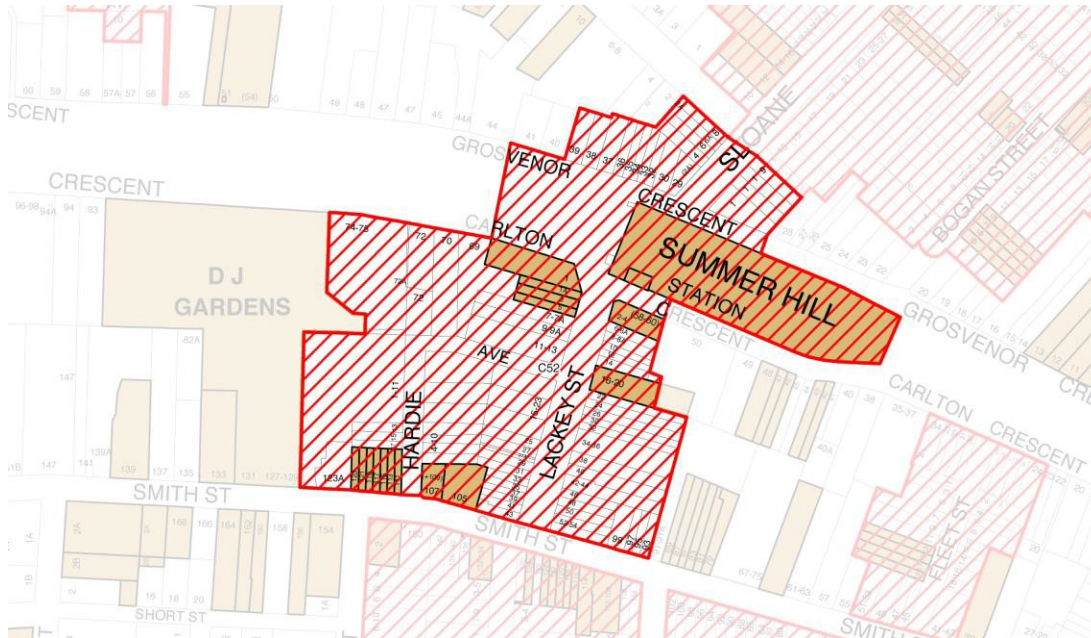


C52 Summer Hill Central Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1878 to 1940s

HCA TYPE 1: Retail

Statement of Significance

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

The Summer Hill Central area is of *historical* significance as an area of retail streetscapes developed in the period from 1878 through to the 1940s, in response to lobbying for and the actual opening of the Summer Hill Railway Station in 1879.

The area is of *aesthetic* significance for its varied mix of predominantly retail buildings dating from 1878 to the 1940s, illustrating architectural styles including Victorian Italianate, Victorian Filigree, Federation Free Classical and Inter-war Functionalist, unified by building alignments to the street frontage and awnings over the street, and predominantly 2 storey building heights.



Key Character Elements

Subdivision and public domain elements:

- Summer Hill Railway Station (heritage item)
- Relatively wide footpaths in Lackey Street with recent street tree plantings
- Plaza with wall mural and fountain in Lackey Street
- Enclosed views at either end of Lackey Street
- Pedestrian pathways

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

- Predominantly 2-storey Victorian and Federation period retail buildings built to the street alignment, in Victorian Italianate (e.g 9 Lackey St, 22-26 Lackey St, 38-50 Lackey Street), Victorian Free Classical, Federation Free and Federation Free Classical (Nos. 1A-7 Lackey Street) styles
- Inter-war Functionalist (e.g. 2-4 Lackey St) and Inter-war Old English (16-20 Lackey Street) style retail buildings, and one Inter-war Mediterranean style residential flat building (No. 105 Smith Street)
- Victorian Filigree style terraces (13-15 Hardie St)
- Original details to retail buildings such as:
 - Parapets with elaborate detailing including urns, pediments
 - recessed balconies, often with arched openings, to Federation period 2-storey terrace shops
 - awnings over footpaths
 - original windows or doors to 1st floor level
 - rendered brickwork (Victorian period) or face brickwork (Federation, Inter-war period)
 - original balconies (recessed or otherwise)

