


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

Name of Item House, 'Karooa' Other Names	Reference N° 3 08 02																								
Address 45 Henson Street, corner of Herbert Street Locality Summer Hill Postcode 2130	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance <p>This is a pleasing Queen Anne/Arts-&-Crafts style house which addresses its corner position admirably and is an effective component of the streetscapes of this conservation area. It characterises the high quality of building promoted by Dr Henry Hinder's covenants on the titles of the Prospect Hall Estate when it was created after 1908. The history of the site has associations with prominent Ashfield personalities of the Federation period.</p>	Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input checked="" type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — Original front fence has been replaced																								
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"/>	
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Photo Roll N° 45	Frame N° 18	Survey Date 16/8/2002	Surveyed by RI																						

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<p>Current Use House, 'Karoola', 45 Henson Street, corner of Herbert Street, Summer Hill</p>	<p>Reference N° 3 08 02</p>
<p>Heritage Listing Recommended</p>	
<p>Themes : Local Subdivision and consolidation</p>	<p>Themes : State Towns, suburbs and villages</p>
<p>Historical Notes</p> <p>This site was part of the Prospect Hall Estate, having begun as part of Edward Haven's grant of 1794, which was later incorporated into Robert Campbell's 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>A building application was lodged in 1910 on behalf of the Prospect Hall Estate by the builder D A Swain. Its estimated cost was £725. The house was described as a brick cottage with six rooms, kitchen, bath room, laundry, pantry, fuel store and WC, and a dampcourse of slate. Its first purchaser is not known, but it was occupied by Edward Ecroyd and afterwards by Walter Grayson, in whose time the house was named. The property was purchased in 1920 by Jessie Rouse Hyles. Then, after several tenancies, it was bought by Ernest James Walker Rees, who paid £1,575 for it. At that time its valuation was £488 unimproved and £1,500. Rees was recorded as an occupier from 1924 and was still there in 1943. The valuation changed from £640/£1,650 in 1928 to £549/£1,450 in 1943, a reduction which is unexplained but was possibly an influence of the 1930s depression.(2)</p>	
<p>Physical Description</p> <p>A well-built house which addresses its corner location effectively. It is a single-storeyed building, the roof of which is an irregular combination of hip and gable forms covered in terra cotta tiles with ridge terminals and exposed rafter feet. The gables are treated with the strap-and-panel motif, with apex ventilators and bracketed purlins. The walls are brick on a sandstone base, with the lower half in face work and the work above roughcast rendered. The wrap-around verandah is roofed by a continuation of the main roof at a slightly lower pitch and is supported on paired posts with simple timber spandrel embellishment, in turn supported by distinctive U-shaped short sandstone piers. It has a tessellated tile floor and is accessed by a curved concrete path from the corner gateway to slate-treaded steps. The chimneys are roughcast rendered with brick bands and dressings and tall terra cotta pots. The windows are casements with leaded glazing and transom lights; the triple-light ensemble facing Henson Street has a jack-joisted hood. The front door has sidelights.</p> <p>The garden is simple and relatively small-scale. The front fence is a more modern brick design, with curvilinear steelwork panels, somewhat inappropriate.</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) Valuer-General's records, east ward, 1910, No 1137; building application No 253, 1910; Valuer-General's records, east ward, 1920, No 615; 1925, No 525; 1928, No 541; 1943, No 594; all in Ashfield Council Archives.</p>	