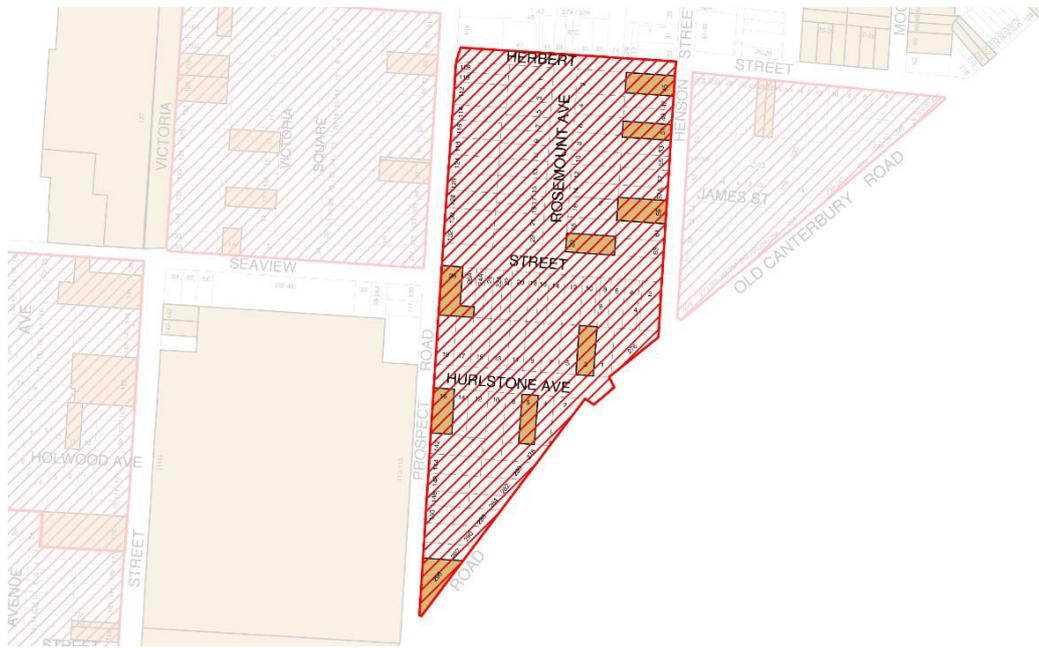


# C49 Prospect Hall Summer Hill

## Heritage Conservation Area



### KEY PERIOD OF SIGNIFICANCE: 1908-1910 - 1940s

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

The Prospect Hall Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1908-1910 subdivision of the Prospect Hall Estate developed by Dr Henry Hinder (1908-1910) and after 1910 by Stanton & Son.

The area has strong *historical* association with Stanton & Son, who were responsible for building of much of the housing in the area.

The area has *aesthetic* significance deriving from the 1908 subdivision pattern with little re-subdivision since, and the original building covenants applying to the subdivision, resulting in an aesthetically consistent subdivision of wide streets with grass verges, pre-1943 brush box street tree plantings, and a consistent pattern of predominantly brick single storey detached housing in the Federation Queen Anne and Inter-war California Bungalow styles built with setbacks allowing for small front gardens.

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## Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Rosemount Avenue, and Hurlstone Avenue, and scattered pre-1943 brush box plantings on the grass verge on the southern side of Seaview Street.
- Wide grass verges on the southern side of Seaview Street, in Rosemount Avenue
- Relatively wide carriageways in Prospect Road, Hurlstone Avenue, Henson Street
- Narrow grass verges in Hurlstone Avenue

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

- Front setbacks allowing for small front gardens
- Most allotments have no allowance in width for driveways, with some exceptions (for example the early 1940s house at No. 20 Seaview Street has a side driveway and rear garage).
- Very consistent streetscapes of predominantly detached face brick single storey Federation Queen Anne and Inter-war California bungalow style houses
- Unusual (heritage listed) 2-storey Federation Arts & Crafts style house at 296 Old Canterbury Road (corner Prospect Road) constructed 1909
- Late 1930s-early 1940s (pre-1943) group in Seaview Street including Inter-war Functionalist style house at 20 Seaview Street, and two pairs of semi-detached 1930s-1940s houses at Nos. 22-22A and 24-24A Seaview Street
- Original details such as:
  - Front verandahs with original detailing
  - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
  - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
  - Face brickwork (Federation 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
- Narrow driveways with garages to the rear or carports to the side of houses



## NON-CONTRIBUTORY ELEMENTS

- Recent infill house (resulting from a post-1943 subdivision) at No. 26A Seaview Street
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples 11, 12 Rosemount Avenue)
- Changes to materials: Cement rendering or painting of face brickwork to Federation period houses (example 47 Henson St, 130, 148 Prospect Road, 9 Rosemount Avenue); modern roof cladding (e.g. concrete roof tiles) and loss of chimneys
- Changes to windows (example aluminium framed windows at 11 Rosemount Avenue, altered windows at 9 Rosemount Avenue)
- Carports or garages in front gardens (example 10 Seaview Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