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered buildings with difficult to reverse uncharacteristic alterations (example 34-36 Lackey St)
- Enclosed balconies
- Modernised ground floor shopfronts



Historical Development

The land in this part of Summer Hill was part of land grants made to Henry Kable (or Cable) and Captain Joseph Foveaux, important settlers in early Sydney. The boundary separating their grants crossed the present-day Lackey Street at about the line of Hardie Avenue, with Kable's on the north and Foveaux's on the south. Kable received several grants in addition to this parcel of 30 acres. Foveaux's was a single grant of 100 acres. The two grants were made in 1794, during the interregnum between the departure of Governor Phillip and the arrival of the second Governor, John Hunter.

Both Kable and Foveaux established farms on their properties. Foveaux sold his, known as Long Cove Farm, to Charles Grimes in 1799. Grimes owned it for only two years, selling on to John Palmer in 1801. By 1820 Palmer's property had been acquired by Robert Campbell the elder and incorporated into his Canterbury Park Estate. Kable sold his land in 1821 to Thomas Winder, who in turn sold a year or so later to James Underwood. Because of sales and amalgamations such as these, the outlines of those first grants bore little relationship to the later uses of the land.

Underwood died in 1844 but his will was so complicated that it was many years before any subdivision occurred and sales made. Eventually the part of his land that became known as the Underwood Estate was put up for auction in September 1878. It was bounded by Parramatta Road on the north, Prospect Road on the west, Smith Street on the south and Iron Cove Creek on the east. The railway line ran through the estate, and the plan, prepared for real estate agents Richardson & Wrench, showed a station flanked by Carlton and Grosvenor Crescents.

On the south, the streets running between Carlton Crescent and Smith Street were Prospect Road (on the west) and Lackey Street (in the centre), while Smith Street itself continued eastwards and curved around to meet the Crescent, as it does today. Fleet Street and Chapman Street had not then been created. On the north, Sloane Street and Dover Street led into the allotments between the railway and Liverpool and Parramatta Roads. Bogan Street had not then been created.

Clearly, Lackey Street was intended to provide a strategic link from the station to the subdivisions opening up south of Smith Street, including Summerhill Estate (sic) and Tavistock Estate, which are marked on the subdivision plan. In the same way, Sloane Street was to link the area north of the line as far as Parramatta Road to the station. But in fact it was not to happen just then, for the station did not exist.

Many of Summer Hill's streets have names that evoke an image of fashionable London of the 1870s — names such as Kensington, Sloane Square, Grosvenor Square and Gower Street, as the developers of the Underwood Estate sought to create an impression of a beautiful suburb and a gracious lifestyle on the edge of the city of Sydney. But among these reminders of 'home' and civilised society, one street name stands out. The short street that was to become the symbol of Summer Hill, its main street leading to the railway station, was named after John Lackey, a native-born politician, the son and grandson of convicts.¹ Lackey was not a resident of Ashfield, however he was elected as the member of the State seat of Central Cumberland in 1867 and, in 1875, became Minister for Public Works in the new State government of John Robertson.

When Richardson & Wrench advertised the Underwood Estate they promised that there would be a new platform beside the estate almost immediately. The 1878 subdivision plan showed 'Summerhill Platform'; but at that time it was entirely imaginary. The new street leading to the station was named 'Lackey Street' as a gamble that the Minister for Public Works would support the idea. This he did, but only after he became Minister again following a change of government. After a deputation which included local citizens Daniel Holborow and Frederick Clissold, Lackey promised them not only their platform, but a 'more expensive erection' as soon as a few houses appeared. The auction in 1878 had resulted in the sale of only 12 of the 392 allotments. But after the new station was opened in 1879, sales accelerated.²

