

SUMMER HILL MAIN STREET STUDY 1993

INVENTORY

Address: Hardie Avenue (rear of 11-13 Lackey Street)		Item No. 49	Page No. 1/6
Name of Building: Factory Building			
Former Name:			
Owner:			
Lessee/s:		Current Use/s:	
Date of Construction:	Architect:	Builder:	
<p>History: The land now occupied by Hardie Avenue and its environs was part of the 1878 subdivision of the Underwood Estate. Several lots were purchased by Andrew Hardie MacCullick, who made a further subdivision and put in Hardie Avenue. Being close to the station and the fledgling shopping centre in nearby Lackey Street, development quickly took place in the small subdivision. The 1890/93 Water Board Plan shows that four semi-detached pairs of houses, and one single-fronted dwelling, were then located on the western side of Hardie Avenue; on the eastern side were two semi-detached pairs of houses, and one double-fronted house.</p> <p>All the buildings on the eastern side of the avenue have been demolished to make way for extensions to the carpark. On the western side, one of the pairs, and the single-fronted house, survive.</p>			
<p>References: Water Board plans Land Titles Office records</p>			
<p>Description: This is a bland single-storey and parapeted building of face brick, with metal framed windows and a roller-shuttered doorway.</p>			
Modifications:			

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Contribution To Streetscape:	<i>Appropriate Scale/mass</i>	<i>Compatible Form/shape</i>	<i>Harmonious Style</i>	<i>Compatible Materials</i>	<i>Existing Colour Scheme</i>	<i>Existing Shop Fronts</i>
	4	5	5	4	4	
1= Excellent 2= Good 3= Fair 4= Poor 5= Disruptive						
Heritage Listings	LEP	NT	AHC	Heritage Study	Other	
Statement of Significance:						
Because of its blocky form and utilitarian detail, this is a detracting element in the streetscape.						
Recommendations For Conservation Action:						
(a) <i>Immediate:</i>						
(b) <i>Medium Term:</i>						
(c) <i>Long Term:</i>						
The building should be replaced in due course with a structure designed to address the carpark area more suitably.						
Desirable Planning Objectives:						
Additional Comments:						

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1993 PHOTOGRAPH

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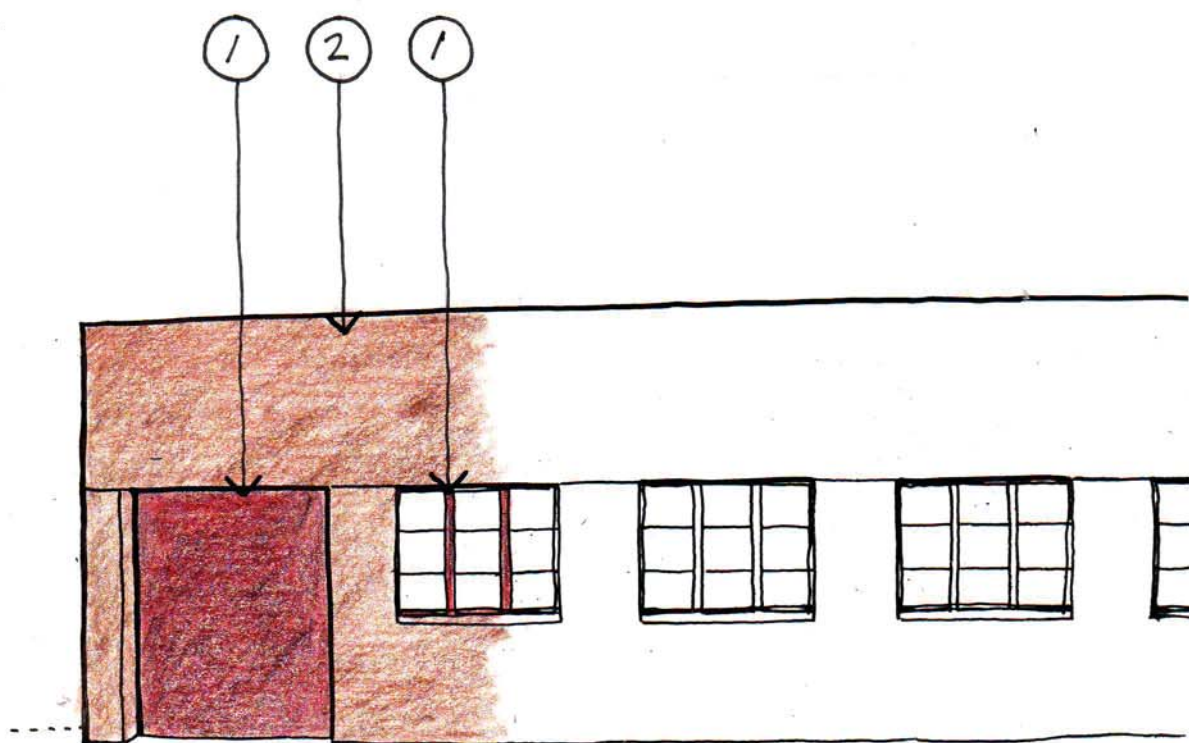
Photograph taken by	Roll No. 92-065-3	Neg No.	Frame No. 34
Robert Irving			

SUMMER HILL MAIN STREET STUDY 1993**HISTORIC PHOTOGRAPH**

Item No. 49	Page No. 4/6	Address: Hardie Avenue (rear of 11-13 Lackey Street)	
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Source		Photographer	Date

Address: Hardie Avenue (rear of 11-13 Lackey Street)**Item No.**
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5/6**Name of Building:** Factory Building*Refer to page 2.**Adopt appropriate paint colour
and signage schemes.*

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1. DEEP INDIAN RED roller shutter, window frames.
(or existing aluminium.)
2. Existing brickwork. to remain unpainted.