


# Ashfield Heritage Study Review of Areas Zoned 2b & 2c

<b>Name of Item</b> Cottage <b>Other Names</b>	<b>Reference No</b> <b>36</b>																								
<b>Address</b> 27 Prospect Road <b>Locality</b> Summer Hill <span style="float: right;"><b>Postcode</b> 2130</span>	<b>Land Title</b> Lot 48 DP 883																								
<b>Item Type</b> Group <b>Group Name</b> Prospect Road Group	<b>Zoning</b> 2c																								
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Evaluation of Significance</th> <th style="text-align: center; border-bottom: 1px solid black;">Rare</th> <th style="text-align: center; border-bottom: 1px solid black;">Associative</th> <th style="text-align: center; border-bottom: 1px solid black;">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 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>	Evaluation 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 type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Owner</b> Private  <b>Condition</b> <input type="checkbox"/> Intact <input checked="" type="checkbox"/> Minor alteration <input type="checkbox"/> Sympathetic alteration <input type="checkbox"/> Unsympathetic alteration
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<b>Statement of Significance</b> Although this cottage was the victim of attempts to modernise the building apparently in the 1920s to “bungalowise” it, it still demonstrates the development of the district. Much of the original fabric survives and with appropriate advice its heritage value could be enhanced. It is associated with other houses nearby built by noted local builder and architect David Elphinstone. This dwelling is one of a notable group which faces Prospect Road. Together,																									
<b>Photograph</b> <div style="text-align: center;">  </div>																									
<b>Photo roll</b> 2000-3 <span style="margin-left: 100px;"><b>Negative</b> 8</span>	<b>Survey Date</b> 1/13/2000 <span style="float: right;"><b>Surveyed by:</b> TK</span>																								

**Current Use**

**Reference No**

Residential - flats

36

**Heritage Listing**

**Themes: Local**

Subdivision & consolidation

Sub themes: local

**Themes: State**

Housing

**History of the Item**

In 1892, Ashfield widow Emma Abbey bought this land from the subdivider George Griffiths. In July she mortgaged it to architect David Elphinstone. Elphinstone was a significant local builder and architect who was responsible for many fine buildings in Ashfield and elsewhere. Emma Abbey lived next door to David Elphinstone. When her husband was killed in an accident, she arranged with Elphinstone to erect this house, into which she came to live. David Elphinstone was responsible for the erection of a number of houses on Prospect Road nearby.

**Physical Description**

Single storey double fronted masonry cottage of Victorian Italianate style. The front walls are covered with stucco with those at the sides left as plain brick. Transverse hipped roof with gable projecting to face the street. The main roof is now clad with coloured glazed Marseilles terra cotta tiles. Twin chimneys of stucco with plaster relief work and terra cotta pots survive. A faceted bay projects from the gable with a segmented roof which is now clad with Marseilles tiles. The windows on this bay are now square with those at the sides being narrower than the main window at the front. Windows are timber framed double hung sashes. The front door is a late Victorian four panelled door with glazed upper panels. There are sidelights and a fanlight. The front verandah roof is now of a low pitch and appears to have been the result of an attempt to “bungalowise” this building in the 1920s. This verandah is now enclosed. A tessellated tile pavement leads to the front door. The front fence consists of a dwarf stone wall with cast iron spear pickets with barley twist posts and a spear picket gate.

**Information Sources**

C T 1066 f 183; C Pratten (ed), Summer Hill, pp. 90,129-30, 211-2,

Additional Images

Reference No

36

