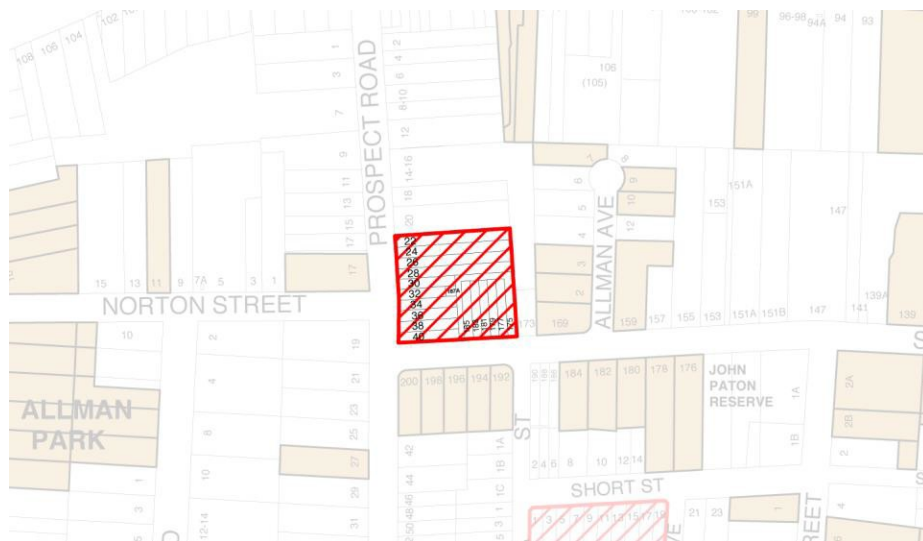


## C50 Prospect Road-Smith Street, Summer Hill

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1884-1888

**HCA TYPE 2: Single storey residential (iii) late Victorian period working class housing subdivision**  
**Statement of Significance**

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

The area is of *historical* significance as an 1880s re-subdivision of the 1878 Underwood Estate for terrace housing.

The area is of *aesthetic* significance as a distinctive precinct of single storey stuccoed brick terrace housing with gabled roofs built on long narrow allotments, with small setbacks from the streets allowing for small front gardens. All houses in the area are diminutive Victorian Filigree style terraces.

## Key Character Elements

Subdivision and public domain elements:

- U-shaped nightsoil lane which is attached to the No. 175 Smith Street allotment (Lot 6, DP443129) and which runs around the Smith Street terrace group at Nos. 175-185 Smith Street, separating No. 185 Smith Street from the corner site at No. 40 Prospect Road.
- Long narrow allotments at Nos. 22-28 Prospect Road
- Shorter narrow allotments for the remaining terrace house sites
- In Smith Street, terraces step down from Prospect Road and feature unusual central chimneys to roofs

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

- Diminutive Victorian Filigree style single storey face brick terrace houses with front verandahs and small setbacks
- Original details such as:
  - Front verandahs with original verandah roofs and original detailing including iron lacework freizes
  - Original gabled roof forms with cladding of slate or corrugated steel and original chimneys
  - Original timber-framed windows and timber panelled doors consistent with the periods and style of houses
  - Original façade detailing including drip moulds over windows and doors, pilasters dividing front windows, decorative stucco mouldings to fin walls
- Victorian style timber picket or cast iron palisade front fences
- Terrace houses built close to street alignments with small front gardens

## NON-CONTRIBUTORY ELEMENTS

- Changes to materials and roof forms: eg. concrete or terracotta tile roofs extending down over front verandahs (loss of separate front verandah roofs); painting or rendering of brickwork walls
- Loss of chimneys (example Nos. 30-32 Prospect Road)
- Loss of front verandah detailing
- Modern masonry front fences of unsympathetic design and materials, particularly high solid masonry front fences.



## Historical Development

This land was part of the Underwood Estate, having originally been included in Henry Kable's 1795 grant of fifteen and a half acres. The Underwood Estate was first put up for auction by Richardson & Wrench in 1878 and the site of these groups of houses then comprised five blocks, Lots 9 to 13 of Section 7 of the subdivision.<sup>1</sup>

