


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

Name of Item	Semi-detached pair of houses		Reference N°	4 03 02	
Other Names	'Oliver Cottage' (21); 'Albert Cottage' (23)				
Address	21-23 Cromwell Street		Land Title		
Locality	Croydon	Postcode	2132		
Item Type	Building		Owner/s		
Group Name					
Statement of Significance			Condition as observed from street —		
<p>Architecturally, this pair of houses illustrates the surprising yet harmonious changes that transformed a building which began as a Victorian pair of cottages into a handsome eclectic Inter-War composition, which is also an attractive part of this streetscape.</p> <p>Historically, these houses demonstrate, in documentation such as <i>Sands Directories</i> and Ashfield Rate Books, a long sequence (more than fifty years) of short-term tenancies of a property owned by a series of absentee landlords, characterising residential speculation in this area.</p>			<input type="checkbox"/> Intact		
			Minor alteration —		
			<input type="checkbox"/> Sympathetic		
			<input type="checkbox"/> Unsympathetic		
			Major alteration —		
			<input checked="" type="checkbox"/> Sympathetic		
			<input type="checkbox"/> Unsympathetic		
Summary of Significance			Modifications —		
	Rare	Associative	At least two building phases are evident in the fabric of this building		
Historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Aesthetic	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Social	<input type="checkbox"/>	<input type="checkbox"/>			
Scientific	<input type="checkbox"/>	<input type="checkbox"/>			
Other	<input type="checkbox"/>	<input type="checkbox"/>			
					
Photo Roll N°	64	Frame N°	12	Survey Date	28/7/2003
				Surveyed by	RI

Ashfield Heritage Study Review of Areas Zoned 2(a)

Current Use Semi-detached pair of houses, 21 ('Oliver Cottage') and 23 ('Albert Cottage') Cromwell Street, Croydon	Reference N° 4 03 02
Heritage Listing Recommended	
Themes : Local Subdivision and consolidation The boom years	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>The original grantee of this land was Captain John Piper in 1794. By about 1820 it had been acquired by Robert Campbell to become part of his Canterbury Park Estate.(1) By the early 1880s this section of it had been subdivided as the Suttonville Estate. The building allotments of that estate were served by Carshalton and Cromwell Streets, which then ran from Norton Street only to the northern boundary of Sir Henry Parkes's property which faced George's River Road.(2) In 1885 Lot 19, the land on which this pair of houses now stand, was vacant and owned by G W Logan. Logan had had the building erected by the following year and in 1891 sold it to R W J Harley. Harley sold the pair in 1896 to the Rev G McInnes, from whom D G McLennan bought them in 1899. McLennan held the property only until 1902, when it was sold to Mrs Agnes Dixon. Like earlier owners, Dixon was an absentee landlord. In about 1908 each tenancy had an improved valuation of £290. Tenants came and went frequently.(3)</p> <p>By 1928 the property had changed hands again, the owner then being Mrs Winifred Elliott. Mrs Elliott was listed as the occupier of No 23 in 1943 and the improved valuation of each of the two cottages was £500.(4)</p> <p>The modification of the building, giving it Federation-period characteristics such as may be seen in the front windows, verandah balustrading and colonettes, and the mock balustrading in the gable, cannot be explained by the available documentation. Sands Directory entries show an almost unbroken stream of short-term tenancies.</p>	
<p>Physical Description</p> <p>Two narrow Federation-period residences, united under a single roof that has an embracing gable facing the street and a hipped rear end. The walls are rendered brick, the roof has terra cotta tiles and there are exposed brick chimneys with corbelled tops. The two occupancies are separated by a party wall which projects forward as a fire-wall between their front verandahs. The side walls likewise extend forwards embracing the outer ends of the verandahs; all three firewalls are embellished with consoles at their ends below gutter level and decorative blind arches. The verandahs, extending across the whole facade, are roofed by a low-pitched tiled skillion with close eaves. The gable tympanum is distinctive, having a mock balustrade of square Classical balusters flanking a central pier, and this is surmounted by a shingled gable apex, a boarded soffit and a timber terminal. The verandahs have balustrades with rendered copings, the brickwork sweeping up between piers which support stumpy colonettes that have exaggerated entasis. The main and verandah roofs have exposed rafter feet. The symmetry of the facade is emphasised by the two front doors which embrace the party wall, and by the three-light casement windows with transom lights divided into smaller panes of coloured glass.</p> <p>The design of the building is inexplicably eclectic and indicates that at least the facade of the building was changed, probably during the period between the two World Wars.</p> <p>The shallow front gardens are simple and sparse, while the front and dividing fences have timber pickets.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36. (2) Higinbotham & Robinson map of Ashfield, 1883, in Ashfield Council Archives. (3) Rate Books, South Ward, 1885, No 1107; 1886, Nos 1188-89; 1891, Nos 1276-77; 1896, Nos 1265-66; 1899, Nos 1232-33; 1902, Nos 1247-48; Valuer-General's records, South Ward, 1908-10, Nos 651-52. In Ashfield Council Archives. <i>Sands Directories</i>. (4) Valuer-General's records, 1928, Nos 412,13; 1943, Nos 444-45.</p>	