

Heritage Data Form

ITEM DETAILS							
Name of Item	Ivanhoe Estate 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	Astwin Street, Croydon Road, Kenilworth Street, Ranger Road						
Suburb/town	Croydon					Postcode	2132
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 Ivanhoe Estate Heritage Conservation Area (HCA) has historic, associative, aesthetic and representative significance.</p> <p>It has links to prominent historical local figures including Joseph Underwood, who owned the large Ashfield Park Estate the HCA is a part of, George Ekin Crane, who built Ekinville house, and Joseph Abbott, a woolbroker and politician, who resided in the house and renamed it Ivanhoe. The HCA comprises two subdivisions: the 'Ivanhoe Estate' subdivision in 1919, and Basil Cook and George James Lindfield's subdivision in 1923. The area retains its historic lot pattern and street layout.</p> <p>The HCA 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. Houses are predominantly detached brick single-storey Inter-War Californian bungalow style houses with multi-gabled roofs. They display typical architectural characteristics of the interwar period.</p> <p>The area adjoins a heritage conservation area in the Burwood Council local government area (LGA) covering another portion of the same subdivision.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	
Builder/ maker	Basil Cook and George James Lindfield (part of HCA)

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Physical Description	<p>The Ivanhoe Estate HCA is located near the east boundary of Croydon and comprises Astwin Street, Croydon Road, Kenilworth Street and Ranger Road. The surrounding area is primarily residential with some small business, parks and reserves, including Centenary Park to the north. The area adjoins a heritage conservation area in the Burwood Council LGA covering another portion of the same subdivision.</p> <p>The HCA originates from the 1919 subdivision and retains its distinctive pattern of relatively narrow street carriageways with wide grassed verges, and pre-1943 street plantings in Kenilworth Street and at the eastern end of Ranger Road.</p> <p>The properties in the area are predominantly detached single-storey Inter-War Californian bungalows constructed of brick with multi-gabled roofs. They feature front verandahs with brick balustrades, timber posts, gable ends with timber shingles, roughcast render or half-timbered finishes, timber-framed doors and windows. There are some examples of postwar housing with typical elements including double-fronted brick façades with two large identical windows, and hipped and tiled roofs. The HCA comprises some Federation houses that are generally intact.</p> <p>Dwellings generally have a small front garden and narrow side driveway with a rear garage. The boundaries of the properties are defined by timber picket, low brick or metal fences.</p>					
Physical condition and Archaeological potential	Properties within the HCA are generally in good condition. Original detailing is intact and maintained, as are front gardens. The area retains its original subdivision pattern and street layout.					
Construction years	Start year	c.1919	Finish year	c.1930s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Unsympathetic modifications include uncharacteristic first floor additions to single-storey houses which are visible from the street, changes to materials, carports in front gardens, front verandah enclosures and modern 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>The Ivanhoe Estate HCA takes its name from the house 'Ivanhoe' which once stood in this area. The area was originally part of a 100-acre land grant made to Augustus Alt in February 1794. Alt's land was acquired by Joseph Underwood (1779–1833), merchant and sealing master, and was consolidated by 1820 into the Ashfield Park Estate. The Underwood residence, Ashfield Park House, was built in the northwest corner of the estate. Following Underwood's death at the age of 54 at Ashfield Park on 30 August 1833, the 59-acre strip of land east of the present-day municipal boundary with Burwood, to the south of the residence, was intended by his widow Elizabeth to go her daughter, Elizabeth Henrietta Halloran. However, the bequest did not occur; instead, the land was subdivided into large allotments and acquired by several entrepreneurs.