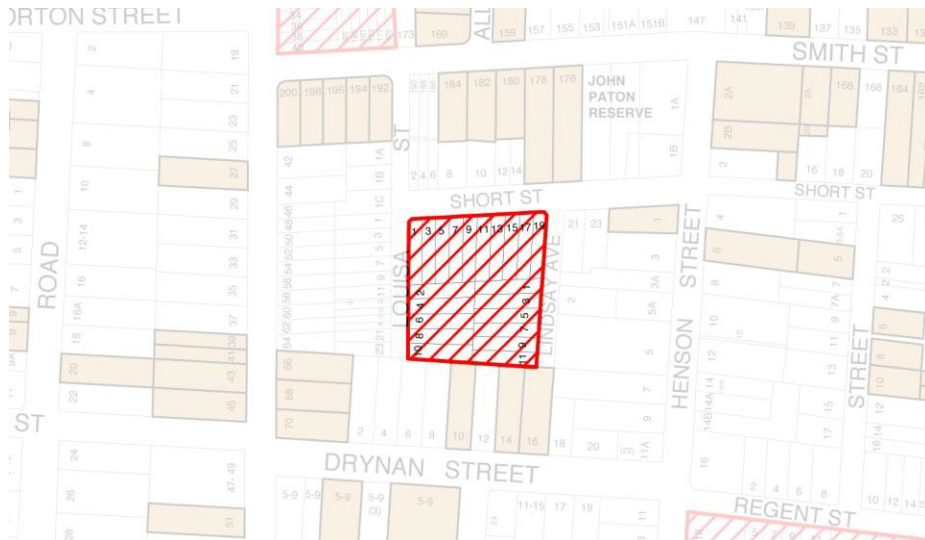


## C46 Lindsay-Louisa-Short, Summer Hill

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1935-1940

##### HCA TYPE 2: Single storey residential (i) uniform single period subdivision

##### Statement of Significance

The Lindsay-Louisa-Short Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1934 subdivision of the site of an 1882 house "Kenilworth" (demolished for the subdivision), undertaken by local entrepreneur Sydney Daniel Baker, who submitted all the building applications (as owner-builder) for the semi-detached houses within the area in the period 1934-1937.

The area is of *aesthetic* significance as a distinctive secluded enclave of late 1930s semi-detached single storey brick houses illustrating in the unity of built form and detail - such as hipped terracotta tile roofs, side entries, recessed front verandahs, and decorative brickwork,- their design by a single builder.

## Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageway in Short Street with narrow grass verges and post-1943 street tree plantings
- Narrow carriageways and street verges in Louisa Avenue and Lindsay Avenue reflecting the original 1880s subdivision.

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

- Semi-detached face brick single storey housing built 1934-1937 by the one builder
- Original details to houses such as:
  - Recessed open front verandahs
  - Recessed side entry porches
  - Decorative brickwork to the front of houses including tapestry brickwork panels, use of contrasting brick colours
  - Original hipped roof forms with original cladding unglazed terracotta tiles
  - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick to match houses

## NON-CONTRIBUTORY ELEMENTS

- Changes to materials: modern roof cladding (example concrete roof tiles)
- Recessed front verandah enclosures.
- Modern front fences of unsympathetic design and materials.



## Historical Development

The land grant made in this part of Ashfield was a grant of 100 acres made to Captain Joseph Foveaux in 1794. That grant was absorbed into Robert Campbell's Canterbury Park Estate by about 1820. The particular block on which these houses now stand became part of the Summerhill Estate which was subdivided in 1876. At that time the land comprised five allotments addressing Short Street and located between what was then called Louise Street on the west and an unnamed road on the east. The latter was later called Little Short Street and, later still, Lindsay Avenue. It seems that Short Street was at first a 36-foot wide street intended mainly to serve as a back lane to properties in Smith Street. It was increased to 50 feet wide here as a frontage to these five allotments, remaining narrower between Henson and Moonbie Streets.

