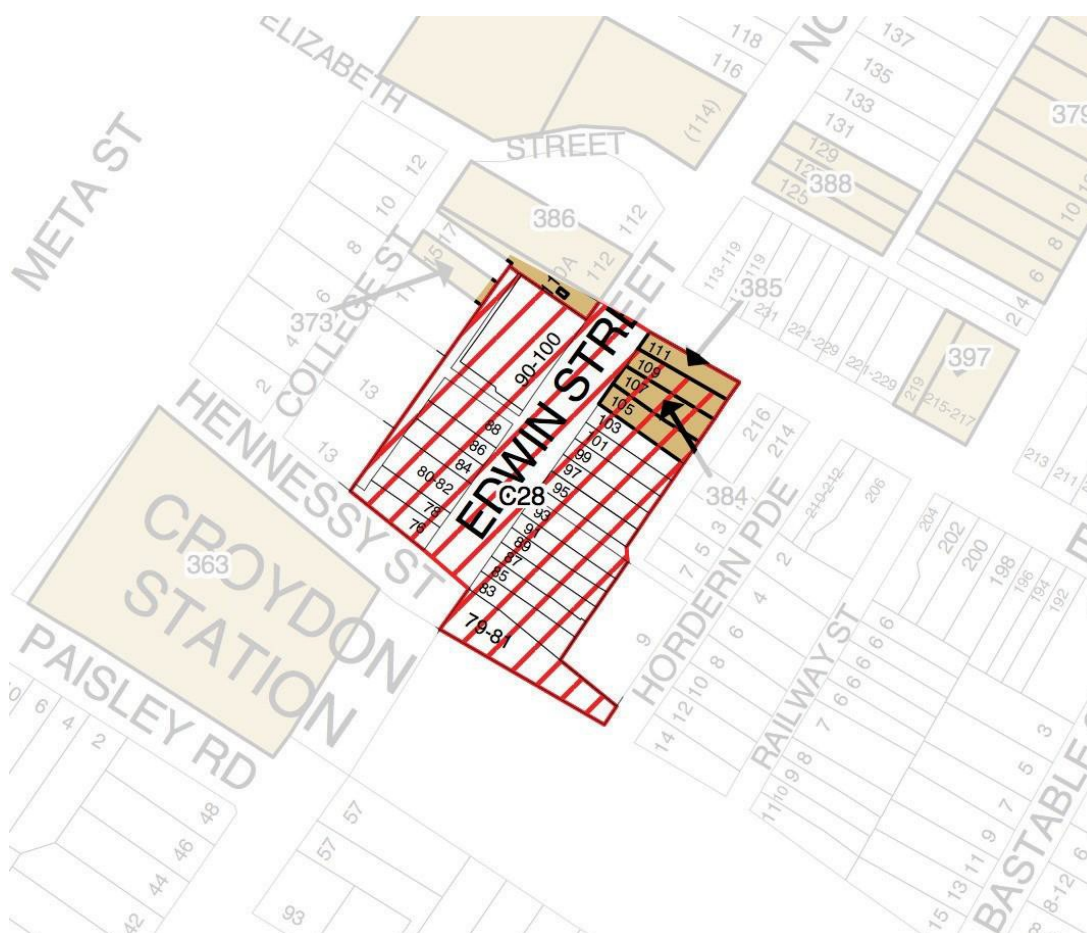


C28 Edwin Street North, Croydon

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1880s to 1920s

HCA TYPE 1: RETAIL

STATEMENT OF SIGNIFICANCE

The Edwin Street North Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a retail area developed from the 1880s to the 1920s on part of the Highbury Estate 1858 subdivision, with the impetus for development being the new Croydon Railway Station opened in 1875 with pedestrian access from Edwin Street to the railway station provided in 1883.

The area has aesthetic significance as a discrete retail area of predominantly two-storey Victorian Italianate and Federation Arts & Crafts style shops within a narrow streetscape dominated by the awnings, shop façade detailing and elaborate shop parapets.



KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Awnings over footpaths
- Narrow width of street
- Narrow pedestrian and vehicular laneways between and behind shop groups.
- Recent footpath widening, paving and street tree plantings.

