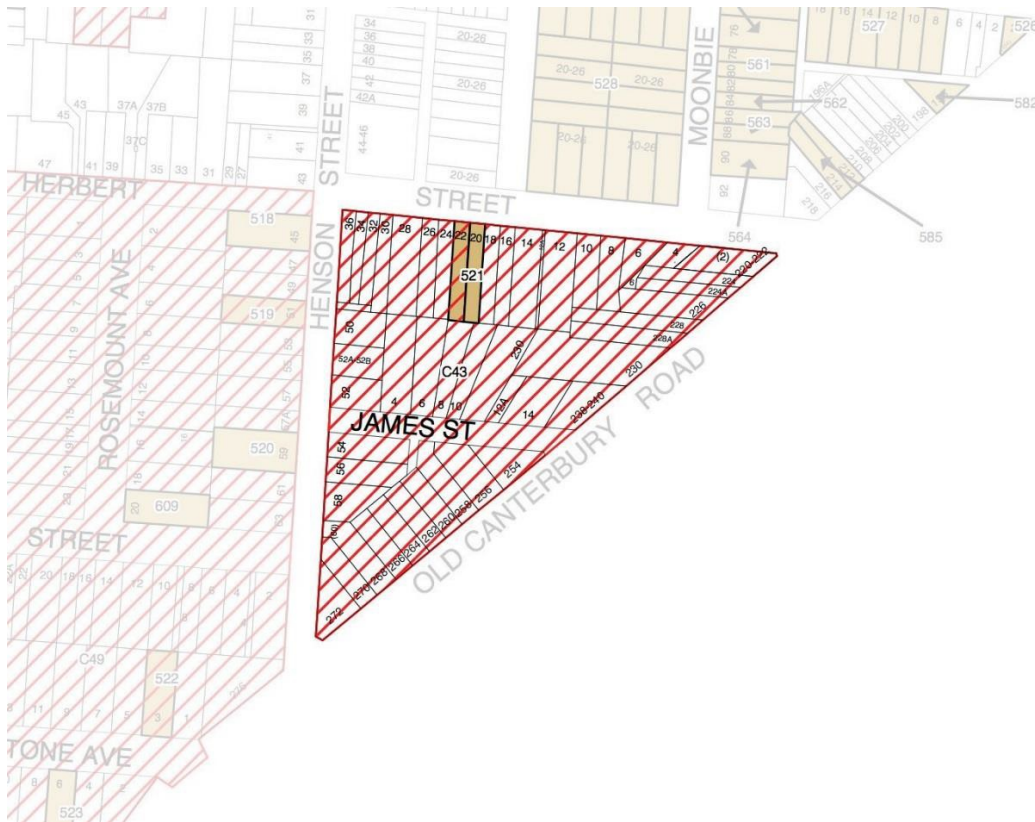


C43 Clover Hill, Summer Hill

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1877-1930s

HCA TYPE 3: MIXED RESIDENTIAL STATEMENT OF SIGNIFICANCE

The Clover Hill Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an area subdivided and developed from 1877 as the Clover Hill Estate.

The area has *historical association* with local entrepreneur James Bartlett (who had the nearby “Prospect Hall” built as his residence).

The area is of *aesthetic* significance arising from its 1877 subdivision and subsequent development with a mix of detached and semi-detached late Victorian, Federation and Inter-war housing styles, one and two storeys, with generally consistent setbacks allowing for small front gardens. The area is of aesthetic significance for its mix of buildings with architectural styles reflecting the period of development, including Victorian Filigree, Victorian Georgian, Victorian Italianate, Federation Queen Anne, Inter-war California Bungalow, 1930s bungalows, Inter-war Art Deco residential flat buildings.

While predominantly brick (Federation, Inter-war period housing) or rendered brick (Victorian period housing) the area’s housing also includes weatherboard houses constructed during the area’s key period of significance, which are part of the historic mix of housing.

