


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

Name of Item Group of six joined houses Other Names	Reference N° 3 19 03																								
Address 79-89 Smith Street Locality Summer Hill Postcode 2130	Land Title																								
Item Type Building Group Name	Owner/s																								
Statement of Significance <p>A run of six attached late Victorian houses is unusual in Ashfield. This terrace was built as seven cottages, one being demolished about 1952. They are a simple but pleasing row forming a significant element of the streetscape and possessing great aesthetic potential. They were owned by their builder-developer Samuel Benjamin for nearly half a century.</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 — Some verandah roof and floor alterations. Some fence alterations.																								
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 checked="" 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 checked="" 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° 30	Frame N° 23	Survey Date 14/3/2002	Surveyed by RI																						

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Current Use Group of six joined houses, 79-89 Smith Street, Summer Hill	Reference N° 3 19 03
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation The Boom Years	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>The land on which these houses stand was formerly Lots 64, 65 and 66 of Section 8 of the Underwood Estate, first put up for sale by Richardson & Wrench in September 1878. The name of J Edgley appears on an early copy of the subdivision plan, but it is not known whether he was the first purchaser. By 1897, however, Mrs H J Griggs was the owner of these lots, which were described as 'fenced land'. Griggs sold them to Samuel Benjamin in that year, and the three were re-subdivided into seven narrow and foreshortened lots facing Smith Street. A right-of-way to their west led to a single block comprising the rear section of the original three lots. Benjamin, described as the builder, erected seven terrace houses, one on each of these seven lots, in 1898.(1) Samuel Benjamin owned all the cottages until 1946, when they were all bought from Benjamin's estate by Gordon Brown, electroplater, of 43 Smith Street (on the corner of Fleet Street). He paid £3,500 for them. All were occupied by a succession of different tenants, mostly short-term. The longest tenancy appears to have been that of Edwin McCann, cab proprietor, who occupied No 91 from 1901 to 1919.(2)</p> <p>Gordon Brown continued ownership until 1952, when he began to sell the individual houses except Nos 79 and 89, which he retained. No 91 was sold to John Patton, manufacturer, of that address, and, as that is the last entry for No 91 in the Valuer-General's records, it is assumed that the cottage on that site was demolished at about that time.(3)</p>	
<p>Physical Description</p> <p>This is a single-storey terrace of six attached cottages occupying narrow sites, built on the gentle slope of Smith Street. They are constructed of brick and stucco, with ridges parallel to the street. Had they been on level ground these ridges would have been at the same height; in fact there are three slight steps in both ridge and floor levels. No party walls are visible above the roofs. Each house has a projecting street-facing gable bay in which are two double-hung windows with moulded sills. Beside the bay there is a verandah with a bullnose corrugated iron roof and a recessed entrance having an arch portal and a front door with transom light. The verandahs have tessellated tile floors with marble edges. The projecting firewalls separating the occupancies have parapets above the verandah roof and arched recesses below. The chimneys are stuccoed, with mounded and corniced tops. The main roofs are terra cotta tiles (possibly replacing slates) and the front gable bays have crested ridges, timber finials and simple bargeboards. Front gardens are simple and basic, and fences are all different.</p>	
<p>Information Sources</p> <p>(1) Richardson & Wrench, subdivision plan No A8/330, 1878, annotated, in Ashfield Council Archives; Higinbotham & Robertson map of Ashfield, 1883; H E C Robinson map, east ward, undated but about 1912; Rate books, east ward, 1897, No 115; 1898, Nos 114-120.</p> <p>(2) Valuer-General's records, east ward, 1946, Nos 1659-1666, in Ashfield Council Archives; <i>Sands Directories</i>.</p> <p>(3) Valuer-General's records, east ward, 1952, Nos 1663-1669.</p>	