

AD 2001 Ashfield Heritage Study Review of Areas Zoned 2(a)

Name of Item	Row of attached shops with dwellings above	Reference N° 3 19 06	
Other Names	'Post Office Buildings'		
Address	111-123 Smith Street, corner of Hardie Avenue	Land Title	
Locality	Summer Hill Postcode 2130		
Item Type	Building	Owner/s	
Group Name			
Statement of Significance		Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input checked="" type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input checked="" type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Modifications — The principal exterior changes are mentioned in the description.	
<p>This is an important streetscape component on the north side of Smith Street, particularly on account of its location opposite the former Post Office and the way it closes the north vista in Moonbie Street. It also complements the retail and commercial streetscape elements opposite and to the east. It indicates and represents an important phase of the retail history of Ashfield. Aesthetically its design represents the comparatively simple yet lively Free Classical form and detail of speculative commercial architecture of its time.</p>			
Summary of Significance			
	Rare	Associative	Representative
Historic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aesthetic	<input type="checkbox"/>	<input 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"/>
			
Photo Roll N°	36	Frame N°	16
		Survey Date	19/7/2002
		Surveyed by	RI

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Current Use 'Post Office Buildings', Row of seven attached shops with dwellings above, 111-123 Smith Street, Summer Hill	Reference N° 3 19 06
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
Historical Notes <p>The land on which this suite stands was part of the 1878 subdivision of the Underwood Estate. Several lots of this were purchased by Andrew Hardie MacCullick, who made a further subdivision and put in Hardie Avenue. This site became Lots 15, 16 and 17 of the re-subdivision.(1) The three lots were bought from A McArthur by Michael Grady, plasterer, of Petersham, in 1883. Grady's tenant established a fuel yard, office, stables and workshop on the site. By 1896 'Mrs E Grady' was registered as the owner of a fuel yard on what was then No 50 and a shop and dwelling on what was No 48. The other lot (No 46) contained what was called a Salvation Army Barracks, but nothing more is known about this operation except that it appears in the Rate Book only briefly, for 1895 and 1896. The shop was occupied by Charles Cook and later by Cook & Sons. By 1908 there were two shops with dwellings as well as the fuel yard, owned by M Grady, and by 1920 there were five shops and dwellings, still in Grady's name. Not until 1922 were all seven shop-and-dwelling units completed. By 1931 the composite building was owned by the estate of Michael Grady. In that year the property valuation was £256 unimproved and £700 improved for the corner component (No 111) while the other six were each valued at £196 unimproved and £700 improved.</p>	
Physical Description <p>There are seven occupancies in this two-storeyed brick and stucco building, the main facade of which is marked by piers which originally rose slightly above the parapet and were terminated by urns, most of which are now missing. The Smith Street parapet, with a narrow entablature, conceals a skillion roof or roofs sloping to the north and which is expressed as a stepped parapet along Hardie Avenue. The Smith Street elevation is symmetrical, with a central bay whose parapet is in the form of a broken-crown pediment bearing the name of the building. This feature, in a narrower form, appears also above the splay of the Hardie Avenue corner (No 111) where the street entrance to that shop is also located. Originally the facade first-floor openings, including that at the corner, were all arched, those in the middle bay of the three flanking the central bay being wider than the others. These arches survive in Nos 111 to 117. The windows themselves were timber box-framed with double-hung sashes; some of these have been replaced. The upper walling was originally roughcast render above the arch springing line and smooth render elsewhere, with modelled label moulds around the extrados of the arches. Some of this has been altered. The footpath awning is metal framed and both bracketted and suspended by rods from the upper facade.</p> <p>All the shopfronts have been replaced, though it is possible that the one at No 123 indicates the original general arrangement. The present ground-floor occupancies are as follow: No 111, unoccupied and being refurbished at the time of this inspection. No 113, tailor-alterations. No 115, men's hairdresser. No 117, empty and for sale at the time of this inspection. No 119, gift shop. No 121, bridal boutique. No 123, hairdresser.</p> <p>This property is part of the Summer Hill Central Conservation Area.</p>	
Information Sources (1) <i>Ashfield Heritage Study 1993</i> , vol 2, Item No 249; Rate Books, east ward, 1882, No 628; 1883, Nos 135-136; in Ashfield Council Archives; Higinbotham & Robinson map of Ashfield, 1883. (2) Rate Books, east ward, 1883, Nos 137-139; 1885, No 97; 1891, Nos 109-111; 1896, No 120; 1899, Nos 126-127; 1901, Nos 123-124; 1905, Nos 283-284; 1907, Nos 287-288; Valuer-General's records, east ward, 1908, Nos 151-153; 1920, Nos 1482-1486; 1922-25, Nos 1473-1479; 1931, Nos 1582-1588.	