

Heritage Data Form

ITEM DETAILS							
Name of Item	Fleet Street Conservation Area						
Other Name/s Former Name/s							
Item type (if known)	Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Subdivision—designed						
Area, Group, or Collection Name							
Street number	Various						
Street name	Carlton Street, Fleet Street, Smith Street						
Suburb/town	Summer Hill					Postcode	2130
Local Government Area/s	Inner West						
Property description	Various						
Location - Lat/long	Latitude	n/a			Longitude	n/a	
Location - AMG (if no street address)	Zone	-	Easting	-	Northing	-	
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>Located on Wangal Country, the Fleet Street Heritage Conservation Area (HCA) has historic, aesthetic and representative significance. The area historically formed part of the 1794 grant to Captain Joseph Foveaux. Foveaux arrived in 1792 and by 1800 had become one of the largest landholders and stock-owners in the colony. From the late nineteenth century, developer and entrepreneur James Bartlett was influential in Summer Hill. He is historically associated with the Fleet Street subdivision and the naming of Fleet Street which comprises the HCA.</p> <p>The HCA is representative of development in the Victorian and Federation periods, retaining its early fine-grained rectangular lot pattern of varying sizes with Victorian and Federation housing typologies including Victorian Filigree style terraces, detached and semi-detached cottages and Federation Queen Anne style cottages.</p> <p>The modest house setbacks from the street alignments, with some narrow verandahs built facing Fleet Street, evidences a Victorian period street character. The HCA has cultural significance for its rarity and representativeness values. The housing erected in the area during the Victorian and Federation periods retains a high level of integrity and intactness.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	
Builder/ maker	

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Physical Description	<p>The Fleet Street HCA is located near the centre of Summer Hill, east of Summer Hill Station, and comprises residential properties on Fleet Street, Smith Street and Carlton Crescent. The HCA originates from the 1880 subdivision that is evident through the retention of the narrow rectangular lots. It retains several significant original buildings such as terrace houses, and a variety of small detached and semi-detached cottages demonstrating Victorian Filigree and Federation Queen Anne styles.</p> <p>Buildings are generally constructed of face brick, rendered brick or weatherboard and feature original roof forms in slate, unglazed terracotta or corrugated steel with original chimneys. Throughout the area there is a cohesive scale and materiality, with consistent decorative elements, such as moulded chimneys and original timber windows, retained throughout. Original timber-framed windows and timber panelled doors are typical of the periods and styles of these houses.</p> <p>Properties have modest street setbacks, small front gardens, verandahs and original detailing. The area's Federation and interwar houses demonstrate a variety of original fences including timber-picket, low brick, brick and timber picket, whereas the Victorian period houses have timber picket or cast iron palisade fences.</p> <p>Several of the properties have been modified, yet the area remains a good example of a significant period of development in Summer Hill.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a significant proportion of original housing stock. There are few uncharacteristic dwellings; however, some properties have been heavily modified and extended. The streets and gardens are well maintained.					
Construction years	Start year	1880	Finish year	1910s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Unsympathetic modifications include changes to materials, cement rendering of face brickwork, modern roof cladding and removal of chimneys. Additional alterations include removal of original separate verandah roofs, and replacement of original fences with modern front fences e.g. high solid masonry front fences.					
Further comments						

