

SUMMER HILL MAIN STREET STUDY 1993

INVENTORY

Address: 15-17 Hardie Avenue, west side: two-storey pair of attached houses		Item No. 44	Page No. 1/6
Name of 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 located on the western side of Hardie Avenue; on the eastern side were two semi-detached pairs of houses, and one double-fronted house. 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: These are houses of brick and stucco, joined under a single hipped roof of concrete tiles which extends down over the front balconies and over side eaves. Fire-walls, decorated with consoled eaves-stops, enframe the verandahs and balconies. The house fronts are unusual in not having front doors, the entrances being in the side walls instead. Thus both ground-floor and first-floor windows, which have sidelights and toplights, are centrally placed. Ground-floor windows also have label moulds. Chimneys are of stucco with moulded tops.</p>			
<p>Modifications: The roof was probably originally covered in slats and the roof over the balconies, probably divided by the centre fire-wall, was separate from the main roof. Almost all the cast iron decoration has gone; the top balustrading of the south house is now of timber lattice while the whole of the balcony of the north house has been infilled with timber boarding and a modern window. A brick privacy fence conceals much of the fronts from view.</p>			


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Name of Building:						
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>
	1	1	1	3	4	
1= Excellent 2= Good 3= Fair 4= Poor 5= Disruptive						
Heritage Listings	LEP	NT	AHC	Heritage Study	Other	
Statement of Significance:						
These are important survivors of the early houses which formerly lined Hardie Avenue.						
Recommendations For Conservation Action:						
(a) <i>Immediate:</i> Adopt an appropriate paint colour scheme.						
(b) <i>Medium Term:</i> Remove top balcony infill. Replace missing console of upper northern eaves-stop.						
(c) <i>Long Term:</i> Provide and fix appropriate cast iron decoration. Replace front privacy wall with fencing of more appropriate design.						
Desirable Planning Objectives:						
Additional Comments:						

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1993 PHOTOGRAPH

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Photograph taken by Robert Irving	Roll No. 92-065-3	Neg No.	Frame No. 26

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

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Source	Photographer	Date

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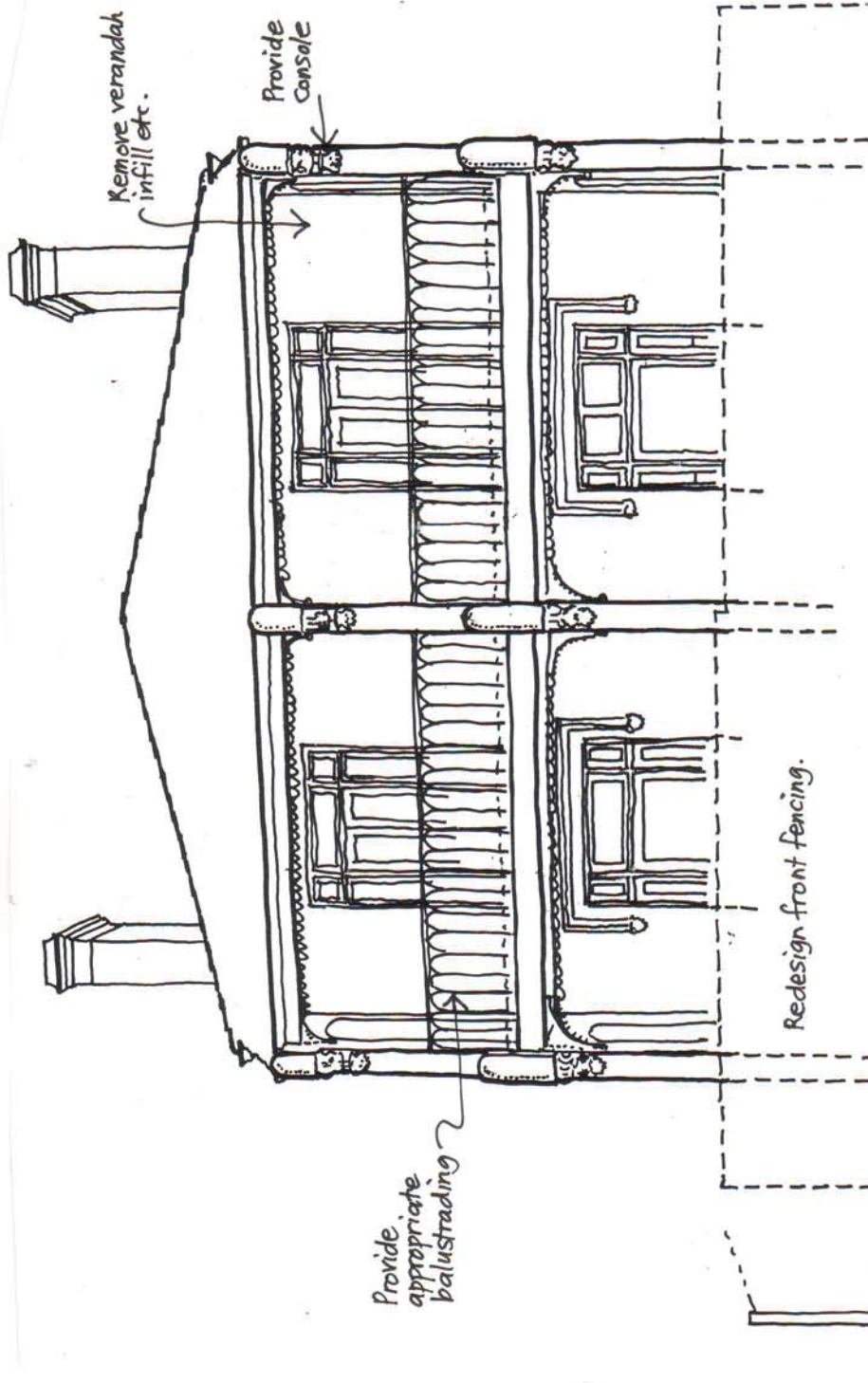
CONSERVATION ACTION

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Name of Building:




Adopt appropriate paint colour & signage schemes.

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COLOUR SCHEME

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1. NUTMEG all flat masonry, rendered facades
2 SPARROW all trim, verandah beams.
3 VENETIAN RED all ironwork, gutters,
window sashes, doors.



4 MISTLETOE window frames.