

Ashfield Heritage Study Inventory Sheets 2010

Name of Item	Pair of shops with dwellings above	Reference N°	10/35
Other Names		Land Title	
Address	133-135 Ramsay Street		
Locality	Haberfield	Postcode	2045
Item Type	Building	Owner/s	
Group Name			
Statement of Significance		Condition as observed from street —	
<p>An interesting and attractive pair of shop-and-dwelling units that demonstrates the history of this kind of development in the early 20th Century as well as making a positive contribution to the scale and quality of the streetscape. The building was probably designed by John Spencer-Stansfield.</p>		<input type="checkbox"/> Intact	
		Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic	
Summary of Significance		Major alteration —	
	Rare	Associative	Representative
Historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Aesthetic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Social	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Modifications — Recessed balcony balustrades altered. Shopfronts also altered.	



Surveyed by **RI** Survey Date **6/4/2010**

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<p>Current Use Shops with dwellings above</p>	<p>Reference N° 10/35</p>
<p>Heritage Listing Ashfield Local Environmental Plan 1985, Schedule 7</p>	
<p>Themes : Local Industry, commerce and retail trade</p>	<p>Themes : State Cultural and social life. A place to live</p>
<p>Historical Notes On the H E C Robinson Map of the North-East Ward of Ashfield (undated but from c 1910) the sites along Ramsay Street are shown as not being part of the 'Residential District', because they were deemed appropriate for commercial-retail development.(1) This particular site was bought in 1910 by James Loudon, for whom this pair of shops and dwellings was built.(1) Sands Directory for 1913 listed the first tenants as E L Rheuben & Co, drapers (No 133) and Mrs E McCourt, ham and beef shop (No 135). By 1917 the ham and beef business had changed to that of a fruiterer. In 1922 the owner of the pair was Percival J Loudon, of Lewisham and the tenants were Mrs Mary Garrett and James Bleakley. By 1952 the address of the owner, Percival J Loudon had changed to the Pacific Hotel of Manly and he had sold the property to Leonidas Ploudias, cafe proprietor, of Boorowa. Mr Ploudias was still the owner of the property in 1958, when the improved valuation of No 133 was £5,350 and that of No 135 was £5,500.(2)</p>	
<p>Physical Description A pleasing pair of shop-and-dwelling occupancies which, like Nos 129-131 next door, and despite having been altered, exhibits some of the character of John Spencer-Stansfield's work and so he is the probable architect. The facade above the footpath awning is a brick and stucco composition, divided by piers projecting above the parapet line. It is marked by two-ring brick semi-circular arches with stucco keys and label moulds, framing recessed balconies which originally had timber balustrades. The fenestration within appears to be original, with a door, sidelights and toplights in each. A moulded string course forms the base of the stuccoed parapet, curvilinear at the skyline and patterned by narrow brick bands and ribs. The shopfronts have been altered.</p>	
<p>Information Sources (1) No building application has been found. The Council BA register from April 1910 to August 1911 is missing. (2) Information about owners, occupiers and valuations are found in Ashfield Archives BA records and rate books, in the Valuer-General's records, and in <i>Sands Directories</i>.</p>	