

<b>Address:</b> 22, 24 and 28 Lackey Street		<b>Item No.</b> 35	<b>Page No.</b> 1/6
<b>Name of Building:</b>			
<b>Former Name:</b>			
<b>Owner:</b>			
<b>Lessee/s:</b>		<b>Current Use/s:</b>	
<b>Date of Construction:</b>	<b>Architect:</b>	<b>Builder:</b>	
<p><b>History:</b> On the evidence of the 1890 Water Board Plan, this building was erected in two stages. The plan shows two symmetrical brick buildings at No. 22/24, with a gap between No. 24 and the next building to the south (the present No. 30). This gap has a slightly smaller frontage on the 1890 plan than Nos. 22 or 24, commensurate with the difference evident in the frontage today. No. 26 Lackey Street has been "lost" at some stage during site re-development on the east side of the street.</p>			
<p><b>References:</b> Water Board Plans. Sands Directories</p>			
<p><b>Description:</b> A group of three shops with dwellings above, constructed of brick with above-awning facade of stucco. The shopfronts have all been altered, though that of No. 22 possibly gives an indication of the original format. No. 28 has a narrower frontage than the others. There would have been a timber posted footpath awning; the present awning is a suspended metal structure. Above that the facade is plain; it originally had two double-hung windows to each occupancy, with decorative projecting flat-arch head and keystone motifs, and a moulded and bracketed string-course at sill level. There is a frieze below the cornice which provides a base for the parapet. The parapet is pierced and divided into bays by piers supported by paired brackets and surmounted by urns. A modelled lion crowns the coping of the centre bay. This facade closely resembles that of Nos. 46-50 Lackey Street.</p>			
<p><b>Modifications:</b> The upper windows of Nos. 22 and 28 have been replaced by metal framed windows in horizontal format, that of No. 28 being at a lower level and breaking the sill string-course.</p>			

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## INVENTORY

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<b>Name of Building:</b>						
<b>Contribution To Streetscape:</b>	<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	1	4	4
1= Excellent    2= Good    3= Fair    4= Poor    5= Disruptive						
<b>Heritage Listings</b>	LEP	NT	AHC	Heritage Study	Other	
<b>Statement of Significance:</b>  <p>An interestingly-detailed though now somewhat mutilated facade with very good streetscape potential.</p>						
<b>Recommendations For Conservation Action:</b>  <p>(a) <i>Immediate:</i> Adopt appropriate paint colour and signage schemes.</p> <p>(b) <i>Medium Term:</i> Reinstate traditional vertical-format windows in Nos. 22 and 28 and reconstruct the stucco sill moulding of No. 28.</p> <p>(c) <i>Long Term:</i> Consider rebuilding shopfronts with traditional forms, proportions and details.</p>						
<b>Desirable Planning Objectives:</b>  						
<b>Additional Comments:</b>  						

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## 1993 PHOTOGRAPH

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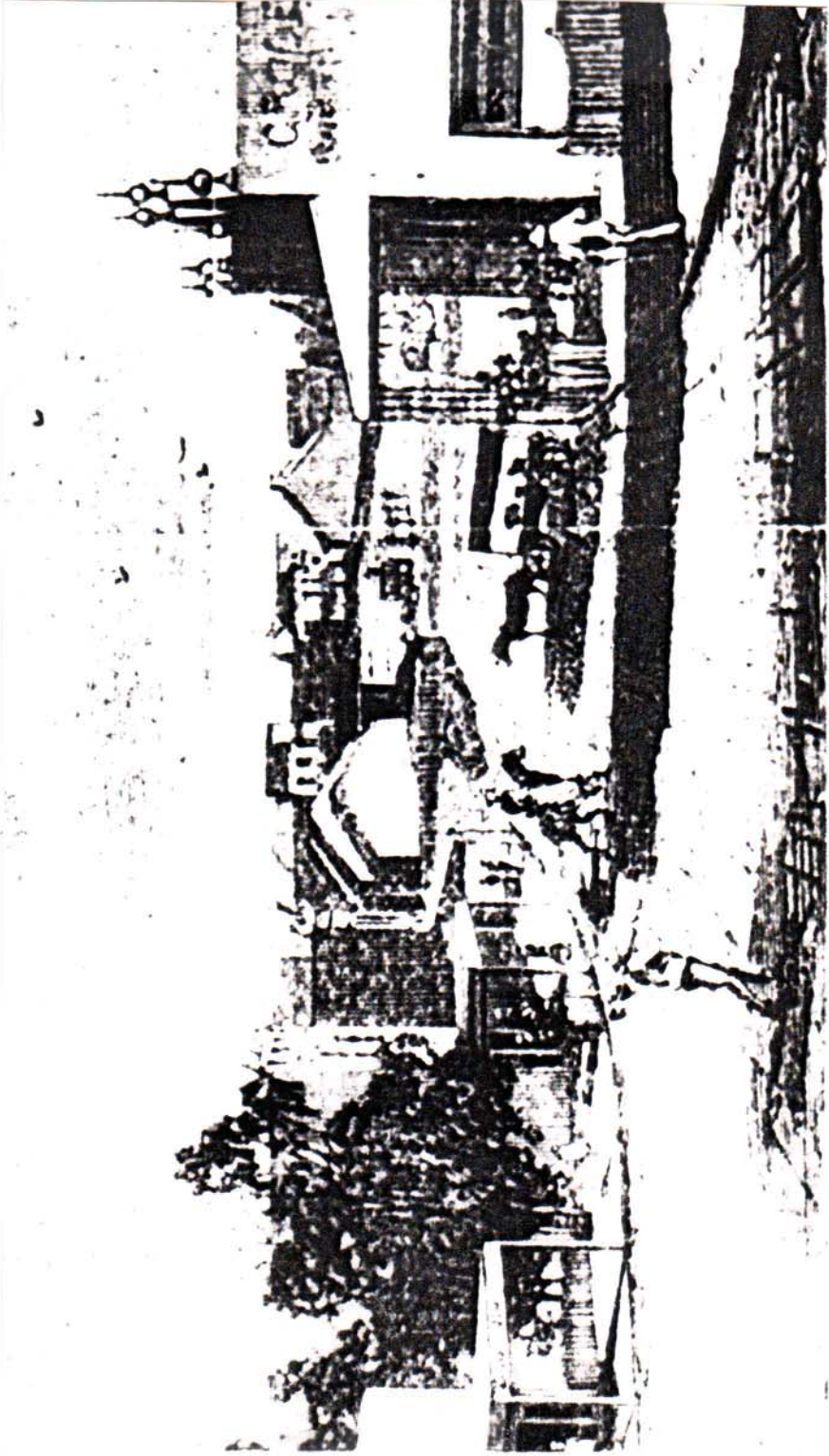


