

## Ashfield Heritage Study Inventory Sheets 2010

<b>Name of Item</b>	Four retail premises with residences above	<b>Reference N°</b>	
<b>Other Names</b>	McKenzie's Building	10/33	
<b>Address</b>	96-100 Ramsay Street, corner of Dalhousie Street	<b>Land Title</b>	
<b>Locality</b>	Haberfield <span style="float: right;"><b>Postcode</b> 2045</span>		
<b>Item Type</b>	Building (Note: No 96 is also 68-72 Dalhousie St.)	<b>Owner/s</b>	
<b>Group Name</b>			
<b>Statement of Significance</b>		<b>Condition as observed from street —</b> <input type="checkbox"/> Intact  <b>Minor alteration —</b> <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic  <b>Major alteration —</b> <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic  <b>Modifications —</b> Balconies and Shopfronts altered.	
<p>The facades of this corner group, designed as a unified ensemble, are very handsome examples of the Arts and Crafts style of architecture, probably designed by Stanton &amp; Son's architect for the Haberfield Estate, John Spencer-Stansfield. They exemplify the development of retail establishments along Ramsay Street as planned in the early years of the 20th century. The group makes a vital, positive contribution to the streetscape of this important intersection.</p>			
<b>Summary of Significance</b>			
	<b>Rare</b>	<b>Associative</b>	<b>Representative</b>
<b>Historic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Aesthetic</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Scientific</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Surveyed by

RI

Survey Date

6/4/2010

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<p><b>Current Use</b> Restaurants on ground floor, residential accommodation above.</p>	<p><b>Reference N°</b> <b>10/33</b></p>
<p><b>Heritage Listing</b>    Ashfield Local Environmental Plan 1985, Schedule 7</p>	
<p><b>Themes : Local</b> Subdivision and consolidation. Industry, commerce and retail trade.</p>	<p><b>Themes : State</b> Towns, suburbs and villages.</p>
<p><b>Historical Notes</b> This property is on land formerly part of the Dobroyde Park Estate. On the North-East Ward map (undated, but from c 1910) it is excluded from the 'residential district', as were all the properties along this part of Ramsay Road. The land was purchased in 1908 by W J McKenzie. Although the early retail history is unclear, it seems that the corner part of the building (No 96) was built by McKenzie in 1909, the others from 1913. Among the first shop occupiers there were F C Bell, stationer (No 98) and Alan McNiven, hairdresser.(1) The building exhibits some of the characteristics of the work of Stanton &amp; Son's architect for the Haberfield Estate, John Spencer-Stansfield.</p>	
<p><b>Physical Description</b> These three shop-and-dwelling units are, above the footpath awnings, virtually identical in design and subtly different in detail. Their facades, continuing around the Ramsay-Dalhousie corner, are marked by face brick piers with brick and stucco panels. No 96 has a splayed corner panel. There are elaborate parapets, with narrow brick piers rising above a moulded cornice band. Some piers extend above the parapet and have 'mortarboard' caps in the Arts and Crafts manner, and between the piers the parapet panels are embellished with arch and roundel motifs in brick and stucco, each bay slightly different. The splayed corner parapet is surmounted by a pediment motif. Below the parapets the three corner panels of No 96 have rectangular two-light casement windows and toplights with flat arch lintels. Each of the other panels has a recessed balcony under a two-ring brick arch, with a rendered label mould terminating in bosses. The footpath awnings are suspended, that at No 100 being at a lower level commensurate with the lower level of that occupancy. The shopfronts have all been altered.</p>	
<p><b>Information Sources</b> (1) Godden Mackay Pty Ltd, Haberfield Main Street Study, Item No 29, using sources from the Land Titles Office, <i>Sands Directories</i> and Ashfield Council Building Application records.</p>	