

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

Name of Item Group of three shops and dwellings Other Names	Reference N° 3 13 07																								
Address 24-28 Morris Street Locality Summer Hill Postcode 2130	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance <p>This suite forms an important element of the streetscape here, especially as it is complemented by eight properties similarly facing Morris Street opposite. It demonstrates the erstwhile commercial and retail values of this street, so close to Smith Street. Its history as a part of the Tavistock Estate has interesting associations with James Bartlett, the original entrepreneur, John Hudson, and also with subsequent property owners and a great variety of small businesses that have been part of Ashfield's history. The architectural potential of the group and, quite likely, its business possibilities, also make it a worthy of consideration as an item of the heritage.</p>	Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — The facade, particularly the shopfronts and upper windows, have been altered																								
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° 40	Frame N° 22																								
Survey Date 5/8/2002 Surveyed by RI																									

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<p>Current Use Group of three shops and dwellings, 24-28 Morris Street, Summer Hill</p>	<p>Reference N° 3 13 07</p>
<p>Heritage Listing Recommended</p>	
<p>Themes : Local Subdivision and consolidation The Boom Years</p>	<p>Themes : State Towns, suburbs and villages</p>
<p>Historical Notes</p> <p>White ownership of this land began in 1794, as part of a grant of 100 acres made to Captain Joseph Foveaux, and by about 1820 it was incorporated into Robert Campbell's Canterbury Park Estate. By 1883 this particular allotment had become Lot 1 of the Tavistock Estate, devised by James Bartlett as '33 charming villa sites.'⁽¹⁾ It was purchased by John Hudson in 1886 and re-subdivided into three narrow allotments, on which Hudson built the shops, first recorded in the Rate Book in 1887. In that year the occupant of the present No 24 was Phillip Howard, about whose business nothing is known; the other two premises were vacant.⁽²⁾ Phillip Hudson and his descendants owned all three properties until 1952, when they were purchased by Marshel Berham Moses, timber merchant, of Old Guildford. Moses, and later his estate, held them until 1974-75, when No 24 was bought and occupied by Mr and Mrs E and W Gedeon and Nos 26 and 28 were bought by Timda holdings, of Bondi Junction. The valuations for each occupancy varied from about £106 unimproved/£550 improved in 1920 to about £291/£1,050 in 1952 and about £4,500/£14,500 in 1972.⁽³⁾ The first clear references in Sands Directories to the early activities of the occupants are as follow— No 24: greengrocer, 1900-05; bootmaker, 1906; fancy shop, 1908; carpenter, 1910-18; wire case worker, 1925-28. No 26: fruiterer, 1898-99; confectioner, 1900-03; draper and dressmaker, 1904-06; greengrocer, 1911-16; confectioner, 1929-36. No 28: grocer, 1894-1907; boot shop, 1908; grocer, 1910-36</p>	
<p>Physical Description</p> <p>A suite of three shops with dwellings above at first floor level, having brick walling and skillion roofs sloping down from behind the street-front parapet to the rear of the building. The slope of the site downwards from the street and the lower level of the rear windows indicates that the ceiling levels of the rear rooms are lower. These rooms are also narrower than each site, giving the suite the expected 'tunnel-back' form. There is also an additional single-storey projection at the rear of the site.</p> <p>The shopfronts have all been modified or replaced, but retain some semblance of their original configuration, for example, symmetry, stallboards, central ingos and top hampers. The upper storey of the facade is, as expected, divided into three bays but principally only by the divisions of the entablature and crowning parapet. The architrave of the entablature is a small and simple moulding; the frieze is plain with a triglyph/metope motif marking each internal cross wall and extending upwards as a division in the dentillated cornice motif, above which there is a squat pilaster dividing the parapet and its moulded cornice. Above the centre parapet bay there is a pediment motif. The parapet returns along the Loftus Street side as a simple, stepped form following the roof slope.</p> <p>Between the stories of the facade there is a suspended awning over the footpath. Above that each facade bay had a pair of windows with a label-mould motif and a modillioned sill. Two of these pairs have been altered.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36, 170; Higinbotham & Robinson map of Ashfield, 1883. (2) Rate Books, east ward, 1886, Nos 412, 413; 1887, Nos 413, 414 and 415, in Ashfield Council Archives. (3) Rate Books, <i>ibid</i>, 1901, Nos 492, 470 and 471; Valuer-General's records, east ward, 1908-10, Nos 782-784; 1920, Nos 884-886; 1943, Nos 992-994; 1952, Nos 997-999; 1961, Nos 6257-59; 1969, <i>ibid</i>; 1972, <i>ibid</i>; 1974, <i>ibid</i>.</p>	