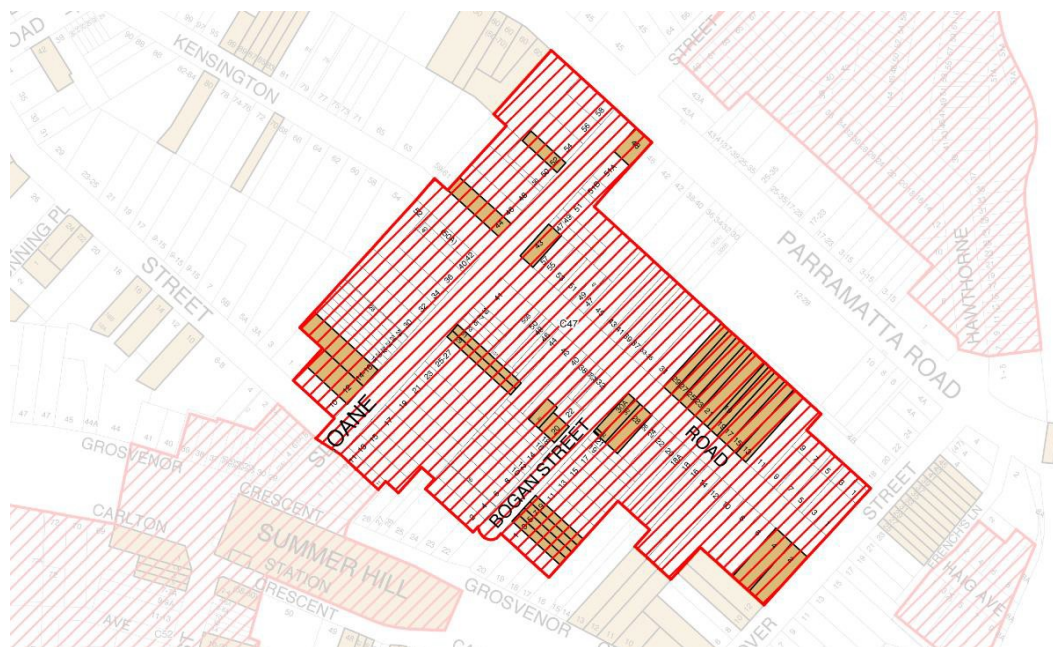


C47 North Summer Hill, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1878-1930s

HCA TYPE 3: Mixed Residential Statement of Significance

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

The area is of *historical* significance as part of the 1878 Underwood Estate Subdivision, with an 1880 re-subdivision to create Bogan Street. The original subdivision, with its wide streets exemplified by Sloane Street, Kensington Road and Dover Street, was envisaged as an upmarket subdivision close to the Summer Hill railway station which opened in 1879.

The area is of *aesthetic* significance for its predominance of one and two storey Victorian Filigree detached, semi-detached and terrace housing and Victorian Italianate style one and two storey houses, mixed with diminutive Victorian period weatherboard cottages, Federation and Inter-war period single storey detached houses and two to three storey Inter-war Art Deco style residential flat buildings, reflecting the development period of the area. The brush box street tree plantings in Sloane Street and Kensington Road and the wide carriageways to the streets (with the exception of Bogan Street) reflect the originally upmarket nature of the 1878 subdivision. Buildings have predominantly small setbacks allowing for small front gardens, with exceptions being an Inter-war Art Deco style commercial building on Parramatta Road and a former shop at 28 Kensington Road, which are built to the street alignment.

Key Character Elements

- Subdivision and public domain elements:
- Pre-1943 street tree planting of Brush box within carriageways in Sloane Street and Kensington Road
- Relatively wide carriageways with grassed verges in Sloane Street, Kensington Road and Dover Street
- Narrow street carriageway with grassed verges in Bogan Street.
- Street tree plantings in Bogan Street and Dover Street circa 1970s.
- Rectangular allotments of varying sizes

