


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

Name of Item House Other Names	Reference N° 3 11 02																								
Address 80 Kensington Road Locality Summer Hill Postcode 2130	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance <p>This residence has been effectively refurbished in recent years and is now a good quality representative example of Ashfield's housing stock of the Federation period. It is unusual in being set well back from the frontage, allowing the comfortable addition of a free-standing garage near the street.</p>	Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — A garage and lich gate are not original components.																								
Summary of Significance <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: center;">Rare</th> <th style="text-align: center;">Associative</th> <th style="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 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 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° 40	Frame N° 13																								
Survey Date 5/8/2002																									
Surveyed by RI																									

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Current Use House, 80 Kensington Road, Summer Hill	Reference N° 3 11 02
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>The first white owner of this land was Henry Kable, whose grant of 30 acres dated from 1804. It became part of the Underwood Estate, the subdivision and sale of which did not begin until 1878, many years after Joseph Underwood's death.(1) This allotment was a re-subdivision of Lots 41 and 42 (now Nos 80-84) a holding owned by Alfred Polson, who by 1908 had erected a house called 'Guyra' there. In 1916 Mrs Eva E Polson owned the land and, as far as is known, it was she who built the present house on part of it, having a street frontage of 40 feet. This she sold to Charles Howell Richards in 1917, in which year the property was valued at £200 unimproved and £850 improved.(2) Richards named the house 'Cranmer' and continued as occupier until at least 1932. In 1928 the valuation of the property was given as £530 unimproved and £1,400 improved.</p>	
<p>Physical Description</p> <p>This interesting house has recently been extensively refurbished. It is unusual in being set well back from the street, allowing the erection of a separate new carport close to the front boundary. Its design has the expected array of elements, many of them renewed; for example, the facade face brickwork has been re-tuckpointed, the pointing slightly wider than the original. The roof is newly covered with Marseilles pattern terra cotta tiles, with a crenellated ridge. Only one chimney survives, the other two having been removed by a previous owner, although, inside, three original fireplaces, with marble and tile chimneypieces, survive. The street-facing gable is roughcast with smooth decorative strap motifs, and a bracketted window hood surmounts the three-light window that has a moulded and aproned sill. Like the window under the verandah, it has coloured small panes at the bottom of the casement sashes. The verandah roof is a continuation at slightly lower pitch of the main roof; it is supported on paired timber posts, with curvilinear timber brackets, above brick balustrading and piers. The verandah floor has tessellated tiles with marble step edging.</p> <p>Internally the decorative plaster panelled ceilings and cornices, and much of the joinery, have been largely replaced, with appropriate detailing. There is a recent rear extension.</p> <p>The front and rear gardens, the latter a quite formal design, are in the process of construction. The front garden includes a splendid mature eucalypt. The front fence and gate have higher-than-average timber pickets, laid in a curve between posts, and there is a lich gate.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36; Higinbotham & Robinson map of Ashfield, 1883. (2) H E C Robinson map of north-east ward, undated but about 1912; Valuer-General's records, North-east ward, 1908, No 338; Rate Book, North-east Ward, 1916, No 875; <i>ibid</i>, 1917, No 912.</p> <p>(3) Valuer-General's records, <i>ibid</i>, 1928, No 959; <i>Sands Directories</i>.</p>	