

ASHFIELD HERITAGE STUDY

1991-1992

NAME Three Shops with Dwellings above		REFERENCE NO. 159
OTHER NAMES		REAL PROPERTY DESCRIPTION
LOCALITY / SUBURB Summer Hill	POSTCODE 2130	ZONING 3(a)
STREET ADDRESS 16, 18 and 20 Lackey Street		OWNER Grinham Holdings Pty Ltd.
MAP	REFERENCE	BOUNDARY / IDENTIFICATION The property boundary
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER		
CATEGORY		SUB CATEGORY
EVALUATION OF SIGNIFICANCE		
Historic: Rare	<input type="checkbox"/>	Associative <input type="checkbox"/> Representative <input checked="" type="checkbox"/>
Aesthetic: Rare	<input checked="" type="checkbox"/>	Associative <input checked="" type="checkbox"/> Representative <input type="checkbox"/>
Social: Rare	<input type="checkbox"/>	Associative <input checked="" type="checkbox"/> Representative <input checked="" type="checkbox"/>
Scientific: Rare	<input type="checkbox"/>	Associative <input type="checkbox"/> Representative <input type="checkbox"/>
Other: Rare	<input type="checkbox"/>	Associative <input type="checkbox"/> Representative <input type="checkbox"/>
STATEMENT OF SIGNIFICANCE		
* This is a most innovative and unusual shop and dwelling ensemble of inter-war Tudor design, unusual yet entirely suited to the Lackey Street context.		
SITE CONDITION		
Intact	<input type="checkbox"/>	
Minor Alteration	<input checked="" type="checkbox"/>	
Major Alteration	<input type="checkbox"/>	
- Sympathetic	<input type="checkbox"/>	
- Unsympathetic	<input type="checkbox"/>	
Removed (site only)	<input type="checkbox"/>	



PHOTOGRAPHS		DATE OF SURVEY
BandW ROLL 91-052-12	NEG NO. 30	May-June 1992
COLOUR SLIDES ROLL	FRAME NO.	SURVEYOR
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris		RI/CHP

ASHFIELD HERITAGE STUDY

1991-1992

<p>HERITAGE LISTINGS</p> <p><input type="checkbox"/> Register of the National Estate (AHC) - Registered</p> <p><input type="checkbox"/> Register of the National Estate (AHC) - Interim</p> <p><input type="checkbox"/> Register of National Trust (NSW)</p> <p><input type="checkbox"/> Within National Trust Conservation Area</p> <p><input type="checkbox"/> Register of Significant Twentieth Century Architecture (RAIA)</p> <p><input type="checkbox"/> Department of Public Works Heritage and Conservation Register</p> <p><input type="checkbox"/> Heritage Council Register - Permanent Conservation Order</p> <p><input type="checkbox"/> Heritage Council Register - Interim Conservation Order</p> <p><input type="checkbox"/> Heritage Council Register - Section 130 Order</p> <p><input type="checkbox"/> Heritage Council Register - Nomination</p> <p><input type="checkbox"/> NSW Government Department Heritage Register (S170 Heritage Act)</p> <p><input type="checkbox"/> Institution of Engineers (NSW) Heritage Register</p> <p><input type="checkbox"/> Regional Environmental Plan Heritage Schedule</p> <p><input type="checkbox"/> Local Environmental Plan Heritage Schedule</p> <p><input type="checkbox"/> Other</p>	<p>PERIOD</p> <p>Pre - 1800 <input type="checkbox"/></p> <p>1800 - 1825 <input type="checkbox"/></p> <p>1825 - 1850 <input type="checkbox"/></p> <p>1851 - 1875 <input type="checkbox"/></p> <p>1876 - 1900 <input type="checkbox"/></p> <p>1901 - 1925 <input type="checkbox"/></p> <p>1926 - 1950 <input checked="" type="checkbox"/></p> <p>1951 - 1975 <input type="checkbox"/></p> <p>Post - 1975 <input type="checkbox"/></p>	<p>REFERENCE NO. 159</p> <p>DATE OF CONSTRUCTION: 1934</p> <p>ARCHITECT/DESIGNER: Not known</p> <p>BUILDIER: F.M. Figures</p>
<p>HISTORICAL THEMES:</p> <p>State Themes: Cultural and social life. A place to live.</p> <p>Local Themes: Industry, commerce and retail trade.</p>		
<p>HISTORICAL NOTES</p> <p>This site was owned by D.B. Harrison from the 1880s. He conducted house and land auctions and had a furniture warehouse there. By the early 1900s Harrison had retired but he continued to let the premises. Early in 1913 the warehouse was sold to Victoria Pictures Ltd. and soon afterwards was converted to a Cinema. Two mortgages were taken by Victoria Pictures in 1925, presumably to finance the updating of the premises. Then in 1934 the picture show came to an end, apparently unable to compete with the large new Grosvenor Cinema which opened on the other side of the railway line. The firm of Braidwood Ltd. bought the site and erected these shops and dwellings. Braidwood owned the premises until 1975, when a transfer to Grinham Holdings Ltd was made.</p>		
<p>INFORMATION SOURCES:</p> <p>Written: Land Title Records, Rate Books. Research by N. Peek. Building Application 3 August 1934.</p> <p>Oral:</p> <p>Graphic:</p>		
<p>PHYSICAL CHARACTERISTICS:</p> <p>Materials: Bichromatic tapestry bricks. Timber/metal windows. Terra cotta tile roof. Aluminium/tile shopfronts.</p> <p>Exterior: Two storey composition of ground floor shops and first floor dwellings. Gabled bays facing street. Roof is parapetted on one end, bargeboarded on the other.</p> <p>Interior: Ground floor spaces modernised.</p> <p>Styles: Inter-War Old English.</p>		
<p>DESCRIPTION:</p> <p>A suite of three shops with dwellings at first floor level. Its three bay design evokes a pleasant residential character. The shopfronts have all been altered but the suspended steel awning effectively separates the largely intact upper storey. There, the two side bays, gabled with parapets, embrace a recessed centre bay. The gables have darker brick dressings, which include quoins and pseudo-strapwork laid in stack bond, with lighter panels laid in vertical stretcher bond altogether most innovative detailing. The side windows, Tudor-arched, have brick and render dressings and leaded casement sashes. It is also notable that the half pitched or 45° roof composition results in an asymmetrical main roof, the rear slope being less.</p>		
<p>MODIFICATION:</p> <p>All three shops have been changed. Upstairs, the central window has been crudely altered, its timber joinery replaced by aluminium.</p>		