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

- Victorian Filigree style and Victorian Italianate style houses, stuccoed brick predominantly, one and two storeys, detached, semi-detached and terraces from the first phase of development from 1878 to the end of the 19th century (numerous examples throughout the area)
- Nos. 2, 4, and 6 Kensington Road and 21 Sloane Street are freestanding 2-storey Victorian Italianate style villas now rare in the area.
- Victorian period single storey detached weatherboard cottages (examples 6, 20 Bogan Street, 38 Kensington Road)
- Single storey detached brick Federation Queen Anne style houses (example 14 Kensington Road, 17 Sloane Street)
- Rare 2-storey Federation period polychrome brick end terrace at No. 30A Kensington Road
- Single storey detached brick Inter-war California Bungalows
- Inter-war Art Deco style 2-3 storey residential flat buildings (example 12 Kensington Road, 51A and 58 Sloane Street)
- Inter-war Art Deco commercial buildings on Parramatta Road (example 48 Parramatta Road)
- Varied but consistently small setbacks of housing from the street allowing for small front gardens (exception former shop at 28 Kensington Road which is built to the street alignment with a setback weatherboard house attached)
- Original details such as:
 - Front verandahs and balconies with original detailing (Victorian, Federation and Inter-war periods)
 - Original hipped and gabled roof forms with original cladding of slate or corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period) or unglazed terracotta tiles (Inter-war period) and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)
 - Stuccoed brickwork or weatherboard walls (Victorian period)
 - Face brickwork (Federation, Inter-war periods)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses



- Original front fences – timber picket or cast iron palisade for Victorian period houses; timber picket, low brick, brick & timber picket for Federation and Inter-war period houses and low brick for Inter-war period residential flat buildings. Occasionally cast iron palisade fences are the original fencing for Federation period houses (example 17 Sloane Street).
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent buildings including 2 & 3 storey 1960s & 1970s residential flat buildings (examples 19-21 Bogan Street modern 2 storey semi-detached houses, residential flat buildings at 11, 31, and 42 Kensington Road, 25-27 and 19 and 51 Sloane Street)
- Front verandah or balcony enclosures (examples 13 Kensington Road, 15 and 21 Sloane Street, 15 Sloane Street verandah and balcony enclosures) or loss of details (example loss of balcony roof at 13 Bogan Street)
- Aluminium framed windows, roller shutters, modern awnings (examples 3 and 9 Kensington Road)
- Reskinning of walls (example 3 Kensington Road Victorian period house with front wall reskinned in circa 1970s brickwork)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern or inappropriate roof cladding (eg concrete tiles, terracotta roof tiles on a Victorian period house example 9 Kensington Road) and loss of chimneys
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.
- Carports in front gardens (example 4 Bogan Street, 38 Kensington Road)



Historical Development

Henry Kable's 1874 land grant and other early land grants in the Summer Hill area were all purchased by James Underwood in 1821 and 1822. Underwood died in 1844 and left a will so complicated that it required special legislation before it could be subdivided.¹

The earliest known use of the name "Summer Hill" was in 1876, for a land subdivision adjacent to the present-day St Andrew's Anglican Church.² In 1878 the first portion of Underwood's estate, covering all land between Parramatta Road, Liverpool Road, Smith Street (south of the railway line) and Iron Cove Creek, was subdivided and offered for auction. The estate was within walking distance of Summer Hill Station, and sales must have benefited enormously from the opening of the station in 1879.

The subdivision was of generous suburban allotments, but a re-subdivision occurred in 1880 to provide for denser housing. This re-subdivision created Bogan Street. Many of the allotments, particularly those close to the station, were soon occupied with houses of the period - Victorian free standing two storey 'villas' and paired terraces, and free standing and paired single and double fronted Victorian Italianate single storey dwellings.

Between 1878 and 1910, the area became an upper-class suburb, and was a popular choice for professionals in banking and insurance who worked in the city – Summer Hill was described in a newspaper article in May 1884 as “the place of residence of a large number of business and professional people who are for the most part engaged in town during the day..”.³

Subdivision of gardens for housing continued in the 1920s and 1930s, and socioeconomically the suburb changed as some of the wealthier inhabitants moved to the North Shore. In the period 1930s to 1970s processes such as demolition of surviving Victorian period mansions, conversion of the mansions to flats (for example at No. 2 Bogan Street), or amalgamation of allotments, allowed erection of home units, especially within walking distance of the railway station.⁴

