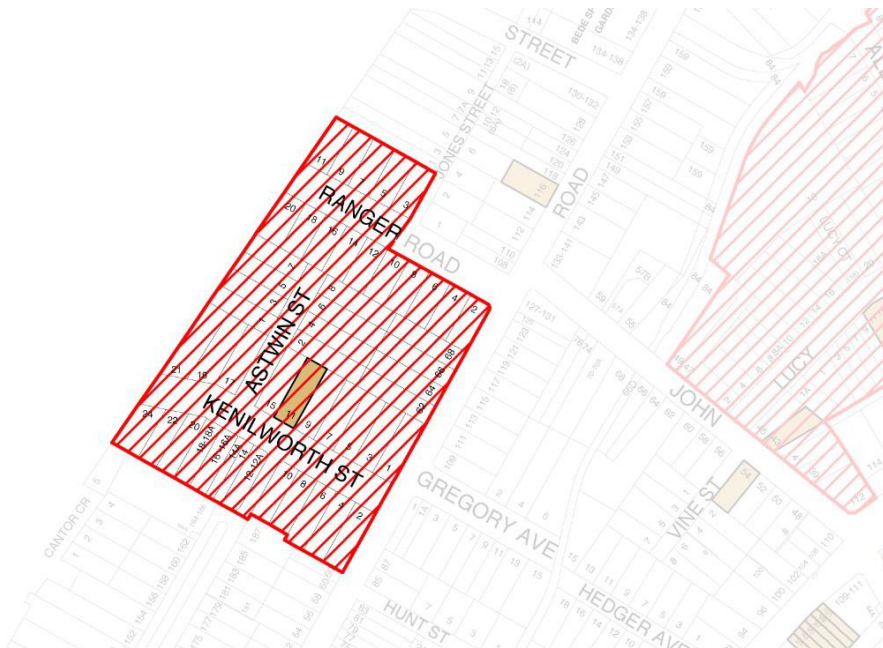


C32 Ivanhoe Estate, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1919 to 1930s

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
Statement of Significance

The Ivanhoe Estate Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1919 subdivision of land associated with “Ekinville”, the 1876 house (since demolished) built for George Ekin Crane, manufacturer, later the residence of Joseph Abbott (1843-1903), woolbroker and politician, who renamed the house ‘Ivanhoe’.

The Astwin Street portion of the subdivision also has *historical association* with local builders Basil Cook and George James Lindfield, who purchased a portion of the land in 1923, subdivided it and named Astwin Street, and constructed all the Astwin Street houses and four facing Croydon Road between 1923 and 1925.

The area is of *aesthetic* significance for its distinctive 1919 subdivision pattern of relatively narrow street carriageways with wide grassed verges, and street plantings of palms and Brush box. The area includes houses built from 1919 to the 1930s, predominantly detached brick single storey Inter-war California bungalow style houses with small front gardens and narrow side driveways with rear garages. The area adjoins a heritage conservation area in the Burwood Council area covering another portion of the same subdivision.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree plantings of palms in Kenilworth Street and at the eastern end of Ranger Road, and Brush box in Ivanhoe Road
- Grassed verges in
- Relatively wide carriageways in Kenilworth Street?

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

- Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- Original house details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding unglazed terracotta tiles
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
 - Face brickwork walls
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Inter-war period houses; timber pickets

NON-CONTRIBUTORY ELEMENTS

- Recent houses
- heavily altered houses with difficult to reverse uncharacteristic alterations (examples)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; modern roof cladding (examples concrete roof tiles)
- Carports in front gardens (example)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.



Historical Development

The Ivanhoe Heritage Conservation Area takes its name from the house 'Ivanhoe', which once stood in this area. The area was originally part of a land grant made to Augustus Alt in 1794.

All the land in this area was acquired from Augustus Alt and the other original grantees including Robert Campbell Senior, by Joseph Underwood (1779-1833) merchant and sealing master, and by about 1820 had become the Ashfield Park Estate¹. The Underwood homestead, Ashfield Park House, was built in the north-west corner of the estate. Following Underwood's death at Ashfield Park on 30 August 1833, aged 54, the 59-acre strip of land east of the present-day municipal boundary and to the south of the homestead was intended by his widow Elizabeth to go her daughter, Elizabeth Henrietta Halloran. But that bequest did not occur;² instead the land was subdivided into large allotments and acquired by several entrepreneurs.

