


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

Name of Item Semi-detached pair of houses Other Names	Reference N° 3 08 05																								
Address 20 ('St Neot')-22('Tre-mar') Herbert Street Locality Summer Hill Postcode 2130	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance <p>A pleasing, simple and basically intact building which makes a positive contribution to the streetscape. It is a late inclusion in this historic conservation area, demonstrating the kind of design and construction favoured by many building speculators in the Federation period in Summer Hill.</p>	Condition as observed from street — <input checked="" type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications —																								
Summary of Significance <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Rare</th> <th style="width: 15%; text-align: center;">Associative</th> <th style="width: 15%; text-align: center;">Representative</th> </tr> </thead> <tbody> <tr> <td>Historic</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Aesthetic</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Social</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Scientific</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Other</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>		Rare	Associative	Representative	Historic	<input type="checkbox"/>	<input checked="" 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"/>	
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Photo Roll N° 31	Frame N° 10																								
Survey Date 4/4/2002	Surveyed by RI																								

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<p>Current Use Semi-detached pair of houses, 20-22 Herbert Street, Summer Hill. No 20 is 'St Neot', No 22 is 'Tre-mar'</p>	<p>Reference N° 3 08 05</p>
<p>Heritage Listing Recommended</p>	
<p>Themes : Local Subdivision and consolidation</p>	<p>Themes : State Towns, suburbs and villages</p>
<p>Historical Notes White ownership of this land goes back to 1794, when Edward Haven was granted 25 acres. He sold the land to John Palmer, who sold on to Robert Campbell, who incorporated it into his large Canterbury Park Estate. Part of it was sold to James Bartlett, the Summer Hill entrepreneur, in 1869. Bartlett created the Clover Hill Estate and the sale of the residential allotments began on 26 May 1877.(1) This particular allotment, Lot 19 of Section 2, did not have a house built upon it before 1912, when it was bought from the estate of Sarah Evans by Florence Yeo, of Canterbury Road, Summer Hill. The site then contained a shop which, because the property was valued at £300 unimproved and £480 improved, must have been a simple structure. In 1912 a building application was made on behalf of Mrs F E Yeo by F A Swain, builder, for the erection of a pair of semi-detached cottages, each of four rooms, with brick foundation, 'Malthoid' dampcourse and slate and iron roof, with an estimated value of £850. Mrs Yeo sold the pair in about 1922 to Margaret Cramp, of 18 Herbert Street. Both cottages had many different tenants; among the longest tenancies were: for No 20, Henry Elliot (1918-22) and Archibald Hunt (1923-1933+); for No 22, James Lindsay (1920-25) and Andrew Thompson (1926-33+). Mrs Cramp held the pair until 1949, when No 20, 'St Neot', was sold to Mrs Mary Coulthard, its tenant, and No 22, 'Tre-mar'. to George and Doris Youens, its tenants. In that year the properties were each valued at £225 unimproved and £850 improved.(2)</p>	
<p>Physical Description This is a pleasingly simple design in an architectural style which is a composite of Federation Queen Anne and Arts-&-Crafts idioms. The building has a hipped main roof of slate with terra cotta trim including ridge terminals, and this continues down over the full-width front verandahs as a skillion. A prominent street-facing gable projects through the main roof and has the traditional panel-and-cover strap treatment, with a framed louvre ventilator. The walls are brick, with the facade in face work and the other walls in commons. A fire-wall separates the verandahs. The verandah posts are timber, paired at the outer ends and supported on brick piers. They have curvilinear brackets, as do the fire-wall and the returns of the verandah skillion, and the end pairs have simple timber spandrel embellishment. The fenestration has the usual Federation Queen Anne features. The chimneys are rendered, with corbelled brickwork at the top. The front gardens are small and the front and dividing fences are the timber post-and-picket form.</p>	
<p>Information Sources (1) Ann O'Connell, 'Branxton'—Still Hedging Along', in Chris Pratten (ed) <i>Summer Hill</i>, pp 143-150. (2) Valuer-General's records, east ward, 1908, No 429; Building application No 1091, 31 May 1912; Rate Books, east ward, 1912, No 393; 1914, Nos 392-393; 1922-25, Nos 559-560; 1949, Nos 637-638; <i>Sands Directories</i>.</p>	