## Historical Development

This area was part of a land grant made to Edward Haven in 1794, which was acquired by Robert Campbell for his Canterbury Park Estate. The area was bought from Sophia Campbell after Robert Campbell's death by prominent Summer Hill builder, James Bartlett in 1869. Here he built a large house "Rosemount". By 1874 he had built another large house "Prospect Hall" and sold "Rosemount" and six acres to Dr Richard Bowker, only to buy it back in 1888. Both houses stood on the south side of Seaview Street between Prospect Road and Old Canterbury Road. Bartlett died in 1904, and part of his estate was acquired in 1908 by Dr Henry Hinder. Hinder subdivided the land and commenced selling the allotments. Both Rosemount and Prospect Hall were demolished sometime after the initial subdivision of 1908.

All allotments were subject to covenants attached to the titles requiring that each residence be built of brick or stone, with slate, tiles or shingles to the front elevation; that only one residence or two semi detached residences be built per allotment; and that no residence be used as a shop or business premises. There was a building line of 15 feet from the street.

About half the allotments had been sold by Hinder by 1910, and the balance was bought by Dr Arthur Mills of Strathfield, and Richard Stanton (also the designer and developer of Haberfield, Australia's first Garden Suburb). Whether John Spencer Stansfield, who designed many of the houses in Haberfield, designed any in the Prospect Hall area is not known, but architectural similarities suggest this possibility. Certainly by 1912 properties in the Prospect Hall Estate were being sold with the promise of "brick cottage to be erected".<sup>1</sup> A 1914 article stated that "Summer Hill in the Prospect Hall Estate, Messrs Stanton & Son sold 50ft in Rosemount Avenue, and undertook to erect a brick cottage from 845 pounds."<sup>2</sup>

The allotments were sold as the Prospect Hall Estate Summer Hill.

<sup>1</sup> See advertisement, The Sydney Morning Herald, 26 September 1912, page 9, accessed online via Trove

<sup>2</sup> Sunday Times, 7 June 1914, page 4 accessed online via Trove



HOUSES AND LAND FOR SALE.

## "PROSPECT HALL" ESTATE.

This great SUBDIVISION in the heart of SUMMER HILL, within 8 minutes of the Railway Station, and within 10 minutes of the Dulwich Hill Tram Terminus, and in the direct route of the proposed tramway from Dulwich Hill to Ashfield via Constitution-road. This valuable property was the residence of the late James Bartlett, Esq., and "Rosemount," also on the property, was occupied for many years by both Dr. Bowker and Phillip Sheridan, Esq. The

### LAND IS WONDERFULLY ELEVATED

and from the highest points the coast from the Lighthouse at Sydney Heads right to Botany Bay lends a beautiful panoramic view.

On one side of the property is the residence of Hugh Dixon, Esq., and on the other "Hurlstone" Training College.

There is no more valuable land to be had within easy distance of the City.

### PRICES EXCEEDINGLY LOW,

ranging from £3 up to £5 per foot, according to position. We are prepared to accept exceedingly low terms.

10 PER CENT. DEPOSIT, BALANCE EXTENDING OVER 5 YEARS,  
Interest 5 per cent. This is the only large area of land at present available, and for sale in this HIGHLY-FAVORED SUBURB, and is situated on the south side of the railway line.

### GAS, WATER, AND SEWERAGE AVAILABLE.

FOR SALE, "PROSPECT HALL." The old residence, contg. 8 large rooms, wide entrance hall, verandahs and balconies all round, large stables, coachhouse, loose box, small ballroom, etc. We are prepared to dispose of this property at a very low figure, indeed.

Also "ROSEMOUNT," fine roomy cottage, contg. 8 rooms, kitchen, etc.

This Estate is considered one of the finest in the Western Suburbs.

Plans, all particulars, may be had from

## STANTON AND SON.

109 PITT-STREET; AND AT STATION, SUMMER HILL.

Above: Prospect Hall Estate subdivision sales advertisement, Evening News 14 October 1908 p2 Source: accessed online via Trove