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Retail buildings, predominantly 2 storey terrace shops, rendered brick (Victorian period) or brick (Federation period), built to the street alignment with awnings over footpaths
- Mix of late Victorian period (1880s) to circa 1910s retail building styles including Victorian Italianate style (Nos. 76-78, Nos. 105-111 Edwin St North (heritage item)); Federation Free Style (Nos. 84-88 and 93 Edwin St North) and two groups of Victorian Filigree style terraces later modified with Federation Free style shopfronts (Nos. 85-91 and 95-101 Edwin Street North)
- Parapets to the street facades including detailing such as urns and corbelling, roughcast stucco panels
- Detailing to street facades at first floor level including corbelling, drip moulds and entablatures over windows, bay windows and recessed balconies.
- Original timber framed windows to street facades at first floor level
- Reproduction ground floor shopfronts which match the style of the building (example at 76 Edwin Street North, corner Hennessy Street)

NON-CONTRIBUTORY ELEMENTS

- Late 20th century 3-storey building on the western side at Nos. 90-100 Edwin Street North
- Circa 1970s 3-storey building on the eastern side at No. 79-81 Edwin Street North (adjacent to the railway line)
- Modern ground floor shopfronts
- Modern (generally aluminium) framed windows to first floor facades including those enclosing recessed balconies

HISTORICAL DEVELOPMENT

The land within this area was part of a land grant of 100 acres made in 1794 to Augustus Alt, Australia's first surveyor of lands. This extended roughly from the present-day John Street in the north to Thomas Street in the south, and to what is now Frederick Street on the east. Alt called his grant 'Hermitage Farm' and built a house there, which was burnt down in 1798. In 1802 he sold the property to John Palmer. It seems not to have been cultivated very extensively, though there was an orchard on the site of the present Croydon Station and there was also grazing for cattle, horses, goats and pigs¹.

¹ Australian Dictionary of Biography, vol. I 1, pp 11, 12; Speed the Plough, pp 25, 26



By about 1820 all this area had been subsumed by Joseph Underwood's large Ashfield Park Estate, which remained largely intact for more than 40 years, until it was finally subdivided into big blocks after the death of Elizabeth Underwood in 1858. By this time its proximity to the railway made it a most desirable area². One of these subdivisions was the Highbury Estate, on part of which Anthony Hordern, son of the founder of the great retail firm, built his house 'Shubra Hall', Croydon, just beyond the west border of Ashfield. It later became part of the Presbyterian Ladies' College, the boundaries of which give an idea of the extent of the Hordern property. The land within the Edwin Street North Heritage Conservation Area was another part of Highbury Estate.

Edwin Street was named in 1859 for Edwin Hollinworth, son-in-law of Elizabeth Underwood³. It was extended to the north a little beyond Anthony Street as a wider street, which was shown as Croydon Avenue on the Higinbotham & Robinson Map of Ashfield, made in 1883. This map also shows a further northward extension marked as a private road, similarly wider, leading to a large parcel of land facing Croydon Road, which was owned by George Ekins Crane⁴. In the 1860s Crane was proprietor of the substantial metalwork industry known as G E Crane & Sons, manufacturers and importers. Crane senior was one of the six aldermen who were elected to the first Ashfield Council at the beginning of 1872. Later Alfred Crane, one of his sons, served as Mayor for two terms, 1911 and 1912⁵. In 1876 George Ekins Crane built a large house, named 'Ekinville', on his Croydon Road land⁶. He sold it in 1881, and the new owner, Joseph Abbott, changed its name to 'Ivanhoe'. In the early twentieth century the house became a local landmark as the home of the Japanese consul⁷.

Hennessy Street was formed in 1890 and named for John F. Hennessy, the well-known Sydney architect who was elected Mayor of Burwood in 1892.

Croydon Railway Station was opened as Five dock on 7 January 1875 and renamed Croydon in August 1876. In 1883 a vertically curved footbridge was erected at the Sydney end of the Platforms, near Edwin Street⁸.

The two 2-storey shops at Nos. 76-78 Edwin Street North (corner Hennessy Street) were originally part of the Highbury Estate. The site was subdivided in 1883 and the shops were constructed in 1889 for C.R. Scouler and occupied that year by Grace Scouler (No. 76) and Mrs. Elizabeth Scouler, a grocer, (No. 78).

The single storey pair of shops at 80-82 Edwin Street North, "Lerian House" are Federation period (circa 1910). The three 2-storey shops at Nos. 84-88 Edwin Street North were constructed in 1917.

The St Christophoros Church at 112 Edwin Street North adjacent to the heritage conservation area was originally a Congregational Church constructed in 1884-1885 (the foundation stone laid in October 1884), built to a design by architect Herbert Thompson. The building contractor was Mr. F. Tucker⁹.

Nos. 85-91 Edwin Street North were constructed between 1884 and 1886 when the land was in the ownership of Martin Connor and Thomas Bartlett (by 1886 solely owned by Thomas Bartlett). These have since been altered with the addition of Federation period shopfronts.

Nos. 95-101 Edwin Street North were built on land sold in 1886 by Thomas Bartlett to G. Bygraves, and were completed by 1888. These have since been altered with the addition of Federation period shopfronts.

