

SUMMER HILL MAIN STREET STUDY 1993

INVENTORY

Address: 27, 29 and 31 Lackey Street		Item No. 21	Page No. 1/6
Name of Building:			
Former Name:			
Owner:			
Lessee/s:		Current Use/s:	
Date of Construction:	Architect:	Builder:	
<p>History: No. 27 Lackey Street occupies part of the site of the first commercial premises in the street. In 1881 John Addis was Lackey Street's first shopkeeper, his store being located on the footprint of today's No. 25, while his attached residence was where No. 27 is today. The 1890 Water Board plan shows the residence to be single-fronted, with a pocket-sized front garden and small front porch. It was probably a two-storey building. Nos 29 and 31 appear to have been erected by 1884 and were originally owned by James and William Addis. It appears that the Addis house (No. 27) was rebuilt at some later date with its present facade more-or-less matching No. 29 and 31.</p>			
<p>References: Ashfield Municipal Council rate books Water Board plans <i>Sands Directories.</i></p>			
<p>Description: A group of three shops with dwellings above, built of face brick with almost matching form and detailing. No. 27 is wider than the other two and incorporates a narrow right-of-way. The only distinctive feature of the elevation is the parapet, which incorporates recessed panels and brick dentillation. The windows of No. 27, with flat segmental-arch heads, are assumed to represent the original fenestration, though they are asymmetrically placed. A metal suspended awning with fascia gutter extends across Nos 29 and 31 and another, slightly higher and with a plain fascia, covers No. 27 except for the right-of-way. A vertical straight joint in the upper brickwork aligns with the northern wall face of No. 29.</p>			
<p>Modifications: All face brickwork has been painted. The upper windows of Nos 29 and 31 have been changed to simple rectangular openings with metal frames. Those of No. 31 also have bracketed hoods. The sashes of No. 27 have been replaced by frames incorporating awning sashes. The shopfronts have all been extensively altered, though the configuration of asymmetrical entries is possibly original.</p>			

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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>
	2	2	3	2	4	4
1= Excellent 2= Good 3= Fair 4= Poor 5= Disruptive						
Heritage Listings	LEP	NT	AHC	Heritage Study	Other	
Statement of Significance: <ul style="list-style-type: none"> * An amalgamation of sites with historic links to the first retail shop erected in Lackey Street in 1881. * A modest building which could nevertheless provide a useful contribution to the streetscape if properly conserved. 						
Recommendations For Conservation Action: <p>(a) <i>Immediate:</i> Adopt appropriate paint colour and signage schemes.</p> <p>(b) <i>Medium Term:</i> Reinstate upper windows of appropriate traditional design. Regularise awning fascias and extend awning across the right-of-way.</p> <p>(c) <i>Long Term:</i> Erect new shopfronts of sympathetic form and detail.</p>						
Desirable Planning Objectives:						
Additional Comments:						

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1993 PHOTOGRAPH

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Photograph taken by

Roll No. 92-065-4

Neg No.

Frame No. 13

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

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Source	Photographer	Date	

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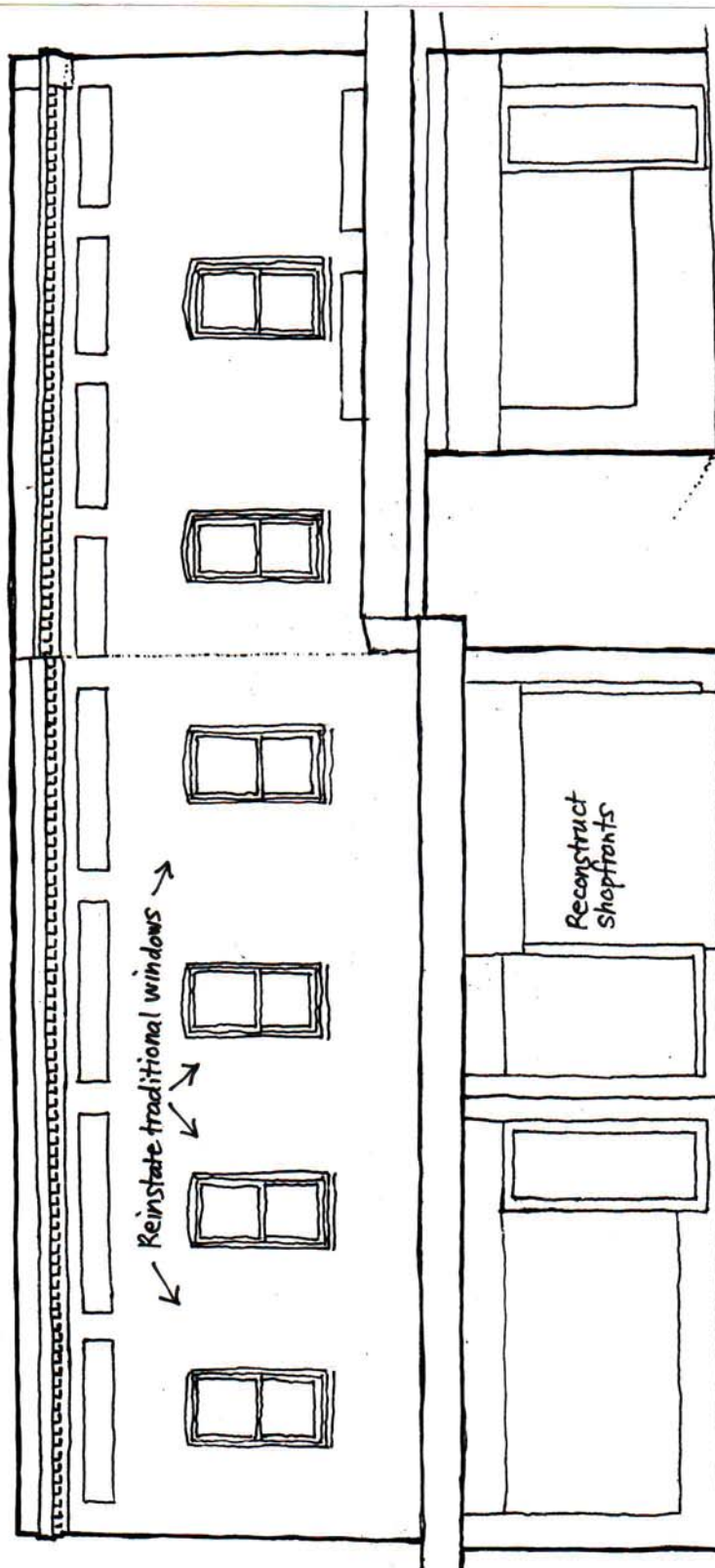
CONSERVATION ACTION

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Adopt appropriate paint colour & signage schemes.

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1. SPANISH BROWN entablature.
2. EGERTON CLAY. recessed panels
3. BEIGE. window frames.
4. DEEP BRUNSWICK GREEN window sashes.
5. MID BRUNSWICK GREEN awning front.
6. Strip paint from originally exposed brick elements or paint to match unpainted brickwork.