The owner of the land in 1883 was Mrs J H Beale who, as was common in those times, purchased on behalf of her husband. It seems that it was Beale who re-subdivided the five original blocks into the 16 narrower allotments evident today. Beale commenced building the houses in Prospect Road in 1884 and they were completed in 1885. The Smith Street blocks were still vacant in 1887 but the dwellings were erected on them in 1888, also in Beale's name. In 1892, J H Beale began to sell the properties. The pair at Nos 38-40 Prospect Road was purchased by Henry W Webb, who sold them in 1903 to Mrs H Foy. Then Mrs Beale sold the rest of the Prospect Road group to the AMP Society.<sup>2</sup> The six Smith Street terraces were acquired by the E S & A Bank in 1892 and then in 1895 by G H McDonald, who, it seems, mortgaged them in 1904 to the E S & A again.<sup>3</sup>

By 1908 the Smith Street houses were owned by William Benjamin Bull, laundry proprietor. He sold the terrace of six to William and Caroline Jones, of Murrurrundi, for £1,356. The list of occupants at that time included a stonemason (at No. 177 Smith St), a bread carter (at No. 175 Smith St), a tailor (at No. 183 Smith St) and a traveller (at No. 185 Smith St).<sup>4</sup>

In 1908 The AMP Society was still recorded as the owner of Nos 22-36 Prospect Road. The pair at Nos 38-40 had been acquired by Mrs Harriett Foy, of Croydon. The occupants of these terraces at the time includes a telegraphist (at No. 22 Prospect Rd), a carpenter (at No. 24), a coachman (at No. 28), a line repairman (at No. 32), a machinist (at No. 34, a watchmaker (at No. 38) and a grocer at No. 40 Prospect Rd (corner Smith Street).<sup>5</sup>

By 1912 most of the Prospect Road houses had been named as follows<sup>6</sup>:

No 22, 'Victoria Villa'

No 24, 'Derwent'

No 26, 'Ernest Villa'

No 28, 'Bertie Villa'

No 30, 'Avaliah'

No 32, 'Sophocles'

No 36, 'Wesleyville'

<sup>1</sup> Ashfield Heritage Study 1993, vol 1, pp 32, 36; Higinbotham & Robinson map of Ashfield, 1883; Subdivision Plan No A8/330, in Ashfield Council Archives

<sup>2</sup> Rate Books, East Ward, 1892, Nos 130-135 and 581-590; 1895, Nos 136-141; 1896, Nos 597-606.

<sup>3</sup> Rate Books, East Ward, 1883, Nos 421-424; 1884, Nos 570-576; 1885, Nos 368-377; 1887, No 121; 1888, Nos 134-139 and 564-573; 1891, Nos 127-132 and 576-585; 1892, Nos 130-135 and 581-590; 1895, Nos 136-141; 1896, Nos 597-606; 1903, Nos 603-612; 1904, Nos 302-307. All in Ashfield Council Archives.

<sup>4</sup> Valuer-General's records, east ward, 1908, Nos 171-175, in Ashfield Council Archives.

<sup>5</sup> Valuer-General's records, east ward, 1908, Nos 171-175, in Ashfield Council Archives

<sup>6</sup> H E C Robinson map of Ashfield East Ward, undated but about 1912, in Ashfield Council Archives



The houses on the six allotments addressing Smith Street at this time were described simply as 'brick cottages'.<sup>7</sup>

William and Caroline Jones continued as absentee landlords of the Smith Street terrace group until at least 1928. In 1922 the end cottage at No 175 was named 'Artgwen'. Its unimproved valuation was given in 1928 as £168 and the improved valuation was £330. Each of the other cottages was valued at £157 unimproved and £330 improved.<sup>8</sup> There is no record of other house names in this period.

In 1922 the ownership of the Prospect Road pairs separated further and from then on the property market appears to have become more volatile. By 1928 there were further changes in ownership, with most of the owners still being absentee landlords, however the pair of terraces at Nos. 22-24 Prospect Road were purchased by one of the occupiers, a Stewart Gill.<sup>9</sup>