</p> <p>One of these entrepreneurs was George Ekin Crane, founder of the well-known manufacturing firm of GE Crane Pty Ltd. Crane came to Sydney in 1852 and a few years later bought part of Underwood's Ashfield Park Estate, where he built a cottage named 'Goswell' in Elizabeth Street. He increased his landholding by acquiring Lot 39 in Section 3 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 3 acres (1.4 hectares). In 1876 Hemmings erected a house on the southern half of Lot 39 which he named Ekinville. 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.</p>
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	<p>In 1881 Crane retired to 'Stanway', a smaller house which he built in Orpington Street. Crane sold Ekinville to Joseph Abbott (1843–1903), woolbroker and politician, who renamed the house 'Ivanhoe'.</p> <p>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 at Summer Hill until 1880, after which they were relocated to Mort & Company's large wool store at Circular Quay. Joseph Abbott held many senior positions in the business and became a partner and managing director of Mort & Company in 1883. He later went on to enter the NSW Legislative Assembly. Abbott resided at Ivanhoe, Croydon with his wife and family until his death on 15 June 1903; he was survived by his widow, six sons and three daughters.</p> <p>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.</p> <p>Abbott also acquired adjoining land, lots 15 and 16 in Deposited Plan 209 (subdivision of Lot 37 of Section 3 of the Ashfield Park Estate). In 1919 Abbott converted his property to Torrens title and subdivided the land as the Ivanhoe Estate (Deposited Plan 9968). 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 roadway Queen Street, provided access to the 79 building allotments on the estate. 'The large and substantial residence [Ivanhoe] will be sold with Lot 6' (<i>Evening News</i>, 14 April 1920, p 6).</p> <p>There was a large unnumbered allotment within this subdivision which evidently did not form part of Abbott's Ivanhoe Estate. This land was located on approximately half of Lot 36 of Section 3 of the Ashfield Park Estate. This allotment was purchased about 1867 by Patrick Farrington of Hunter's Hill, labourer. In 1923, Basil Cook and George James Lindfield, both of Ashfield, builders, purchased the Farrington land, for which they paid £2,500.</p> <p>In 1924 they subdivided this land into 12 residential allotments, four fronting Croydon Road and eight fronting Astwin Street (Deposited Plan 12430). Astwin Street is a cul-de-sac which was formed to provide access to these allotments in the subdivision. Cook and Lindfield gained access northwards from Kenilworth Street by purchasing Lot 17 of the Ivanhoe Estate. Astwin Street was named by combining parts of the first names of Basil Cook's daughter, Astley, and his wife, Winifred. All 12 houses in this subdivision were built by Cook and Lindfield. The houses fronting Croydon Road were numbered 62 to 68. Astwin Street first appeared in the <i>Sands Directory</i> in 1925 with the names of the residents.</p> <p>Ivanhoe house 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.</p> <p>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.</p>
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THEMES	
National historical theme	4 Building Settlements, Towns and Cities – 4.1 Planning Urban Settlements
State historical theme	4 Building settlements, towns and cities – Accommodation
National historical theme	
State historical theme	

