

Ashfield Heritage Study Inventory Sheets 2010

Name of Item	Pair of semi-detached houses: 'Kensington' & 'Rhondda'	Reference N° 10/17																								
Other Names	No 76 was originally 'Islington', later 'Loreto', 'Wyoona'																									
Address	74 and 76 Moonbie Street	Land Title																								
Locality	Summer Hill Postcode 2130																									
Item Type	Building	Owner/s																								
Group Name																										
Statement of Significance		Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input checked="" type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input checked="" type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — Roofs altered. Verandah roof of No 86 continued under main roof slope and decoration removed. Fences altered.																								
<p>Two semi-detached houses in a most interesting collection of residences erected by the well-known speculator James Bartlett and now forming a significant part of Ashfield's history. Aesthetically they are part of a harmonious group which makes an excellent streetscape. This pair is at the corner of Junction Road.</p>																										
Summary of Significance																										
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">Rare</td> <td style="width: 33%; text-align: center;">Associative</td> <td style="width: 33%; text-align: center;">Representative</td> </tr> <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 type="checkbox"/></td> </tr> <tr> <td>Aesthetic</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>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> </table>		Rare	Associative	Representative	Historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aesthetic	<input type="checkbox"/>	<input checked="" 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"/>	
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Surveyed by

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Survey Date

11/3/2010

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<p>Current Use Residential</p>	<p>Reference N° 10/17</p>
<p>Heritage Listing Ashfield Local Environmental Plan 1985, Schedule 7</p>	
<p>Themes : Local Subdivision and consolidation</p>	<p>Themes : State Towns, suburbs and villages</p>
<p>Historical Notes</p> <p>Like the others in the group, this pair was erected speculatively for the developer James Bartlett in 1880. In 1881 No 74, 'Kensington', was occupied by W H Peasley and No 76, 'Islington', by James Forsyth (or Forsythe).</p> <p>The ownership was divided in 1882, when Forsyth bought No 76 from Bartlett; and by 1903 No 74 was in the name of Mrs Bartlett. In 1907 Mrs Bartlett sold No 74, still tenanted, to Sarah Fuller, while Forsyth sold No 76 to William Killen, gentleman, of Guildford. In 1908 Killen purchased No 74 also, and in that year the first Valuer-General's valuation figures appear: the improved valuation of No 74 was £621 and of No 76, £653. Both properties were tenanted: No 74 was occupied by Walter Ives, builder, and No 76 (then called 'Loretto' (sic) by William Darby, civil servant.</p> <p>By 1912 Killen had sold both houses to A B Tollis and, for a while, members of the Tollis family occupied them: Mrs Annie Tollis at No 74 and Mrs E Tollis at No 76. By 1920 Mrs Annie Tollis had re-married and, as Mrs Annie Elizabeth Wright, was recorded as owner of both houses. In 1949 they were gifted by Mrs Wright to Mrs Juanita Duhigg and the houses remained in her ownership until 1952, when No 74 was bought by Mr and Mrs William and Kathleen Duhigg.</p> <p>Soon after that the properties became separately owned and remained so. In 1961 'Kensington' was owned by Mr and Mrs Anthony Manners and 'Rhondda' by Miss Annie Louise Hughes.(1)</p> <p>Note: Refer also to the Inventory Sheet for the Group 74-90 Moonbie Street.</p>	
<p>Physical Description</p> <p>This is a single-storeyed mirror-image brick pair, of eclectic design, having features of two styles of Victorian architecture: Italianate (Classical details) and Rustic Gothic (steep roof and gables with decorated bargeboards). The walls, on a stone base, are rendered and marked to simulate ashlar. Each has a street facing gable embracing a front verandah which flanks the party wall, has iron columns with iron brackets and fringe-and-frieze filigree, and protects the entrances. Each gable window is triple-arched, with barley-twist iron mullion facings, label moulds and sill mouldings.</p> <p>No 74 has a roof of concrete tiles. No 76 has a roof of modern terra cotta and a driveway.</p> <p>No 74, at the Junction Road corner, has a floor level lower than No 76, which makes an interesting element in the streetscape. No 74 has a brick fence, No 76 a timber picket fence.</p> <p>This pair originally matched the pair at Nos 90-92 Moonbie Street (now only No 90, No 92 having been demolished).</p>	
<p>Information Sources</p> <p>(1) Information about ownership and tenancies for the given years (and many others) is found in the Valuer-General's records and Council rate books at Ashfield Council Archives, and in <i>Sands Directories</i>.</p>	