

HERITAGE ASSESSMENT

39 Smith Street, Summer Hill



No. 39 Smith Street, Summer Hill

**Weir
Phillips**
Heritage

Level 19
100 William Street
Sydney NSW 2011
(02) 8076 5317

MAY 2016

	CONTENTS	PAGE
1.0	INTRODUCTION	1
1.1	Preamble	1
1.2	Authorship	1
1.3	Limitations	1
1.4	Methodology	1
1.5	References	1
1.5.1	General References	1
1.5.2	Listing Sheets	1
1.5.3	Historic Plans	1
1.5.4	Council Documents	1
1.6	Site Location	2
2.0	BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT OF THE SITE	2
2.1	Wangal and Cadigal Country	2
2.2	The Site to 1880	2
2.3	James Underwood and the Underwood Estate	3
2.4	Subdivision of the Underwood Estate	4
2.5	Smith Street and the Subject Property	5
3.0	SITE ASSESSMENT	8
3.1	The Site	8
3.2	The Dwelling	9
3.2.1	Exterior	9
3.2.2	Interior	12
3.2.3	The Factory	17
3.3	The Surrounding Area	19
4.0	ASSESSMENT OF SIGNIFICANCE	22
4.1	Summary of Heritage Listings	22
4.1.1	The Site	22
4.1.2	Heritage Items in the Vicinity of the Site	22
4.2	View Corridors	23
4.3	Integrity	23
4.4	Comparative Analysis	23
5.0	THE SIGNIFICANCE OF NO. 39 SMITH STREET	26
5.1	Criterion (a)	26
5.2	Criterion (b)	26
5.3	Criterion (c)	27
5.4	Criterion (d)	27
5.5	Criterion (e)	27
5.6	Criterion (f)	28
5.7	Criterion (g)	28
6.0	CONCLUSION	29

1.0 INTRODUCTION

1.1 Preamble

This Heritage Assessment for No. 39 Smith Street, Summer Hill, New South Wales has been prepared at the request of the owner of the site.

1.2 Authorship

This assessment was prepared by Alice Fuller, B.App.Sc. (CCM), M.Herit.Cons.(Hons), Jenna Reed Burns, B.Ed., Dip. Hort. (Landscape), Anna Foroozani, B.A.(Arch), LLB, Dip.Arts and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.3 Limitations

A brief history only was provided for. Information provided by the client, the Ashfield Heritage Inventory and other readily available resources was relied upon.

No archaeological assessment has been undertaken.

1.4 Methodology

Site visits were carried out in July 2015 and March 2016. Unless otherwise stated, the photographs contained in this assessment were taken on this occasion by the authors.

1.5 References

1.5.1 General References

- Coupe, Sheena and Robert, *Speed the Plough: Ashfield 1788-1988*, NSW, Ashfield Council, 1988.
- 'The Great Land Sale', *The Sydney Morning Herald*, 21 September, 1878.
- John Sands Ltd, *John Sands' Sydney and Suburban Directory*, NSW, John Sands Ltd, various years.
- Pratten, Chris (ed.), *Summer Hill*, NSW, Ashfield and District Historical Society, 1999.

1.5.2 Listing Sheets

- 'Creswell', No. 39 Smith Street, Summer Hill. *Ashfield Heritage Study Inventory Sheets 2010*. Ashfield Council website.

1.5.3 Historic Plans, Maps and Photographs

- Metropolitan Water, Sewerage & Drainage Board Plan, *Ashfield Sheet 34*, September 1890. Ashfield Local Studies Collection.
- Higginbotham & Robinson, *Plan of Ashfield and Summer Hill*, 1886. Ashfield Local Studies Collection.
- NSW Department of Lands, *Parish of Petersham, County of Cumberland*, NSW, 1916. National Library of Australia.
- Richardson & Wrench, (*Underwood Estate, Ashfield*), 1878. National Library of Australia.

1.5.4 Planning Documents

- *Ashfield Local Environmental Plan 2013*.

1.6 Site Location

No. 39 Smith Street, Summer Hill, is located on the northern side of the street, between Fleet Street and Chapman Street. The site is identified as Lot 53, D.P. 499597. Refer to Figure 1.



Figure 1: Site Location.

NSW Lands Department, 2016.

As demonstrated by Figure 1, No. 39 Smith Street adjoins No. 8 Fleet Street on its northern boundary. There are six properties adjoining the subject site's western boundary, being Nos. 10-18 Fleet Street and No. 41-43 Smith Street. There is one property adjoining the subject site on its eastern boundary, being No. 33 Smith Street.

2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT OF THE SITE

2.1 Wangal and Cadigal Country

While an Aboriginal history is not provided for, it is acknowledged that present-day Ashfield is the traditional country of two bands of Dharug speaking people, the Wangal (Wongol or Wanegal) and the Cadigal (Kadigal).

2.2 The Site to 1880

The Colony of New South Wales was formerly established on 26 January, 1788 at Sydney Cove on the foreshore of Sydney Harbour. European association with the present-day Ashfield Municipality began in February 1788 when Captain John Hunter and Lieutenant William Bradley led an expedition into Long Cove (Iron Cove). A second township, Rosehill (later Parramatta), was established in November 1788. The following year, work began on a rough track, later Parramatta Road, to link the two settlements. European use of the area radiated outwards from Parramatta Road and, at a later date, from a second major road, the Great South Road (later Liverpool Road), work upon which started in 1813.