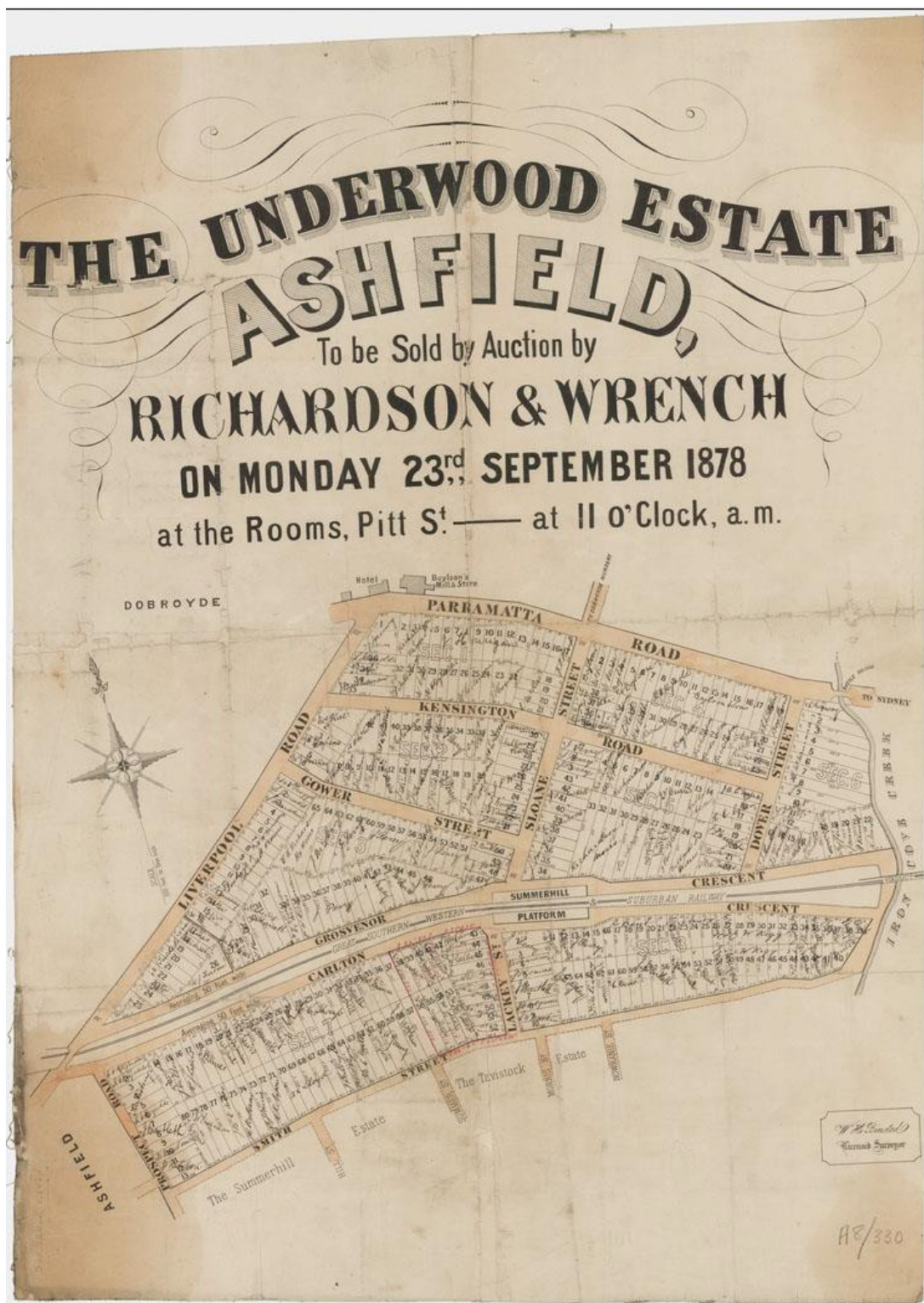
¹ Pratten, Chris, *Summer Hill*. Ashfield & District Historical Society: Australia, 1999. ISBN 0-949842-11-7.

