

C53 Tavistock Estate, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1870s to 1930s

HCA TYPE 3: Mixed Residential

Statement of Significance

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

The area is of *historical* significance as an 1870s subdivision which has been subject to later re-subdivision, the development of which illustrates the long 1870s to 1930s period of development.

The area has *historical* association with local entrepreneur James Bartlett, responsible for the original 1870s subdivision plan.

The area is of *aesthetic* significance for its generally wide streets and its mix of detached and semi-detached housing of one and two storeys built in the Victorian, Federation and Inter-war periods in Victorian Filigree, Victorian Italianate, Federation Queen Anne and Inter-war California Bungalow styles. The area also has aesthetic significance for its collection of Inter-war Art Deco style residential flat buildings and one and two-storey retail buildings from the late Victorian to Federation period.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageways in Lorne, Moonbie, Morris and Nowranie Streets
- Narrow concrete footpaths without any grassed verges in all streets
- Late 20th century street tree planting in street carriageways - east side of Morris Street; west side of Nowranie Street; west side of Moonbie Street
- Small front gardens, buildings set close to the street

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

- Victorian period (1870s-1890s) single storey detached and semi-detached rendered or painted brick houses (examples Nos. 13-15 Morris Street, 1, 3, 11A Nowranie St)
- Detached one and two storey face brick Federation period houses (examples: 4 Moonbie Street, 2 storey house); run of single storey narrow fronted houses at Nos. 12 to 20 Moonbie Street)
- Detached single storey face brick Inter-war California bungalows (example No. 6 Moonbie Street)
- 2-storey 1920s-1930s Inter-war Art Deco flat buildings (examples No. 22 Moonbie Street, Nos. 11, 17, 2-4 and 8 Morris Street, 5 Nowranie Street)
- 1 and 2-storey Late Victorian to Federation period retail buildings in Morris Street up to corner of Lorne Street (examples Nos. 3-5, 25-37 Morris Street and Nos. 12, 24-28 Morris Street)
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate, corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (Inter-war period); and original chimneys
 - Early shopfront details for retail buildings
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)
 - Rendered or painted brickwork (Victorian period)
 - Face brickwork (Federation period, Inter-war period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket (Victorian period); timber picket, low brick, brick & timber picket (Federation and Inter-war period)



NON-CONTRIBUTORY ELEMENTS

- 1960s to 1970s flats (examples No. 8-10 Moonbie Street, 6 Morris Street, 7 Nowranie St)
- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples Nos. 9 and 10 Morris Street)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples No. 10 Morris Street)
- Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (example concrete breeze block front fence at No. 16 Morris Street)

Historical Development

The Ashfield builder and entrepreneur James Bartlett created several subdivisions in Ashfield including this one. Originally the area was part of a 100-acre grant made in 1794 to Captain Joseph Foveaux, who came to Sydney in 1792 as an officer in the NSW Corps. By 1800 Foveaux was the largest landholder and stock-owner in the colony.¹ A little prior to 1820 his Ashfield grant was incorporated into Robert Campbell's Canterbury Park Estate.

This area is shown on the 1883 Higginbotham & Robinson map of Ashfield as the Tavistock Estate, located just to the south of Henson's Creek. By that time the subdivision consisted of Section A on the west side of Morris Street and Section B on the east side.²

The Estate as devised by James Bartlett in the late 1870s and shown in his flier, comprised '33 charming villa sites', 12 in Section A and 15 in Section B. In his poster depicting the subdivision plan, Bartlett advertised the blocks 'on the heights of Ashfield' for private sale – "apply to James Bartlett, Prospect Hall, Ashfield, near the land for sale".

Bartlett's activities in Ashfield were numerous and interesting. He came to Summer Hill as a widower in 1869 and later re-married.³ 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 1904.⁴

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

The lots facing Morris Street near the corner of Lorne Street were also re-subdivided for shops and dwellings (now Nos. 24-28 and Nos. 23-37 Morris Street). By the time of the HEC Robinson map of Ashfield East Ward⁵ published circa 1912, Bartlett's 33 villa sites had become 63 allotments.

The Water Board Detail Survey map,⁶ done in 1890 and updated in 1893, shows that by then 44 buildings had been erected on the Tavistock Estate subdivision.

¹ Australian Dictionary of Biography, vol 1, p 408.

² Ashfield Heritage Study 1993, vol 1, pp 32, 36, 170; Higginbotham & Robinson map of Ashfield, 1883

³ Information from Ashfield & District Historical Society.

⁴ The Prospect Hall conservation area is described in the Ashfield Heritage Study 1993, vol 1, pp 163-69.