From January 1793, successive governors granted land outside the declared boundaries of the Township of Sydney in order to open up the land and augment the Colony's food supplies. Present day Ashfield lies well outside these boundaries. The first grant within the present-day municipality was a 100-acre grant, known as *Canterbury Farm* or *Canterbury Vale*, made to the Reverend Richard Johnson in 1793. Other early recipients of 100-acre grants in the area were Captain John Townsend (1794), Surveyor Augustus Alt (1794), Lieutenants John Piper and James Hunt Lucas (1794) and Captains Joseph Foveaux (1794) and William Paterson (1794). Smaller land grants, of between 14 and 30 acres, were made to emancipists and privates within the New South Wales Corps. By 1810, all the land within the present-day municipal boundaries had been granted. In all, there were 21 grants lying wholly or substantially within this area, with 3 others on its boundaries.

Without a land title search it is difficult to positively identify which of the early grants the subject property is located on. Parish maps indicate that the property could lie on one of two grants: the 100 acre grant made to Captain Joseph Foveaux in 1794 or a 30 acre grant made to the emancipist Henry Kable in January 1794.¹ Kable went on to consolidate an estate of 175 ½ acres through grant and purchase.

Kable was one of several men who consolidated substantial estates in the area. By the late 1820s, four men – Robert Campbell, Simeon Lord, Henry Kable and Joseph Underwood – had consolidated substantial estates in the present day municipal area. These four estates would determine land-use patterns into the second half of the nineteenth century. It is from Joseph Underwood's Estate, *Ashfield Park*, that the municipal area would acquire its lasting name.

2.3 James Underwood and the Underwood Estate

Joseph Underwood was not the only Underwood to own land in the area. His brother, James Underwood, pieced together a large estate in the 1820s. This land became known as the *Underwood Estate* and would remain in the hands of James Underwood (and later his heirs) until the early 1880s. The subject property became part of this estate sometime after 1820.

James Underwood had first arrived in New South Wales as a convict between 1788 and 1791. Underwood became a successful boat builder and later joined Simeon Lord and Henry Kable in a partnership in the lucrative sealing industry.

The foundations of present-day Ashfield were laid during the period in which James Underwood owned the Underwood Estate. The first major development occurred when a small section of Joseph Underwood's *Ashfield Park*, close by the junction of Parramatta and Liverpool Roads, was subdivided and offered for sale as the Village of Ashfield in 1838. Robert Campbell also began subdivision of his estate, in an area between Liverpool Road and Norton Street, around the same time (South Ashfield). The present-day Ashfield Town Centre evolved from these two villages.

When James Underwood died in 1844, he left a complex will that tied up his estate in prolonged litigation. The matter was settled by the introduction of a private member's bill into the NSW Legislative Assembly in 1873, opening the way for the subdivision of the estate.

The *Underwood Estate* was released for sale at a fortuitous time. During the period between James Underwood's death and the *Underwood Estate Act*, Ashfield had made considerable progress. Ashfield Station was one of five stations on the Sydney to Parramatta Junction railway line when it opened in 1855. The improved access into the area had led to the construction of a number of substantial villas, typically occupied by those whose interests required their frequent presence in Sydney but who

¹ NSW Department of Lands, *Parish of Petersham, County of Cumberland*, NSW, 1916. National Library of Australia.

sought a country lifestyle. These villas were, however, the exception rather than the rule.

Ashfield of the 1860s was predominately the domain of market gardeners, horticulturalists and tradespeople; large areas remained heavily wooded. Development was never even across the area. The greater part remained primarily agricultural in its pursuits or, in the case of the vast Ramsay Estate (present-day Haberfield) virgin bush. As described by the *New South Wales Gazetteer* in 1866:

‘Ashfield....is an agricultural district, the greater portion consisting of good arable land, well suited for market gardening, which branch of industry is extensively carried out in the neighbourhood....at no distant day (it) is destined to become a place of consideration importance.’²

As the population grew, services improved. The first Post Office opened in 1856, followed in 1862 by a school and the appointment of a constable. Churches were consecrated and businesses opened. By 1871, sufficient progress had been made for the area to be incorporated as a Borough.

2.4 Subdivision of the Underwood Estate

When the first eight parts of the *Underwood Estate* were released for sale in the late 1870s, it was lavishly praised in advertisements in the contemporary press. One advertisement, for example, described the estate as being ‘in the neighbourhood of the City’; as lying ‘situated on a natural and beautiful elevation’; as possessing ‘delightful scenery, diversified and extensive’; as being in close proximity to the railway; and as an ‘unrivalled spot’ for suburban residences.³

The estate was frequently described as being located within ‘Summer Hill’, thought to be a corruption of ‘Sunning Hill’, the name of Nicholas Bayly’s grant on the opposite side of Parramatta Road (now the suburb of Haberfield). For unknown reasons, the name had gradually come to be associated with the area covered by the *Underwood Estate* during the mid-nineteenth century.⁴ The name was adopted for present-day Summer Hill Station when it opened as Summer Hill Platform in September 1879.

The area of the *Underwood Estate* to the south of the Summer Hill Platform was offered for sale in 1878-1880. Figure 2 provides a detail from a contemporary real estate plan. The proximity of the site to the Summer Hill Platform was duly noted in advertising.

² Cited in Sheena and Robert Coupe, *Speed the Plough: Ashfield 1788-1988*, The Council of the Municipality of Ashfield, 1988, p.69.

³ ‘The Great Land Sale’, *The Sydney Morning Herald*, 21 September, 1878.

⁴ Sheena and Robert Coupe, *op.cit.*, 1988, p.35.