² Wikipedia page on Summer Hill, NSW

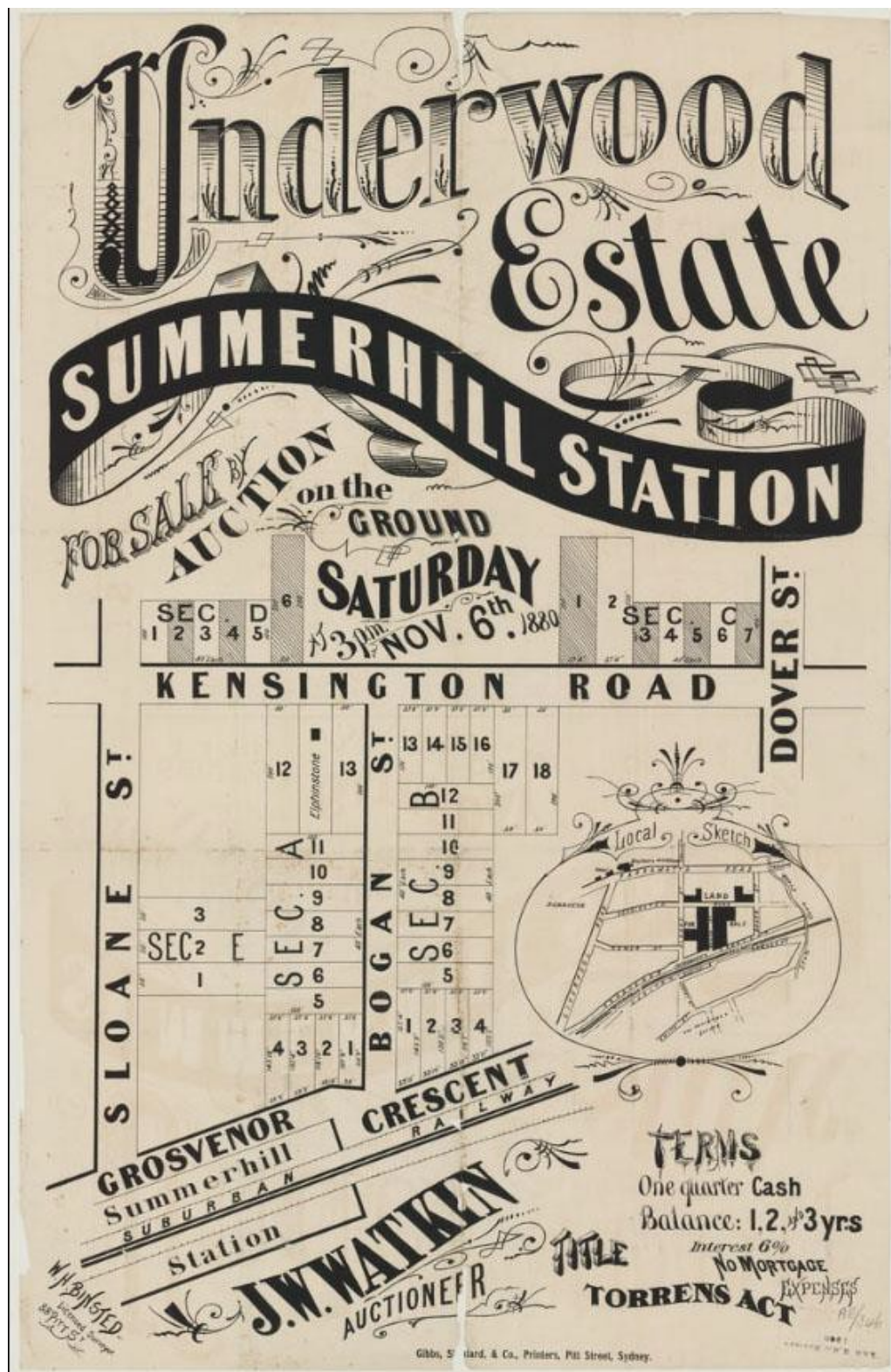
³ Pratten, Chris, *Summer Hill*. Ashfield & District Historical Society: Australia, 1999. ISBN 0-949842-11-7. And Australian Town and Country Journal, Saturday 17 May 1884, page 28