HISTORY	
Historical notes	<p>The Inner West Council area, including this HCA, occupies the traditional land of the Gadigal and Wangal people.</p> <p>This area forms part of a 1794 grant to Captain Joseph Foveaux, who came to Sydney in 1792. By 1800, Foveaux was the largest landholder and stock-owner in the colony. Prior to 1820 his Ashfield grant had been consolidated into Robert Campbell's Canterbury Park Estate.</p> <p>The Fleet Street parcel is shown on the 1883 Higinbotham & Robinson map of Ashfield as part of Section 8 of the Underwood Estate, located between Henson's Creek and what later became the railway line, just north of the Sheep Quarantine Ground.</p> <p>The land in the Underwood Estate was auctioned in 1878 and Bartlett evidently began to buy from Section 8, beginning with lots 56 to 58, in 1880. He created and named Fleet Street as part of the subdivision he made. Bartlett was an Englishman and it seems likely that he named the street after London's Fleet Street. Bartlett came to Summer Hill in 1869 as a widower. He later remarried and lived in Prospect Hall which he built in 1874, formerly located in Seaview Street between Prospect Road and Old Canterbury Road (it was demolished and the lands subdivided—now comprised in the Prospect Hall Conservation Area). Bartlett was a builder who was responsible for, or a player in, many Ashfield developments, including the Prospect Hall area and the Clover Hill and Tavistock estates. Summer Hill Primary School is located on land originally owned by Bartlett, while Bartlett Street is named after him. He died in 1904.</p>

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	<p>In 1880, James Bartlett of Ashfield resubdivided lots 20–24, 54–58 and pt 53 as Deposited Plan 560, forming Fleet Street in the process. Six of the 24 blocks were on the west side of Fleet Street and six on the east; six more faced Carlton Crescent and six faced Smith Street. In October the same year, Bartlett advertised the private sale of '24 charming villa sites having frontage to Carlton Crescent (facing the railway), also to Fleet Street and Smith Street, one minute from Summer Hill platform which is between Petersham and Ashfield' (<i>Sydney Morning Herald</i>, 5 October 1880, p 3). Bartlett offered potential buyers the chance to purchase lots at low prices, immediate possession, Torrens title and 36 monthly instalments without interest. The first sale in this subdivision was registered in November 1880.</p> <p>There was some alteration and resubdivision to Bartlett's estate by 1900. The portion of the subdivision on the west side of Fleet Street became Section 1 and that on the east Section 2 of Deposited Plan No. 560, and the original 24 allotments had increased to 38. There were now nine allotments on the west side and nine on the east side of Fleet Street, 12 in Carlton Crescent and eight in Smith Street. Several properties in the subdivision were named, indicating that houses already existed on them. These included 'Wynslade' (its site is now 35 Carlton Crescent), 'Bristol Cottage' (now 55 Smith Street, part of a factory/warehouse), 'Ernest Villa' (now 51 Smith Street) and 'Cresswell' (now 39 Smith Street).</p> <p>Houses on the estate were first listed in the rate book in 1883, including the two fine two-storey pairs of Victorian Filigree houses at 13–19 Fleet Street, which are locally listed heritage items. Other dwellings among the 17 dating from the Victorian period include the five cottages at 25–29 Carlton Crescent and the two small pairs at 30–33 Carlton Crescent. The residue of houses in the HCA were built during the Federation and early Interwar years.</p>
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THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	Town, suburbs and villages
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation, Towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Fleet Street HCA originates from the first Bartlett subdivision and incorporates additional allotments from later subdivisions.</p> <p>The original subdivision plans advertised 24 charming villa sites fronting the railway and offered payment in monthly instalments without interest. Six of the 24 blocks were on the west side of Fleet Street and six on the east; six more faced Carlton Crescent and six faced Smith Street. Bartlett created and named Fleet Street as part of the subdivision and continued to purchase land from Section 8 of the Underwood Estate beginning with lots 56 to 58 in 1880.</p> <p>The properties were first recorded in the rate book in 1883. Most notably they included:</p> <ul style="list-style-type: none"> - 13–19 Fleet Street (fine two-storey pairs of Victorian Filigree houses); - 25–29 Carlton Crescent (five Victorian cottages); and - 30–33 Carlton Crescent (two narrow Victorian cottages and a semi-detached Victorian cottage). <p>Several other Victorian, Federation and early interwar properties were recorded.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Fleet Street HCA is associated with James Bartlett, an Englishman, entrepreneur and builder who was prolific in the area. His numerous subdivisions and acquisition of land from the Underwood Estate is reflected in the Fleet Street HCA, which retains original allotments and properties.</p>

