

Heritage Data Form

ITEM DETAILS							
Name of Item	Rathgael Estate Heritage 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	Bay Street, Church Street, Croydon 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 Rathgael Estate Heritage Conservation Area (HCA) is of local heritage significance.</p> <p>The area is of historical significance as the result of the 1910 Rathgael Estate subdivision around Rathgael house (1870) and a stone cottage (circa 1859–1869), which remain in the centre of the former subdivision on a battle-axe allotment at 18A Bay Street. Rathgael house and this cottage are listed collectively as an individual heritage item.</p> <p>The area has historical association with prominent figures associated with the history of Rathgael house including James Sandy, one of the first aldermen to be elected to Ashfield Borough Council, who was responsible for the construction of Rathgael house in 1870.</p> <p>The area is of aesthetic significance for its 1910 subdivision pattern (with some 1920s and later re-subdivision) around the Victorian period Rathgael house and its remaining grounds. The area is of aesthetic significance for its consistent streetscapes of detached and semi-detached Federation Queen Anne style face brick single-storey houses, single-storey detached Federation Queen Anne style weatherboard houses, and single-storey detached brick Inter-War Californian bungalow style houses.</p> <p>The Rathgael Estate HCA is rare as a 1910 subdivision of a Victorian period house estate where the Victorian period house—Rathgael, built 1870—remains in the centre of the subdivision. It is also rare for the circa 1859–1869 stone cottage which remains as part of the Rathgael house site.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	<p>The Rathgael Estate area is located in the northern portion of Croydon bounded by Bay Street to the north, Croydon Road to the east, Church Street to the south and residential properties to the west. It is near Centenary Park and Wests Sports Club but is otherwise in a wholly residential area. The topography of the HCA rises gently from the southeastern corner to the northwestern edge.</p> <p>The HCA generally retains its original subdivision pattern and consists of Federation, interwar and postwar housing typologies. They are predominantly single-storey detached cottages. The exceptions are three pairs of semi-detached houses fronting Croydon Road.</p> <p>Typical Federation style architectural elements include face brick, rendered brick and weatherboard walls, and hipped and gabled tiled roofs featuring masonry chimneys and decorative ridge capping. Front façades are generally asymmetrical with a gable bay, front verandah and timber elements such as bargeboards, brackets and posts. Timber-framed casement windows in sets of three are common along with timber-framed doors with sidelights, fanlights and coloured glass panes.</p> <p>Inter-War Californian bungalow style properties are typically constructed of brick with a hipped and gabled roof with two front-facing gables, rendered walls, a front verandah with masonry balustrade and posts with decorative timber brackets.</p> <p>Both the Rathgael house and the stone cottage remain in the centre of the present Rathgael Estate HCA on a battle-axe allotment at 18A Bay Street as a local heritage item.</p> <p>Houses are generally set back from the street with small front yards and narrow side driveways with garages to the rear. There are a few houses with carports or garages in the front gardens, including 87, 89, 97 and 103 Church Street. There are no notable street plantings. Remnant Victorian tree plantings are retained in the grounds of Loreley Court (81/81B Bay Street) and the centre of the HCA.</p>					
Physical condition and Archaeological potential	<p>The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.</p>					
Construction years	Start year		Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Modifications include changes to materials, cement rendering of face brickwork on Federation or interwar houses, loss of chimneys and installation of modern roof cladding (e.g. concrete tiles). Some front verandahs have been enclosed, timber window frames replaced with aluminium frames, and carports or garages added in front gardens. Some properties have modern front fences of unsympathetic design and materials, particularly high, solid masonry front fences.</p>					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>The Inner West Council area, including this study area, occupies the traditional land of the Gadigal and Wangal people.