Louisa Street and the rather grandly-named Lindsay Avenue are 30 feet wide. The avenue was named after John Lindsay, who was an Ashfield Council alderman in 1929.<sup>1</sup>

The five Short Street allotments were acquired by Mrs Rosina Teakle in about 1882 and on the block so formed she built a house, 'Kenilworth', where she lived for several years until after her husband's death. Charles Teakle was a city auctioneer who died in 1878, at only 33 years of age. 'Kenilworth' was sold in the late 1890s to Thomas Day, a boot manufacturer. After Day's death in 1913 his widow lived on in the house until her death at the age of 90 in 1930.<sup>2</sup>

In 1926 'Kenilworth' was described as a cottage, owned by the trustees of Thomas Day's estate. Its valuation was recorded as £1,570 unimproved and £2,150 improved. By 1934 the property had been acquired by Sydney Daniel Baker, butcher, of Oaklands Avenue, off Liverpool Road. In that year the Valuer-General's records show that as well as the cottage

there were four tennis courts and three sheds on the site.<sup>3</sup> Soon after that the land was cleared and the present subdivision of 21 allotments made. Building applications were made from 1935 to 1937, on behalf of S D Baker as owner-builder, for the erection of the first cottages. They were described in each BA as a pair of semi-detached cottages of brick, each one having four rooms, concrete footings, tiled roof and lead dampcourse. The estimated values of each pair varied from £1,000 to £1,200. The actual valuations in 1937 were given typically (but not identically) as £168 unimproved and £850 for each cottage in the pairs.<sup>4</sup>

In 1940 all of the properties were acquired by Mrs Annie Baker, of Liverpool Road, by will from the estate of Sydney Baker. In 1952 the records show that the Baker family started selling the cottages off separately. Three years later at least ten of the 21 houses were owned by their occupants. The others were owned by absentee landlords, three of them by later members of the Baker family.<sup>5</sup>

<sup>1</sup> Ashfield Heritage Study 1993, vol 1 pp 32, 36; *ibid*, vol 1, Appendix 'G'; Higinbotham & Robinson map of Ashfield, 1883; Chris Pratten (ed), Summer Hill, *passim*.

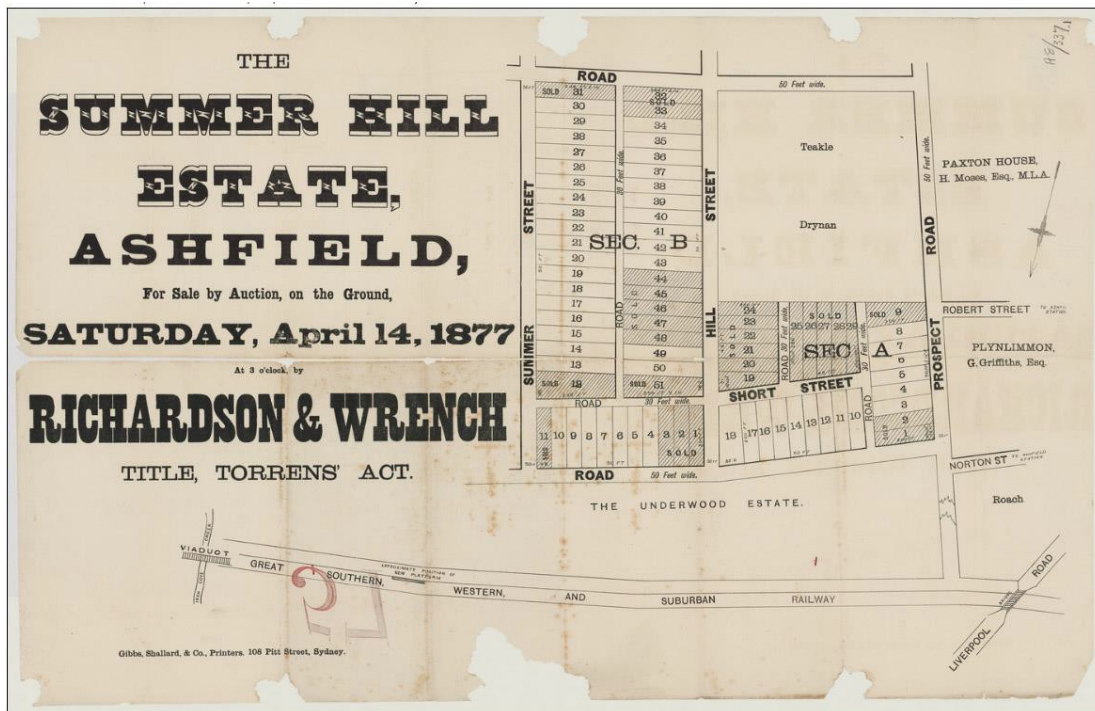
<sup>2</sup> Chris Pratten (ed), Summer Hill, p 190; H E C Robinson map of the east ward of Ashfield, undated, circa 1912.