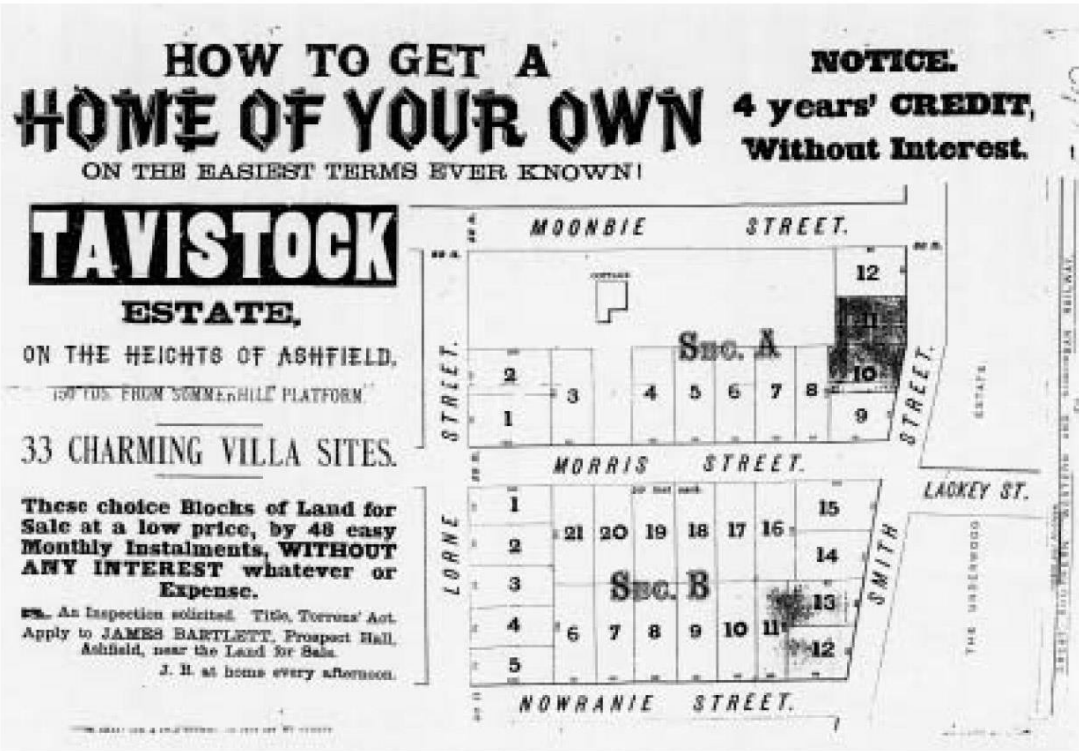
See also Sheena and Robert Coupe, *Speed the Plough*, p 111.

⁵ Copies of these ward maps, undated but compiled before 1912, are held in Ashfield Council Archives.

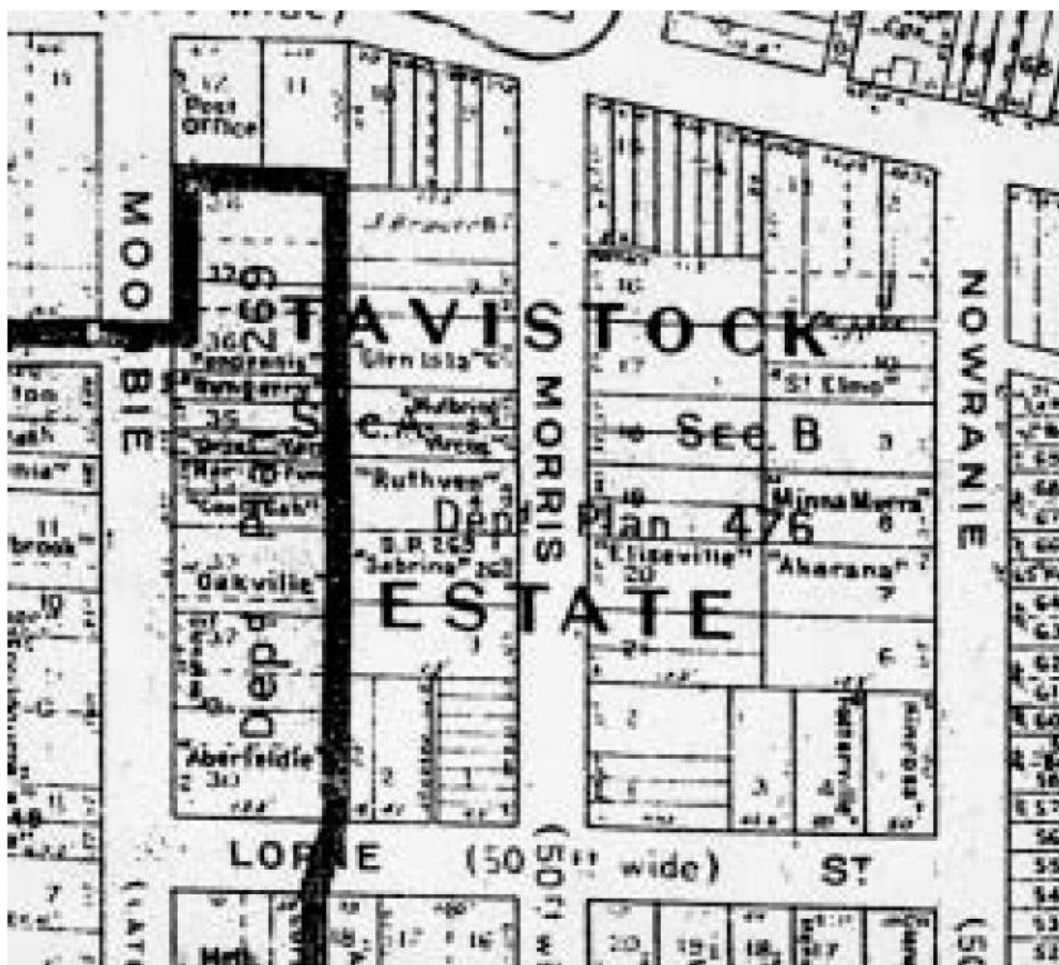
⁶ Copies of these plans are also held in Ashfield Council Archives