</p> <p>The HCA is named for the property 'Rathgael'. This land was part of a 100-acre grant made to Captain John Townson in 1793. By 1818 it had been consolidated into Ashfield Park Estate, an extensive holding owned by Joseph Underwood. The Ashfield Park property was located between what is now Bay Street and Parramatta Road and between Byron and Scott streets. The Ashfield Park house itself, was not built until the 1870s by Samuel Smyth who purchased the land from Underwood's estate. The curtilage of that large property was subdivided in 1904 and Ashfield Park house demolished by 1910 and the land further subdivided.</p> <p>In the meantime, the part of Underwood's estate between the present Bay Street and Church Street was purchased by HC Brooks of Hunters Hill in 1859. He sold his land to Catherine Bowen in 1867 and she transferred it in trust to her daughter Elizabeth Sandy, whose husband James was one of the first aldermen to be elected to Ashfield Borough Council. By 1870 James Sandy had built 'Rathgael', a two-storey, 11-room house with a shingle roof, facing east towards Croydon Road. At this date a single-storey stone cottage in the Old Colonial Georgian style was located immediately south of Rathgael house, having been built between 1859 and 1870 on part of the Ashfield Park Estate, perhaps as an outbuilding of Ashfield Park house.</p> <p>Both Rathgael house and the stone cottage are extant in the centre of the present Rathgael Estate HCA on a battle-axe allotment at 18A Bay Street and are collectively listed as a local heritage item.</p> <p>James Sandy died at 'Rathgael, Croydon Road Ashfield', aged 58, on 20 May 1883. His trustees advertised the auction sale on 11 February 1885 of the whole of the elegant household furniture and effects' of Rathgael. Following this sale the property was leased to tenants as the residence was advertised to let the following month when it was described as a house containing '8 good rooms, exclusive of pantries, bathrooms, kitchens, laundry, etc, and there are coachhouses, stables and cowsheds...[and] the land comprising an area of over 12 acres is divided into garden, fowlyard and several paddocks' (<i>Sydney Morning Herald</i>, 28 February 1885, p 23). By April the property was in the occupation of EC Thorp, MD and IMS, and CG Thorp, MB, physicians and surgeons, who advertised themselves at Rathgael House, Croydon Road and Bay Street, Ashfield.</p> <p>The trustees of the estate advertised Rathgael house and grounds, with frontages to three roads, for auction sale on 23 September 1887 as a 'Capital residence' which would 'prove profitable to speculators, Building Societies and others for subdivision...' (<i>Sydney Morning Herald</i>, 19 September 1887, p 11). The property was sold at this date and retained intact. By 1895 the occupant of the residence was the Hon. Alexander Campbell Budge, Clerk of the NSW Executive Council, who lived here until his death in August 1907. Rathgael, 'a gentlemen's villa residence in about 9 acres of grounds', was advertised to let in January the following year (<i>Sydney Morning Herald</i>, 25 January 1908, p 18).</p> <p>The following month the Perpetual Trustee Co Ltd advertised the property for auction sale comprising two lots, Rathgael and over 8 acres of land with frontages to Croydon Road, Church Street and Bay Street (Lot 1) and Lot 2 was opposite Lot 1 on the east side of Croydon Road. It appears that the property did not sell because in early 1910 Charles James Turner of Sydney, auctioneer, lodged an application to convert the property into Torrens title. It comprised 10 acres one rood and 3 ¾ perches of land, consisting of lots 27 and 28 in Section 1 and part of Lot 9 of Section 2 of Ashfield Park Estate. He simultaneously subdivided the land as the Rathgael Estate (Deposited Plan 5974) into 54 allotments, both sides of Croydon Road. That part of the estate comprising the HCA consisted of 40 lots.</p> <p>The estate was advertised for auction sale on 19 February 1910. Turner reported a large attendance at the auction sale with spirited bidding. In total 21 allotments were sold on the day, realising a sum of £1977 16s. The first sales are registered on Certificate of Title Vol 2102 Fol 197 in February 1911. Sales in the estate continued until the early 1920s.</p> <p>Allotment 19 was later divided into two (now 184–186 Croydon Road) and lots 21 and 22 were resubdivided as three lots (now 176–180 Croydon Road). Later, lots 25 and 26 were each likewise divided into two (now 164–170 Croydon Road).</p>

