

# Leichhardt Heritage Inventory

<b>Item Name</b>	<b>"Oybin", house</b>	<b>SHI Number</b>	<b>1940066</b>
<b>Other Names/s</b>		<b>Study Number</b>	
<b>Group Name</b>	Abbey Group, 'Witches Houses'	<b>Assessed Significance</b>	<b>State</b>
<b>Location</b>	270 Johnston Street Annandale 2038		

<b>Item Type</b>	Built				<b>Statement of Significance</b>  No. 270 Johnston Street has local historic and aesthetic significance with its association with a group of distinctive houses known as the 'Witches Houses' and 'The Abbey Group' It is an excellent example of a single storey Victorian Italianate villa constructed in 1880. The distinct central square tower, centre front porch with central archway, pilasters, entablature and balcony above with colonnade balustrade are significant and make a positive contribution to the streetscape.  Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.
<b>Group</b>	Residential buildings (private)				
<b>Category</b>	Villa				
<b>Themes</b>					
<b>National</b>	<b>State</b>	<b>Local</b>			
4. Settlement	Accommodation ( none)				
<b>Owner</b>	Private - Individual				
<b>Current Use</b>	Residence				
<b>Former Use</b>					
<b>Years</b>	1880	1881	<b>Circa</b>	Yes	<b>Physical Description</b>  No. 270 is one of a group of houses in Johnston Street, Annandale, three of them known as the 'Witches Houses' and the others known as 'The Abbey' and 'Creba'. Oybin appears to be a different design to the others. All houses are well elevated above street level.  No. 270 is a single storey Victorian Italianate villa with a steeply pitched slate hipped roof. The centre front porch has a central archway with pilasters either side supporting an entablature and balcony above with colonnade balustrade. A square tower is the central feature of the house and projects high above the roof. It also features a colonnade balustrade, corner columns and urns. Other decorative features of the house include moulded architraves and chimneys..  The garden contains two symmetrically placed Washington palms and a high hedge..  The high stone wall at the street boundary continues to front the group of houses from Nos. 260-272 . No. 270 features a narrow wrought iron gate with a tall rendered brick archway above featuring an entablature with pediment and urn above.
<b>Designer</b>	Charles Blackmann				
<b>Builder</b>	John Young				
<b>Physical Condition</b>	Very good condition.				
<b>Modification Dates</b>	1994; Restoration 1996; Construction of carport and gazebo on north side of dwelling				
<b>Further Comments</b>					
<b>Lot and DP</b>	Lot 501 DP 834867				
					<b>Historical Notes</b>  Most of the suburb of Annandale, 290 acres was granted in 1799 to Major, later Colonel, George Johnston, a marine officer of the First Fleet who commanded the military forces of the colony and named the area after his home town in Scotland. Johnston constructed Annandale House on his grant which was also the associated with the introduction of brick-making in the colony, the first batch of bricks being manufactured on the banks of White's Creek. The house was located on the southern side of the main road, (Parramatta Road) nearly opposite Johnston Street. It was largely constructed of local cedar in the Georgian style. The family occupied the house from 1800 and despite development closing in on all sides, the Annandale Estate remained intact into the 1870s. Annandale House was demolished c.1912.  Johnston was succeeded by his son, Captain Robert Johnston, who had been a naval commander. He leased portions of the estate to industry and oversaw the first subdivision of the estate, known as North Annandale Estate in 1874 and 1875. However sales of the large allotments did not proceed well. A subsequent subdivision in 1876, comprising of the land bounded by Parramatta Road, Johnston Street, Collins and Nelson Streets was transferred to Robert's son, George Johnston, who in turn sold the 75 lots to John Young. Young subsequently

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Date: 04/05/2012

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<b>Images</b>		<b>Listings</b>		
<b>Caption</b>	270 Johnston Street, Annandale	<b>Name</b>	<b>Number</b>	<b>Date</b>
		Local Environmental Plan		
		National Trust of Australia Register		
		Register of the National Estate		
<b>Copyright:</b>	LMC	<b>References</b>		
<b>Image by:</b>	LMC	<b>Author</b>	<b>Title</b>	<b>Year</b>
<b>Date:</b>	3:03:10 PM	A	Events from 1969-1977 relating to 'Oybin'	
<b>Number:</b>		Max Solling and Peter Reynolds	Leichhardt on the Margins of the City.	1997
		<b>Studies</b>		
		<b>Author</b>	<b>Title</b>	<b>Number</b>
		McDonald McPhee Pty Ltd (Craig Burton, Wen	Leichhardt Municipality Heritage Stud	<b>Year</b>
				1990

<b>Assessment Degree Criteria</b> <b>SHR Criteria f)</b>  <b>SHR Criteria g)</b> A representative example of a late Victorian Italianate villa belonging to a distinct group of houses.  <b>Intactness / Integrity</b> High	<b>Assessment Criteria</b> <b>SHR Criteria a)</b> The building has local historical significance as an excellent example of a late Victorian Italianate villa constructed in 1880 and belonging to a distinct group of houses.  <b>SHR Criteria b)</b> The building is associated with John Young, builder and Charles Blackmann, designer.  <b>SHR Criteria c)</b> The building retains its original form and detailing such as a centre front porch with a central archway and pilasters either side supporting an entablature and balcony above with colonnade balustrade. A square tower is the central feature of the house and projects high above the roof. It also features a colonnade balustrade, corner columns and urns. Other decorative features of the house include moulded architraves and chimneys.  <b>SHR Criteria d)</b>  <b>SHR Criteria e)</b>
<b>Recommended management</b> It is recommended that this building be nominated for State Heritage Listing. It is also recommended that the existing form and character of the building be retained. The front street façade should remain intact. Any rear additions should respect the original building's design.	

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