In the 1878 subdivision plan reproduced above it can be seen that Lackey Street separated Section 7 from Section 8. Addressing Lackey Street on its west side there were ten lots (Lots 43 to 52) of Section 7, and on the east, nine lots (Lots 2 to 10) of Section 8. In a characteristic expression of the land and financial boom of this time, a purchaser acquired Lots 40 and 47 to 56 (11 lots) and re-subdivided so as to provide 24 allotments. Seven of these (Lots 1 to 7) faced Lackey Street, three (Lots 15 to 17) faced Smith Street, one (Lot 24) faced Carlton Crescent, and the other 12 (Lots 8 to 14 and 18 to 23) faced Hardie Avenue, the narrow street which the developer created to facilitate the re-

¹ Lesley Muir, 'John Lackey and Summer Hill', in Chris Pratten (ed) *Summer Hill*, p 53 et seq.

² *Summer Hill*, p 53 et seq. See also Don Hagarty, 'The Railway at Summer Hill', pp 39-52 in the same Journal.



subdivision.³

Entries in Sands Directories are generally a reliable indication of the occupation and use of buildings. The Directory was published in Sydney annually from the 1850s until 1933. It records the first resident of Lackey Street as John Thomas, a builder, in 1880. Five years later there were seven occupants on the east side of Lackey Street and six on the west, none of them with premises north of Hardie Avenue. At that time the buildings had no street numbers. The listed occupations suggest that Lackey Street was well into its commercial development. There were a hairdresser, a furniture dealer, a plumber, a builder, four storekeepers, two bootmakers, a 'fancy repository', an engineer and a baker. The Summer Hill Hotel was not yet in Sands, though it does appear, newly-built, in an illustration published in the Town and Country Journal in 1884.⁴

The 1890 Water Board Detail Survey map⁵ shows the outlines of the buildings erected by that year. The Summer Hill Hotel and the Australian Joint Stock Bank occupied the north corners of Carlton Crescent, while at south end there were already five shops on the east side and eight on the west. The building with the largest footprint became Hodgson & Co's store at the south corner of Hardie Avenue. Other prominent occupiers were the Stanton group, with premises for their real estate, auctioneering, financial agency and furniture warehouse operations, and Hammill & Co, printers and publishers of the Weekly Review. Most of the buildings are shown as brick-built, while the remainder were weatherboard and corrugated iron. As this is the time before reticulated sewerage, many outside privies are shown on the plan.

The 1895 issue of Sands Directory records that by then in Lackey Street there were three more estate agents, another furniture warehouse, three hairdresser-tobacconists, two plumbers, two fruiterers, a greengrocer, a harnessmaker, a blindmaker, two bootmakers and a 'boot palace', a billiard saloon, a confectioner, a tailor, three butchers, two grocers, a provision dealer, a watchmaker/jeweller, a newsagency, a chemist-dentist, a baker, a baker-confectioner, a painting firm and a drapery firm. There were still no street numbers given in 1895. Soon Lackey Street acquired an appearance similar to today's, with a definite turn-of-the-19th-century architectural flavour. Nearly all the shops lining the street had awnings above the footpaths, with posts at the kerb line and many with verandahs above. The single Summer Hill tram line, opened in 1915, ran from Wattle Hill via Prospect Road to Smith Street and then up Lackey Street to Carlton Crescent. Until the onset of car traffic, the street seemed more spacious with fewer vehicles. As seen in many early photographs, people stood in the street to talk.

The shops on the southern side of Smith Street were part of James Bartlett's late 1870s Tavistock Estate subdivision, later re-subdivided to create these small retail sites.

James Bartlett, Ashfield builder and entrepreneur, came to Summer Hill as a widower in 1869 and later re-married.⁶ He lived in 'Prospect Hall', a house he built in 1874 and which stood in Seaview Street, between Prospect Road and Old Canterbury Road, until it was demolished to allow the subdivision which now comprises the Prospect Hall Heritage Conservation Area. Bartlett was responsible for or associated with many Ashfield subdivisions, including the Prospect Hall, Clover Hill Estate and Fleet Street subdivisions.