<sup>3</sup> Valuer-General's records, east ward, 1926, No 1458; 1934, No 1538; in Ashfield Council Archives. ≈

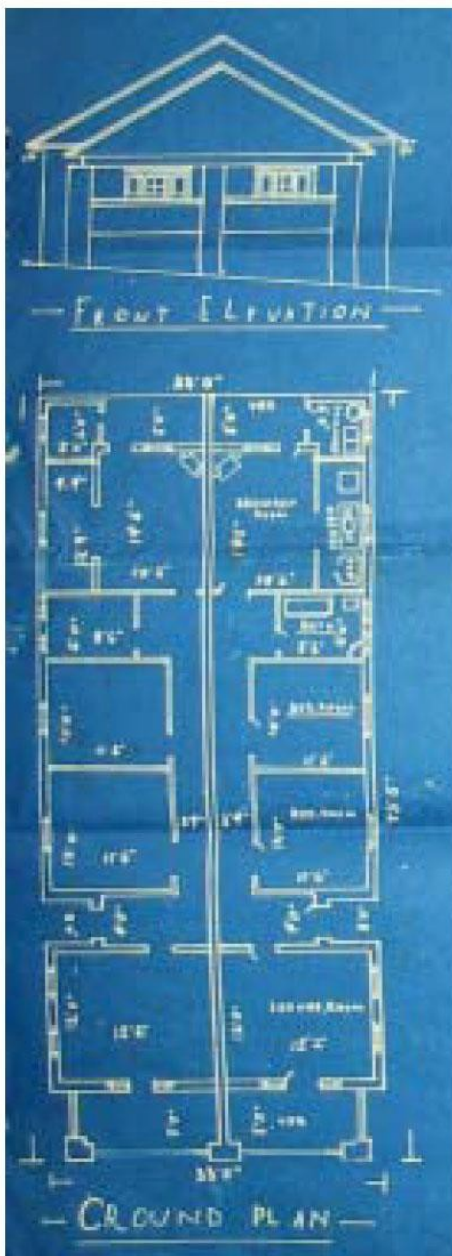
<sup>4</sup> BA 1935, Nos 1460-1465; 1936, Nos 7671-7675, 7867 and 7938; 1937, Nos 8099, 8127; Valuer-General's records, east ward, 1937, Nos 841-844, 869-871, 873-874, 895-896, 1564-1571

<sup>5</sup> Valuer-General's records, east ward, 1955, Nos 878-883, 905-909, 1629-1638.





**Above:** sale map of the Short Street section of the 1877 Summer Hill Estate, showing the subdivision pattern prior to later re-subdivision. Note: south is at the top of this plan. The street marked "Hill Street" is now Henson Street. The street marked "Summer Street" is now Moonbile Street. The road dividing this area from the Underwood Estate at bottom is now Smith Street to the north. Source: NSW State Library digital Ashfield subdivision plans.



**Left:** A reproduction of the blueprint that accompanied Building Application 37/8127 for Nos 17-19 Short Street. It was lodged in 1937 on behalf of Sydney Daniel Baker, the butcher-entrepreneur. His other BAs for the precinct were the same.

## 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



## Lindsay-Louisa-Short

Street	Side	No	Rating	Name	Style/Observations
Lindsay Avenue		11	1		
Lindsay Avenue		9	1		
Lindsay Avenue		7	1		
Lindsay Avenue		5	1		
Lindsay Avenue		3	1		
Lindsay Avenue		1	1		
Louisa Street		2	1		
Louisa Street		4	1		
Louisa Street		6	1		
Louisa Street		8	1		
Louisa Street		10	1		
Short Street		17-19	1		
Short Street		13-15	1		
Short Street		11	1		
Short Street		9	1		
Short Street		7	1		
Short Street		5	1		
Short Street		3	1		
Short Street		1	1		
Lindsay Avenue		11	1		
Lindsay Avenue		9	1		
Lindsay Avenue		7	1		



