


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

<b>Name of Item</b> House, 'Boronia', one of a group of two houses <b>Other Names</b>	<b>Reference N°</b> <b>3 13 03</b>																								
<b>Address</b> 5 Moonbie Street <b>Locality</b> Summer Hill <span style="float: right;"><b>Postcode</b> 2130</span>	<b>Land Title</b>																								
<b>Item Type</b> Building <b>Group Name</b>	<b>Owner/s</b>																								
<b>Statement of Significance</b> These houses characterise the importance of neat architectural styling, and represent the place of speculative housing development, in the late Victorian period in Ashfield.	<b>Condition as observed from street</b> — <input type="checkbox"/> Intact <b>Minor alteration</b> — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic <b>Major alteration</b> — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic  <b>Modifications</b> — Slate roof replaced by tiles. Chimneys removed. Paving of path, steps and porch altered.																								
<b>Summary of Significance</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%;">Rare</th> <th style="width: 20%;">Associative</th> <th style="width: 20%;">Representative</th> </tr> </thead> <tbody> <tr> <td><b>Historic</b></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><b>Aesthetic</b></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><b>Social</b></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><b>Scientific</b></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><b>Other</b></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	<b>Historic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Aesthetic</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Scientific</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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<b>Photo Roll N°</b> 32	<b>Frame N°</b> 20	<b>Survey Date</b> 5/5/2002	<b>Surveyed by</b> RI																						

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<b>Current Use</b> House, 'Boronia', 5 Moonbie Street, Summer Hill, one of a group of two	<b>Reference N°</b> 3 13 03
<b>Heritage Listing</b> Recommended	
<b>Themes : Local</b> Subdivision and consolidation The Boom Years	<b>Themes : State</b> Towns, suburbs and villages
<p><b>Historical Notes</b></p> <p>The date of erection of these two identical houses is not known, but No 3 first appears in the Rate Book in 1897 and No 5 in 1900. At that time their addresses were 1a and 1b Moonbie Street. Both were owned by Phillip Kelly, described as a gentleman, who lived at what was then No 1 Moonbie Street, presumably in the house at the corner of Short Street. The present numbers were introduced in 1916.(1)</p> <p>The first occupant of No 5, in 1901, was Mrs W A Steel, whose tenancy lasted only a year. Other short-term tenancies followed, until Mrs Julia Moss moved in in 1910. She was succeeded by Miss Leah Moss, who remained until at least 1933.(2)</p> <p>In 1908 the property, still owned by Phillip Kelly, was valued at £202 unimproved and £672 improved. By 1920 it had been acquired by Samuel Graham, builder, of 26 Moonbie Street, and at that time the valuation was £188/£575. In 1928, still owned by Graham, the assessed valuation was £356/£750. By 1943 the ownership had been transferred to the Estate of the late Samuel David Graham and the property was valued at £312 unimproved and £600 improved.(3)</p>	
<p><b>Physical Description</b></p> <p>These two freestanding houses are narrow buildings exhibiting elements of two Victorian architectural styles, Italianate and Rustic Gothic. In each case the Italianate features are the asymmetrical form, the faceted bay and the stilted segmental window arches. The Rustic Gothic detailing is principally in the decorative gable bargeboards. The entrance is recessed beside the gabled bay, with a small bullnose-ended parapet which originally would have echoed the contour of the bullnose corrugated iron roof of the porch. The construction is stuccoed brick and the main roof is a lateral gable behind the front gable bay. The faceted roof of each bay has an imbricated pattern. The modelled stucco detailing includes vermiculated quoins, mullion capitals, arch mouldings, bay eaves friezes, and sill aprons. The front paths, steps and porch floor were originally tessellated tiles, but those of No 5 have been changed.</p> <p>There are small, neat front gardens and iron palisade fences with plinths and piers. The fence picket spears of No 3 have been cut off. Each house has a side driveway. No 3 has hard standing for a vehicle and No 5 has an added carport. The chimneys are missing and the slate roofs have been replaced by terra cotta tiles.(4)</p>	
<p><b>Information Sources</b></p> <p>(1) Rate Book, East Ward, 1897, No 499; 1900, No 513; 1907, No 680; in Ashfield Council Archives; <i>Sands Directories</i>.</p> <p>(2) <i>Sands Directories</i>.</p> <p>(3) Valuer-General's records, east ward, 1908-10, No 618; 1920, No 871; 1928, No 897; 1943, No 978; in Ashfield Council Archives.</p> <p>(4) The 1920 valuation records the slate roofs.</p>	