Heritage Data Form

	The allotment comprising Rathgael house was further subdivided in the 1920s as the Bay Estate, creating further allotments including 18A Bay Street (containing Rathgael house), 18 and 18B Bay Street (a three-storey brick residential flat building), and 24, 26 and 28 Bay Street. In the 1970s the two irregular allotments, 28 and 29, were further subdivided as four allotments—79, 79A, 81 and 81A Church Street—and redeveloped with 1970s housing. The 'A' numbers are battle-axe lots.
--	--

THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	Towns, suburbs and villages
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Rathgael Estate is of historical significance as an area developed through the subdivision of the Rathgael Estate.</p> <p>The land was originally part of a 100-acre grant made to Captain John Townson in 1793 and purchased by Joseph Underwood in 1818 to be absorbed into the Ashfield Park Estate. The land transferred owners multiple times before becoming Rathgael, a two-storey house with 11 rooms, built by Elizabeth Sandy and James Sandy, who was one of the first aldermen to be elected to Ashfield Borough Council.</p> <p>Following Sandy's death in 1883, the trustees of his advertised an auction sale on 11 February 1885 of 'the whole of the elegant household furniture and effects' at Rathgael, Croydon (<i>Sydney Morning Herald</i>, 3 February 1885, p 13). rented out the house for a time. It was sold in 1887 as a home and occupied until 1910 when it was advertised for sale as a subdivision of 54 lots around Rathgael house. The Rathgael Estate subdivision contained 40 allotments on Bay Street, Church Street and Croydon Road. The Rathgael site was further subdivided in the 1920s.</p> <p>The properties in the HCA demonstrate a significant period of development in the Croydon area and the subdivision of large estates in the Inner West.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Rathgael Estate HCA is associated with James Sandy, one of the first aldermen to elected to Ashfield Borough Council. He built Rathgael house.</p> <p>It also has historical associations with Captain John Townson, who was initially given the 100-acre grant, and Joseph Underwood, an Ashfield pioneer, who absorbed the land into the Ashfield Park Estate.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Rathgael Estate is of aesthetic significance for its substantial Federation Queen Anne style cottages and Inter-War Californian bungalows.</p> <p>The area retains the original 1910 subdivision pattern as well as the narrow streets and lack of nature strips on Bay Street, Church Street and Croydon Road, reflecting Victorian-period road formation. These streets display typical housing typologies such as detached single-storey weatherboard Federation buildings, detached and semi-detached face brick single-storey Federation style dwellings, and Inter-War Californian bungalows.</p>

Heritage Data Form

	<p>These properties display original features including front verandahs with original detailing, original main roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys, gable ends facing the street with original timber shingled, roughcast render or imitation half-timbered finishes, original timber-framed windows and timber panelled doors.</p> <p>Properties have small setbacks from the street, allowing for small front gardens, and are bounded by timber picket, low brick or brick and timber picket fences.</p> <p>The Rathgael 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 Rathgael 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 Rathgael Estate HCA has not been assessed under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Rathgael 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 Marrickville.</p> <p>The Rathgael Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Rathgael Estate HCA is locally rare within the Croydon area because it contains Rathgael. This house, along with the other properties in the HCA, shows the pattern of development and subdivision throughout the Federation and interwar periods. The HCA demonstrates a highly intact grouping of well-detailed and well-maintained properties along with the original estate building, which is uncommon in the area.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Rathgael Estate comprises a series of single-storey Federation and Inter-War Californian Bungalow style houses. The dominant building material is brick; however, there are at least three houses constructed in weatherboard and Rathgael house is built in sandstone. The buildings demonstrate characteristic Federation and interwar typologies and are historically and aesthetically representative of a significant period of development in the Croydon area.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Rathgael Estate HCA maintains a high level of integrity and intactness. A small number of houses have undergone alterations which have removed original details and materials.</p> <p>The three-storey brick 1920s residential flat building Loreley Court is a conspicuous element in the estate which does not conform to the overall scale and bulk of housing but is consistent with the period of development of the Rathgael Estate.</p>