The pre-1943 brush box street tree plantings in Herbert Street add to the aesthetic significance of the

Herbert Street streetscape.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Varied allotment sizes and shapes
- Pre-1943 Brush box street tree plantings within the road verge in Herbert Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Mix of one and two-storey detached and semi-detached housing (with the exception of 52 Henson St (2 storey Inter-war period block of units) & 220-222 Old Canterbury Road (2-storey Victorian Italianate style former retail building))
- Variety of architectural styles and periods within the key period of significance including Victorian Filigree, Victorian Georgian, Victorian Italianate, Federation Queen Anne, Inter-war California Bungalow, 1930s bungalows, Inter-war Art Deco residential flat buildings
- Predominantly brick housing (Federation, Inter-war period) mixed with (Victorian period) rendered brick and weatherboard housing
- Original roof forms and cladding (slate, unglazed terracotta, corrugated steel)
- Generally consistent setbacks from the street which allow for small front gardens
- Details and elements consistent with period and styles of housing including verandah detailing
- Front fences, generally low brick or timber picket, consistent with periods and styles of housing.

NON-CONTRIBUTORY ELEMENTS

- Cement rendering or painting of brickwork to Federation and Inter-war period housing (examples No. 50 Henson Street, 224-224A Old Canterbury Road, 258 Old Canterbury Road)
- Removal of original detailing including windows (for example 50 Henson Street)
- Unsympathetic alterations to front verandahs (example 50 Henson Street)
- Over-large dormer windows (6 Herbert Street)
- Modern roof claddings (eg. concrete roof tiles to 18 Herbert Street) and sometimes loss of separate verandah or balcony roofs (eg No. 30 and 32 Herbert St)
- Industrial area in James Street and New Canterbury Road (recommended for excision from the HCA)



HISTORICAL DEVELOPMENT

Edward Haven was granted 25 acres of land covering this area in 1794. He sold the land to John Palmer, who sold on to Robert Campbell, and Campbell incorporated it into his large Canterbury Park Estate. Part of it was later sold to James Bartlett, the Summer Hill entrepreneur, in 1869.

Bartlett created the Clover Hill Estate, comprising 28 numbered allotments and one unnumbered one. Their sale, arranged by Richardson & Wrench on behalf of Bartlett, began on 26 May 1877.

James Bartlett's entrepreneurial activities in Ashfield were numerous and interesting. Born in England, probably in London, he came to Summer Hill as a widower in 1869 and later remarried. James Bartlett died in April 1904 survived by two married daughters, leaving an estate of "under 45,000 pounds"¹.

Among other developments including this one he was responsible for the Tavistock Estate (centred on the north end of Morris Street), the Fleet Street Estate, and the Trafalgar Square Estate. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned and built houses, was named after him.

He must have been a little sentimental too, for he named Fleet Street, Tavistock and Trafalgar Square after London places². Bartlett lived in his house 'Prospect Hall', which was located in what is now the Prospect Hall Conservation Area, across the other side of Henson Street from Clover Hill.

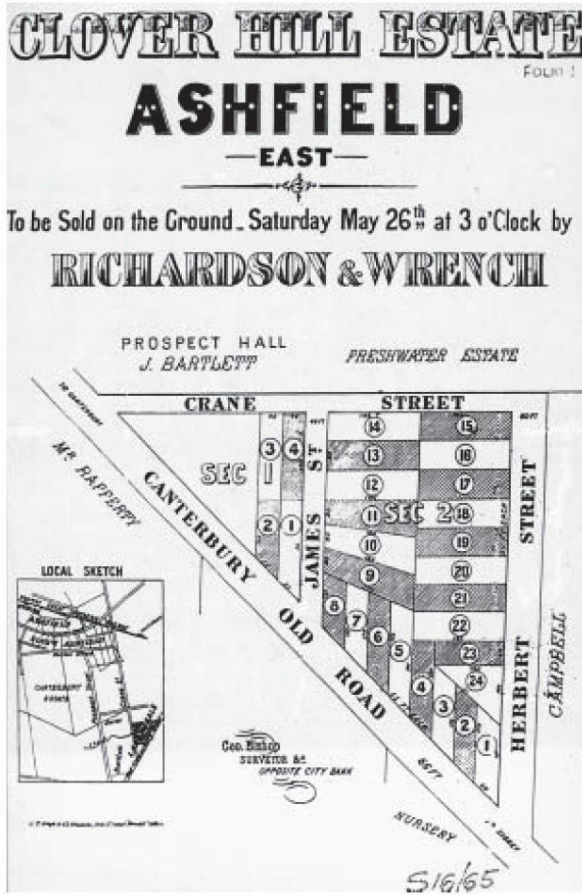
The smaller triangle of land south of James Street (Section 1 of the 1877 subdivision, containing four numbered allotments and the unnumbered one) was re-subdivided as the 'St Andrews Estate, Summer Hill Heights', comprising 13 allotments. They were advertised for sale by auction on 23 September 1905, by Raine & Horne, in conjunction with C H Crammond. The 1905 layout of that corner is substantially the one that exists today³.