One parcel of land shown on Bartlett's plan was not included in his estate, presumably because he did not own it at that time. It was a block with a long frontage to Moonbie Street, containing a cottage outlined on the plan but not named. It can be identified from the H E C Robinson map as a dwelling called 'Oakville'. By 1883 that block had been subdivided into nine allotments, leaving 'Oakville' on one of them. It was subsequently resubdivided, and on the part occupied by the cottage (now 22 Moonbie Street) a block of flats was built.



Above: The Tavistock Estate as devised by James Bartlett in the 1870s Source: Ashfield Council Archives



Above: Extract of the circa 1912 HEC Robinson map of Ashfield East Ward, showing re-subdivision within the estate by this date Source: Ashfield Council Archives

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



Tavistock Estate

Street	Side	No	Rating	Name	Style/Observations
Lorne Street	N	2	2		
Lorne Street	N	4	2		
Lorne Street	N	6	2		Victorian Regency
Lorne Street	N	8	2		Victorian Italianate
Moonbie Street	E	2	*		Federation Free Style
Moonbie Street	E	4	1		Queen Anne
Moonbie Street	E	6	1		Arts-&-Crafts/Californian Bungalow
Moonbie Street	E	8-10	3		Post-War International
Moonbie Street	E	12	1		Queen Anne
Moonbie Street	E	14	1		Queen Anne
Moonbie Street	E	16	1		Queen Anne
Moonbie Street	E	18	1		Queen Anne
Moonbie Street	E	20	1		Queen Anne
Moonbie Street	E	22	1		Art Deco
Moonbie Street	E	24	3		Post-War International
Moonbie Street	E	26	3		Post-War International
Morris Street	E	2-4	1		Inter War Free Classical/Art Deco
Morris Street	E	6	2		Post-War International
Morris Street	E	8	1		Inter-War Art Deco
Morris Street	E	10	2		Victorian Free Classical
Morris Street	E	12	*		Federation Queen Anne
Morris Street	E	14	1		Queen Anne
Morris Street	E	16	2		Arts-&-Crafts
Morris Street	E	18	1		Victorian Free Classical
Morris Street	E	20	1		Victorian Free Classical
Morris Street	E	22	1		Queen Anne
Morris Street	E	24	*		
Morris Street	E	26	*		
Morris Street	E	28	*		
Morris Street	W	35-37	*		Federation indeterminate



Street	Side	No	Rating	Name	Style/Observations
Morris Street	W	31-33	*		Federation indeterminate
Morris Street	W	27-29	*		Federation indeterminate
Morris Street	W	23-25	*		Federation indeterminate
Morris Street	W	21	1		Arts-&-Crafts/Californian Bungalow
Morris Street	W	19	1		Queen Anne
Morris Street	W	17	*		Inter War Free Classical/Art Deco
Morris Street	W	15	1	Virgos	Victorian Filigree
Morris Street	W	13	1	Mulbring	Victorian Filigree
Morris Street	W	11	1		Inter-War Art Deco
Morris Street	W	7-9	3		Post-War International
Morris Street	W	3-5	1		Victorian Free Classical
Nowranie Street	W	11A	1	Kinross	Victorian Free Classical
Nowranie Street	W	11	2		Arts-&-Crafts
Nowranie Street	W	9	2		Victorian Regency
Nowranie Street	W	7	3		Post-War International
Nowranie Street	W	5	1		Inter-War Art Deco
Nowranie Street	W	3	1		Victorian Italianate
Nowranie Street	W	1	1		Victorian Italianate
Smith Street	S	104-106	1		Arts-&-Crafts
Smith Street	S	108-110	1		
Smith Street	S	112-114	*		Victorian Free Classical
Smith Street	S	116-122	*		Federation Free Style
Smith Street	S	124	*		Federation Free Style
Smith Street	S	126	*		Federation Free Style
Smith Street	S	128	*		Federation Free Style
Smith Street	S	130	1		
Smith Street	S	132-134	*	Wilga	Inter-War Free Classical
Smith Street	S	136	1		Victorian indeterminate
Smith Street	S	138-138A	1		Federation Free Classical
Smith Street	S	140-142	1		Post-War International
Smith Street	S	150	1		Style-less





