

C44 Fleet Street, Summer Hill

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1878 to 1920s

HCA TYPE 3: MIXED RESIDENTIAL STATEMENT OF SIGNIFICANCE

The Fleet Street Summer Hill Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area subdivided in the late 19th century, illustrated by the small narrow rectangular allotments of varying sizes and the narrow carriageway of Fleet Street.

The area has historical association with local developer and entrepreneur James Bartlett who laid out the subdivision and named Fleet Street.

The area is of aesthetic significance for its predominantly late Victorian period development of mixed detached, semi-detached and terraced modest 1 and 2 storey housing, largely in the Victorian Filigree style. The area includes some modest weatherboard cottages and modest single storey Federation Queen Anne style and Inter-war period houses including some semi-detached Federation period pairs. The small setbacks of the houses from the street alignments, with some verandahs built to the street alignment in Fleet Street, provides a Victorian period street character.



KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Relatively narrow carriageway in Fleet Street reflecting Victorian period subdivision.

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

- Small setbacks with small front gardens or verandahs built to the street alignment
- Predominantly a mix of Victorian Filigree style single storey terraces and semi- detached pairs (examples single storey terraces at 25-29 Carlton Crescent, 4-6 Fleet Street) and some Victorian Filigree style two storey detached houses and semi- detached pairs
- Some Federation Queen Anne style single storey semi-detached pairs (example 7-9 Fleet St)
- Some freestanding Federation Queen Anne style
- Single storey detached weatherboard cottages (example 2 Fleet Street)
- Original details such as:
 - Front verandahs or balconies with original detailing
 - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - Rendered brickwork or weatherboard walls (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, for Federation and Inter-war period houses; timber picket or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent buildings (example 41-43 Smith St)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (example concrete roof tiles to 47 Smith St)
- Loss of original separate verandah roofs (example 10-12 Fleet Street semi-detached)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



HISTORICAL DEVELOPMENT

This area was part of a 1794 grant to Captain Joseph Foveaux, who came to Sydney in 1792. By 1800 Foveaux was the largest landholder and stock-owner in the colony¹. A little prior to 1820 his Ashfield grant had become part of Robert Campbell's Canterbury Park Estate.

The Fleet Street parcel is shown on the 1883 Higinbotham & Robinson map of Ashfield as part of Section 8 of the Underwood Estate, located between Henson's Creek and what later became the railway line, just north of the Sheep Quarantine Ground².

The allotments in this conservation area were put up for private sale by James Bartlett, of "Prospect Hall", Summer Hill, whose undated poster advertised "How to get a home of your own on the best terms ever known!" The subdivision plans advertise "24 charming villa sites fronting the railway, one minute from Summer Hill platform . . . Choice blocks of LAND for Sale at a low price, by 36 Easy Monthly Instalments, *WITHOUT ANY INTEREST* whatever or Expense."³

The land in the Underwood Estate was auctioned in 1878 and Bartlett evidently began to buy from Section 8, beginning with lots 56 to 58, in 1880. He created and named Fleet Street as part of the subdivision he made. Bartlett was an Englishman and it seems likely that he named the street after London's Fleet Street⁴.

Six of the 24 blocks were on the west side of Fleet Street and six on the east; six more faced Carlton Crescent and six faced Smith Street. The layout of the allotments, identical with Bartlett's plan, appears on the Higinbotham & Robinson map mentioned above.

By the late 19th century, there had been a slight enlargement and some re-subdivision. The part on the west side of Fleet Street became Section 1 and that on the east Section 2 of Deposited Plan No 560, and the original 24 allotments had increased to 38. There were now 9 allotments on the west side and 9 on the east side of Fleet Street, 12 in Carlton Crescent and 8 in Smith Street. Several properties in the subdivision were named, indicating that houses already existed on them. These included 'Wynslade' (its site is now 35 Carlton Crescent), 'Bristol Cottage' (now 55 Smith Street, part of a factory/warehouse), 'Ernest Villa' (now 51 Smith Street) and 'Cresswell' (now 39 Smith Street).⁵

The present conservation area has approximately the same extent as the original Bartlett subdivision, meaning that some of the sites of the above named properties are not included, however it incorporates the additional allotments resulting from the later subdivision, making a present total of 37 properties.