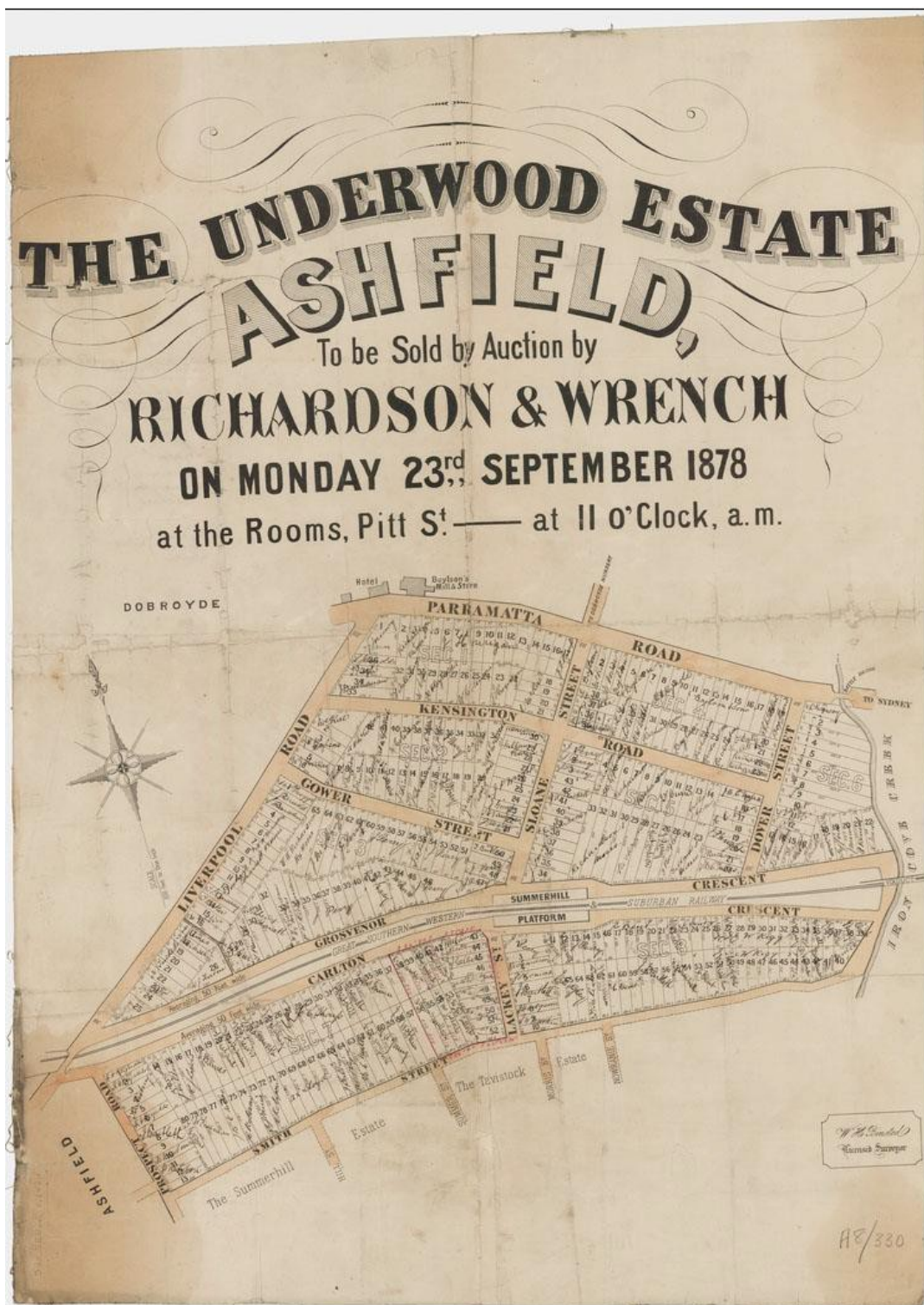
---

<sup>7</sup> ibid

<sup>8</sup> Valuer-General's records, east ward, 1922, Nos 1496-1501; 1928, Nos 1562-1567.

<sup>9</sup> Valuer-General's records, east ward, 1922, Nos 1201-1210; 1928, Nos 1255-1264.





**Above:** The 1878 Underwood Estate subdivision, Summer Hill. Lots 9-13 are in the far left corner of the estate, corner of Smith Street and Prospect Road. Source: NSW State Library online subdivision maps of Ashfield

## 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 Road-Smith Street

Street	Side	No	Rating	Name	Style/Observations
Prospect Road		22	1	Wilma	Eclectic
Prospect Road		24	1		Eclectic
Prospect Road		26	1	Bantry	Eclectic
Prospect Road		28	1		Eclectic
Prospect Road		30	1		Eclectic
Prospect Road		32	1		Eclectic
Prospect Road		34	1		Eclectic
Prospect Road		36	1		Eclectic
Prospect Road		38	1		Eclectic
Prospect Road		40	1		Eclectic
Smith Street		185	1		Eclectic
Smith Street		183	1		Eclectic
Smith Street		181	1		Eclectic
Smith Street		179	1		Eclectic
Smith Street		177	1		Eclectic
Smith Street		175	1		Eclectic