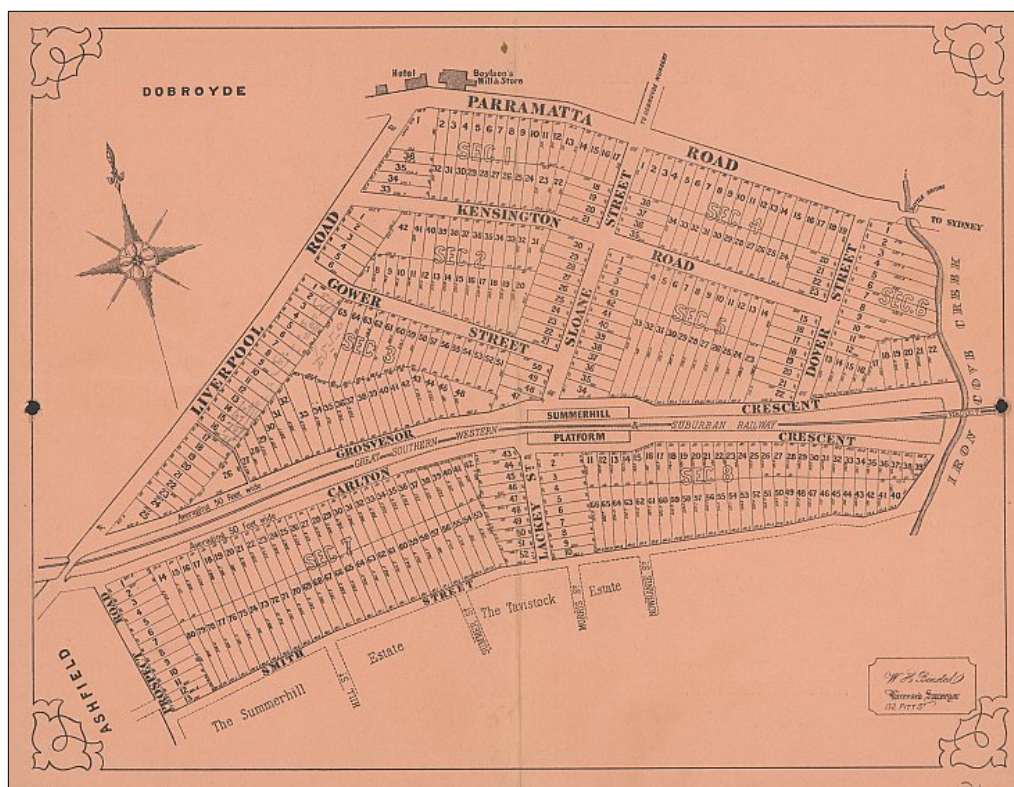


Figure 2: Richardson & Wrench, (Underwood Estate, Ashfield), 1878.
National Library of Australia.

2.5 Smith Street and the Subject Property

The Ashfield rate records reveal that there were no dwellings on the northern side of Smith Street in 1879, one year after the land was offered for sale. By 1880, however, Robert Connor was rated as the owner-occupier of a six room dwelling on the subject site. In this year, the property was transferred to J.D. Laing, a draftsman, who lived there until 1884-5. Laing then rented it to a succession of tenants, the first being William C. Crowley.⁵

The first available subdivision plan, published in the sales brochure in 1878 (see Figure 2 above), does not show either Fleet or Chapman Streets running north-south between Smith Street and Carlton Crescent. They had, however, been constructed by 1884-5, when they are noted by *John Sands' Sydney and Suburban Directory*.

A map with handwritten annotations, published in 1883 by Higinbotham & Robinson, shows only two buildings on the northern side of Smith Street between Fleet and Chapman Streets (see Figure 3). No. 39 Smith Street is likely to be the building closest to the corner of Fleet Street. Directly opposite the site, on the southern side of Smith Street, is a Sheep Quarantine Ground, which occupies the block between Nowranie, Wellesley and Edward Streets.

Development along Smith Street proceeded apace. A Water Board plan dated 25 September, 1890, a detail of which is provided by Figure 4, shows seven blocks on the northern side of Smith Street between Fleet and Chapman Streets. All have dwellings upon them. The footprint of the extant dwelling at No. 39 Smith Street is clearly shown. The building is marked as built of brick (B), with two small weatherboard (W) wings at the rear. There are no outbuildings to the rear.

⁵ 'Creswell', No. 39 Smith Street, Summer Hill Ashfield Heritage Study Inventory Sheets 2010. Ashfield Council.



Figure 3: Higinbotham & Robinson, *Plan of Ashfield and Summer Hill*, 1886. Ashfield Local Studies Collection.



Figure 4: Metropolitan Water, Sewerage & Drainage Board Plan, *Ashfield Sheet 34*, September 1890. Ashfield Local Studies Collection.

When street numbers were first allocated to Smith Street by *Sands' Directories* in 1896, the numbers of the properties on the northern side of Smith Street between Chapman and Fleet Streets ran from Nos. 92 to 82. It appears that what is now No. 39 Smith Street was originally No. 86 Smith Street. A periodic search of the *Sands' Directories* between that year (1896) and 1916, when the numbers changed to the present day numbers, shows a succession of occupants at No. 39 Smith Street, including E.H.O.

Smith in 1896-97; William Curry in 1900; H.B. Hughes in 1905; Edward Ord in 1908; Henry R. Green in 1915 ;and Robert Cook in 1930. Several of the years inspected do not list a No. 39 Smith Street, which suggests that the property was vacant or that the occupant was not home when the data was compiled. As set out below, none of these occupants owned the property.