⁴ Pratten, Chris

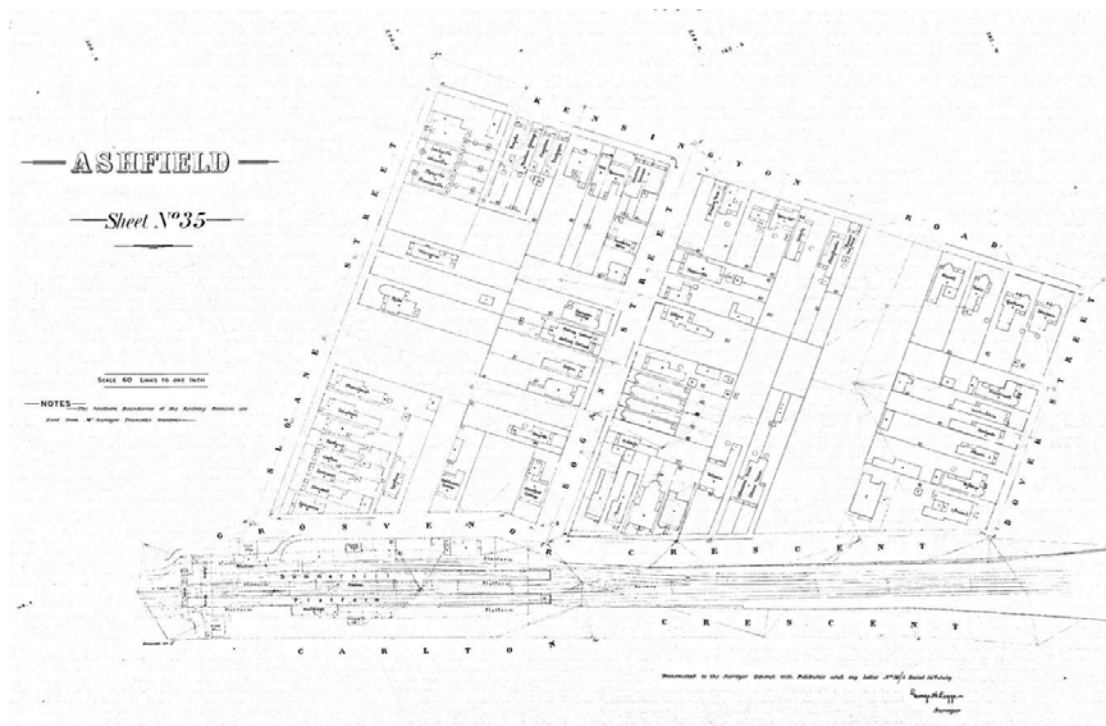




Above: The 1878 Underwood Estate subdivision plan Source: NSW State Library online subdivision maps for Ashfield



Above: An 1880 Underwood Estate resubdivision which created Bogan Street, as well as resubdividing some allotments in Grosvenor Crescent and Kensington Road. Source: NSW State Library online subdivision maps for Ashfield



Above: Sheet 35 of the circa 1890 Water Board block plans of Ashfield, showing many of the Summer Hill lots developed by this time. Sloane Street is at left, and Dover Street at right on this plan. Source: Ashfield Library online historical Water Board plans

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



North Summer Hill

Street	Side	No	Rating	Name	Style/Observations
Bogan Street		2	2		Victorian Italianate
Bogan Street		4	1		Arts & Crafts
Bogan Street		6	1		Victorian Rustic Gothic
Bogan Street		8	1		Victorian Filigree
Bogan Street		10	1		Victorian Filigree
Bogan Street		12	2		Victorian Italianate / Rustic Gothic
Bogan Street		16	1		Victorian Italianate
Bogan Street		18	1		Victorian Italianate
Bogan Street		20	*		Victorian Georgian
Bogan Street		22	1		Victorian Filigree
Bogan Street		19-21	3		Late 20th C Australian Nostalgic
Bogan Street		17	1		Victorian Filigree
Bogan Street		15	1		Italianate
Bogan Street		13	1		Federation Queen Anne
Bogan Street		11	1		Italianate
Bogan Street		9	1		Victorian Italianate
Bogan Street		7	1		Victorian Italianate
Bogan Street		5	1		Victorian Italianate
Bogan Street		3	1		Victorian Italianate
Bogan Street		1	1		Victorian Filigree
Kensington Road		57	1		Victorian Rustic Gothic
Kensington Road		55	1		Victorian Rustic Gothic
Kensington Road		53	1		Victorian Italianate
Kensington Road		51	1		Victorian Free Classical
Kensington Road		49	1		Victorian Rustic Gothic
Kensington Road		47	1		Victorian Rustic Gothic
Kensington Road		45	3		Late 20th C Italianate
Kensington Road		43	1		Inter-war Bungalow
Kensington Road		41	1		Victorian free Classical
Kensington Road		39	1		Victorian Filigree