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	<p>Bartlett came to Summer Hill in 1869, as a widower. He later remarried and lived in 'Prospect Hall', a house he built in 1874. As a builder Bartlett was responsible for, or involved in, many Ashfield developments, including the Prospect Hall area and the Clover Hill and Tavistock estates. The Summer Hill Primary School is built on land that was formerly his, and Bartlett Street was named after him.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Fleet Street HCA has cultural significance for its aesthetic values. It maintains the street and lot pattern of Bartlett's subdivisions and demonstrates key Victorian, Federation and early interwar housing typologies.</p> <p>The properties within the HCA have largely retained their original architectural integrity including in form, scale and detailing. Most of the houses in the HCA are Victorian detached, semi-detached cottages, and terraces. They feature rendered brick walls, steep hipped and gabled, tiled roofs, masonry chimneys, front verandahs with iron lace balustrades and brackets, window mouldings, timber-framed openings, and side lights and fanlights.</p> <p>There are some Federation properties with original features including face brick walls, a hipped and gabled roof with roughcast render to the gable end, a timber-framed casement window, timber bargeboard, exposed rafters and brick chimneys with terracotta pots, and front verandahs.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Fleet Street HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Fleet Street HCA is unlikely to reach the threshold for cultural significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Fleet Street HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Summer Hill.</p> <p>The Fleet Street HCA does not reach the threshold for cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>The Fleet Street HCA originated from Bartlett's first subdivision in the late 1800s and subsequent subdivision as he acquired additional land from the Underwood Estate. Fleet Street was also created and named by Bartlett as part of the subdivision. The street and lot pattern have remained intact along with the properties. The HCA is rare regarding its origins, Bartlett's sole influence over the area, and the intactness of the properties and street since early subdivision.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Fleet Street HCA was developed primarily through the Victorian period, and has some examples of buildings from the Federation period, representing several significant residential typologies. While there have been varying degrees of modification to the material and detailing of some buildings, they are of a consistent form, scale and style that define the character of the surrounding development. The properties demonstrate the historic character of the area and are representative of the residential development that is present in Summer Hill and the Inner West.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Fleet Street HCA has varying degrees of intactness from highly intact Victorian terraces and detached cottages to highly modified semi-detached properties with modern materials and detailing. Most properties have a rear addition, some of which are visible from Fleet Street.</p>

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HERITAGE LISTINGS	
Heritage listing/s	-

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Plan	Richardson & Wrench	The Underwood Estate Ashfield	1878	State Library of NSW
Advertising	<i>Sydney Morning Herald</i>	Three years' credit, no interest	5 Oct 1880	Trove, National Library of Australia
Land title		Certificate of Title Vol 500 Fol 205	1880	NSW Land Registry Services
Land title		Plan Lodgement Book, DP 560		NSW Land Registry Services