The inventory sheet for the property, part of the *Ashfield Heritage Study*, records the names of the owners as revealed by Council's rates books. By 1897 the owner was an agent called Russell Jones. Twelve months later, the house became the property of the 'Horton's Estate'. In 1908 it was owned by Alfred Ashmore Malcolm. A name for the property, 'Creswell', is recorded. The property changed hands again in 1911 (purchased by Henry Green), 1914 (William Joseph Quinn), 1918 (F.M. Ward), 1920 (Emily Gulson) 1926 (Alfred Julian Tuddenham) and 1928 (William Longworth Morgan).⁶ None of these people appear to have been of more than ordinary significance. In 1946 it was sold to owner-occupier Frank Sydney Betteridge (?-1980), a bicycle frame manufacturer. Betteridge appears to come from a long line of local bicycle enthusiasts. A search of historic newspaper articles reveals a T.H.Betteridge from Summer Hill placing second in both the one-mile and three mile open bicycle handicap races at the Sydney Bicycle Club's championship race meeting in August 1888.⁷ The property was sold to Flow Control Pty Ltd in 1964.

It is not clear when the extant factory building on the rear of the site was erected. It is not present in a 1943 aerial photograph of the area, refer to Figure 5. There are two small outbuildings shown by this photograph: a small shed close to the western boundary and a smaller shed to the east. Stylistically, the factory building is likely to have been constructed in the 1950s-1960s, with later alterations.



Figure 5: Aerial photograph over the site outlined in red, 1943.
NSW Lands Department, 2016.

According to the current owner, who now operates an ice cream manufacturing business and retail outlet in the factory on the site, subsequent past uses include a swimsuit manufacturing business and a wood-turning factory.

⁶ 'Creswell', No. 39 Smith Street, Summer Hill *Ashfield Heritage Study Inventory Sheets* 2010. Ashfield Council.

⁷ Results published in *The Sydney Morning Herald*, 13 August, 1888.

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 6, an aerial photograph over No. 39 Smith Street.

The site is identified as Lot 53 D.P. 499597. The total site area is 925sqm. The factory to rear occupies approximately 225sqm of this area.

There are two buildings on the site: a free standing single storey dwelling and a free standing single storey factory. The dwelling, described below, is set back from the street. There is a concrete surfaced driveway along the western boundary, running past the dwelling and widening in front of the factory to the rear. The factory lies on the rear boundary and extends the full width of the lot.

The site is raised slightly above street level. There is a low face brick retaining wall comprising panels and piers across the front boundary. There is timber paling fencing along part of the side boundaries. There is planting in the front, along the eastern side of the dwelling and returning part way behind the dwelling. There is a small circular fountain in the front garden.

Refer to the photographs in the following section.



Figure 6: Aerial photograph over the site.
NSW Lands Department, 2016.

3.2 The Dwelling

3.2.1 Exterior

The dwelling on the site is a free standing, single storey, masonry building with a roof clad in corrugated metal sheet. There are no chimneys.

The **principal building form** is the southern elevation, addressing Smith Street. It is rendered and lined to resemble Ashlar block work. This elevation has a gabled bay projecting forward on the western side. This gable has narrow decorative timber barge boards. There is an opening beneath the gable fitted with a pair of timber framed double hung windows, with a single pane to each sash. These windows have a timber sill and flat, narrow concrete hood. The remainder of the front elevation lies under a verandah. The verandah has a bull-nosed corrugated metal roof that is set below the gutter line of the principal roof. The verandah roof is supported by cast iron columns. There is a cast iron frieze and corner brackets. Concrete steps lead up onto the verandah floor, which is finished in concrete. The openings in the front wall are asymmetrical. There is timber panel front door with top light and a large opening set with a pair of timber framed double hung windows with a single pane to each sash.

The eastern and western elevations are constructed of painted colonial bonded brickwork. Windows are timber framed windows of varying sizes and styles.

There is a timber framed and weatherboard clad extension to the rear with a skillion roof. The extension has timber framed windows of various sizes and styles.

The front garden is above street level and has a simple fountain and brick front fence.

Figures 7 to 14 illustrate the site and the exterior of the dwelling. Refer also to the front cover of this report.



Figure 7:
No. 39 Smith
Street Summer
Hill from the
street.



Figure 8:
View of the front
garden and
fountain on the
subject site.



Figure 9:
Rear elevation.



Figure 10: The eastern side of the dwelling, looking north along the principal building form.

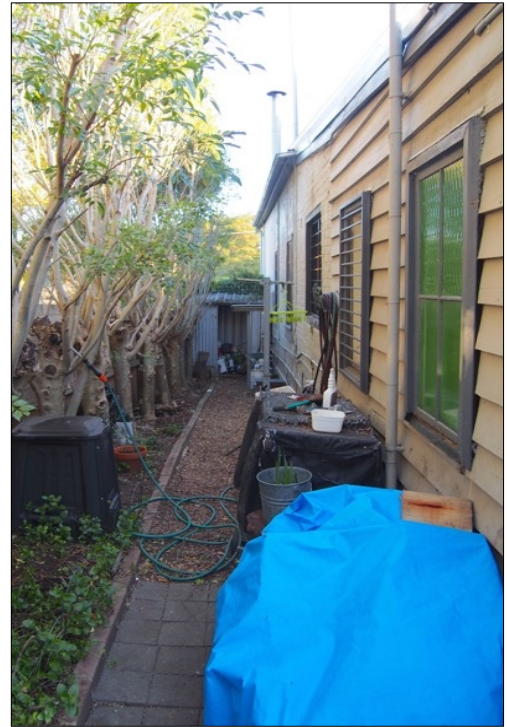


Figure 11: Eastern side of the dwelling, looking south, showing the rear skillion.



Figure 12: Driveway along the western boundary of the site, showing the degree of visibility of the factory from the public domain.



Figure 13: Western elevation of the dwelling, looking south.