The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned land and built houses, was named after him. Bartlett died in 1904.⁷

The Tavistock Estate allotments along Smith Street were re-subdivided for retail development (now Nos. 104-152 Smith Street, including the former Summer Hill Post Office).

³ Higinbotham & Robinson map of Ashfield, 1883

⁴ Town & Country Journal, 1884

⁵ Ashfield Library Local Studies collection, now available online

⁶ Information from Ashfield & District Historical Society.

⁷ The Prospect Hall conservation area is described in the Ashfield Heritage Study 1993, vol 1, pp 163-69. See also Sheena and Robert Coupe, Speed the Plough, p 111.



Significant components of the streetscapes within the HCA include:

Lackey Street:

No. 1 Lackey Street (Heritage item), – Summer Hill Hotel originally built in the 1880s, refurbished in 1925 and again in 1938 radically changing its appearance from Victorian Filigree to Inter-war Georgian revival style.

Nos. 1A, 3 & 5 Lackey Street (Heritage item) – The Stanton Building, designed by Ellis & Slatyer architects for Richard Stanton, well known Real Estate Agent in 1889. Federation Free Classical style building

Nos. 7-9A Lackey Street – constructed in 1882 for storekeepers Woodhill & Murray as a single storey structure, later altered to 2 storeys. Federation Free Style.

11-13 Lackey Street – No. 11 is a 2-storey Victorian Italianate style terrace shop; No. 13 is a 2-storey building of indeterminate period.

Nos. 15-23 Lackey Street – formerly Hodgson's Store site, now a plaza

Nos. 27-43 Lackey Street – group of 2-storey terrace shops built prior to 1890, Victorian Italianate style

Nos. 2-4 Lackey Street (Heritage Item)– Weir's building, a brick 3-storey Inter-war Functionalist style building designed by architect Corry B. Wilson in 1939, who graduated in Architecture from the Sydney Technical College that year and registered as an architect in 1944. The Building Application was lodged with Ashfield Council on 18 April 1939.

Nos. 10-14 Lackey Street – group of three 2-storey Federation Free style terrace shops

Nos. 16-20 Lackey Street (Heritage item) – a 2-storey Inter-war Old English style retail building built in 1934.⁸

Nos. 22-26 Lackey Street – Group of three 2-storey Victorian Italianate style terrace shops with elaborate parapet capped with urns and a central lion statue.

Nos. 30-32 Lackey Street – Pair of 2-storey Victorian Italianate style terrace shops

36 Lackey Street – 2-storey Federation Free style shop with parapet

No. 40 Lackey Street - 2-storey terrace shop with the date "1882" on the parapet, simplified Victorian Free Classical style

No. 42-44 Lackey Street – 2-storey terrace shop with the date "1899" on the parapet, simplified Victorian Free Classical style

Nos. 46, 48 & 50 Lackey Street – Group of three 2-storey Victorian Italianate style terrace shops with decorative parapets with urns.

⁸ Ashfield Heritage Study 1993, vol 2, Item No 159; Kevin Cork, 'The Cinemas of Summer Hill', in Pratten (ed), Summer Hill, p 177 et seq.



Hardie Avenue

Nos. 13-15 Hardie Avenue – pair of 2-storey Victorian Filigree style semi-detached houses built prior to 1890.

Grosvenor Crescent

Grosvenor Crescent was realigned on the northern side when land was resumed for railway purposes in 1926. As a result, “Athesley” at No. 37 Grosvenor Crescent lost its front garden (though it appears the original cast iron palisade front fence was relocated to the new front boundary), and ‘Restameer’, No 38 Grosvenor Crescent lost its front verandah as well as it’s front garden. The buildings at Nos. 39 and 40 Grosvenor Crescent were demolished

Sloane Street

Group of 2-storey shops at Nos. 4-8 Sloane Street including Victorian Italianate corner shop at No. 8

