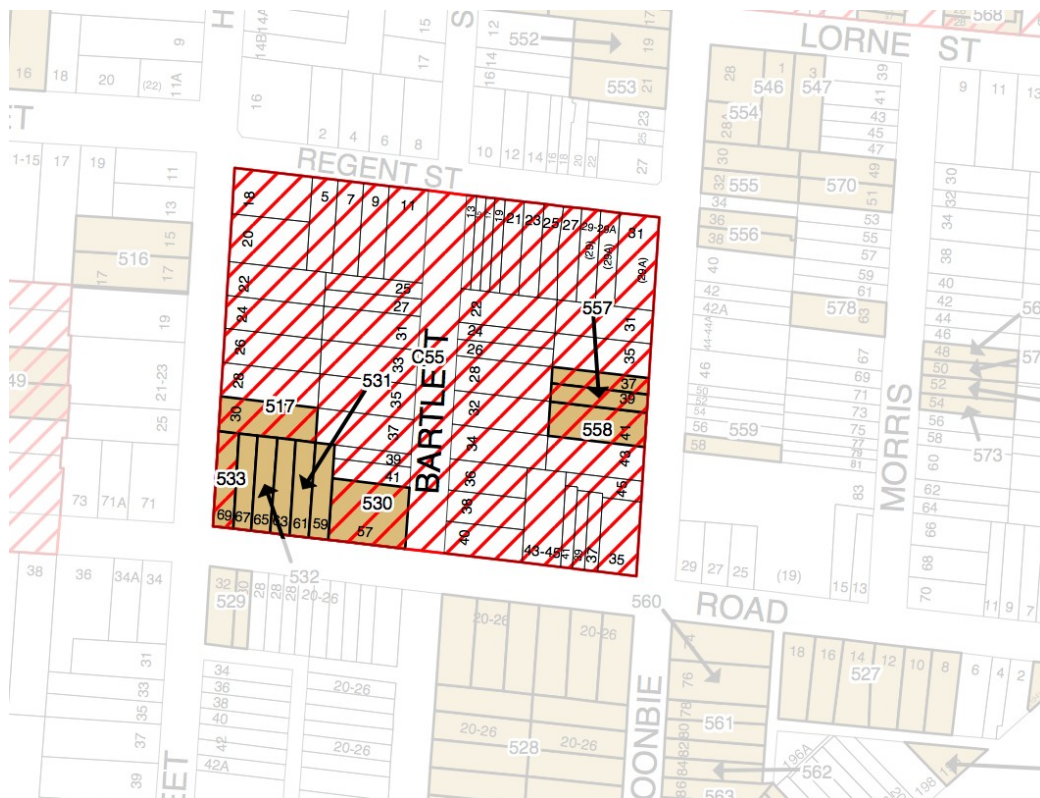


C55 Trafalgar Square, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1878 to 1940s

HCA TYPE 3: Mixed residential Statement of Significance

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

The area is of *historical significance* as a circa 1878 re-subdivision of the 1877 Summerhill Estate developed by local developer and entrepreneur James Bartlett.

The area has *historical association* with James Bartlett, reflected in its central street name.

The area has *aesthetic* significance for its circa 1878 subdivision pattern with some 1912 re-subdivision, wide streets, rectangular allotments, small building setbacks, and varied streetscapes consisting of predominantly single storey detached and semi-detached housing, developed in the period 1870s to 1940s with some 2-storey Victorian period houses, Victorian to Federation period shops and Inter-war residential flat buildings. While predominantly of brick or rendered brick, the housing in the area includes a single weatherboard house at No. 35 Bartlett Street. The area includes buildings representing architectural styles from the period 1870s to the 1940s including Victorian Filigree, Victorian Italianate, Federation Queen Anne, Inter-war California bungalows, 1930s bungalows, and Inter-war Art Deco residential flat buildings.

The terrace house group within the area at Nos. 13-19 Regent Street is locally rare.

The area as a whole is representative of a varied residential subdivision predominantly developed in the period 1870s to



the early 1940s.