3.2.2 Interior

The main rooms within the principal building form – the hallway, formal lounge room and second bedroom (images of the main bedroom were not possible at the time of inspection) – are characterised as follows:

Hallway: The main entranceway has a four panelled door with glazed top panels and a painted solid brass centre knob. The hallway has plaster walls, floor boards, half splayed skirting boards and a four panelled timber door on the eastern wall with architraves and a defined picture rail. At the end of the hallway is four-panelled timber door which features two acid-etched glass panels. There is a four panelled timber door on the western wall leading into the main bedroom.

Formal Lounge: The room is characterised by plaster walls with a square set plaster ceiling and a ceiling rose. There are half splayed skirting boards. There is a fireplace with a modern timber mantle on the eastern wall and an arched cast iron insert and firegrate. There is a four-panelled timber door on the western wall which features two acid-etched glass panels. There is a wide opening on the eastern section of the northern wall leading into the dining room. There is a double sash window on the southern wall.

Formal Dining Room: The dining room has two single sash windows on the eastern wall and has floorboards. There is a fire place with a modern painted timber mantle on the northern wall. There is a four-panelled timber door on the southern wall which features two acid-etched glass panels. There is a four-panelled timber door on the northern wall which features two acid-etched glass panels.

Second Bedroom : The second bedroom is located on the western wall adjacent to the main bedroom. The room has floor boards, half splayed skirting boards, plaster walls and a plaster ceiling. There is a singled sash window on the western wall. There is a modern built-in wardrobe installed on the southern wall.

Kitchen: The kitchen walls and ceiling are lined with fibro. There are floorboards and a louvered window on the eastern wall. There is a four-panelled timber door on the southern wall which features two acid-etched glass panels. There is an opening on the western side of the northern wall leading into the rear foyer. There are double paned timber French doors on the western wall leading into the office.

Rear Foyer: The foyer has a slate tiled floor with fibro walls and a fibro ceiling. The ceiling has a gradual fall toward the northern wall. There are two small rectangular windows on the western wall with metal grilles.

Office: The office is located adjacent to the second bedroom on the western section of the house. The southern and eastern wall is face brick. The eastern wall entrance has a brick segmental arch above double timber paned French doors. On the northern wall there is a four panelled door with side lights and a top pivot fanlight with leadlight.

Bathroom: The bathroom has fibro walls and a fibro ceiling. There is a shower, toilet and basin which are modern.

Laundry: The laundry has fibro walls and a fibro ceiling. There are modern tiles on the floor and walls.

External Bathroom: The external bathroom has fibro walls and a fibro ceiling. There is a toilet and basin which are modern.

Internally, the dwelling has been substantially altered; original features have been modified and/or replaced. Refer to Figures 13 to 27 below.



Figure 13: Looking north into front hallway.



Figure 14: View east into lounge room.



Figure 15:
Looking south
into the living
room.



Figure 16:
Lounge room
fireplace located
on the eastern
wall



Figure 17: View
south from the
dining room.



Figure 18:
Dinning room
fireplace located
on the northern
wall.



Figure 19: Sash window on the eastern wall of the dining room.



Figure 20: Second bedroom with built-in wardrobe on the southern wall.



Figure 21: View of the kitchen from the kitchen

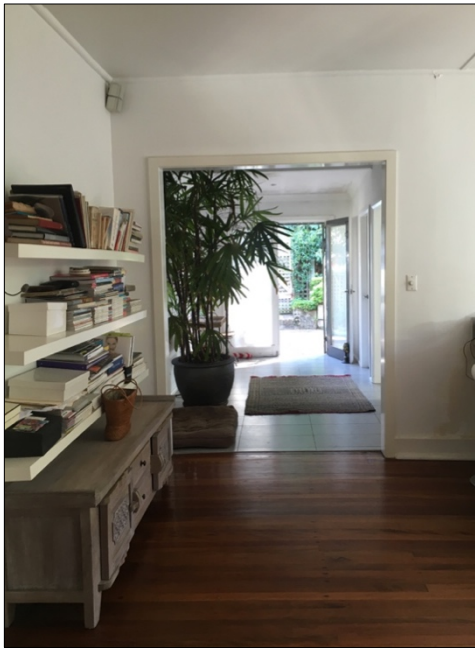


Figure 22: View north into the rear of the house from the kitchen.

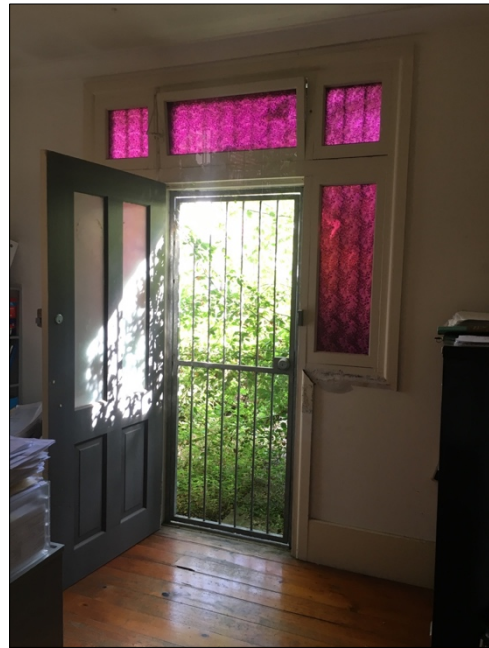


Figure 23: View north-west into the office.



Figure 24: View north into rear courtyard from foyer.



Figure 25: View east into bathroom.



Figure 26: View north-east into laundry.



Figure 27: Fibro lining and external bathroom fit out.

