


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

| Name of Item House, 'Hanga' Other Names 'Lesbie', 'Leslie' | Reference N° 3 16 04 | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|-------------------------------------|-------------------------------------|----------------|-----------------|--------------------------|-------------------------------------|-------------------------------------|------------------|--------------------------|--------------------------|-------------------------------------|---------------|--------------------------|--------------------------|-------------------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------|--------------------------|--------------------------|--------------------------|--|
| Address 70 Prospect Road, corner of Drynan Street Locality Summer Hill Postcode 2130 | Land Title | | | | | | | | | | | | | | | | | | | | | | | | |
| Item Type Building Group Name | Owner/s | | | | | | | | | | | | | | | | | | | | | | | | |
| Statement of Significance <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> | Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — Slate roof replaced by tiles. Verandah roof altered. Fence not original | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | |
| | 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° 55 | Frame N° 4 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Survey Date 25/3/2003 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Surveyed by RI | | | | | | | | | | | | | | | | | | | | | | | | |

Ashfield Heritage Study Review of Areas Zoned 2(a)

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| Current Use House, 'Leslie', 70 Prospect Road, Summer Hill, corner of Drynan Street | Reference N° 3 16 04 |
| Heritage Listing Recommended | |
| Themes : Local Subdivision and consolidation The Boom Years | Themes : State Towns, suburbs and villages |
| <p>Historical Notes</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 and occupied by Mrs A V Campbell; No 70 was retained by the trustees of the Drynan Estate and occupied first by W F Fehon, who appears to have named the house 'Leslie', and then by J W Boyd Robinson, engineer.(1)</p> <p>In 1905 the owner of No 70 was Daniel Clark, surveyor, and its occupant for ten years was Frank Gribbon, clerk. The property was acquired and lived in by James Albert Arcus, who sold it in 1920 to Arthur R Faulkes, of Queen Street. From then on there was a succession of comparatively short tenancies. Faulkes still owned the house in 1943, when it was described as 'flats' and valued at £550 unimproved and £1,150 in 1943. This compares with the valuation of the property in 1910, which was £204 unimproved and £700 improved.(2)</p> <p style="text-align: right;">Refer to the group Inventory sheet for some further historical information.</p> | |
| <p>Physical Description</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>Information Sources</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 & 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. Note that the house name is spelled 'Lesbie' on the H E C Robinson map of Ashfield east ward, undated but about 1912.</p> <p>(2) Rate books, east ward, 1905, No 129; 1910, No 1042; 1920, No 1199; 1922, No 1186; 1928, No 1240; 1943, No 1337.</p> | |