Smith Street

Group of four 2-storey Federation Free style shops at Nos. 93-99 Smith Street

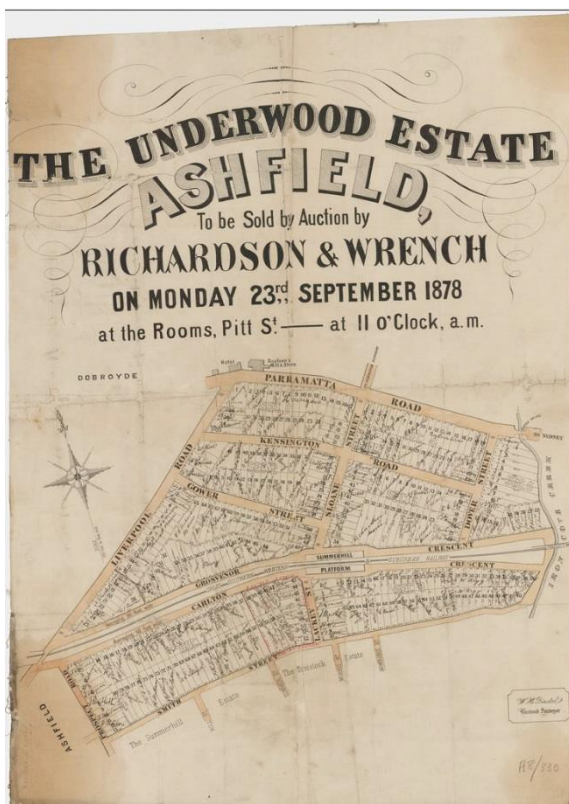
“Glenleigh”, a 2-storey inter-war Mediterranean style residential flat building at No. 105 Smith Street (heritage item)

2-storey Victorian Filigree corner shop and terrace at Nos. 107-109 Smith Street, corner Hardie Street (heritage item)

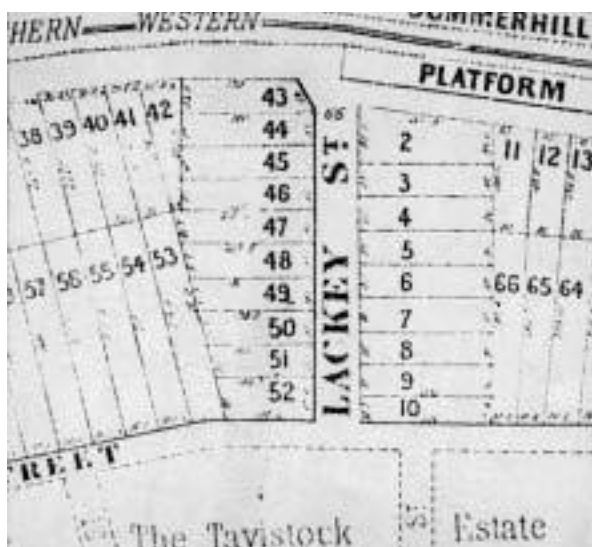
“Post Office Buildings” (name on corner pediment) - group of 2-storey Federation Free style terrace shops at Nos. 111-117 Smith Street (heritage item)

Nos. 119-123 Smith Street – group of three 2-storey Victorian Italianate style terrace shops (heritage item)

No. 123A Smith Street – 2-storey free-standing Victorian Italianate style house.