Key Character Elements

Subdivision and Public Domain Elements:

- Street layout
- Relatively wide streets
- Varied allotment sizes, consistently rectangular in shape, representing the original subdivision and later re-subdivision pattern

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

- predominantly residential character consisting of buildings developed in the period 1878 to 1940s,
- predominantly single storey housing, detached and semi-detached, with one group of terrace houses (Nos. 13-19 Regent Street), and some 1930s-early 1940s two storey residential flat buildings (examples Nos. 33 Bartlett Street, No. 32 Bartlett Street)
- brick buildings (except for weatherboard cottage at No. 35 Bartlett Street) , with few rendered. Rendered buildings usually Victorian period with original rendered wall surfaces.
- varying architectural styles from Victorian period styles (Victorian Italianate, Victorian Filigree, Federation Queen Anne, Inter war California Bungalow, 1930s bungalows, 1940s 2-storey Inter War Art Deco style residential flat buildings.
- Hipped and gabled roofs with original roof cladding variously slate, unglazed terracotta tiled, or (occasionally) corrugated steel.
- Housing setbacks close to the street (except for shops set to street alignment in Junction Road)
- small scale shops at 35 to 37 and 43-45 Junction Road.
- Original front fences – timber picket (Victorian, Federation period housing); low brick front fences (Inter war period housing and 1930s-early 1940s flats)
- Original details such as:
 - front verandahs or balconies with original detailing such as original roofs and cast iron lacework (Victorian period) or timber fretwork (Federation, Inter war periods);
 - original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
 - gable ends facing the street with roughcast stucco or imitation half-timbered finishes (Federation, inter-war);
 - decorative brickwork (Federation to Inter-war period);
 - original timber-framed windows and original doors consistent with the periods and styles of housing and shops;
 - awnings to shops.



NON-CONTRIBUTORY elements:

- modern front fences of unsympathetic design and materials, particularly high solid masonry front fences
- later roof claddings
- obvious unsympathetic modern additions to buildings which are visible from the street
- new buildings and heavily altered buildings (with difficult to reverse unsympathetic alterations)
- carports in front gardens

Historical Development

This land was part of a 100-acre land grant made to Captain Joseph Foveaux in 1794. By about 1820 the land was absorbed into Robert Campbell's Canterbury Park Estate. The map of Ashfield published in 1883 by Higginbotham & Robinson shows that the Trafalgar Square estate, though not so named on the map, was a re-subdivision of the 1877 Summerhill Estate. That map shows 40 allotments - 20 in Section A and 20 in Section B - and on eight of these 40 lots houses had been built.¹

The re-subdivision was named Trafalgar Square on an undated subdivision plan which showed Henson Street as Crane Street and Junction Road as Junction Street. As Henson Street is believed to have got its name in 1875 (named after William Henson, an alderman on the first Ashfield Council, 1872). It appears to have been the creation of James Bartlett, of Prospect Hall, a house which he built in 1874 in Seaview Street, Summer Hill.

James Bartlett's entrepreneurial activities in Ashfield were numerous and interesting. Born in England, probably in London, he came to Summer Hill as a widower in 1869 and later remarried. His busy but largely unrecorded life ended with his death in 1904. Among other developments including this one he was responsible for the Tavistock Estate (centred on the north end of Morris Street), the Fleet Street Estate, and the Clover Hill Estate. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned and built houses, was named after him. He must have been a little sentimental too, for he named Fleet Street, Tavistock and Trafalgar Square after London places.²

The Trafalgar Square allotments facing Junction Road were 50 feet wide and 122 feet deep, those facing Regent Street were 50 feet wide and 120 feet deep, while the other allotments had frontages of 43 and 44 feet and depths of 124 feet 6 inches and 125 feet.³

By about 1912 further re-subdivision had taken place, to give a total of 51 allotments, and by that year at least 16 named houses had been built. Even before that there were some non- residential buildings, including coach-building workshops along the Junction Road frontage, which eventually gave way to houses or shops.⁴