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Ivanhoe Estate HCA originates from the Ivanhoe Estate subdivision in 1919 and incorporates additional allotments from the Farrington land.</p> <p>The area was originally part of a land grant made to Augustus Alt in 1794 and acquired by Joseph Underwood to form part of the Ashfield Park Estate. Following Underwood's death in 1833, the land was subdivided into large allotments and acquired by several entrepreneurs.</p> <p>Ivanhoe house was originally built in 1876 as 'Ekinville' by George Ekin Crane. Joseph Abbott, a prominent woolbroker and politician, purchased and renamed the house, which became a local landmark and was for a time the residence of the Consul of Japan.</p> <p>In 1920, the first subdivision of the grounds of the property took place. The Ivanhoe Estate comprised 79 allotments in Croydon Road and three new, wide streets: Ranger Road, Ivanhoe Road and Kenilworth Street (then called Thomas Street). Ivanhoe house remained, albeit with a reduced curtilage. The Farrington land adjacent to the Ivanhoe Estate was bought by Basil Cook and George James Lindfield and subdivided in 1923. A total of twelve residential allotments were created, four facing Croydon Road, and eight facing the newly created Astwin Street.</p> <p>Ivanhoe house was demolished due to development pressures in the interwar period. Eight semi-detached houses were constructed in its place.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Ivanhoe Estate HCA is associated with prominent local figures Joseph Underwood, George Ekin Crane, Joseph Abbott, Basil Cook and George James Lindfield. It also has an association with the Consul of Japan, who resided in Ivanhoe house for a time.</p> <p>Joseph Underwood (1779–1833), a merchant, sealing master and pioneer of Ashfield, absorbed the land into his large holding called Ashfield Park Estate. Many of the HCAs in the surrounding area originate from this estate.</p> <p>George Ekin Crane is associated with the HCA, having built the Ivanhoe house (originally named Ekinville). The house was later purchased by Joseph Abbott and renamed.</p> <p>Abbott was an 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. 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. Abbott resided in the house in Croydon with his wife and family until his death on 15 June 1903.</p> <p>Basil Cook and George James Lindfield were builders responsible for the subdivision of the Farrington land that resulted in 12 houses on Croydon Road and Astwin Street.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Ivanhoe Estate HCA is of aesthetic significance for its substantial Inter-War Californian bungalows and examples of Federation and postwar housing.</p> <p>The HCA originates from the 1919 subdivision and retains its distinctive pattern of relatively narrow street carriageways with wide grassed verges, and pre-1943 street plantings. Ranger Road, Ivanhoe Road, Kenilworth Road and Astwin Street were created as part of the subdivisions and remain in their original configuration.</p> <p>The properties in the area are generally interwar buildings constructed of brick with multi-gabled roofs. They feature typical details such as front verandahs with brick balustrades, timber posts, gable ends with timber shingles, roughcast render or half-timbered finishes, timber-framed doors and windows.</p>

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	<p>There are some examples of postwar housing and Federation housing displaying common characteristics of their respective styles.</p> <p>The Ivanhoe Estate 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 Ivanhoe Estate 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 Ivanhoe Estate HCA has not been assessed under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Ivanhoe Estate 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 Croydon.</p> <p>The Ivanhoe Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Ivanhoe Estate HCA is rare within the Croydon area because it contains a highly intact grouping of Inter-War Californian bungalows with their original features retained. This is uncommon in the area because most of the housing stock derives from the Victorian and Federation period.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Ivanhoe Estate comprises a series of detached Inter-War Californian bungalow style houses along with Federation and Post-War style houses. The dominant building material is brick, with timber used for gable end detailing, verandah posts, brackets, window and door frames. The buildings demonstrate characteristic housing typologies and are historically and aesthetically representative of a significant period of development in the Croydon area.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Ivanhoe Estate maintains a good level of integrity and intactness. Some houses have undergone alterations including addition of carports to the front, replacement of original fabric with new materials or style, and rear and two-storey additions.</p>

HERITAGE LISTINGS

Heritage listing/s	-
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Advertising	<i>Evening News</i>	Abbotts' Ivanhoe Estate	1920	Trove, National Library of Australia
Land title		Certificate of Title Vol 1486 Fol 45	1903	NSW Land Registry Services
Land title		Plan Lodgement Book, DP 9968		NSW Land Registry Services
Land title		Plan Lodgement Book, DP 12430		NSW Land Registry Services

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RECOMMENDATIONS	
Recommendations	<p>The Ivanhoe Estate HCA is included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>. This listing should be updated to reflect the HCA's new boundary.</p> <p>The heritage significance and historic character of the Ivanhoe Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>The detailed character statement and development controls specific to the Ivanhoe Estate HCA should be updated 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

