


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

Name of Item	Semi-detached pair of houses, part of a group of 11 houses,	Reference N°	
Other Names	25-45 Dover Street	3 04 07	
Address	41-43 Dover Street	Land Title	
Locality	Summer Hill Postcode 2130		
Item Type	Building	Owner/s	
Group Name			
Statement of Significance		Condition as observed from street — <input type="checkbox"/> Intact Minor alteration — <input checked="" type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Major alteration — <input checked="" type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications — See description	
<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>			
Summary of Significance			
	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"/>
			
Photo Roll N°	36	Frame N°	9a
		Survey Date	19/7/02
		Surveyed by	RI

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<p>Current Use Semi-detached pair of houses, 41-43 Dover Street, Summer Hill, part of a group of 11 houses, 25-45 Dover Street)</p>	<p>Reference N° 3 04 07</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.(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 Daniel McGoldrick, of 'Spencerleigh', Queen Street, Ashfield. Each half of the pair was then valued at £130 unimproved and £550 improved.(2) In 1928, still in the ownership of McGoldrick, the two houses were valued at £214 unimproved and £750 improved, each.(3) The next available valuation figures are for 1943 when, still owned by Daniel McGoldrick, the valuations had changed to £176 unimproved and £600 improved.(4) The cause of this devaluation is not known. It seems possible that the Great Depression of the 1930s might have been an influence.</p>	
<p>Physical Description A general description of these houses is given in the Group Inventory sheet.</p> <p>Here the original slate front roof has been changed to concrete tiles, but the original chimneys are intact. The verandah roofs retain their bullnose metal profiles and also the cast iron fringe, frieze and bracket decoration, which has a pattern different from the houses at No 25 and 31. Refer to the notes in the Inventory sheet for No 25.</p> <p>At No 41 the facade is basically original, but the verandah floor and front garden area, except for the path which appears to be original, have been concreted over as hard standing. The front fence is in the form of double gates of metal.</p> <p>No 43, also comparatively original, has a front fence and gate of timber 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 423, 424, 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 R Lovell is inscribed on the site of No 41 and that of S Hawkins on No 43. (3) Ibid, 1928, Nos 432, 433. (4) Ibid, 1943, Nos 437, 438.</p>	