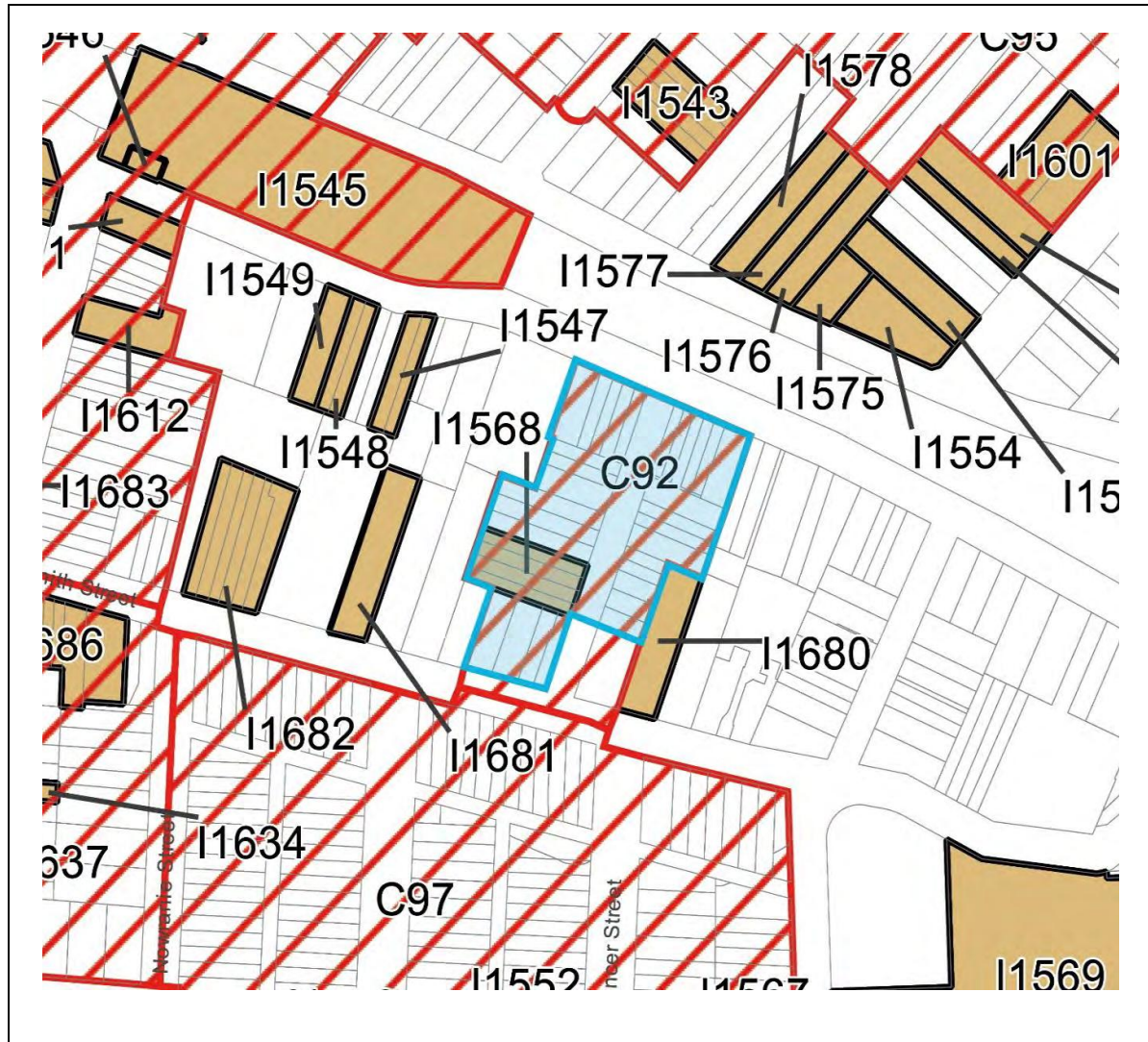
RECOMMENDATIONS	
Recommendations	<p>The Fleet Street HCA is listed as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>; however, the listing should be updated to reflect the changes to the HCA's boundary.</p> <p>The heritage significance and historic character of the Fleet Street HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>An updated detailed character statement and development controls specific to the Fleet Street HCA should be included within the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report	-		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