Photograph taken by Robert Irving	Roll No. 92-065-2	Neg No.	Frame No. 2
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# SUMMER HILL MAIN STREET STUDY 1993

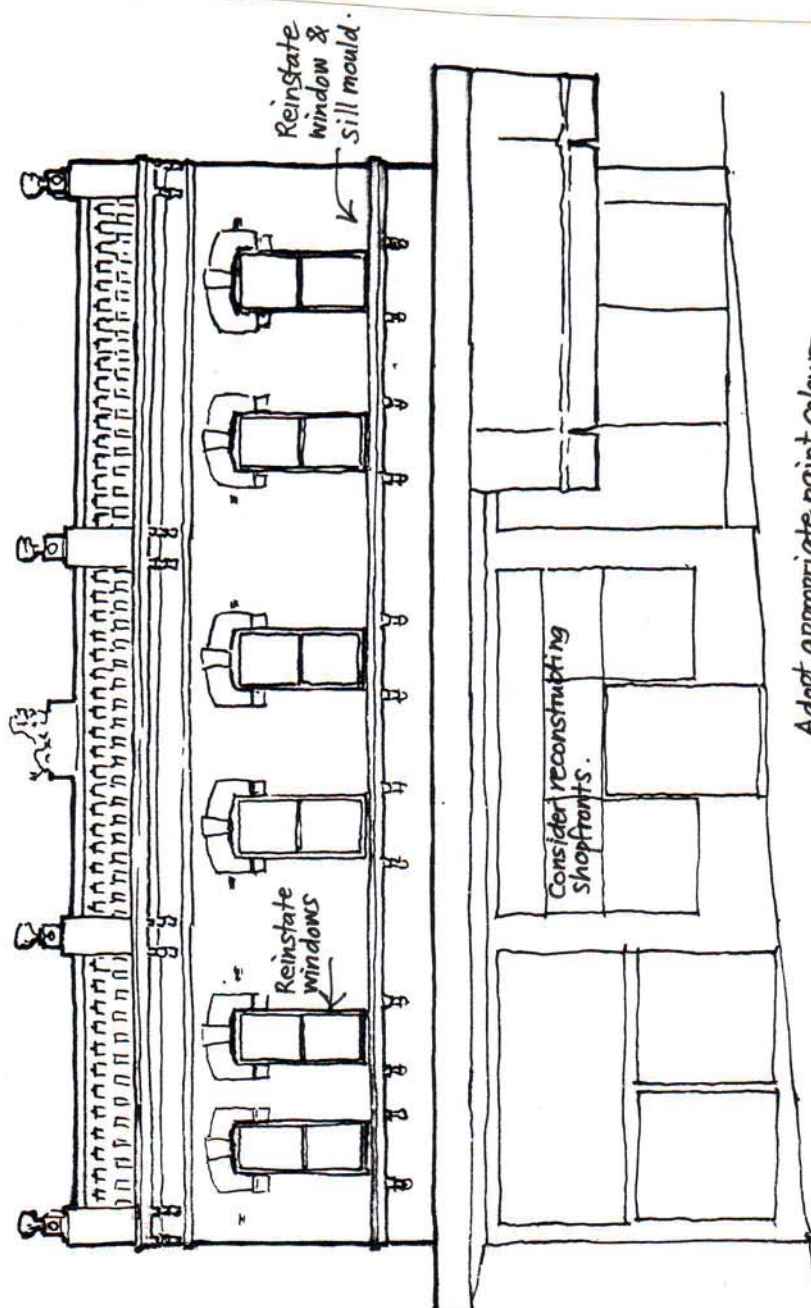
# HISTORIC PHOTOGRAPH

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Source	Photographer	Date	

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1. STOCKADE TAN all facade above awning.
2. DEEP BRONZE GREEN awning front.
- 3 RUSTIC PINE. awning soffit, window frames + sashes.