Street	Side	No	Rating	Name	Style/Observations
Kensington Road		37	1		Victorian Filigree
Kensington Road		33-35	2		Victorian / Inter-war Med.
Kensington Road		31	3		Late 20th C International
Kensington Road		29	*		Victorian Filigree
Kensington Road		27	*		Victorian Filigree
Kensington Road		25	*		Victorian Filigree
Kensington Road		23	*		Victorian Filigree
Kensington Road		21	*		Victorian Filigree
Kensington Road		19	*		Victorian Filigree
Kensington Road		17	*		Victorian Filigree
Kensington Road		15	*		Victorian Filigree
Kensington Road		13	*		Victorian Filigree
Kensington Road		11	3		Inter-war / Post-war Sydney Bungalow
Kensington Road		9	2		Victorian Italianate
Kensington Road		7	1		Victorian Italianate
Kensington Road		5	1		Victorian Italianate
Kensington Road		3	2		Victorian Italianate
Kensington Road		1	1		Victorian Italianate
Kensington Road		2	*		Victorian Italianate
Kensington Road		4	*		Victorian Italianate
Kensington Road		6	1		Victorian Italianate
Kensington Road		8	2		Inter-war Functionalist
Kensington Road		10	1		Queen Anne / Arts & Crafts
Kensington Road		12	1		Inter-war / Post-war Sydney Bungalow
Kensington Road		14	1		Queen Anne / Arts & Crafts
Kensington Road		16	1		Victorian Filigree
Kensington Road		18	1		Victorian Rustic Gothic
Kensington Road		18a	1		Inter-war Art Deco
Kensington Road		20	1		Victorian Filigree
Kensington Road		22	1		Victorian Georgian
Kensington Road		24-26	1		Victorian Filigree



Street	Side	No	Rating	Name	Style/Observations
Kensington Road		28	*		Victorian Filigree
Kensington Road		30	1		Victorian Regency
Kensington Road		30a	*		Victorian Filigree
Kensington Road		32	1		Victorian Filigree
Kensington Road		34	1		Victorian Filigree
Kensington Road		36	1		Victorian Filigree
Kensington Road		38	1		Federation Bungalow
Kensington Road		40	1		Victorian Filigree
Kensington Road		42	3		Late 20th C International
Kensington Road		44	1		Victorian Filigree
Kensington Road		46	1		Victorian Italianate
Kensington Road		48	1		Victorian Italianate
Kensington Road		50	1		Victorian Italianate
Kensington Road		52	2		
Parramatta Road		46-48	*		Inter-war Deco / Functionalist
Sloane Street		51a	1		Inter-war Free Classical
Sloane Street		51b	1		Substation
Sloane Street		51	3		Post-war International
Sloane Street		49	1		Victorian Filigree
Sloane Street		47	1		Victorian Filigree
Sloane Street		43	*		Federation Arts & Crafts
Sloane Street		41	2		Destroyed Federation Queen Anne
Sloane Street		39	1		Victorian Italianate
Sloane Street		37	1		Victorian Italianate
Sloane Street		33-35	2		Victorian Italianate
Sloane Street		29/31	*		Victorian / Federation Filigree
Sloane Street		25/27	3		Late 20th C Int.
Sloane Street		23	1		Queen Anne / Arts & Crafts
Sloane Street		21	2		Italianate
Sloane Street		19	3		Late 20th C International
Sloane Street		17	1		Queen Anne



Street	Side	No	Rating	Name	Style/Observations
Sloane Street		15	1		Victorian Filigree
Sloane Street		13	2		Victorian Filigree
Sloane Street		11	1		Victorian Filigree
Sloane Street		10	4		Post-war, no style
Sloane Street		12	*		Queen Anne
Sloane Street		14-16	*		Victorian Filigree
Sloane Street		18-20	1		Victorian Filigree
Sloane Street		22-24	1		Victorian Filigree
Sloane Street		26-28	1		Victorian Filigree
Sloane Street		30	1		Victorian Italianate
Sloane Street		32	3		Victorian Italianate
Sloane Street		34	1		Californian Bungalow
Sloane Street		36			Post-war International
Sloane Street		40	1		Victorian Filigree
Sloane Street		42			Victorian Filigree
Sloane Street		44	*		Federation Queen Anne
Sloane Street		46	2		Queen Anne
Sloane Street		48	3		Late 20th C International
Sloane Street		50	1		Federation Queen Anne
Sloane Street		52	*		Federation Anglo – Dutch
Sloane Street		54	1		Queen Anne
Sloane Street		56	1		Post-war International
Sloane Street		58	1		Inter-war Georgian Revival