One of these entrepreneurs was George Ekin Crane, founder of the well-known manufacturing firm of G E Crane Pty Ltd.

Crane came to Sydney in 1852 and a few years later bought part of Underwood's estate, where he first built a cottage named 'Goswell' in Elizabeth Street. He added to his land holding by acquiring Lot 39 of the Ashfield Park Estate, on the west side of Croydon Road (which was then called Underwood Street), from its owner William Hemmings, the NSW Commissioner for Stamp Duties. This block was a little over three acres, or about 1.4 hectares in area. On the southern half of Lot 39 he built a large house, which he called 'Ekinville', in 1876. The residence faced both north and east and its carriage entrance was from a gateway in Croydon Road. A rear carriageway led along a private road from the end of what was then called Croydon Avenue; this survives today as the narrow pedestrian link between the north end of Edwin Street and Kenilworth Street.³

In 1881 Crane retired to 'Stanway', a smaller house which he built in Orpington Street. 'Ekinville' was then bought by Joseph Abbott (1843-1903), woolbroker and politician, who renamed the house 'Ivanhoe'.

Abbott was no stranger to the district—as auctioneer for the famous firm of Mort & Company he inaugurated the Sydney stud sheep sales at the Quarantine Ground in Summer Hill. These sales began in 1875 and Abbott is believed to have personally conducted the first of them, in which 46 sheep were sold for a total of £621. Sales continued in Summer Hill until 1880, after which they were transferred to the company's big wool store at Circular Quay. Joseph Abbott held many senior positions in business, and became a partner and Managing Director of Mort & Company in 1883, and later went on to enter the NSW Legislative Assembly.⁴ Abbott resided in the house in Croydon with his wife and family until his death on 15 June 1903, survived by his widow, six sons and three daughters.

'Ivanhoe' was a local landmark and was for a time after 1902 the residence of the Consul for Japan until the Consulate moved to premises in Castlereagh Street, Sydney in 1922.⁵ The substantial footprint of the house can be seen on the Water Board's Detail Survey of the area circa 1890.

In 1919 the grounds around the house began to be subdivided as part of the Ivanhoe Estate. By that time the subdivider had also acquired land to the north and, across the boundary into Burwood Council area, to the west. The Subdivision Plan done in that year shows the creation of three new, wide streets—Ranger Road, Ivanhoe Road and Kenilworth Street (then called Thomas Street) – which, along with the existing Queen Street, provided access to the subdivision's 79 new building allotments.⁶ Lot 6, the equivalent of three residential allotments facing Kenilworth Street, was the greatly reduced curtilage of 'Ivanhoe'.

There was a large unnumbered allotment within this subdivision but evidently not forming part of it. This comprised about half of the area of the original Lot 38, north of G E Crane's Lot 39. It had been purchased from the Ashfield Park Estate in about 1867 by Patrick Farrington, who lived in Hunter's Hill and was described as a labourer. Farrington then

¹ Australian Dictionary of Biography online entry on Underwood, Joseph (1779-1833) by D.R. Hainsworth

² Information from research by Nora Peek, of Ashfield & District Historical Society. See also the early maps of Ashfield in the ADHS collection.

³ E W Dunlop, *Between the Highways*, passim; Sheena and Robert Coupe, *Speed the Plough*, p 99; the Water Board Detail Survey map of c 1890 shows the footprint of the Crane house and its relationship to Croydon Road.

⁴ Nora Peek, 'Potter's Paddock' Part 2, in the *Journal of the Ashfield & District Historical Society*, vol 10, p 35; Australian Dictionary of Biography, vol 3 (1968); Chris Pratten, 'An Introduction to Summer Hill', in *Summer Hill*, p 22 et seq (ADHS, 1999), also Australian Dictionary of Biography online entry "Abbott, Joseph (1843-1903) by Ruth Teale

⁵ Dunlop, op cit; Sands Directory volumes

⁶ This Subdivision Plan is in the records at Burwood Council under the heading Ivanhoe Road.



operated a dairy on the site, and built a five-roomed house there, constructed of timber with an iron roof.⁷ Farrington married Nora Kain in 1866 and their large family included at least three sons, Michael, James and William, who all lived nearby from 1900 on.⁸

The Farrington land was bought in 1923 by Basil Cook and George James Lindfield, both builders, who lived in Ashfield. They paid £2,500 for it. The land was subdivided into twelve residential allotments, four facing Croydon Road and eight facing Astwin Street, the cul-de-sac which was created to serve them. Access northwards from Kenilworth Street was provided by the acquisition of Lot 17 of the Ivanhoe Estate. Astwin Street was named by combining parts of the names of Basil Cook's daughter, Astley, and his wife, Winifred.⁹ All twelve houses in the new subdivision were built by Cook and Lindfield. The Croydon Road houses became Nos 62 to 68. Astwin Street first appears in Sands Directory in 1925, suggesting that it was named in 1924. The first residents were also recorded in Sands in that year.

