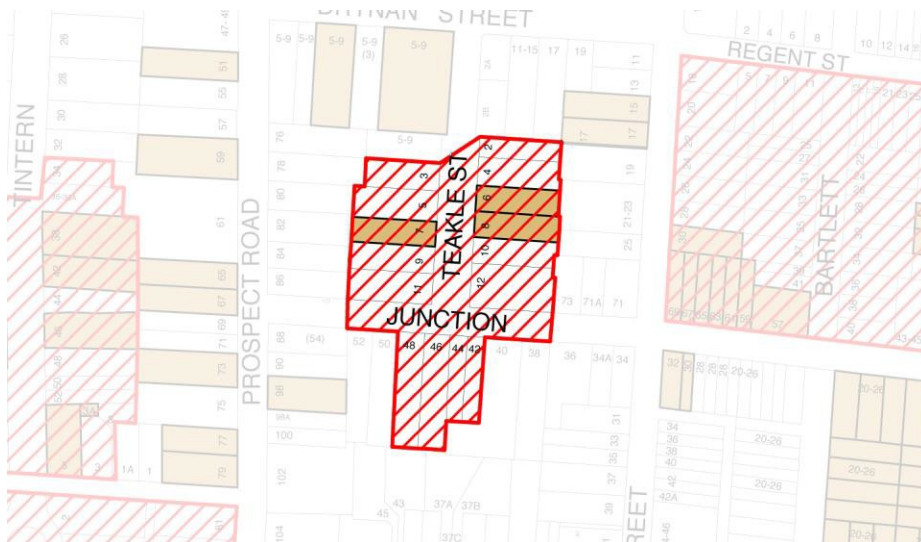


C54 Teakle Street, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1896 to 1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision

Statement of Significance

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

The area is of *historical* significance as a subdivision of the grounds of the circa 1870s house "Charleville" (demolished for the subdivision), developed in the period 1896 to the 1930s. The area is of aesthetic significance for its buildings constructed in the period 1896 to the 1930s including Victorian Italianate and Federation Queen Anne style single storey houses and 2-storey Inter-war Art Deco style residential flat buildings.

Key Character Elements

Subdivision and public domain elements:

- Footpaths with grassed verges on the eastern side and approximately half the western side of Teakle Street
- Teakle Street is one chain (66 feet) wide, except at the north end, where it is attenuated to the standard width of 50 feet. Being also short, and also on account of the building setbacks, its spatial proportions endow it with an expansiveness of streetscape scale unusual in Ashfield.

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

- Predominantly detached face brick single storey Federation Queen Anne style houses (example Nos. 46, 48 Junction Road, 7 Teakle Street transitional from Victorian period styles)
- 2-storey Inter-war Residential flat buildings (example No. 2B Teakle 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 or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 42-44 Junction Road, pair of 2 storey Victorian period houses with modern brick façade, No. 5 Teakle Street Federation period house with modern brick facade)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)
- 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.



Historical Development

This area was originally part of Captain Joseph Foveaux's 1794 grant of 100 acres. It was acquired by Robert Campbell and absorbed into his Canterbury Park Estate. Part of it was bought by Frederic King and subdivided by him into very large portions, six of which were bought by Mrs Jane Drynan and four by Charles Teakle. Mrs Drynan built her large house 'Kelvin Grove' (now part of St Patrick's church and school complex) on her land in 1875.¹

Charles Teakle had his substantial residence 'Charleville' built on one of his four allotments. He was a city auctioneer, who died in 1878 at 33 years of age. Soon afterwards Mrs Rosina Teakle moved to 'Kenilworth', a house built for her in Short Street. 'Charleville' was demolished after 1896 and its site became Nos. 1, 3 and 5 Teakle Street and Nos 76, 78 and 80 Junction Road. The other Teakle blocks were also re-subdivided and sold, Teakle Street being created in the process.² Teakle Street first appeared in Sand's Directory in 1897.

The first of Teakle's allotments to sell was the present No 7 Teakle Street, in 1902, and on this lot John Liddicoat built the residence 'Jura' (a LEP listed heritage item) which was sold in 1903 to Mrs Ann H McLardy, wife of Duncan McLardy.

The house at No 6 Teakle Street is 'Loloma' (a LEP listed heritage item). This allotment was bought by Clarence T. Gosper in 1896 and he is recorded in Sand's Directory in 1897 as living in a residence "Loloma" on the east side of Teakle Street. Gosper sold the property in 1907 to J G Leslie, who lived there until the 1930s. This house and 'Hurunui', the one at No 8 Teakle Street (also a LEP listed heritage item), are believed to have been built for Mrs Teakle, who took out a mortgage, presumably to finance the erection of both, in 1896. No 8 Teakle Street was occupied by J Gibbs and was sold by Mrs Teakle in 1912.

As far as is known, the allotments at Nos 2, 4 and 11 Teakle were still vacant and owned by Rosina Teakle in 1912. The houses at Nos 1, 3 and 5 were built after Mrs Teakle disposed of her residential lot after 1912 (the house at No. 2 demolished later). The house at No 9 was 'Cranbrook', which also appears on the 1912 map, as do the houses at Nos 10, 'Loloma' and 12, 'Thracia'. On the other side of Junction Road, the semi-detached houses at Nos 42 and 44, which were named 'Clifton Villa' and 'Huddersfield' respectively, were also built before 1912.³



¹ Ashfield Heritage Study 1993, vol 1, pp 32, 36 and Appendix 'G'; Inventory Item 77; Higinbotham & Robinson map of Ashfield, 1883; Chris Pratten (ed), Summer Hill, pp 140 et seq, 190.

² H E C Robinson map of Ashfield east ward, undated but about 1912, in Ashfield Council Archives; Ashfield Heritage Study 1993, vol 2, Inventory item No 77.

³ As observed on the H E C Robinson map of Ashfield, east ward, c 1912



Above: Part of the Higinbotham & Robinson map of the east Ward of Ashfield, compiled about 1912. It shows part of the Kelvin Grove Estate including the Drynan property 'Kelvin Grove', which still survives, and the Teakle properties including 'Charleville'. The eastern half of the 'Charleville' site is now Nos 1, 3 and 5 Teakle Street



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



Teakle Street

Street	Side	No	Rating	Name	Style/Observations
Junction Road		42-44	3		Victorian indeterminate
Junction Road		46	1		Queen Anne/Arts-&-Crafts
Junction Road		48	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	2B	2		
Teakle Street	E	2	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	4	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	6	*		Queen Anne/Arts-&-Crafts
Teakle Street	E	8	*	Hurunui	Queen Anne/Arts-&-Crafts
Teakle Street	E	10	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	12	1		Queen Anne
Teakle Street	W	11	1		Queen Anne/Arts-&-Crafts
Teakle Street	W	9	1		Queen Anne/Arts-&-Crafts
Teakle Street	W	7	*		Transitional Victorian/Queen Anne
Teakle Street	W	5	3		Federation indeterminate
Teakle Street	W	3	3		Queen Anne/Arts-&-Crafts



