


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

Name of Item	Semi-detached pair of houses, part of a group, 25-45 Dover Street	Reference N°	3 04 03
Other Names	Street		
Address	25-27 Dover Street	Land Title	
Locality	Summer Hill	Postcode	2130
Item Type	Building	Owner/s	
Group Name			
Statement of Significance		Condition as observed from street —	
<p>This pair is part of a significant group of speculative cottages which, despite the changes evident in many, demonstrate the vigour, relevance and continuing interest of housing development before World War I in Ashfield. Originally 12 residences, it is an unusually large group to have been commissioned by one partnership. The group also encapsulates the transitional nature of cottage design at the turn of the 19th century, as seen by comparing Victorian-period elements, such as cast iron decoration, fireplaces and damp-coursing, with the Federation-period details such as turned timber posts, floor tiling and ventilated ceiling roses for suspended</p>		<input type="checkbox"/> Intact	
		Minor alteration —	
		<input checked="" type="checkbox"/> Sympathetic	
		<input checked="" type="checkbox"/> Unsympathetic	
		Major alteration —	
		<input type="checkbox"/> Sympathetic	
		<input checked="" type="checkbox"/> Unsympathetic	
Summary of Significance		Modifications —	
	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"/>
		See description	
			
Photo Roll N°	36	Frame N°	6
		Survey Date	19/7/02
		Surveyed by	RI

Ashfield Heritage Study Review of Areas Zoned 2(a)

<p>Current Use Semi-detached pair of houses, 25-27 Dover Street, Summer Hill (Part of a group of 11 houses, 25-45 Dover Street)</p>	<p>Reference N° 3 04 03</p>
<p>Heritage Listing Recommended</p>	
<p>Themes : Local Subdivision and consolidation</p>	<p>Themes : State Towns, suburbs and villages</p>
<p>Historical Notes The general history of the group which includes these houses is outlined in the group Inventory sheet.</p> <p>The suite of twelve houses was built for J Adams and D Muir, from 1903. Nos 25-27 were still vacant in that year.(1) Adams and Muir continued as owners for several years. This pair was acquired by John Cullen and was sold by his estate in about 1922 to Rebecca K Holt. Each half of the pair was then valued at £130 unimproved and £550 improved.(2) Holt owned the property until at least 1943, in which year the valuation of No 25 was £176/£600 and that of No 27 was £180/£600.(3)</p>	
<p>Physical Description A general description of these houses is given in the Group Inventory sheet.</p> <p>These two houses, now separately owned, have been re-roofed, No 25 with concrete tiles and No 27 with terra cotta. No 25 has a bullnose iron verandah roof but the roof of No 27 sweeps down over the verandah. All chimneys have been removed. The face brickwork of No 25 has been painted and the windows altered.</p> <p>No 25 has cast iron verandah decoration matching that at No 31, which suggests that the six houses at Nos 25-27, 29-31 and 33-35 may have had the same pattern as one another, while Nos 37-39, 41-43 and the freestanding houses Nos 45 and 47 had the pattern that can still be seen at No 45. The houses from 25 to 35 also appear to have had a different pattern of verandah and path tiling from that at Nos 37 to 47. At No 25 there is a timber picket fence.</p> <p>No 27 has been 'made over' as a kind of Free Classical pastiche, including facade rendering, changed verandah floor, a balustraded front fence and steel gate.</p>	
<p>Information Sources</p> <p>(1) Rate Book, East Ward, 1903, Nos 914-923, in Ashfield Council Archives. (2) Valuer-General's records, East Ward, 1922-25, Nos 415-416, <i>ibid</i>. (3) Valuer-General's records, <i>ibid</i>, 1943, Nos 429-430. Compare the 1928 valuation of £214/£700 (No 25) and £220/£700 (No 27). The reason for the devaluation is not known, but it could be a side effect of the Great Depression.</p>	