The four 2-storey shops at 105-111 Edwin Street North (with No. 111 on the corner of Elizabeth Street), formed part of the Anthony Hordern estate purchased in 1886 by James Mackay, a butcher who was also an Ashfield Council alderman. The shops were built for him and completed in 1888 (date on corner

² Speed the Plough, p 34.

³ Ashfield Heritage Study 1993, vol. 1, appendix G

⁴ Higinbotham & Robinson map, 1883, Ashfield Council Archives.

⁵ Ashfield at Federation, pp 239, 240.

⁶ Ashfield at Federation, p 239.

⁷ Speed the Plough, p 99

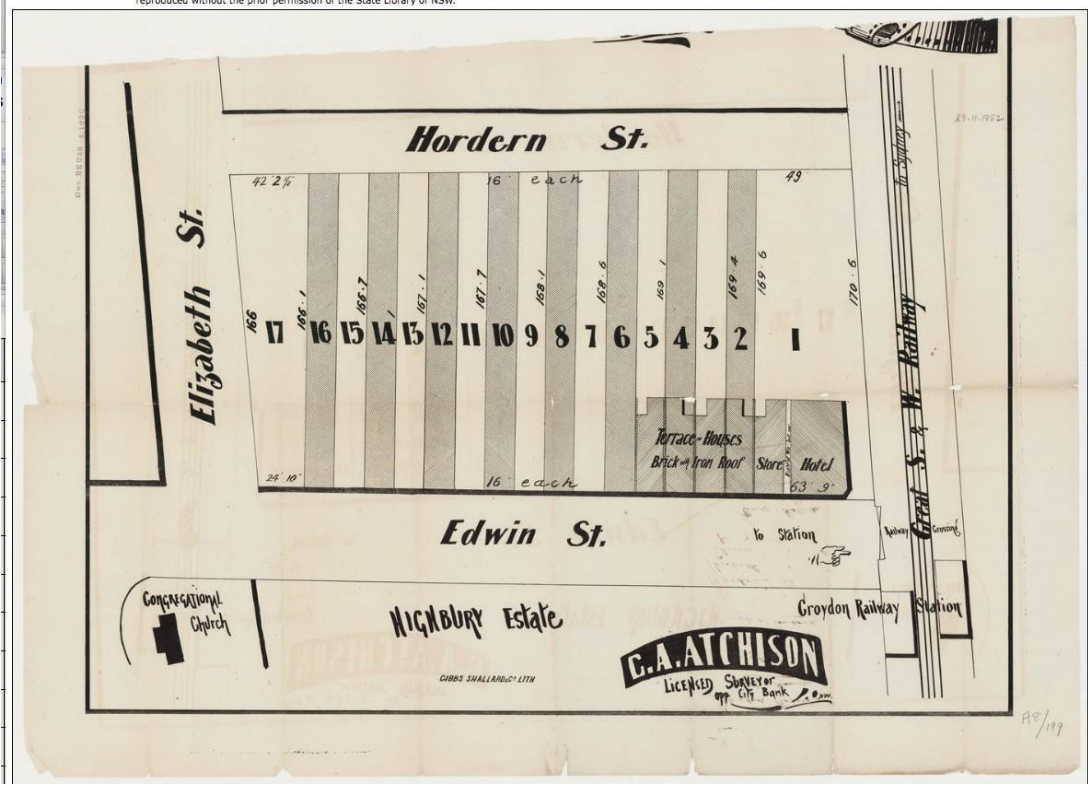
⁸ Information on history of Croydon Railway Station from State Heritage Inventory form for Croydon Railway Station Group

⁹ Details from "New Church at Croydon" article, The Sydney Morning Herald, 9 December 1885 p.12



parapet).

In recent years the footpaths in Edwin Street North have been widened and paved and street trees planted outside the line of the shop awning widths.



Above: Subdivision map (undated) showing the eastern side of Edwin Street north between the railway to the south and Elizabeth Street to the north, with the Croydon Railway Station and access point to the railway station marked.
Source: Ashfield Subdivision plans online, NSW State Library Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area



Bridges Avenue

Street	Side	No	Rating	Name	Style/Observations
Edwin Street	E	109-111	*		
Edwin Street	E	105-107	*		Victorian Free Classical
Edwin Street	E	103	1		
Edwin Street	E	97-101	1		
Edwin Street	E	95	1		Free Classical
Edwin Street	E	91-93	1		
Edwin Street	E	87-89	1		
Edwin Street	E	83-85	1		Free Classical
Edwin Street	E	79-81	3		International
Edwin Street	W	76	1		Victorian Free Classical
Edwin Street	W	78	1		Victorian Free Classical
Edwin Street	W	80-82	1		Simplified Arts & Crafts
Edwin Street	W	84	1		Arts & Crafts
Edwin Street	W	86-88	1		Arts & Crafts
Edwin Street	W	90-100	4		Late 20 th Century Late Modern

