


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

<b>Name of Item</b> House, 'Lyndhurst' <b>Other Names</b> 'Cleveland' (1943)	<b>Reference N°</b> <b>3 16 03</b>																								
<b>Address</b> 68 Prospect Road <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> <p>This is one of three adjacent houses that characterise the land and financial boom period of the late 19th century, just before the financial crash of the 1890s. They are also associated with personages of interest in Ashfield's history. The houses form a handsome trio of originally identical residences which represent their architectural style and make a positive contribution to the streetscape.</p>	<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 type="checkbox"/> Unsympathetic  <b>Modifications</b> — Chimneys removed																								
<b>Summary of Significance</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%; text-align: center;">Rare</th> <th style="width: 20%; text-align: center;">Associative</th> <th style="width: 20%; text-align: center;">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 checked="" 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 checked="" 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> 55	<b>Frame N°</b> 3	<b>Survey Date</b> 23/3/2003	<b>Surveyed by</b> RI																						

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<b>Current Use</b> House, 'Lyndhurst', 68 Prospect Road, Summer Hill	<b>Reference N°</b> 3 16 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>Three identical houses, of which this is one, were built as a speculation for the enterprising widow Mrs Jane Drynan in 1891. It was she who had subdivided the land on the north side of Drynan Street of which these allotments are part. The three residences were let to different tenants until 1897, when they were sold. In that year No 66 was owned and occupied by Ernest and Ann Ann Cavill; No 68 was sold to J C Noonan, occupied by Mrs A V Campbell and named 'Lyndhurst'; No 70 was retained by the trustees of the Drynan Estate and occupied by J W Boyd Robinson, engineer.(1)</p> <p>The owner of No 68 in 1902 was Mrs G Mathieson, and she sold the property to George L Taylor, financier, in 1905. It appears that Taylor bought it in his wife's name. They occupied the house until 1914, when it was bought by William Kirkham, inspector in Orange for the Railways Department. Kirkham was also recorded as an occupant from time to time. He died in about 1943 and in that year the occupant was listed as Mrs M S Kirkham. The valuation of the property varied from £254 unimproved, £829 improved, in 1910, to £509 unimproved and £1,100 improved, in 1943.(2)</p> <p>Refer to the group Inventory sheet for some further historical information.</p>	
<p><b>Physical Description</b></p> <p>These houses are identical in design and are similar to but rather more simplified versions of houses elsewhere in Prospect Road. The architectural style is Victorian Italianate, but details such as the decorative fret-sawn bargeboards add a touch of Rustic Gothic. They are single-storeyed brick buildings, having facades stuccoed and lined to simulate ashlar, and roofs of slate with terra cotta trim and close eaves. The main roof is hipped and there is a gable wing projecting streetwards on one side, with a faceted window bay, faceted slate roof and segmental-arched windows. Alongside this is the front verandah that has a corrugated metal hipped skillion roof, a simple ensemble of cast iron posts, fringed friezes and brackets, and a floor of tessellated tiles edged with slate. The stucco embellishment includes window label moulds, friezes, sills and sub-sill panels.</p> <p>Fences</p> <p>Major changes</p>	
<p><b>Information Sources</b></p> <p>(1) Nora Peek and Chris Pratten, 'Some Houses of Summer Hill', in Chris Pratten (ed) <i>Summer Hill</i>, pp 140 et seq; Higinbotham &amp; Robinson map of Ashfield, 1883; <i>Ashfield Heritage Study 1993</i>, vol 1, Appendix 'G'; <i>Sands Directories</i>; Rate Books, east ward, 1891, Nos 593-595; 1892, Nos 598-600; 1897, Nos 615-617; in Ashfield Council Archives.</p> <p>(2) Rate Books, east ward, 1902, No 619; 1905, No 130; Valuer-General's records east ward, 1910, No 1043; 1920, No 1200; 1922, No 1187; 1928, No 1241; 1943, No 1338.</p>	