


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 04																								
Other Names	Street																										
Address	29-31 Dover Street	Land Title																									
Locality	Summer Hill	Postcode	2130																								
Item Type	Building	Owner/s																									
Group Name																											
Statement of Significance	<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>		<p>Condition as observed from street —</p> <p><input type="checkbox"/> Intact</p> <p>Minor alteration —</p> <p><input checked="" type="checkbox"/> Sympathetic</p> <p><input checked="" type="checkbox"/> Unsympathetic</p> <p>Major alteration —</p> <p><input checked="" type="checkbox"/> Sympathetic</p> <p><input checked="" type="checkbox"/> Unsympathetic</p> <p>Modifications —</p> <p>See description</p>																								
Summary of Significance	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%;">Rare</th> <th style="width: 15%;">Associative</th> <th style="width: 15%;">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°	36	Frame N°	7																								
		Survey Date	19/7/02																								
		Surveyed by	RI																								

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<p>Current Use Semi-detached pair of houses, 29-31 Dover Street, Summer Hill, part of a group of 11 houses, 25-45 Dover Street</p>	<p>Reference N° 3 04 04</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 29-31 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 each was £176/£600.(3)</p>	
<p>Physical Description A general description of these houses is given in the Group Inventory sheet.</p> <p>Here the houses have been re-roofed in terra cotta tiles and the chimneys have been removed No 29 has had its tuckpointing and front window decoration removed and no longer has its cast iron decoration, though the verandah roof retains its bullnosed profile. The front fence is brick with concrete block inserts and a steel gate. At No 31 the facade brickwork has been painted, though the cast iron verandah decoration appears to be intact, with a pattern similar to that of No 25, about which see the Inventory sheet for that house. The front fence and gate are metal.</p>	
<p>Information Sources (1) Rate Book, East Ward, 1903, Nos 914-923, in Ashfield Council Archives. (2) Valuer-General's records, East Ward, 1922-25, Nos 417, 418, <i>ibid</i>. (3) <i>Ibid</i>, 1943, Nos 431, 432. The 1928 valuation for each house was £214/£700 (Valuer-General's records, 1928, Nos 426, 427). It is interesting to speculate whether the decline in 1930 might have been an influence of the Great Depression.</p>	