

## Heritage Inventory Sheet

<b>Item Name</b>	Stone cottages		
<b>Recommended Name</b>	Victorian Stone Cottages		
<b>Site Image</b>			
<b>Address</b>	15 and 17 Bennalong Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	1	-	784483
	1	-	195775
<b>Draft Cumberland LEP ID</b>	I32		
<b>Former LEP ID</b>	I92 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottages at 15 and 17 Bennalong Street are of local significance for their historic, associative and aesthetic values. Built c.1890, the dwellings were constructed in association with industrial and commercial development of Granville from 1880 to 1930s. The item has additional significance for its association with local builder and stonemason, Horace James Melville, who constructed the cottages with stones which had previously formed the wall around Parramatta Park. The item has some aesthetic significance as a pair of Victorian period cottages; however, this is reduced by the accumulative impact of unsympathetic alterations and additions which are not in keeping with the character of the buildings.

### Criteria Assessment

a) Historic	The item is historically linked with the residential development of Granville in association with the industrial and commercial improvement of Granville from 1880 onwards.
b) Associative	The item is historically associated with local builder and stonemason, Horace James Melville, who constructed the cottages with stones which had previously formed the wall around Parramatta Park.
c) Aesthetic/Technical	The item has some aesthetic significance as a pair of Victorian period cottages. The aesthetic significance is however, reduced by the accumulative impact of unsympathetic alterations and additions that not in keeping with the character of the building.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item does not meet this criterion
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### Physical Description

The item consists of two, single storey stone cottages with hipped roofs clad with green Colorbond roofing and a brick chimney.

The cottage at No.17 features sandstone masonry blocks that appear to have been recently re-mortared along the first five courses from the base. The verandah is a skillion extension from the main roof supported on timber posts with timber panel end walls and contains a concrete floor. The timber elements of the verandah have been replaced in sections and painted grey. The steel loop-top fence along No. 17 has replaced a Gothic pattern timber picket fence on concrete plinth. The loop-top fence is an intrusive addition. The front door features a transom light above a Victorian timber four panel door. The windows contain timber framed sash windows fronted by a steel frame grill and a sandstone sill. The dwelling also features a rear single storey addition with a skillion roof and weatherboard cladding.

The cottage at No.15 consists of a rendered stone front façade with sparrow picked ashlar block to the sides. At present, the dwelling is visually obscured by an intrusive bamboo and bush fence that stands 1.8 metres high, with a timber panelled gate atop a sandstone base.

The cottages feature a deep setback, in line with other dwellings on the street. The front setbacks do not contain any significant landscape elements.

The cottages appear to be in a fair condition overall, although timber elements showing signs of deterioration. The recladding of the roofs and the re-mortaring of stonework has addressed any previous issues with water management.

<b>Condition</b>	Good	Fair	Poor
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### Alterations and Additions

- Rear additions to both dwellings
- Bamboo fencing along No.15\*
- Steel loop-top fencing along No.17\*
- Roofs replaced
- Painted concrete verandah slab at No.17\*
- Replaced timber verandah posts at No.17

The integrity of the item is impacted and reduced by the accumulative impacts of minor alterations to the front façade, such as the fences. Overall, the integrity of the building is considered to be moderate.

<b>Integrity</b>	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	c.1890
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The site is built on Copeland Bennett's Subdivision. These houses were built in the early 1890s by builder Horace James Melville, using stones which had previously formed the wall around Parramatta Park. The sandstone used for the construction of these cottages originates from the demolition of the dwarf wall around Parramatta Park (erected during Governor Macquarie's residence 1811 to 1821).

Houses are shown on street alignment survey of c.1891. They are also shown on the 1914 Water Board plan. Apart from a cottage in Nobbs Street, these were reputed to be the only stone houses in Granville.

Summary of Sands Directory entries.