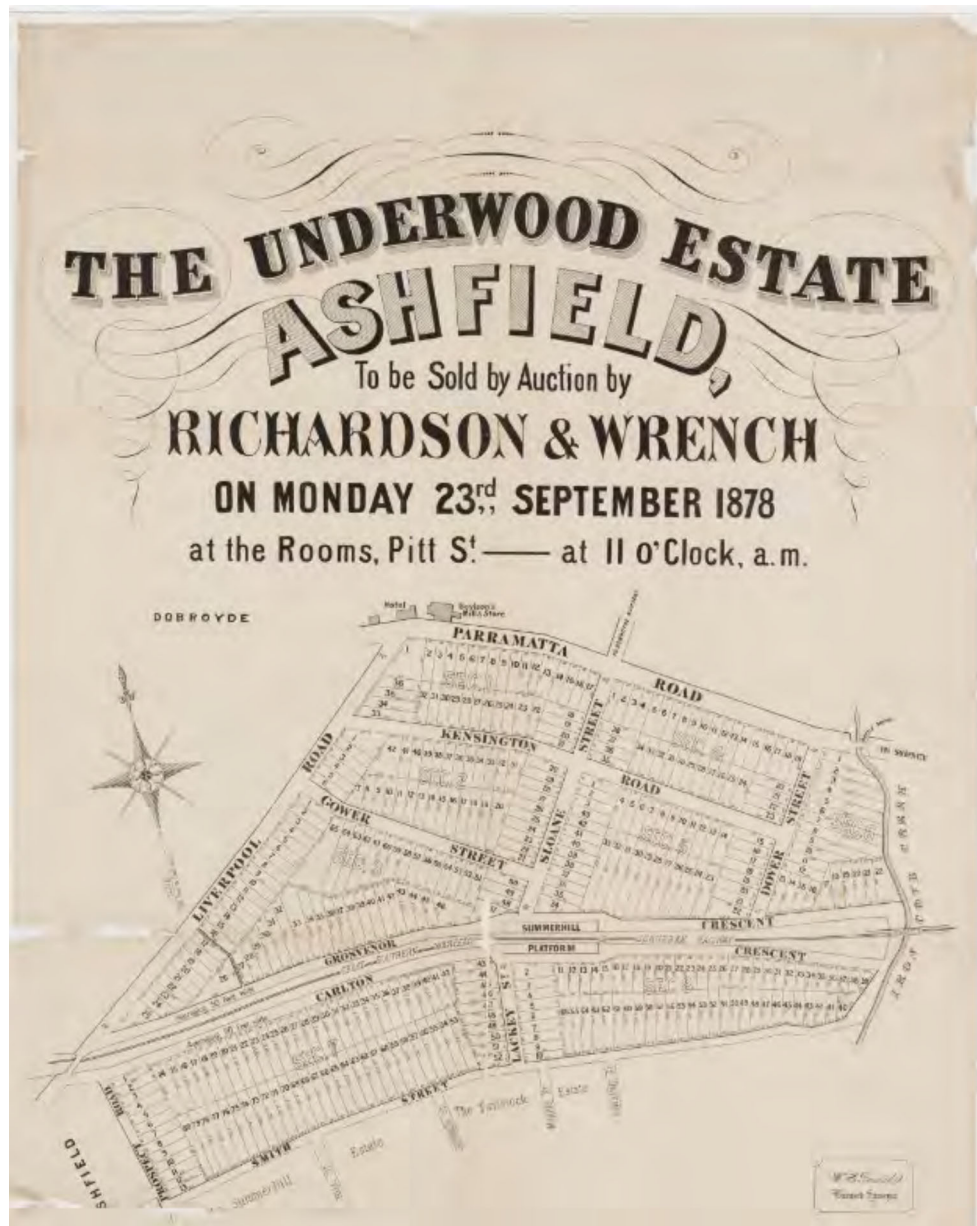
Image caption	Fleet Street HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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Image caption	The Underwood Estate Ashfield				
Image year	1878	Image by	WH Binsted	Image copyright holder	Not in copyright



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Image caption	24 charming villa sites fronting the railway one minute from Summer Hill platform between Petersham & Ashfield				
Image year	1880	Image by	Gibbs, Shallard & Co Printers	Image copyright holder	Not in copyright

HOW TO GET A HOME OF YOUR OWN
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SUMMER HILL STATION
 GREAT SOUTHERN RAILWAY
 BETWEEN PETERSHAM AND ASHFIELD

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Image caption	A Victorian cottage on Smith Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	Typical street view of the Fleet Street HCA (Fleet Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	Typical street view of the Fleet Street HCA (Fleet Street).				
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