3.2.3 The Factory

The factory on the rear part of the site is free standing. It is single storey. The side and rear wall are constructed in painted brickwork. The southern elevation is clad in profiled asbestos sheeting with high clerestory windows that are fixed or fitted with louvers. There is a double garage door on the western side of this elevation. To the east of this door, masonry stairs with a pipe rail balustrade lead up to a timber door with glazed panel. There are also three differently sized timber framed windows in this elevation.

The skillion roof falls to the north.

Internally, the factory is characterised by concrete floors and painted brick or light weight partition walls. The metal truss roof system is exposed. The factory is currently utilised to manufacture ice-cream.

Figures 28 to 30 illustrate the southern elevation and interior. The other elevations lie on the boundaries and can not be photographed from the site or the public domain.



Figure 28: Southern elevation.



Figure 29: Details of the southern elevation.



Figure 30: Details of the southern elevation.

3.3 The Surrounding Area

For the following, refer to Figure 31, an aerial photograph over the site and the surrounding area. The arrow points to the site.



Figure 31 : Aerial photograph over the site and the surrounding area.

NSW Lands Department 2015.

Smith Street runs from Carlton Crescent west to Prospect Road. Changes in angle preclude vistas along the whole street. The street carries traffic in both directions. There are concrete footpaths and narrow nature strips along both sides of the street. There is irregular street planting. There are no street trees outside the site and its immediate neighbours.

The eastern end of Smith Street, where the subject site is located, is predominantly residential. Dwellings are one and two storey and of mixed architectural styles and periods. There are several recent developments, including a townhouse complex at Nos. 27-29 Smith Street, built beside and behind retained Victorian period dwellings. This development lies to the east of the subject site and separated from it by No. 35-37 Smith Street, a much altered single storey dwelling. To the west of the site lies Nos. 41-43 Smith Street, an imposing c.1970s-1980s concrete pre-formed concrete duplex on the corner with Fleet Street.

Directly opposite the site, on the corner of Spencer Street, lies a two storey Interwar period residential flat building and a row comprising pairs of single storey Federation period semi-detached dwellings demonstrating varying degrees of alteration and addition.

Figures 32 and 37 illustrate the immediate setting of the site within Smith Street.



Figure 32:
The view east along
Smith Street past the
subject property,
marked by the arrow.



Figure 33:
Nos. 41-43 Smith
Street, adjoining the
site to the west.



Figure 34:
Nos. 33-35 Smith
Street, adjoining the
site to the east.
Google Maps.



Figure 35:
Nos. 25 Smith Street,
adjoining the site to
the east.
Google Maps.



Figure 36: 52
Smith Street,
opposite the site.
The residential flat
building on the right
hand side lies on the
corner of Spencer
Street.



Figure 37:
The intersection of
Spencer and Smith
Streets, opposite the
site.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Heritage Listings

4.1.1 The Site

No. 39 Smith Street:

- Is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is not located within a Conservation Area defined by Schedule 5 Part 2 of the *Ashfield LEP 2013*.
- Is listed as a heritage item by Schedule 5 Part 1 of the *Ashfield LEP 2013*.

The *Ashfield Heritage Study* provides the following statement of significance for this item:

‘Now severely compromised, this house was once a characteristic Rustic Gothic building. Historically it is notable for the large number of owners and tenants it has had.’⁸

4.1.2 Heritage Items in the Vicinity of the Site

For the following, ‘in the vicinity’, has been determined by physical proximity to the site and existing/potential view corridors.

There are no heritage items listed by the State Heritage Register under the auspices of the *NSW Heritage Act 1977* in the vicinity of the site.

Figure 38 provides a detail from the Ashfield Heritage Plan. Heritage items, listed by Schedule 5 Part 1 of the *Ashfield LEP 2013*, are coloured brown and numbered. Conservation Areas, listed by Schedule 5 Part 2 of this plan, are hatched in red. No. 39 Smith Street is marked ‘620.’

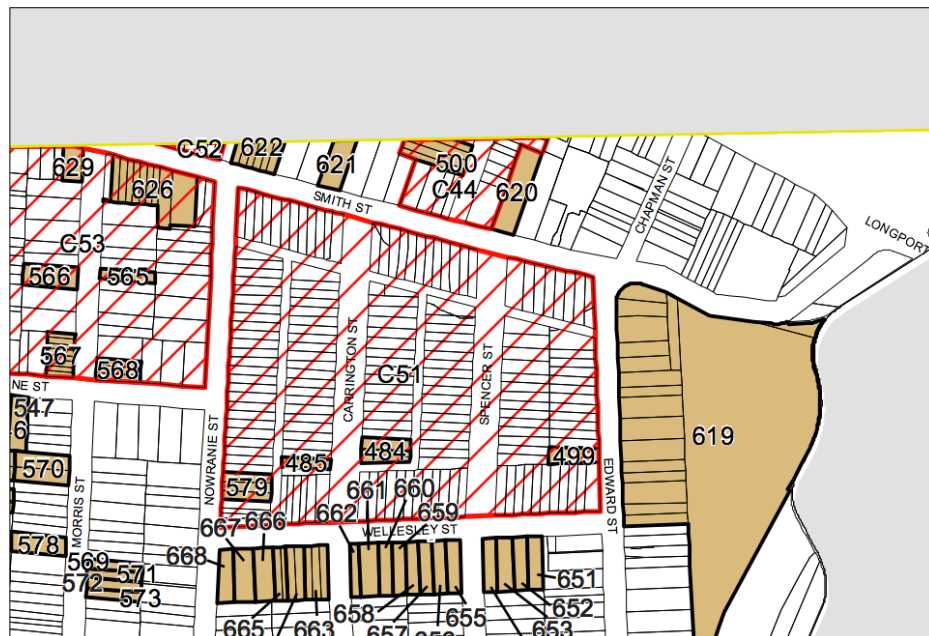


Figure 38: Detail of the Ashfield Heritage Plan.
Ashfield LEP 2013.