No.15:

- 1932: Henry Smith
- 1924: Smith, Mrs Georgina
- 1923: Smith, Harry
- 1920: Newman, Cecil R.
- 1918: Swift, Daniel
- 1917: Bird, Albert J.
- 1915: Lakey, Thomas
- 1910: Lackey, Thomas
- 1909: Smith, Joseph G.
- 1892: Ryan, Mr James and Miss E., laundress

No.17.

- 1920: Price, Patrick F.
- 1918: Bell, Joseph
- 1917: Boyle, George H.
- 1915: Mathieson, James
- 1912: Mathieson, James
- 1910: Baker, Charles
- 1909: Baker, Charles F.
- 1892: Bugden, Thomas and William.

Today, the dwellings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	<b>X</b>	6. Original fabric is highly significant and should be maintained.	<b>X</b>	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	<b>X</b>



<b>2.</b> Maintain this item's listing as part of the Heritage Conservation Area.		<b>7.</b> Unsympathetic alterations that detract from the cultural significance of the item should be removed.	<b>X</b>	<b>13.</b> New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>
<b>3.</b> Consider delisting as an individual item from the LEP.		<b>8.</b> Maintain heritage landscape elements and schemes.		<b>14.</b> Future uses for this item should be compatible with its historical functions/ associations.	
<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>		
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the steel loop fence along No. 17 and the bamboo/timber fence along No. 15 should be removed and replaced with a more historically sympathetic fencing style such as timber picket.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Stone Cottages	I32
Heritage Study	Stone Cottages	I32
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta *Development Control Plan* 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



No. 15 Bennalong Street




No. 17 Bennalong Street



No.17 Bennalong Street

## Heritage Inventory Sheet

<b>Item Name</b>	Nallabrae		
<b>Recommended Name</b>	Nallabrae – Federation Arts and Crafts Dwelling		
<b>Site Image</b>			
<b>Address</b>	17-21 Carlton Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	4-5	2	829
<b>Draft Cumberland LEP ID</b>	I33		
<b>Former LEP ID</b>	I97 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

'Nallabrae' is of local significance for its historic and aesthetic values. Built in 1913, the building relates to the early twentieth century residential development of Granville which continued to be driven by the industrial activity in the wider area. The building is aesthetically significant as a large two-storey Federation Arts and Crafts house, which is unusual in the area. At present, the aesthetic value is reduced by the unsympathetic alterations to the building's front façade which has modified the upper and lower verandah spaces. Although this is the case, the building demonstrates characteristic qualities of large Federation period residences built in Granville in c.1913. The item's form and architectural character makes a positive contribution towards the heritage character of the Granville Heritage Conservation Area – Civic Precinct, however this could be enhanced by reinstating original features.

## Criteria Assessment

a) Historic	Built in 1913, the item relates to the twentieth development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has some aesthetic significance as a large two-storey Federation period residence, which is unusual in the area; however, this is reduced by a series of later unsympathetic alterations to the façade that represent an adverse impact to the aesthetic values of the site. There is the opportunity to see the reinstatement of aesthetic features based on documentary evidence and physical evidence as the adverse impacts are largely reversible.



d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Due to various alterations, the item does not meet this criterion.

### Physical Description

'Nallabrae' is a large, two-storey brick Federation-period Arts and Crafts house which has been converted into several individual flats. The building features faded tuck-pointed brick walls with roughcast render over facade and brick columns at the front. The structure features a hipped roof with a central gable clad with Marseilles tiles. The gable features timber fretwork. The roof has two brick chimneys with rough cast render and squat terracotta pots. The verandah has paired timber posts set on brick piers with shingled balustrade and a concrete floor. The front door is under a gabled pediment above entrance, with a transom light and sidelights flanking an eight panelled timber door. The window lintels and sills have been painted, however would have originally featured contrasting dark brick string courses. The fence was of solid bricks, with a bullnose coping and brick posts connected by wrought iron scrolled pattern panels. However, at present the item consists of timber panels with much of the original structure removed. Cyclone wire security fencing encloses the property to the south and west. The façade appears to have fibro sheeting infilled below windows of the upper façade and above those of the lower façade. It appears the stairs located on north and south elevation are a later modification. The stairs have a cantilevered concrete base with tiled stairs and a steel balustrade.