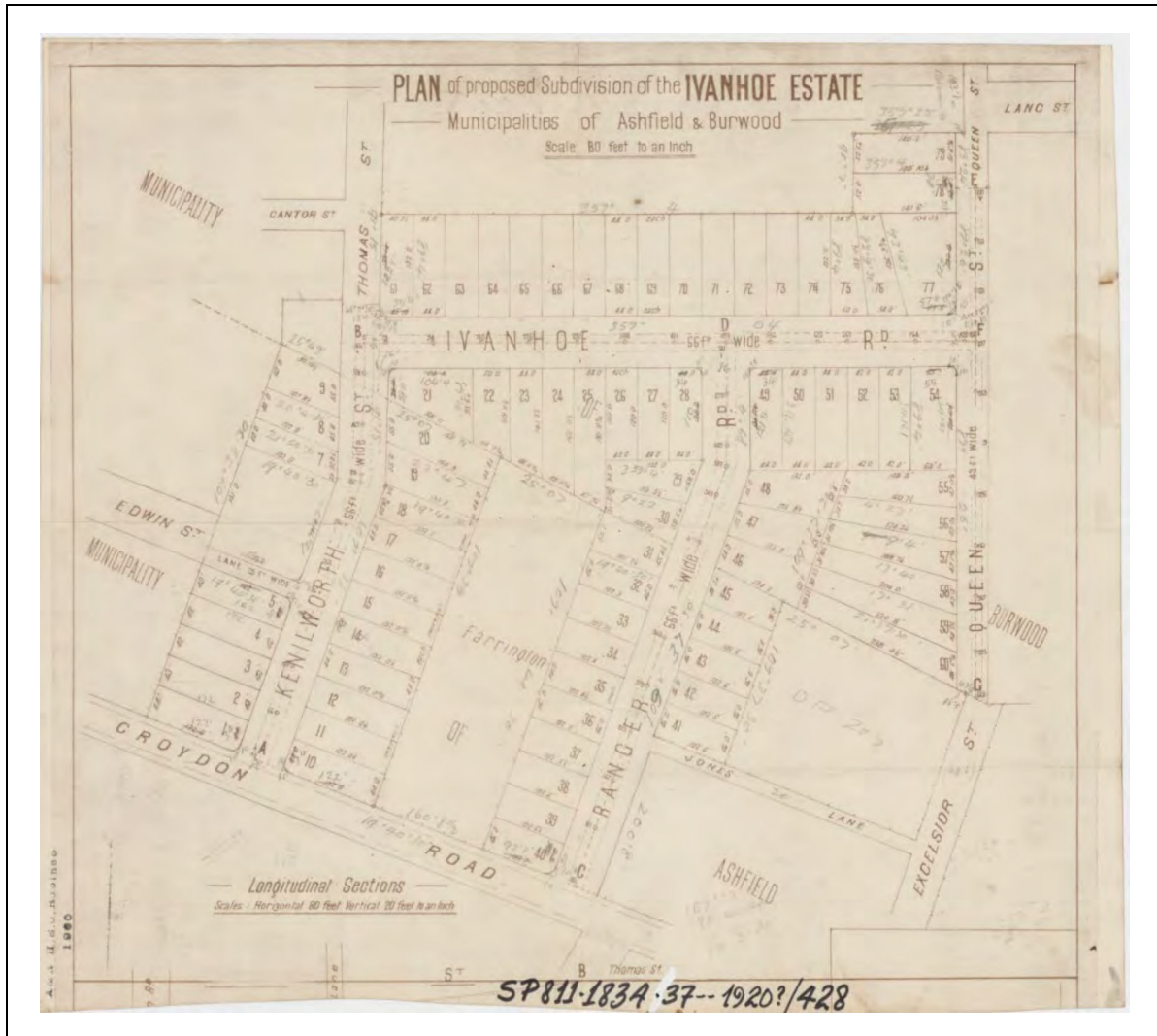
Image caption	Ivanhoe Estate HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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Image caption	Plan of proposed subdivision of the Ivanhoe Estate, Municipalities of Ashfield and Burwood.				
Image year	1920	Image by	Unknown	Image copyright holder	Not in copyright



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IMAGES - 1 per page

Image caption	Typical street view of Ivanhoe Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	Typical street view of Ivanhoe Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	Typical street view of Ivanhoe Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

