

# Abergeldie Estate

## Heritage Conservation Area HCA1

### ***Boundary***

The Abergeldie Estate Heritage Conservation Area (HCA) in Dulwich Hill is bounded on the west by Old Canterbury Road, and then proceeds to the rear of the properties facing Elizabeth Avenue, following the low lying area of a former creek bed to the east side of the properties facing Dixon Street. The boundary follows the rear of the properties on the east side of Dixon Street following the slope up the hill to meet Old Canterbury Road.

### ***Topography***

The area forms a wedge shape on the south sloping hill of the gently undulating area to the west of Marrickville.

### ***History***

Abergeldie Estate was purchased by Dr Edwin Chisholm from Dr Renwick in 1879 at which time he built an imposing Italianate two storey mansion.

The property was later purchased by Sir Hugh Dixon in 1885 who had inherited a fortune from tobacco manufacturing. Abergeldie House became the family home until he died in 1926. The house was set in 22.5 acres of fine gardens containing exotic botanical species, conservatory, a small piggery, dairy and garages so large that it was proposed in 1926 they could form the basis of a local fever hospital.

In 1926 when Sir Hugh Dixon died, the property and spectacular collection of object d'art, furniture and collectables were left to his children. They proposed to demolish the building, subdivide the land and eventually auction the house contents.

There was an outcry among local representatives of the community who formed the Abergeldie Garden Campaign Committee. Together with the local Municipal Councils of Marrickville, Petersham, Ashfield and Canterbury, leaders of the local church and Federal and State members of parliament, a presentation was made to the then Premier R.S. Lang, requesting the government to resume the property as a National Park.

The Premier refused and on October 20th and 27th, 1928 Richardson and Wrench offered 127 lots of land for auction. Over the next ten years with the exception of two properties, the lots were purchased and double brick residences constructed.

### ***Character of the Heritage Conservation Area***

Abergeldie Estate is a fine example of a late twenties and thirties suburban subdivision development. The majority of the early purchasers were builders like Thomas B. Lumb, Sydney H. Brightman, Oswald Addis, and the Jones Brothers. Although many of the homes were built for the builders and their colleagues, a number of builders had a substantial investment in the area and were forced to sell during the depression of the 1929/30's.

This had a marked effect on the character of the Estate which can roughly be divided into two periods, the early 1928 and 1929 houses which are of an earlier traditional bungalow design and later 1933-1937 homes which show some signs of Art Deco, Moderne, Neo Georgian and the English Norman influence albeit in a restrained manner.

The uniformity of scale, form, setback, density, height and materials belies a great variety of detailing and mixture of brick colours and textures. The housing is substantially intact with a remarkable diversity in detailing representative of the fashion at the time.

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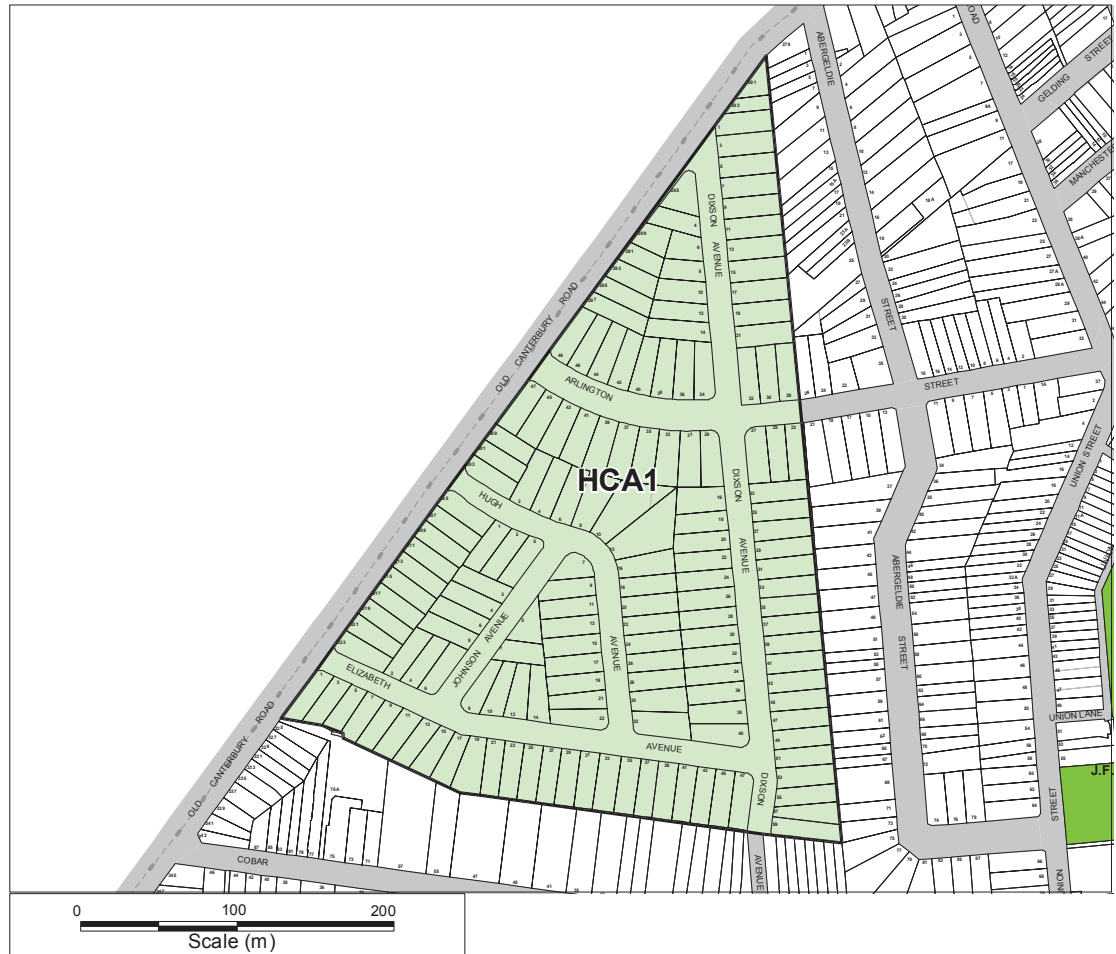
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### ***Statement of Significance***

1. The character of the area relies on a collection of original single storey free-standing houses on medium allotments which are fine examples of late 1920's – 1930's suburban subdivision development.
2. The housing stock exhibits a variety of approaches to design, the identity and individuality of each house being a major priority within quite rigid constraints of scale, form, setback, density and materials which give the area a tremendous sense of regularity and integrity.
3. The variety of detailing expressed in fencing, verandahs, gable ends, windows and door joinery, stain glass work, contrasting materials and use of multi-coloured bricks, roof tiling, verandah tiling and decorative features is outstanding and representative of the fashion at the time.
4. The area is well defined being built on the site of the former Abergeldie House and its 22.5 acres of exotic gardens, conservatory, garages, piggery and dairy which was all subdivided and auctioned off in 1928.

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### Legend

- HCA1 Abergeldie Estate Heritage Conservation Area
- Property boundary
- Land parcel boundary
- Park
- Roads
- Council Boundary
- ++ Railway
- RS Railway Station

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