⁸ ‘Creswell’, No. 39 Smith Street, Summer Hill *Ashfield Heritage Study Inventory Sheets 2010*. Ashfield Council.

The **Fleet Street Conservation Area** (C44) comprising 37 properties, lies to the west and north of the site. This area is characterised by a mix of architectural styles on narrow building sites. The Statement of Significance provided by the Ashfield Heritage Inventory refers to the areas associations with James Bartlett, one of Ashfield's influential citizens and developers and the building up of the subdivision which 'produced a compactness and visual diversity that deserves greater respect, appreciation and protection, because it represents an important strand of Ashfield's growth.'

The **Quarantine Ground Conservation Area** (C51) directly opposite the subject site was subdivided into 183 x 20 foot wide allotments and sold in 1885. While the subdivision was intended for terrace house development, the area has a mix of housing styles, with many freestanding examples. There are rear service lanes, originally for the collection of night soil, with some original outhouses remaining. Council notes that there is a high degree of intactness to most of the houses in the area.

4.2 View Corridors

The principal view corridors towards the site are obtained from directly outside of it on Smith Street. The views are of the much-altered dwelling and are partially screened by vegetation. There is only a 'slot' view towards the factory to the rear down the driveway. Views towards the site on approach along Smith Street from the west are restricted until close by the site by the massing, scale and shallower setback of the immediately adjoining property. Vegetation partially screens views of the minor views towards the south eastern corner of the dwelling on approach from the east. The dwelling is visible in views from the northern end of Spencer Road.

4.3 Integrity

The dwelling on the site has undergone substantial alterations and additions. The following is noted:

- There is no significant fencing, landscape elements or planting on the site.
- The front verandah has been refurbished with a concrete floor.
- The original windows have been removed from the front elevation and the size of openings changed.
- Openings have been altered and windows have been replaced along the side elevations.
- The chimneys have been removed.
- The rear skillion has been extended and retains little original fabric.
- It is not clear if the barge boards are original or later replacements. They are uncharacteristically narrow for a Gothic Style dwelling of this date.
- The interior has been extensively modified. There is little, if any, original fabric.
- The factory is a Post World War II addition.

4.4 Comparative Analysis

Council's own assessment of the dwelling at No. 39 Smith Street is that the building is 'severely compromised' and 'severely altered.'⁹ The Victorian Gothic Style, sometimes combined with another style, notably the Italianate Style, is not rare within the Ashfield Council area. Comparable examples in Summer Hill are provided by a group of five dwellings Nos. 192-200 Smith Street. While all of the dwellings have undergone alteration and addition, they provide far better examples of Victorian

⁹ Creswell', No. 39 Smith Street, Summer Hill *Ashfield Heritage Study Inventory Sheets* 2010. Ashfield Council.

Gothic Style dwellings than No. 39 Smith Street. Where altered, the group as a whole provide interpretative information that enables a higher level of understanding of the Victorian Gothic Style than No. 39 Smith Street.

No. 63 Morris Street, Summer Hill is a locally listed item and provides an aesthetically rare example of a Victorian Italianate dwelling with elements of the Rustic Gothic style. The item is a single-storey asymmetrical dwelling with a hipped gable roof. Other features include decorative traceried bargeboards with centre pendants and a projecting gable wing which is half-hipped. The gabled bay has a pair of label moulded round arched windows with a low pitched gable which has significant bargeboarding. The skillion roofed verandah has paired cast iron columns with fringe decoration. This item provides a higher level of understanding of the Victorian Gothic Style than No. 39 Smith Street refer to Figure 39.

The locally listed item, No. 68 Prospect Street, Summer Hill is a single-storeyed house and remains one of three identical houses on Prospect Road. The architectural style is Victorian Italianate, with features including, decorative fret-sawn bargeboards with Rustic Gothic elements. The roof is hipped and there is a gable wing projecting streetwards on one side with a faceted window bay. There is a faceted slate roof and segmental-arched windows. Additionally, this item has a corrugated metal hipped skillion roof, cast iron posts, fringed friezes and brackets as well as a floor tessellated tiles edged with slate. This item provides a higher level of understanding of the Victorian Gothic Style than No. 39 Smith Street, refer to Figure 40.

Another example of a locally listed site within the locality of Summer Hill is 74 and 76 Moonbie Street. This is a single-storeyed mirror image brick pair, exemplifying the features of the Italianate and Rustic Gothic style. These items contain the stylistic features of this architectural steep roof and gables with decorated bargeboards, triple arched gable windows and barley-twist iron mullion facings, label moulds and sill mouldings. This item provides a higher level of understanding of the Victorian Gothic Style than No. 39 Smith Street refer to Figure 41.



**Figure 39: No. 63
Morris Street,
Summer Hill. Locally
listed item.**
Google Maps, 2016.



Figure 40: 68 Prospect Road, Summer Hill. Locally listed item. Google Maps, 2016.



Figure 41: 76 Moonbie Street, Summer Hill. Locally listed sites. Google Maps, 2016.

It is noted that No. 27 Smith Street (Figure 42) further to the east of the subject site is not listed. This dwelling is in many respects a better preserved example of the Victorian Gothic Style in that it retains its original decorative barge boards, windows to the front elevation and chimney.



Figure 42: No. 27 Smith Street, Summer Hill. Google Maps, 2016.