'Ivanhoe', the old mansion, finally succumbed to the development pressures that increased in the period between the two World Wars. It was demolished and on its site the eight semi-detached houses now at 12 to 18 Kenilworth Street were erected. These four pairs are shown on the Water Board Survey Plan compiled in about 1930 and later updated.¹⁰

In the 1919 subdivision of the estate Ivanhoe Road, Burwood, was made as wide as Ranger Road and Kenilworth Street, and, like the latter, was amply provided with street trees.

⁷ These are outlined on the Water Board Detail Survey map circa 1890.

⁸ From Sands Directory, researched by Nora Peek.

⁹ From the Register of Births, Deaths and Marriages, researched by Nora Peek.

¹⁰ This is Sheet No 75, a copy of which is in the collection of Ashfield & District Historical Society.





(Above) The 1919 Subdivision Plan of the Ivanhoe Estate, from an original in the Burwood Council Records. It has been inverted so that North faces the top of the page

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



Ivanhoe Estate

Street	Side	No	Rating	Name	Style/Observations
Astwin Street	W	8	1		Arts-&-Crafts
Astwin Street	W	6	1		Arts-&-Crafts
Astwin Street	W	4	1		Arts-&-Crafts
Astwin Street	W	2	1		Arts-&-Crafts
Astwin Street	W	1	3		Arts-&-Crafts (?)
Astwin Street	W	3	1		Arts-&-Crafts
Astwin Street	W	5	1		Arts-&-Crafts
Astwin Street	W	7	1		Arts-&-Crafts
Croydon Road	W	62	1		California Bungalow
Croydon Road	W	64	3		Late 20th-Century Nostalgic
Croydon Road	W	66	1		California Bungalow
Croydon Road	W	68	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	N	21	1		California Bungalow
Kenilworth Street	N	19	1		California Bungalow/Arts-&-Crafts
Kenilworth Street	N	17	1		Arts-&-Crafts
Kenilworth Street	N	15	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	N	11	*		California Bungalow
Kenilworth Street	N	9	3		Late 20th-Century Mediterranean
Kenilworth Street	N	7	3		Late 20th-Century Mediterranean
Kenilworth Street	N	5	3		
Kenilworth Street	N	3	2		Arts-&-Crafts
Kenilworth Street	N	1	1		Arts-&-Crafts
Kenilworth Street	S	2	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	4	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	6	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	8	2		
Kenilworth Street	S	10	2		
Kenilworth Street	S	12/12A	1		Functionalist
Kenilworth Street	S	14/14A	1		Functionalist
Kenilworth Street	S	16/16A	1		Functionalist



Street	Side	No	Rating	Name	Style/Observations
Kenilworth Street	S	18/18A	1		Functionalist
Kenilworth Street	S	20	1		California Bungalow
Kenilworth Street	S	22	3		Arts-&-Craft
Kenilworth Street	S	24	1		California Bungalow
Ranger Road	N	11	1		California Bungalow (?)
Ranger Road	N	9	3	Mediterranean	Late 20th-Century
Ranger Road	N	7	1		Arts-&-Crafts
Ranger Road	N	5	1		California Bungalow
Ranger Road	N	3	1		Arts-&-Crafts
Ranger Road	S	2	1		Post War Sydney Bungalow
Ranger Road	S	4	2		Queen Anne/Arts-&-Crafts
Ranger Road	S	6	1		Queen Anne/Arts-&-Crafts
Ranger Road	S	8	1		Queen Anne/Arts-&-Crafts
Ranger Road	S	10	2		Queen Anne/Art5s-Crafts.
Ranger Road	S	12	1		California Bungalow
Ranger Road	S	14	1		California Bungalow
Ranger Road	S	16	1		California Bungalow
Ranger Road	S	18	1		California Bungalow
Ranger Road	S	20	1		California Bungalow