The residence has a modest setback from the street alignment and does not contain any significant garden features.

The dwelling features highly deteriorated timberwork along the façade. However the overall condition of the building is considered to be fair.

<b>Condition</b>	Good	<b>Fair</b>	Poor
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### Alterations and Additions

- Internal works to convert the house into apartment block
- Replaced fence except for some brick elements\*
- Enclosed verandah with fibro sheet infill with aluminium framed windows\*
- Modified projecting gable with window
- Possible rear extension
- External stairway on the north and south elevations

The building generally retains a moderate level of integrity. However, the infilled verandah on the upper and lower floor, as well as the division of the house into apartments, are an intrusive modification that detracts from the integrity of the item. The verandah fabric may be removed to reconstruct the original verandah arrangement based on physical and documentary evidence.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1913
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-

class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land was bought in 10 July 1912 by Tom Hewson, an orchardist in Granville. The land was mortgaged twice, once in September 1912 and again in 1913 to build this large dwelling. Hewson called it "Nallabrae" and had moved in by 1915. It was one of the houses used to illustrate the development of Granville as a progressive urban centre, in the book 'Progressive Granville in 1915' published by the Granville Brotherhood. The Brotherhood was a social group for men working and living in Granville.

The building was originally one home, but now presents as several unoccupied flats.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		
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Other recommendations and/or comments:

- The verandah infill walls are intrusive and, should the opportunity arise, be removed to reconstruct the original verandah arrangement. This should be based on physical and documentary evidence.
- Should the opportunity arise, repairs to timberwork should be undertaken.
- Any new paint works should adopt an appropriate historic colour scheme.
- A suitably qualified heritage trades specialist should undertake the repair works to Nallabrae.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Nallabrae	I33
Heritage Study	Nallabrae	I33
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
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### Limitations

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### Additional Images



View southeast to Nallabrae.



View from Carlton Street to Nallabrae.



View northeast to Nallabrae.



Historical picture of Nallabrae from c.1915.  
Source: Granville Brotherhood. 1915. *Progressive Granville: Its brotherhood*. Granville: Granville Brotherhood. p.48.



## Heritage Inventory Sheet

<b>Item Name</b>	Charles Street Group		
<b>Recommended Name</b>	Charles Street Cottages Group		
<b>Site Image</b>			
<b>Address</b>	3, 5 and 9 Charles Street, South Granville NSW 2142		
<b>Lot/Section/DP</b>	5	-	712427
	6 to 9	3	976445
<b>Draft Cumberland LEP ID</b>	I34		
<b>Former LEP ID</b>	I98 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The Charles Street Group are of local significance for their historic and aesthetic values and as representative examples of Federation period timber residences in Granville. Built between 1906-1910, the group is historically linked to the residential growth of Granville that occurred in conjunction with the industrial and commercial development of the area. Specifically, they relate to the New Glasgow Estate and the Hudson Brothers own subdivision, Clyde Township. The cottages are of aesthetic significance as intact and well-kept Federation period cottages. The group has additional significance for its contribution to the streetscape character, which is enhanced by the similarities in age, design, use and materials between the dwellings.

## Criteria Assessment

a) Historic	The item is historically significant as an early-1900s group of cottages, linked with the residential growth of Granville that occurred in association with the industrial and commercial development of the area. Specifically, they relate to the New Glasgow Estate and the Hudson Brothers own subdivision, Clyde Township.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwellings are of aesthetic significance as a group of intact and well-kept Federation style cottages. The group has additional significance for its contribution to the streetscape character, which is enhanced by the similarities in age, design, use and materials between the dwellings.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of an intact, modest Federation style cottage.