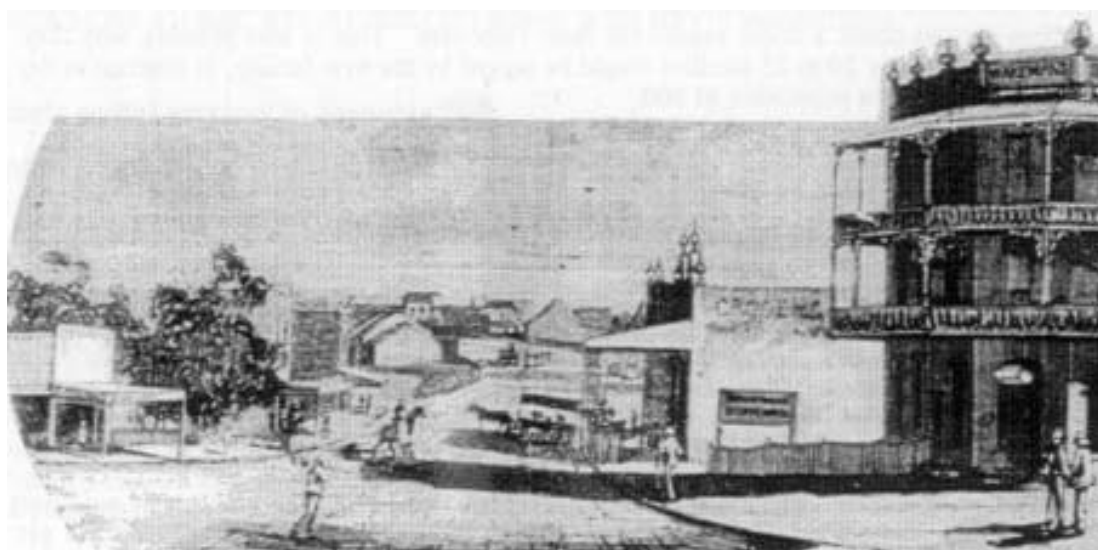
Left: The 1878 Underwood Estate subdivision covering much of Summer Hill Source: Ashfield subdivision plans online at NSW State Library



Above: Detail of the 1878 Underwood Estate subdivision plan showing Lackey Street with its original subdivision layout

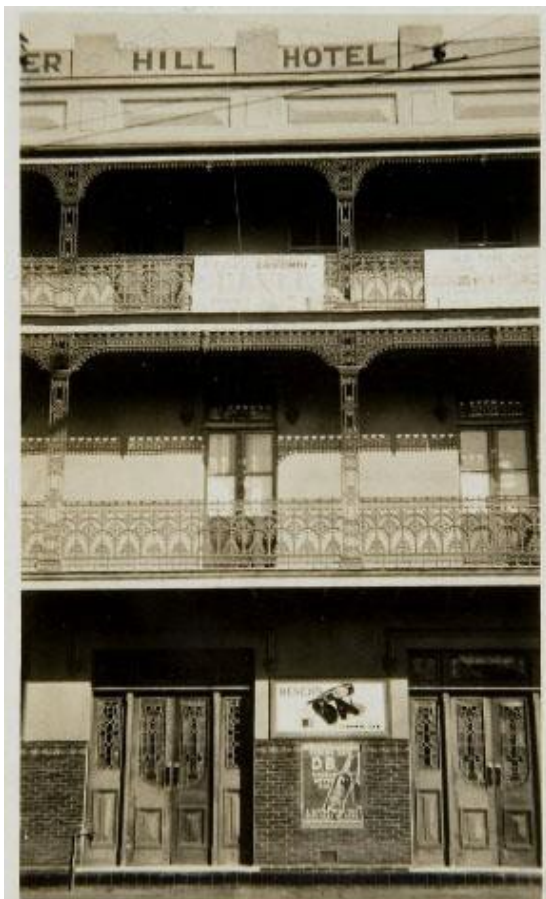


Above: A detail of the 1883 Higginbotham & Robinson map of Ashfield showing re-subdivision which occurred around Lackey Street, creating Hardie Avenue and doubling the number of allotments



'The main street ... as it is presented to the view on leaving the railway station. At the right hand corner an elegant and commodious hotel, kept by Mr Wakeman [sic], has been erected. Several new buildings are being erected in this street, which may be regarded as the main business centre of this little community. There are a good many shops in the street, and the proprietors all appear contented looking ...'

This is one of the earliest views and descriptions of Summer Hill, from the Australian Town and Country Journal in 1884.