Heritage items within the HCA include a suite of seven houses in Junction Road between Bartlett and Henson Streets, which were built around 1908 by Ernest Agate, a coachbuilder who was also an entrepreneur. The items within the HCA are: 'Brundah', No. 57 Junction Road; Nos. 59-69 Junction Road. No 30 Henson Street, a two-storey Italianate house built about 1880 as a speculative venture for William Howden. Nos 37-39 Moonbie Street, a semi-detached, single-storey Victorian Italianate pair erected on an allotment owned by Samuel Benjamin; No 41 Moonbie Street, a very unusual example of the Victorian Italianate style, built about 1888 by Samuel Benjamin for his own occupation.⁵

¹ *Ashfield Heritage Study* 1993, vol 1, pp 32, 36; a copy of the Higginbotham map of Ashfield, 1883 sourced from Ashfield Council Archives.

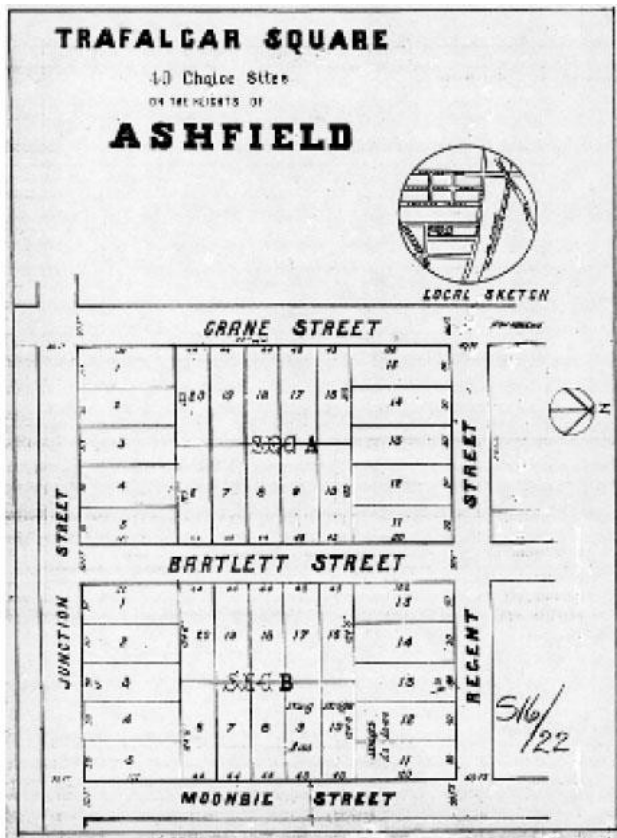
² Information from Ashfield & District Historical Society; *Ashfield Heritage Study* 1993, vol 1, p 164; Sheena and Robert Coupe, *Speed the Plough*, p 111.

³ The Trafalgar Square subdivision plan is No S16/22 in the Ashfield Council Archives collection. See also the *Ashfield Heritage Study* 1993, vol 1, appendix 'G'.

⁴ H E C Robinson map, east ward, undated but about 1912; Ann O'Connell, 'Henry Sweeney', in *Summer Hill*, p 154

⁵ *Ashfield Heritage Study* 1993, vol 2, Items No 145, 114, 187 and 188;





Left: A reduced reproduction of the subdivision plan of Trafalgar Square. Note that Crane Street, on the west side of the estate in this street layout, was re-named Henson Street in about 1875

TRAFALGAR SQUARE is a large portion of the favourably known SUMMER HILL ESTATE, which for elevation and its Magnificent Views are second to none in this now go-a-head municipality, on which first-class Villas are Built, and others in course of erection; many of the allotments may truthfully be termed the CREAM of the ESTATE.

Those who desire a SNUG RETREAT of THEIR OWN, should inspect TRAFALGAR SQUARE, and to save disappointment—which occurred in my last sub-division—early application is necessary.

TRAFALGAR SQUARE is about 8 minutes' walk from ASHFIELD RAILWAY STATION, and 4 minutes' walk to a platform about to be erected midway between Petersham and Ashfield, which will enhance the piece of Land at least 50 per cent., and the Railway Extension through the City, which our Legislators will be bound to carry out very soon, will most assuredly increase the value of all land along the line to such an extent that many will regret if they neglect the present easy opportunities to secure for themselves and their families a healthy cheerful home.