## Physical Description

The item consists of three single storey Federation weatherboard clad cottages.

The cottage at No.3 features weatherboard cladding with a pattern that imitates sandstone masonry, a hipped galvanised iron roof and two brick chimneys with a stepped string line. The verandah features a bullnose verandah roof, clad in galvanised iron supported on timber chamfered posts set on timber plinth and timber floor. A timber valance decorated by narrow latticework with incised trefoil pattern at regular intervals runs between the verandah posts. The front façade is further distinguished by a bay window and single arched window with rectangular niches below sills. The front door features a keystone in the arch above a glazed fanlight with dentils in the transom above a Victorian four panel door with bolelection moulds. The fence is an acorn topped timber picket fence with matching gate.

The cottage at No.5 is of a modest design and built across two allotments. The dwelling features a galvanised iron hipped roof with a brick chimney, stepped string course and bullnose verandah. The bullnose verandah is clad in galvanised iron and supported on timber stop chamfered posts enclosed by a timber ladder balustrade. The front door features a transom light above a French door with glazed panels above and timber bolelection moulded panels below. The front fence is a timber picket fence that joins the verandah's balustrade. The rear of the property, in the northwest corner, contains a double storey weatherboard garage/shed with a pitched roof clad in red Colorbond sheeting. The garage/ shed is built behind a large, mature tree.

The cottage at No.9 appears to have been recently renovated with a new roof and verandah detailing. The dwelling features a hipped roof, recently reclad in galvanised iron, and a tall brick chimney with step and two Chinese lantern pots. Similarly, the bullnose verandah has also been re-clad in galvanised iron. This is supported on timber posts with a simple curved timber valance with a ladder infill and timber floor. The front door has a transom light above four panelled door with two glazed panels above lock rail and timber bolelection mould panels below. The windows are double hung sash windows with four small multi-coloured glass panes along the trim. The property fence is a painted timber picket fence.

The Charles Street Group cottages feature a consistent front setback within the streetscape. The landscape is moderately vegetated with several established plantings within the allotments and along the streetscape within the public domain. Notable plantings along Charles Street in the public domain include several Willow's (*Agonis flexuosa*), and a Mugga Ironbark gum (*Eucalyptus sideroylon*).

The cottage at No.9 is recently renovated and presents as a well-maintained building. The cottage at No.3 is also well maintained and cared for with no defects identified. While there is minor timber deterioration on the weatherboards of No.5 front façade; the dwelling is otherwise well-maintained. Overall, the condition of the Charles Street Group cottages is considered to be good.

Condition	Good	Fair	Poor
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### Alterations and Additions

- No.3 – Window arches have been redone.
- No.5 – Extensions to the rear and a garage/ flat conversion to the northwest rear of the property.
- No.9 – Recently renovated to include a rear extension, new verandah, roof and fencing. The former verandah is described as featuring a skillion roof with timber posts with privacy walls with coloured glazed panes on fibro lined balustrade. The former fence is described as being of weldmesh panels attached to pipe posts, with wrought iron gate. These elements have been replaced with sympathetic alterations that respect the heritage aesthetic and character of the individual item and group.

Overall, the integrity of the Charles Street Group is high, with any alterations and additions sympathetic to the heritage value of the buildings.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1906-1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The industrial development in the wider area brought employment opportunities which would create a demand for housing and land in the Granville area. Notable amongst these new housing estates were the New Glasgow Estate and the Hudson Brothers own subdivision, Clyde Township, auctioned on the 13 December 1884. The land in which the cottages are located formed part of the 'New Glasgow Estate', however, they were later subdivided in 1890s as part of Peter Murphy's Dunlewey estate subdivision. The cottage at No. 5 was built in 1906 for Frederick Bowden, a blacksmith who came to be the foreman of Clyde Engineering Works. Bowden was also an active Alderman of the Granville Municipality in the 1920s and Mayor of Granville in 1926 after which he was re-elected for a successive term.



Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Charles Street Group	I34
Heritage Study	Charles Street Group	I34
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
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### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4 SPECIAL%20PRECINCTS HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4%20SPECIAL%20PRECINCTS%20HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



No. 3 Charles Street



No. 5 Charles Street



View to No. 5 from Charles Street.



No. 9 Charles Street



No. 9 Charles Street



Overview of the Charles street Group.




Overview of No. 9 and tree plantings to Charles Street.



Overview of the Charles street Group.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Bungalow		
<b>Site Image</b>			
<b>Address</b>	7 Daniel Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	7	-	1106584
<b>Draft Cumberland LEP ID</b>	I35		
<b>Former LEP ID</b>	I103 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The dwelling at 7 Daniel Street is of local significance for its historic and aesthetic values, and as a representative example of Federation bungalow in the area. Built in 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

### Criteria Assessment

a) Historic	The item relates to the twentieth development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Federation period bungalow.

## Physical Description

The single storey Federation period bungalow is a tuck-pointed exposed brick structure with an asymmetrical gabled roof form. The roof, being the most prominent aspect of the building, is covered with terracotta shingle tiles with terracotta ridge capping and comprises of a hipped main roof with gable ends to the south and western facades. A bay window projects outwards from the western façade gable end, and the southern street facing façade gable end contains a corbelled and timber framed set of double hung sash windows. The south-western corner of the building appears to have been a former verandah with brick walls and brick on edge copings. This is now enclosed by a series of operational and fixed clear and patterned glass windows. Other features include simple, curved timber valances and timber posts to the entry to the house, and two roughcast rendered chimneys with exposed brickwork decorations and terracotta chimney pots. The bungalow has a rear brick extension with a skillion roof, and a brick fence with wrought iron gate to the front of the property. To the west of the dwelling, a detached brick and gable roof garage, with an adjoining carport with cyclone security fencing have been added at a later date.

The dwelling retains a moderate setback that is consistent with the streetscape with no formal landscaping elements.

The building is in a good condition with no defects identified. Timberwork appears to have been repainted in the recent past, although there are some timber elements which feature peeling paintwork.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Rear skillion addition
- Carport
- Cyclone security fence
- Timber windows enclosing verandah

Although modified the building retains a moderate level of integrity. Although the infilled verandah is an early modification that does not have an adverse impact on the aesthetic values of the item, there is the opportunity for the reinstatement of the original verandah form. The rear extensions are a discrete addition that have a negligible impact on the significance of the item.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was constructed was purchased by Edward Brown in December 1907 for £80. It appears to have been built shortly after the purchase of the land as it is shown on the Water Board Detail Survey of 1914.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the future opportunity arise, the windows enclosing the verandah be removed and the original verandah reinstated.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I35
Heritage Study	Single Storey Residence	I35
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images



View north from Daniel Street.




View northeast from Daniel Street.



View from Daniel Street to garage with rear extension visible in the foreground.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	9 Daniel Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	9	-	1106585
<b>Draft Cumberland LEP ID</b>	I36		
<b>Former LEP ID</b>	I104 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 9 Daniel Street is of local significance for its historic, associative, aesthetic and representative values. Built c.1882, the dwelling relates to the 1880s development of Granville in association with increased industrial activity in the area. The dwelling is associated with John Rayner, one of the major speculators and promoters of Granville in the 1880s. The item has additional significance as part of the Granville Conservation Area – Residential Precinct. The building retains some aesthetic value through the retention of the original built form and fabric; including the brick walls and corrugated iron roof, however, the dilapidated condition of the dwelling has adversely impacted the aesthetic value of the dwelling. While the dwelling features modified built elements, the overall form and architectural character of the building demonstrates representative qualities of a late Victorian cottage, built in c.1882.

