


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 05																								
Other Names	Street																									
Address	33-35 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 gas lights.</p>	Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input checked="" type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input checked="" type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Modifications — See description																								
Summary of Significance	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%;">Rare</th> <th style="width: 20%;">Associative</th> <th style="width: 20%;">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° 7a																								
		Survey Date 19/7/02																								
		Surveyed by RI																								

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<p>Current Use Semi-detached pair of houses, 33-35 Dover Street, Summer Hill (Part of a group of 11 houses, 25-45 Dover Street)</p>	<p>Reference N° 3 04 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 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 33 was 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 Elizabeth Aland, of Mosman. Each half of the pair was then valued at £130 unimproved and £550 improved.(2) In 1928, still owned by Aland, the valuation had increased to £214 unimproved and £700.(3) By 1943 the owner was Mrs Elsie Beltania Sandon, of Randwick, and each house had the valuation of £176 unimproved and £600 improved.(4) The reason for the reduction of the valuation figures is not known, but it is interesting to speculate whether it could be attributable to the effects of the Great Depression.</p>	
<p>Physical Description A general description of these houses is given in the Group Inventory sheet.</p> <p>Here the main roof has been re-done and the chimneys have been removed.</p> <p>No 33 has heavy and somewhat coarse cast iron verandah decoration that appears to have replaced the original pattern which is presumed to have been the same as that of Nos 25 and 31. The front fence and gate are metal.</p> <p>No 35 has aluminium verandah decoration replacing the original cast iron. The face brickwork has been painted. The windows have been replaced by a single opening with metal framing. The front fence is pickets.</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 419, 420, in Ashfield Council Archives. It is of interest that on the H E C Robinson map of the North-East Ward, undated but about 1912, the name of H Palmer is inscribed on the site of No 33 and that of S Heighway on No 35. (3) Ibid, 1928, Nos 428, 429. (4) Ibid, 1943, Nos 433, 434.</p>	