NOTE.—Price Low, Position the Best, Terms the Easiest, and last, but not least, Title under Torrens' Act.

** OBSERVE THE TERMS:—48 Monthly Instalments, without any interest or expense of any kind whatever. Immediate possession given, so that you can, if you wish, commence to build at once, without any restrictions, delays, fines, fees, &c., or annoyances of any kind, too well known to many.

SOMERSET ESTATE, ASHFIELD; a few GOOD ALLOTMENTS LEFT in this ESTATE.

PLANS and any Information may be had at SIPPEL BROTHERS, opposite Police Office, George-street, and at the proprietor's residence: JAMES BARTLETT, Prospect Hall, Ashfield, near the Land for Sale. J. B. at home every afternoon.

Gibbs, Shallard, & Co., Lithographers and General Printers, 108 Pitt-street, Sydney.

PTO
198/300

Above: Advertisement for the sale of the Trafalgar Square re-subdivision of the Summer Hill Estate circa 1878.

Source: NSW State Library digital Ashfield Subdivision plans

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



Trafalgar Square

Street	Side	No	Rating	Name	Style/Observations
Bartlett Street	E	22	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	24-26	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	28	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	32	1		Simplified Art Deco
Bartlett Street	E	34	3		
Bartlett Street	E	36	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	E	38	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	E	40	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	W	41	1		Victorian Free Classical
Bartlett Street	W	39	1		Victorian Free Classical
Bartlett Street	W	37	3		International
Bartlett Street	W	35	2		Federation Free Classical
Bartlett Street	W	33	1		Art Deco
Bartlett Street	W	31	1		Art Deco
Bartlett Street	W	27	1		Queen Anne
Bartlett Street	W	25	1		Queen Anne
Henson Street		18	1		Arts-&-Crafts
Henson Street		20	1		Queen Anne
Henson Street		22	2		
Henson Street		24	2		
Henson Street		26	2		Victorian indeterminate
Henson Street		28	1		Queen Anne/Arts-&-Crafts
Henson Street		30	*		Victorian Italianate
Junction Road	N	69	*	Mulwaree/Warrawee	Queen Anne/Arts-&-Crafts
Junction Road	N	65	*	Korimal	Queen Anne/Arts-&-Crafts
Junction Road	N	63	*	Yarrawa	Queen Anne/Arts-&-Crafts
Junction Road	N	61	*	Kootra	Queen Anne/Arts-&-Crafts
Junction Road	N	59	*	Culwulla	Queen Anne/Arts-&-Crafts
Junction Road	N	57	*	Brundah	Queen Anne/Arts-&-Crafts
Junction Road	N	43/45	1		Arts-&-Crafts



Street	Side	No	Rating	Name	Style/Observations
Junction Road	N	41	1		Victorian Free Classical
Junction Road	N	39	1		Victorian Free Classical
Junction Road	N	37	2		
Junction Road	N	35	1		Arts-&-Crafts
Moonbie Street		45	2		Victorian indeterminate
Moonbie Street		43	3		
Moonbie Street		41	*	Glentworth	Victorian Italianate
Moonbie Street		39	*		Victorian Italianate
Moonbie Street		37	*		Victorian Italianate
Moonbie Street		35	2		victorian
Moonbie Street		31	2		Late 20th-Century Sydney Bungalow
Regent Street		31	2		
Regent Street		29A	3		
Regent Street		29	3		Post-War Sydney Bungalow
Regent Street		27	1		Victorian Italianate
Regent Street		25	1		Victorian Italianate
Regent Street		23	1		Transitional Victorian-Federation
Regent Street		21	1		Transitional Victorian-Federation
Regent Street		19	1		Simplified Victorian Italianate
Regent Street		17	1		Simplified Victorian Italianate
Regent Street		15	1		Simplified Victorian Italianate
Regent Street		13	1		Simplified Victorian Italianate
Regent Street		11	2		Queen Anne/Californian Bungalow
Regent Street		9	3		Post-War Sydney Bungalow
Regent Street		7	1		Transitional Victorian/Queen Anne
Regent Street		5	2		Queen Anne