### Criteria Assessment

a) Historic	Built in 1882, the item dwelling relates to the 1880s development of Granville when industrial activity such as Clyde engineering works sparked the residential development of Granville.
b) Associative	The item is associated with John Rayner, one of the major speculators and promoters of Granville in the 1880s.
c) Aesthetic/Technical	The building retains some aesthetic value through the retention of the original built form and fabric; including the brick walls and corrugated iron roof, however, the dilapidated condition of the dwelling has adversely impacted the aesthetic value of the dwelling.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	While dwelling features modified built elements, the overall form and architectural character of the building demonstrates representative qualities of a late Victorian cottage built in c.1882.

### Physical Description

The dwelling at 9 Daniel Street is a single storey Victorian cottage of brick construction with a corrugated metal hipped roofed. The notable features of the roof include a roof ridge parallel to the street, a pair of two flued chimneys with simple corbelled capitals, and a continuous wrap around verandah with corrugated metal skillion roofs to all sides supported on recently replaced steel pipe posts. The verandah is a concrete slab. There are several types of doors visible on the verandah, including French doors, one of which one is unhinged. While the former listing for the house states, *"Front wall was originally tuckpointed, now painted. Double hung sash windows to side. Rear skillions with chimney"*, it is not possible to confirm if these details still exist due to accretions such as furniture, construction mesh, plyboards and metal panels blocking clear views to the building. Additions to the property include a small fibre cement clad, gabled roof building with a roller door to the south-eastern side, and a weldmesh fence to front.

The item has a modest setback that is consistent with the streetscape. The item has no significant plantings surrounding the dwelling. There is however an established tree located at the rear of the property that contributes the historic setting of the item.

Overall, the dwelling is in poor condition with deteriorated corrugated metal to the roof and verandah, vegetation growth throughout the guttering system and detached elements such as doors visible on the façade.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Rear skillion extension
- Fibre cement building to the south-east of the dwelling
- Weldmesh fence\*
- Steel pipe posts to verandah\*

The building retains a moderate level of integrity, although, there are elements in a highly deteriorated state and poor condition. Should these elements continue to deteriorate there is a high risk that the significance of the building will be adversely impacted and the integrity compromised.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	c.1882
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the



Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This land on which this dwelling was constructed was purchased for £184 in September 1881 by John Rayner, a draper of Sydney. He mortgaged the land for £150 in September 1881, followed by a further loan of £400 in January 1882, with which he built this house. Rayner became one of the major speculators and promoters of Granville in the 1880s. He does not appear to have lived in this house, as he was not listed at this address by either the Sands or Fuller's Directories in the 1880s. This house is shown on the Water Board Details Survey of 1914.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.	X		

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Other recommendations and/or comments:

- We note the condition of this item is considered to be poor. Should the building continue to be left to deteriorate there is a high risk that the significance of the building will be adversely impacted.
  - Should the opportunity arise, remove accretions blocking views of the dwelling's detail from the street
  - Should the opportunity arise, the roof should be repaired, and vegetation growth removed to ensure the dwelling is protected from further water damage.
  - There is the opportunity to reinstate original features (French doors, windows and verandah posts). Should these works occur, a suitably qualified heritage consultant should be engaged.
- 

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I36
Heritage Study	Single Storey Residence	I36
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
  - Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
  - Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.
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### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

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## Additional Images



View northwest from Daniel Street to front façade.



Detail of front façade.




View of severe vegetation overgrown and impacting the verandah roof and guttering.