HERITAGE LISTINGS

Heritage listing/s	-
---------------------------	---

Heritage Data Form

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Advertising	<i>Sydney Morning Herald</i>	Preliminary Notice	Feb 1885	Trove, National Library of Australia
Advertising	<i>Sydney Morning Herald</i>	Croydon-To Let, Rathgael	28 Feb 1885	Trove, National Library of Australia
Advertising	<i>Sydney Morning Herald</i>	RC Thorp MD	3 Jun 1885	Trove, National Library of Australia
Advertising	<i>Sydney Morning Herald</i>	Croydon-Rathgael	25 Jan 1908	Trove, National Library of Australia
Advertising	<i>Daily Telegraph</i>	By order of the Perpetual Trustee Co Ltd	5 Feb 1908	Trove, National Library of Australia
Advertising	<i>Sydney Morning Herald</i>	Croydon Croydon Croydon	29 Jan 1910	Trove, National Library of Australia
Land title		Primary Application Search Book 16339	1910	NSW Land Registry Services
Land title		Certificate of Title Vol 2102-197	1910	NSW Land Registry Services
Article	<i>Sydney Morning Herald</i>	Croydon: Rathgael Estate	21 Feb 1919	Trove, National Library of Australia

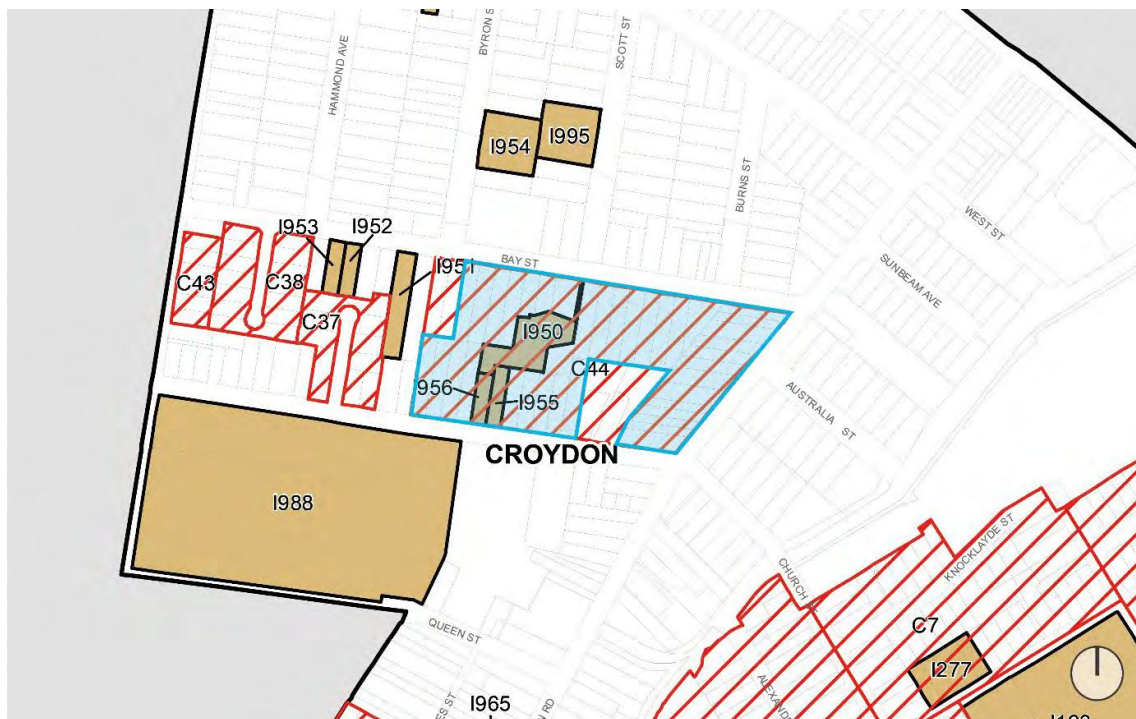
RECOMMENDATIONS	
Recommendations	<p>The Rathgael Estate HCA is included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>. This listing should be updated to reflect the HCA's new boundary.</p> <p>The heritage significance and historic character of the Rathgael 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 Rathgael 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 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

Heritage Data Form

IMAGES - 1 per page

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



Heritage Data Form

IMAGES - 1 per page

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



Heritage Data Form

IMAGES - 1 per page

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



Heritage Data Form

IMAGES - 1 per page

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