## 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



## Prospect Hall

Street	Side	No	Rating	Name	Style/Observations
Henson Street		63	1		
Henson Street		61	1		
Henson Street		59	*		
Henson Street		57A	1		
Henson Street		57	1		
Henson Street		55	1		
Henson Street		53	1		
Henson Street		51	*		
Henson Street		49	1		
Henson Street		47	1		
Henson Street		45	*		
Hurlstone Avenue	N	19	1		Queen Anne
Hurlstone Avenue	N	17	1		Queen Anne/Arts & Crafts
Hurlstone Avenue	N	15	1		Arts & Crafts
Hurlstone Avenue	N	13	1		Arts & Crafts
Hurlstone Avenue	N	11	1		Queen Anne
Hurlstone Avenue	N	9	2		Queen Anne
Hurlstone Avenue	N	7	1		Arts & Crafts
Hurlstone Avenue	N	5	1		Queen Anne
Hurlstone Avenue	N	3	*		Federation Bungalow
Hurlstone Avenue	N	1	1		Arts & Crafts
Hurlstone Avenue	S	2	1		Queen Anne
Hurlstone Avenue	S	4	1		Queen Anne
Hurlstone Avenue	S	6	*		Queen Anne/Arts & Crafts
Hurlstone Avenue	S	8	1		Queen Anne
Hurlstone Avenue	S	10	1		Arts & Crafts
Hurlstone Avenue	S	12	1		Queen Anne
Hurlstone Avenue	S	14	1		Californian Bungalow
Hurlstone Avenue	S	16	*		Queen Anne/Arts & Crafts



Street	Side	No	Rating	Name	Style/Observations
Old Canterbury Road		296a	*		
Old Canterbury Road		296	1		Arts & Crafts
Old Canterbury Road		292	1		Queen Anne
Old Canterbury Road		290	1		Queen Anne
Old Canterbury Road		288	1		Californian Bungalow
Old Canterbury Road		284	1		Arts & Crafts
Old Canterbury Road		282	1		Federation Bungalow
Old Canterbury Road		280	1		Arts & Crafts/Californian Bungalow
Old Canterbury Road		278	1		Arts & Crafts
Old Canterbury Road					
Old Canterbury Road		276	1		Arts & Crafts
Prospect Road		110	1		Queen Anne
Prospect Road		112	1		Queen Anne
Prospect Road		114	1		Queen Anne
Prospect Road		116	1		Queen Anne
Prospect Road		118	1		Arts & Crafts
Prospect Road		124	1		Queen Anne
Prospect Road		126	1		Arts & Crafts
Prospect Road		128	1		Queen Anne
Prospect Road		130	1		Queen Anne
Prospect Road		132	1		Queen Anne/Arts & Crafts
Prospect Road		142	1		Arts & Crafts
Prospect Road		144	1		Arts & Crafts/Californian Bungalow
Prospect Road		146	1		Arts & Crafts
Prospect Road		148	2		Bastardised Queen Anne



Street	Side	No	Rating	Name	Style/Observations
Prospect Road		150	1		Arts & Crafts
Rosemount Avenue	E	2	1		Federation Bungalow
Rosemount Avenue	E	4	1		Queen Anne
Rosemount Avenue	E	6	1		Queen Anne/Arts & Crafts
Rosemount Avenue	E	8	1		Queen Anne/Arts & Crafts
Rosemount Avenue	E	10	1		Arts & Crafts
Rosemount Avenue	E	12	2		Arts & Crafts/Add
Rosemount Avenue	E	14	1		Californian Bungalow
Rosemount Avenue	E	16	1		Queen Anne
Rosemount Avenue	E	18	1		Californian Bungalow
Rosemount Avenue	E	20	*		Queen Anne
Rosemount Avenue	W	23	1		Californian Bungalow
Rosemount Avenue	W	21	1		Arts & Crafts
Rosemount Avenue	W	19	1		Queen Anne
Rosemount Avenue	W	17	1		Queen Anne
Rosemount Avenue	W	15	2		Arts & Crafts
Rosemount Avenue	W	13	1		Arts & Crafts
Rosemount Avenue	W	11	2		Arts & Crafts/Add
Rosemount Avenue	W	9	2		Queen Anne
Rosemount Avenue	W	7	1		Queen Anne
Rosemount Avenue	W	5	1		Queen Anne
Rosemount Avenue	W	3	1		Arts & Crafts
Rosemount Avenue	W	1	1		Arts & Crafts
Seaview Street		2	1		Californian Bungalow
Seaview Street		4	1		Arts & Crafts
Seaview Street		6	1		Queen Anne
Seaview Street		8	1		Queen Anne
Seaview Street		10	1		Queen Anne
Seaview Street		12	1		Queen Anne
Seaview Street		14	1		Queen Anne
Seaview Street		16/18	1		Arts & Crafts/Californian Bungalow



Street	Side	No	Rating	Name	Style/Observations
Seaview Street		20	1		Functionalist
Seaview Street		22/22a	1		Inter-war Old English
Seaview Street		24/24a	1		Inter-war Mediterranean
Seaview Street		26a	3		Post-war International
Seaview Street		26	*		Federation/Inter-war Bungalow