Detail of front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	'Abebdour' – Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	11 Daniel Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	A	-	318178
<b>Draft Cumberland LEP ID</b>	I37		
<b>Former LEP ID</b>	I105 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The house 'Abebdour' at 11 Daniel Street, Granville, is of local significance for its historic and aesthetic values, and as a representative example of a Federation dwelling in the area. Built in 1914, the dwelling relates to the early twentieth century development of Granville which continued to be driven by the industrial activity in the wider area. The item retains its aesthetic significance through the retention of much of its original fabric and form. It has additional significance as part of the Granville Conservation Area – Residential Precinct, to which it makes a positive contribution to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

### Criteria Assessment

a) Historic	Built in 1914, the item relates to the twentieth development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item retains its aesthetic significance through the retention of much of its original fabric and form. The item contributes positively to the overall streetscape character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact Federation period residence, built c.1914.

## Physical Description

The dwelling consists of a single-storey Federation period cottage constructed of shiplap weatherboards with a gabled hipped roof clad in corrugated metal. A continuous wrap around verandah occupies three sides of the building with the fourth side infilled by a later extension which was constructed of fibre cement walls and multi-paned casement windows. The wrap around verandah is covered by skillion roofs which have been laid as extensions of the main roof. They are supported by timber tapered posts with replaced curved timber valance. Other notable features of the dwelling include casement windows with coloured glass and transoms, a five panelled front door with transoms and sidelights, and two rough cast rendered brick chimneys with chimney pots. Changes to the building include the infill to the eastern side of the verandah, the simple curved valance boards and timber balustrades to the verandah, the cyclone fence to the front of the property, the brick pavers to the driveway and the new flat roof carport to the end of the paved brick driveway.

The item contains an established front garden with low-lying hedging fronting the verandah and fence with some flowers planted, with an established jacaranda tree at the rear of the property. The garden setting makes a positive contribution to the aesthetic significance of the item.

The building appears to be well maintained and in a good condition. There is some rusting occurring in the roof sheets, however this does not compromise the integrity of the item.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Infilled eastern side of the verandah with fibre cement sheets and casement windows.
- Replaced curved timber valance boards to the verandah
- Replaced timber balustrades to the verandah
- Cyclone fence
- Flat roof carport

The building appears to retain a high level of integrity with the replacement of fabric on a like for like basis.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1914
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the

subdivision pattern of this era is still evidence and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling is located was purchased as vacant land by Elizabeth Mary Brown, wife of James Brown, a science teacher of Merrylands. By April 1914, the land was still vacant but the dwelling was built shortly afterwards. Mr and Mrs Brown were in occupation of the house soon after.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I37
Heritage Study	Single Storey Residence	I37
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images



View northwest from Daniel Street to front façade.



View north from Daniel Street to front façade.




View north from Daniel Street to west elevation of item.



View northeast from Daniel Street to item.

## Heritage Inventory Sheet

<b>Item Name</b>	Single-storey residence		
<b>Recommended Name</b>	Victorian cottage		
<b>Site Image</b>			
<b>Address</b>	32 Elizabeth Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	2	-	884277
<b>Draft Cumberland LEP ID</b>	I38		
<b>Former LEP ID</b>	I108 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 32 Elizabeth Street is of local significance for its historic and representative values. Built in 1886, the Victorian period cottage is historically associated with the early subdivision and development of the Granville area. Due to the unusually deep setback, the item is quite prominent within the streetscape and is easily identified as part of the historic building stock. The building has some aesthetic significance as a Victorian cottage however that has been reduced by various unsympathetic alterations to original fabric.

### Criteria Assessment

a) Historic	The item is associated with the early subdivision and residential development of the area that followed the coming of the railway.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building has some aesthetic significance as a Victorian cottage however that has been reduced by various unsympathetic alterations to original fabric.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Due to alterations and changes in fabric, particularly the addition of Corinthian columns, the item is not a good representative example of Victorian period cottages of this style and therefore does not meet this criterion.