¹ Late Mr. J. Bartlett's Will, article in the Evening News, Sydney, 1 June 1904 page 6

² Information from Ashfield & District Historical Society; Ashfield Heritage Study 1993, vol 1, p 164; Sheena and Robert Coupe, Speed the Plough, p 111. Ann O'Connell, 'Branxton'—Still Hedging Along', in Chris Pratten (ed) Summer Hill, pp 143-150. See also the Higinbotham & Robinson map of Ashfield, 1883. The Richardson & Wrench subdivision plan is No S16/65, held in Ashfield Council Archives.

³ Subdivision Plan No S16/75 in Ashfield Council Archives; H E C Robinson map of Ashfield, east ward, undated but about 1912





Left: Reproduction of the 1877 plan of subdivision of the Clover Hill Estate for sale in 1877. Section 1, in the left corner, was re-subdivided in 1905 and remains essentially in that arrangement today



BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area



Clover Hill

Street	Side	No	Rating	Name	Style/Observations
Henson Street	E	50	2		Queen Anne
Henson Street	E	52A/52B	1		Art Deco/Tudor
Henson Street	E	52	1		Functionalist
Henson Street	E	54	1	Leamington	Queen Anne
Henson Street	E	56	1		Queen Anne
Henson Street	E	58	1		Queen Anne
Herbert Street	S	2	1		Victorian Georgian
Herbert Street	S	4	1		Victorian Filigree
Herbert Street	S	6	1		
Herbert Street	S	8	1		Victorian indeterminate
Herbert Street	S	10	1	Branxton	Victorian Regency
Herbert Street	S	12	1		Victorian indeterminate
Herbert Street	S	14	1		Victorian indeterminate
Herbert Street	S	16-18	1		Queen Anne/Arts - & - Crafts
Herbert Street	S	20-22	*		Queen Anne/Arts - & - Crafts
Herbert Street	S	24-26	1		Queen Anne/California Bungalow
Herbert Street	S	28	1		Victorian Georgian
Herbert Street	S	30	1		Victorian Filigree
Herbert Street	S	32	1		Victorian Filigree
Herbert Street	S	34	1		Victorian Italianate
Herbert Street	S	36	1		Victorian Italianate
James Street	N	4	3		Australian Nostalgic
James Street	N	6	3		
James Street	N	8	1		California Bungalow
James Street	N	10	1		California Bungalow
James Street	N	14	3		
Old Canterbury Road	NW	272	1		Queen Anne
Old Canterbury Road	NW	270	1		Queen Anne
Old Canterbury Road	NW	268	1	Cumbrae	Queen Anne
Old Canterbury Road	NW	266	1		Queen Anne
Old Canterbury Road	NW	264	2		Queen Anne
Old Canterbury Road	NW	262	1	Dunrobin	Queen Anne
Old Canterbury Road	NW	260	1		Queen Anne
Old Canterbury Road	NW	258	2		Queen Anne
Old Canterbury Road	NW	256	1		Queen Anne/Arts - & - Crafts
Old Canterbury Road	NW	254	1		Queen Anne/Arts - & - Crafts
Old Canterbury Road	NW	238/240	3		Sydney Bungalow eclectic
Old Canterbury Road	NW	230	4		International
Old Canterbury Road	NW	228/228A	1		Queen Anne/California Bungalow
Old Canterbury Road	NW	226	1		Queen Anne
Old Canterbury Road	NW	224/224A	2		Sydney Bungalow
Old Canterbury Road	NW	220-222	1		Victorian Free Classica