Left: The Summer Hill Hotel, No. 1 Lackey Street (corner Carlton Crescent), prior to its refurbishment in 1934



Above: Detail of the HEC Robinson map showing the realignment of Grosvenor Crescent when land was resumed for railway purposes in 1926

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



Summer Hill Central

Street	Side	No	Rating	Name	Style/Observations
Carlton Crescent	S	69	1		Post-War International
Carlton Crescent	S	70	1		Inter-War indeterminate
Carlton Crescent	S	72	1		Inter-War Functionalist
Carlton Crescent	S	74	2		Post-War International
Carlton Crescent	S	75	1		Inter-War Mediterranean
Grosvenor Crescent	N	39	2		Inter-War indeterminate
Grosvenor Crescent	N	38	2		Victorian indeterminate
Grosvenor Crescent	N	37	2		Victorian indeterminate
Grosvenor Crescent	N	35-36	2		Inter-War Arts-&-Crafts
Grosvenor Crescent	N	33-34	1		Inter-War Arts-&-Crafts
Grosvenor Crescent	N	29-32	1		Federation Arts-&-Crafts
Hardie Avenue		17	1		Victorian indeterminate
Hardie Avenue		13-15	1		Victorian Filigree
Hardie Avenue		1-11	4		Post-War International
Lackey Street	E	2-4A	*		Inter-War Functionalist
Lackey Street	E	6	3		Inter-War Simplified Art Deco.
Lackey Street	E	8	3		Inter-War Art Deco
Lackey Street	E	10-14	1		Inter-War Arts-&-Crafts
Lackey Street	E	16-20	*		Inter-War Tudor
Lackey Street	E	22-26	1		Victorian Free Classical
Lackey Street	E	30-32	1		Victorian Free Classical
Lackey Street	E	34-36	3		Federation as Late 20th-Century Modern
Lackey Street	E	38	1		Arts-&-Crafts
Lackey Street	E	40	1		Victorian Free Classical
Lackey Street	E	42-44	1		Victorian Free Classical
Lackey Street	E	46-48	1		Victorian Free Classical
Lackey Street	E	50	1		Victorian Free Classical
Lackey Street	E	52-54	3		
Lackey Street	W	39-43	1		Victorian Free Classical
Lackey Street	W	33-37	1		Victorian Free Classical



Street	Side	No	Rating	Name	Style/Observations
Lackey Street	W	27-31	1		Simplified Victorian Free Classical
Lackey Street	W	25	3		Post-War International
Lackey Street	W	15-23	3		Plaza
Lackey Street	W	13	3		Post-War International
Lackey Street	W	11	1		Victorian Free Classical
Lackey Street	W	7-7A-9-9A	1		Arts-&-Crafts
Lackey Street	W	1A 3-5	*		Victorian Free Classical
Lackey Street	W	1	*	Summer Hill Hotel	Georgian Revival
Sloane Street	E	9	1		Late 20th Century International
Sloane Street	E	1	4		Late 20th Century International
Sloane Street	W	2-2A	1		Federation Arts-&-Crafts
Sloane Street	W	4	2		Indeterminate
Sloane Street	W	6	2		Indeterminate
Sloane Street	W	6A	2		Indeterminate
Sloane Street	W	8	1		Victorian Free Classical
Smith Street	N	123A	1		Victorian Italianate-Filigree
Smith Street	N	123	*		Inter-War Arts-&-Crafts
Smith Street	N	121	*		Inter-War Arts-&-Crafts
Smith Street	N	119	*		Inter-War Arts-&-Crafts
Smith Street	N	117	*		Inter-War Arts-&-Crafts
Smith Street	N	115	*		Inter-War Arts-&-Crafts
Smith Street	N	113	*		Inter-War Arts-&-Crafts
Smith Street	N	111	*		Inter-War Arts-&-Crafts
Smith Street	N	107-109	*		Late Victorian Regency
Smith Street	N	105	*		Inter-War Mediterranean
Smith Street	N	97-99	1		Federation Arts-&-Crafts
Smith Street	N	93-95	1		Federation Arts-&-Crafts