The houses themselves first began to appear in the rate book in 1883, including the two fine two-storeyed pairs of Victorian Filigree houses at 13-19 Fleet Street, which are LEP listed heritage items⁶. Other dwellings among the 17 characterising the Victorian period are the five cottages at 25-29 Carlton Crescent and the two small pairs at 30-33 Carlton Crescent. Of the others, at least four appear to have been built in the Federation or early Inter-War years.

All in all, this little piece of Summer Hill reflects the influence of the entrepreneur James Bartlett, whose activities in the area were numerous and interesting. Bartlett came to Summer Hill in 1869, as a widower. He later remarried and lived in 'Prospect Hall', a house he built in 1874 and which stood in Seaview Street, between Prospect Road and Old Canterbury Road, until it was demolished to allow the subdivision which now comprises the Prospect Hall Conservation Area⁷. Bartlett was a builder who was responsible for or a player in many Ashfield developments, including the Prospect Hall area and the Clover Hill and Tavistock Estates. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street was named after him. He died in 1904⁸.

¹ Australian Dictionary of Biography, vol 1, p 408.

² Ashfield Heritage Study 1993, vol 1, pp 32, 36, 170; Higinbotham & Robinson map of Ashfield, 1883

³ Subdivision plan No 516/49; copy in Ashfield Council Archives. Undated, but probably late 1870s.

⁴ Land Title and other information from Ashfield & District Historical Society. The Underwood Estate plan is shown in the Ashfield Heritage Study 1993, vol 2, p 63.

⁵ H E C Robinson map of Ashfield East Ward, undated but about 1912; in Ashfield Council Archives

⁶ Ashfield Heritage Study 1993, vol 2, item No 092.

⁷ Ashfield Heritage Study 1993, vol 1, pp 163-69

⁸ Sheena and Robert Coupe, *Speed the Plough*, p 111



THE UNDERWOOD ESTATE
ASHFIELD.
To be Sold by Auction by

To be Sold by Auction by

RICHARDSON & WRENCH

ON MONDAY 23rd SEPTEMBER 1878

at the Rooms, Pitt St.— at 11 o'Clock, a.m.



Above: The 1878 Underwood Estate subdivision which covered the northern section of Summer Hill, with the approximate location of Fleet Street (subject to a later re-subdivision) circled in red (in Section 3). Source: Ashfield Subdivision plans online at NSW State Library Call No. SP/Z/A8

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



Fleet Street

Street	Side	No	Rating	Name	Style/Observations
Carlton Crescent	S	24	2	Carris-brook	Late Victorian/early Federation Queen Anne,
Carlton Crescent	S	25	1		Victorian Filigree
Carlton Crescent	S	26	1		Victorian Filigree
Carlton Crescent	S	27	1		Victorian Filigree
Carlton Crescent	S	28	1		Victorian Filigree
Carlton Crescent	S	29	1		Victorian Filigree
Carlton Crescent	S	30	2		Victorian Filigree
Carlton Crescent	S	31	1		Victorian Filigree
Carlton Crescent	S	32	1		Federation indeterminate
Carlton Crescent	S	33	1		Federation indeterminate
Carlton Crescent	S	34	1		Federation Queen Anne
Fleet Street	E	2	1		Victorian Regency (?)
Fleet Street	E	4	1		Simplified Free Classical
Fleet Street	E	6	1		Simplified Free Classical
Fleet Street	E	8	1		Federation indeterminate
Fleet Street	E	10	1		
Fleet Street	E	12	1		
Fleet Street	E	14	1		Federation indeterminate
Fleet Street	E	16	1		Simplified Victorian Regency
Fleet Street	E	18	1		
Fleet Street	W	19	*		Victorian Filigree
Fleet Street	W	17	*		Victorian Filigree
Fleet Street	W	15	*		Victorian Filigree
Fleet Street	W	13	*		Victorian Filigree
Fleet Street	W	11	1		Queen Anne
Fleet Street	W	9	1		Queen Anne
Fleet Street	W	7	1		Queen Anne
Fleet Street	W	5	1		Victorian Italianate/Filigree
Fleet Street	W	3	1		Victorian Free Classical



Street	Side	No	Rating	Name	Style/Observations
Fleet Street	W	1	1		Victorian Free Classical
Smith Street	N	51	1		Victorian Filigree
Smith Street	N	49	1	Blairmoor	Victorian Free Classical
Smith Street	N	47	2		
Smith Street	N	45	2		
Smith Street	N	41-43	3		Late 20th-Century Late Modern