5.0 THE SIGNIFICANCE OF NO. 39 SMITH STREET

No. 39 Smith Street, Summer Hill is assessed for significance under the following criterion of the New South Wales Heritage Office, now Branch. The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

5.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
shows evidence of a significant human activity	has incidental or unsubstantiated connections with historically important activities or processes
is associated with a significant activity or historical phase	provides evidence of activities or processes that are of dubious historical importance
maintains or shows continuity of a historical process or activity	has been altered so that it can no longer provide evidence of a particular association

No. 39 Smith Street forms part of the pattern of development in the Summer Hill section of the *Underwood Estate*, Ashfield. As recognised on the *Ashfield Heritage Inventory*, however, it has been 'severely compromised' by alteration to the extent that it is no longer a good example of Late Victorian period development in the area. The factory on the rear of the site does not form part of an important local historical pattern.

The site **does not meet** the threshold for listing under this criterion.

5.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
shows evidence of a significant human occupation	has incidental or unsubstantiated connections with historically important people or events
is associated with a significant event, person, or group of persons	provides evidence of people or events that are of dubious historical importance
maintains or shows continuity of a historical process or activity	has been altered so that it can no longer provide evidence of a particular association

The Ashfield Heritage Inventory states that the site is 'notable for the large numbers of owners and tenants it has had.' None of the research carried out for this statement suggests that any of these owners/tenants were of more than ordinary importance to the local or wider area. In any event, the dwelling has been substantially altered.

The factory on the rear of the site is not known to be associated with a person or company of more than ordinary significance.

The site does not meet the threshold for listing under this criterion.

5.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
shows or is associated with, creative or technical innovation or achievement	is not a major work by an important designer or artist
is the inspiration for creative or technical innovation or achievement	has lost its design or technical integrity
is aesthetically distinctive or has landmark qualities	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
exemplifies a particular taste, style or technology	has only a loose association with a creative or technical achievement

The dwelling at No. 39 Smith Street does not meet the threshold for listing under this criterion. As noted by the heritage inventory, it has been 'severely compromised' through alteration. There is no physical evidence of the original pattern of windows on the front elevation and no significant surviving internal detailing.

The factory on the site is not significant under this criterion. It is a Post World War II structure of no particular architectural or technical merit.

The site **does not meet** the threshold for listing under this criterion.

5.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
is important for its association with an identifiable group	is only important to the community for amenity reasons
is important to a community's sense of place	is retained only in preference to a proposed alternative

There is no evidence to suggest that the dwelling or factory at No. 39 Smith Street are important to the community's sense of place or is associated with an identifiable group.

The site **does not meet** the threshold for listing under this criterion.

5.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
has the potential to yield new or further substantial scientific and/or archaeological information	has little archaeological or research potential

Guidelines for Inclusion	Guidelines for Exclusion
is an important benchmark or reference site or type	only contains information that is readily available from other resources of archaeological sites
provides evidence of past human cultures that is unavailable elsewhere	the knowledge gained would be irrelevant to research on science, human history of culture

No. 39 Smith Street does not meet the threshold for listing under this criterion. It is not an important benchmark or reference point. The dwelling is too altered to provide new or further information about the Victorian Gothic Style and does not provide evidence of cultures not provided by other examples in the local area.

The site **does not meet** the threshold for listing under this criterion.

5.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
provides evidence of a defunct custom, way of life or process	is not rare
demonstrate a process, custom or other human activity that is in danger of being lost	is numerous but under threat
shown unusually accurate evidence of a significant human activity	
is the only example of its type	
demonstrate designs or techniques of exceptional interest	
shown rare evidence of a significant human activity important to a community	

No. 39 Smith Street is not significant under this criterion. There are other examples of this style and type of dwelling in Ashfield and surrounding Council areas. The factory is not an uncommon or rare building type.

The site **does not meet** the threshold for listing under this criterion.

5.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
is a fine example of its type	is a poor example of its type
has the potential characteristics of an	does not include or has lost the

Guidelines for Inclusion	Guidelines for Exclusion
important class or group of items	range of characteristics of a type
has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity	does not represent well the characteristics that make up a significant variation of type
is a significant variation to a class of items	
is part of a group which collectively illustrates a representative type	
is outstanding because of its setting, condition or size	
is outstanding because of its integrity or the esteem in which it is held	

No. 39 Smith Street does not meet the threshold for listing under this criterion. The dwelling is a poor example of the Victorian Gothic Style that has undergone extensive alteration. It is not outstanding because of its size or integrity and lies within a mixed setting.

6.0 CONCLUSION

This assessment of No. 39 Smith Street, Summer Hill has established that the dwelling on the site was erected in 1880 and has had numerous owners and occupiers, none of whom was of more than ordinary significance to the local area. The factory to the rear was probably erected in the late 1940s or 1950s and is not known to be associated with an important person or organisation. As a result of substantial alteration, the architectural style of the subject site has assumed an entirely different appearance, significantly diminishing the character and integrity of the site. The dwelling has undergone substantial alteration and addition over time to the extent that Council's own heritage inventory describes it as 'now severely compromised' and 'severely altered.' The factory to the rear is a Post World War II structure of no particular architectural merit. This assessment has indicated that no part of the site means the threshold for listing as a local heritage item on the *Ashfield LEP 2013* when it is assessed under the criteria provided by the NSW Heritage Division.

The removal of No. 39 Smith Street would remove a site that does not meet the threshold of significance nor holds the necessary elements required to support a claim for listing.

No. 39 Smith Street, Summer Hill **should be removed** from Schedule 5 Part 1 of the *Ashfield LEP 2013*.