hall Estate, having begun as part of a grant made to Edward Haven in 1794, which was acquired by Robert Campbell and incorporated into his Canterbury Park Estate. James Bartlett, an enterprising builder-developer, bought the land from Campbell's heir Sophia, and built his large residence 'Prospect Hall' south of Seaview Street. After his death in 1904 part of his estate was purchased by Dr Henry Hinder in 1908. Houses including 'Prospect Hall' were demolished to enable re-subdivision to proceed. The titles had covenants, limiting building to one residence or two semi-detached houses per lot, to be built of brick or stone, with roof of slate, tiles or shingles, to the value of not less than £300. No shops or business premises were allowed.(1)</p> <p>No information is available about the first purchaser from Hinder's subdivision, but the first occupant, George I Moore, is recorded in 1913, indicating that the house was built in 1912. It appears to have been named during Moore's occupancy. In 1920 the property was owned by George Jesson, who sold it to Alfred Oxley Wilson, a doctor, of Croydon. In the same year Wilson sold on to Jacob and Emma Chaim.(2) The Chaim family continued as owners and occupiers until at least 1943. Like other properties, the valuation dropped between 1928 (£556 unimproved, £1,700 improved) and 1943 (£477 and £1,475).(3) The reason for this is not known, but perhaps the financial downturn of the great 1930s depression was a factor.</p>	
<p>Physical Description</p> <p>When viewed from Rosemount Avenue this house is symmetrical, with an open gabled feature in the centre, leading to the front verandah. It links the two short flanking gable-roofed and windowed wings which project diagonally from the main hipped roof. This porch-like motif has timber posts which, like the other verandah posts, rest on low tapered piers of axe-faced and margined sandstone. Its gable is embellished with curvilinear brackets and apex members and, as with the flanking gables, an apex finial. The house also addresses Seaview Avenue, with a side verandah similarly detailed. The walls are of brown face bricks with dressings of slightly paler bricks and sills of bullnose bricks. The roof is of slate with terra cotta trim; the main ridge is short, with gablet vents, and the front slope continues down over the verandah at slightly lower pitch. The chimneys are brick with roughcast rendered tops surmounted by brick corbels and terra cotta pots. The entrance, facing Rosemount Avenue, is recessed within a round arch of brick, with sandstone jambs and imposts. It is flanked by bulls-eye windows. The front door has sidelights and transom lights, under a flat segmental brick arch. The bay windows have mullions treated as pilasters; the sashes are casements, with two central lights and one on each return. The verandah floor is tessellated tiles with marble and slate edging and the two steps have side pedestals supporting ball motifs and slate treads. The path is curved and leads to the front gate at the corner of the site. The garden is pleasing, with some mature plantings.</p> <p>The fence is a low and stepped design of timber square-topped pickets.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, p 163 et seq; Chris Pratten (ed), <i>Ashfield at Federation</i>, p 28. Dr Henry Hinder was a well-known medico and surgeon, as well as being one of the important early building entrepreneurs of Ashfield.</p> <p>(2) In the east ward rate book, 1920, No 1355, Wilson is recorded as the purchaser of an unimproved lot. This is evidently an error: see Valuer-General's records, east ward, 1920, No 1356. Unfortunately no building application has been found.</p> <p>(3) Valuer-General's records, 1928, No 1406; 1943, No 1507, in Ashfield Council Archives.</p>	