

## Ashfield Heritage Study Inventory Sheets 2010

<b>Name of Item</b>	Semi-detached pair of shops with dwellings above	<b>Reference N°</b>	10/28																								
<b>Other Names</b>	No longer shops																										
<b>Address</b>	212-214 Old Canterbury Road	<b>Land Title</b>																									
<b>Locality</b>	Summer Hill	<b>Postcode</b>	2130																								
<b>Item Type</b>	Building	<b>Owner/s</b>																									
<b>Group Name</b>																											
<b>Statement of Significance</b>	<p>An interesting relic of a retail past in this part of Canterbury Road. It was originally an integral part of surrounding Victorian developments, but is now altered.</p>		<p><b>Condition as observed from street —</b></p> <p><input type="checkbox"/> Intact</p> <p><b>Minor alteration —</b></p> <p><input type="checkbox"/> Sympathetic</p> <p><input type="checkbox"/> Unsympathetic</p> <p><b>Major alteration —</b></p> <p><input type="checkbox"/> Sympathetic</p> <p><input checked="" type="checkbox"/> Unsympathetic</p> <p><b>Modifications —</b></p> <p>Many changes, particularly in ground floor fenestration.</p>																								
<b>Summary of Significance</b>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 25%;">Rare</th> <th style="width: 25%;">Associative</th> <th style="width: 35%;">Representative</th> </tr> </thead> <tbody> <tr> <td><b>Historic</b></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><b>Aesthetic</b></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><b>Social</b></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><b>Scientific</b></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><b>Other</b></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	<b>Historic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Aesthetic</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
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Surveyed by

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Survey Date

21/3/2010

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<p><b>Current Use</b> Business uses</p>	<p><b>Reference N°</b> 10/28</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> Cultural and social life. A place to live</p>
<p><b>Historical Notes</b> This building is shown as part of the Summer Hill Estate on the 1883 Higinbotham &amp; Robinson Map of Ashfield. The earliest mention of the site in the Ashfield rates books is in 1882, when a single-storey building occupied it, owned by a Dr Pocock. In 1883, when the present two-storey building was built for Pocock, both premises were initially vacant. The first tenants were recorded in 1884; they were Joseph Walker, grocer, and George Morris, a grocer and ironmonger. Tenants changed frequently; for instance in 1886 one was James Fuller, a butcher and the other was Charles Speckman, dairy produce store. In 1891 the tenants were James Basford, grocer and John Mansergh, cab proprietor. In 1897 Miss Pocock was recorded as owner, and she sold to Adams &amp; Muir in 1899. The owner in 1903 was Frederick W Eaton and the tenants were a butter merchant and a grocer. In 1920 John Dunkley, of Burwood, bought the property from Frederick Eaton and, over the next few years, the ownership changed twice: in 1922, Frank Waldron of Rockdale; in 1926, Thomas Turner, agent. Turner owned the property for more than 20 years until, in 1949, it was purchased by Albert Henry Warnecke, of Grosvenor Crescent. In 1961, when the building was still owned by Albert Warnecke, the improved value of No 212 was recorded as £3,600 and of No 214, £5,250.(1)</p>	
<p><b>Physical Description</b> Though now a relatively undistinguished building, this pair of shops and dwellings was once part of a thriving precinct, the developments created by Bartlett and others in Junction and Canterbury Roads, Moonbie, Nowranie and Morris Street. It is a two-storeyed brick and stucco building originally designed as a simplified version of the Victorian Free Classical style of architecture. On each side there is a driveway leading to outbuildings at the rear of the site. The upper storey has windows with label moulds, above which is a cornice surmounted by a panelled parapet having a scroll motif at its centre. The ground floor fenestration has been altered. There is an awning above the footpath, suspended and bracketted, the original form of which is not known. The shops no longer function as they once did.</p>	
<p><b>Information Sources</b> (1) Ownership records are found in the rate books of Ashfield Council, and valuations are recorded in the Valuer-General's records, also in the Archives of Ashfield Council. Occupants are recorded annually until 1933 in <i>Sands Directories</i>.</p>	