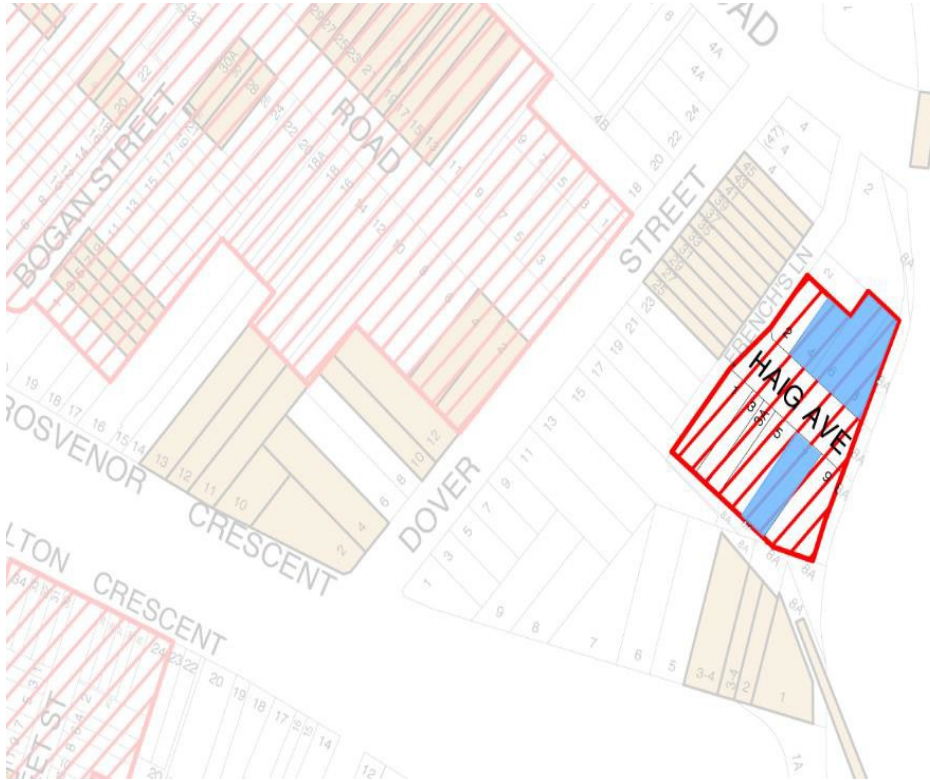


C45 Haig Avenue, Summer Hill

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1919-1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

The Heritage Conservation Area is of marginal local heritage significance.

The area is of some historical significance as the development of a 1919 re-subdivision.

The area originally comprised 9 allotments within a dead-end street one of which (No. 3-3A Haig Avenue) was purchased later and developed for a pair of 1930s semi-detached residences, and five of these dwellings (indicated in blue on the map above) are substantially altered (through cement rendering, addition of roller shutters, aluminium framed windows, altered roof forms), in a manner unlikely to be reversed. Given the small number of dwellings within this confined streetscape, and the predominance of altered dwellings on the north-eastern side of the street in particular, the aesthetic significance of the area has been substantially degraded. The original pre-1943 brush box street tree plantings have also been largely removed.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageway in Haig Avenue
- Remnant pre-1943 brush box tree near No. 6 Haig Avenue

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

- Detached and semi-detached face brick single storey Inter-war California bungalow style housing
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
 - Face brickwork
 - Original timber-framed windows and timber panelled doors consistent with the period and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 6 Haig Avenue, altered roof form, cement rendered)
- Changes to materials: Cement rendering of face brickwork to houses (Nos. 7, 9, 4, 6 and 8 Haig Avenue); modern roof cladding (eg concrete tiles)
- Front verandah alterations
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



Historical Development

This corner of Summer Hill was part of a 30-acre grant made to Henry Kable in 1804. By about 1822 it had been purchased by James Underwood, who died in 1844. The part of the Underwood Estate now called North Summer Hill was offered for auction by Richardson & Wrench in September 1878. It included the section between Dover Street and Long Cove Creek (where Haig Avenue was later to be located) designated as Section 6.¹

Haig Avenue and its access street, French's Lane, were created by re-subdivision of the rear portions of the deep allotments No 1 to 9 in Dover Street. The arrangement is shown in a subdivision plan prepared for the auction on 1 March 1919 of the sites so created. The drawing shows 12 allotments: lots 4 to 12 addressing Haig Avenue, lots 1 and 2 facing Dover Street at the Parramatta Road end, and lot 3 facing French's Lane, also at Parramatta Road. Lots 1, 2 and 3 eventually became business and industrial sites, while dwellings were built — before World War II — on all nine Haig Avenue lots.

The name Haig Avenue was presumably bestowed as a patriotic gesture honouring Field Marshal Lord Haig, military Commander-in-Chief during the heroic battles on the Western Front, in which Australian troops played an important part, that brought about the conclusion of World War I.² On the subdivision plan the access street, off Parramatta Road, is named French Street, honouring Field Marshal Sir John French.³ Haig Avenue is a short, wide cul-de-sac which slopes down to the east from French's Lane to the Long Cove Creek stormwater channel. There is pedestrian access to a walkway alongside the channel.

French's Lane also provides rear access to the houses on the north-east end of Dover Street.

¹ Ashfield Heritage Study 1993, vol 1, pp 32, 63, 148

² Haig called the Villers-Bretonneux counter-offensive by Britons and Australians in April 1918 'an enterprise of great daring': Marjorie Barnard, *A History of Australia* (Angus & Robertson, 1976) p 488

³ Ashfield Heritage Study 1993, vol 1, Appendix G. Copies of Ashfield subdivision plans can be found in Ashfield Council Archives and in the collection of ADHS. This one is No S16/37.





Above: The advertising leaflet which included the plan for the Haig Subdivision put up for auction on 1 March 1919. Haig Avenue is specifically marked '66 ft wide'. Note that Frenchs Lane is here called French Street. It also provided rear access to the properties in Dover Street.

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



Haig Avenue

Street	Side	No	Rating	Name	Style/Observations
Haig Avenue	S	2	1		Inter-War Arts-&-Crafts/ California Bungalow
Haig Avenue	S	4	2		Inter-War Arts-&-Crafts
Haig Avenue	S	6	3		
Haig Avenue	S	8	2	Amos	Arts-&-Crafts
Haig Avenue	N	9	1		Inter-War Arts-&-Crafts
Haig Avenue	N	7	2		Inter-War Arts-&-Crafts
Haig Avenue	N	5	2		Inter-War Arts-&-Crafts
Haig Avenue	N	3-3A	1		Inter-War Functionalist/ Art Deco
Haig Avenue	N	1	1		Inter-War Arts-&-Crafts/ California Bungalow