## Physical Description

The item is a single storey rendered brick Victorian cottage with ashlar markings and a re-clad Colorbond roof. The gabled roof features decorative timber barge boards and a rendered chimney with corbelled detailing. The verandah retains the original Ogee roof, clad in corrugated iron and supported by Corinthian cast iron columns. The verandah also has rendered brick privacy walls with corbels set on a concrete capped floor. The sashed windows have rendered corniced sills and are fronted by contemporary steel security grills. The front door features a transom light above a Victorian timber four panel door with simple moulded panels and a standard fly-screen security door. The property's boundary fence is of rendered brick walls between piers with a timber picket gate. The inserts of the fence have been removed. Modifications include an extension across rear elevation and a rear garage converted to a granny flat with carport attached.

The item features a deep setback and is built in the centre of the allotment, which is unusual for the street. This illustrates an earlier street alignment. The site does not have any significant landscaping. A concrete slab driveway is framed by a brick course that is joined by a concrete footpath to the house which contains a contemporary decorative steel fence. The property has is bonded by a concrete boundary fence. The surrounding landscape consists of residential housing development.

The condition of the building appears to be fair, although the verandah roof is slightly corroded, and the rendered brick chimney and fence appear to be in a dilapidated state with cracking in the render. There is also a significant crack located on the front façade and windowsill that may be a result of settlement movement.

Condition	Good	Fair	Poor
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## Alterations and Additions

- New roof, re-clad in Colorbond sheeting
- Whirlybird to roof
- Security grills to windows and door\*
- Corinthian columns to verandah\*
- Concrete boundary fence\*

Although the alterations to the building have been minor in nature, the accumulative impact has reduced the building's integrity. In particular, the addition of the Corinthian columns to verandah are not sympathetic to the historic fabric of the building and detract from the aesthetic values of the building. The item is considered to be of moderate integrity.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1886
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the



establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is a predominance of buildings dating to the 1880s – 1930s.

The land for this property was bought in January 1885 by James Townsend, a railway employee of Granville. The land was later mortgaged in March 1886 to build this cottage. At present the item remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the front fence should be reinstated with palisade inserts. Further, the verandah columns should be replaced with a more sympathetic column style.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I38
Heritage Study	Single Storey Residence	I38
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



North and western elevations of cottage.




Overview of cottage.



Façade of cottage.

## Heritage Inventory Sheet

<b>Item Name</b>	Former Shop		
<b>Recommended Name</b>	Former Shop		
<b>Site Image</b>			
<b>Address</b>	6-8 Factory Street, Granville NSW 2124		
<b>Lot/Section/DP</b>	1	-	844490
<b>Draft Cumberland LEP ID</b>	I39		
<b>Former LEP ID</b>	I109 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Commercial	



## Curtilage Map



## Statement of Significance

The Former Shop is of local significance for its historic, associative, aesthetic and rarity values. Built c.1890, the item is an early commercial building in Granville that relates to the relocation of industry away from Sydney to Granville. The item formed part of the major subdivision known as “Clyde” which was associated with the Hudsons Brothers Clyde Engineering works. The building is the last remaining shop surviving in the area which served the local working community near the engineering works. Although somewhat modified, the building is highly intact from the street and is considered to be a local landmark.

### Criteria Assessment

a) Historic	The item has historic significance for its link to the early subdivision of “Clyde” and its role in serving the local working community Granville employed by the Hudson Brothers Engineering Works.
b) Associative	The item is associated with the Hudson Brothers Engineering Works.
c) Aesthetic/Technical	The item has some aesthetic significance as a prominent, two-storey commercial building located on a street corner.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is rare as the last surviving shop which served the working community near the Hudsons engineering works.
g) Representativeness	The item does not meet this criterion.

## Physical Description

The Former Shop is a two-storey building located on a corner site, addressing Factory Street to the front and First Street to the side (south). The building retains a visually prominent position within the streetscape with no landscaping elements surrounding the building, except for an open grassed area to the north of the building. The building is simplistic in style and constructed of rendered brick, which has been detailed to imitate ashlar stonework, and has a single hipped roof clad in galvanised iron. The roof contains one chimney of exposed brick. The windows are timber double-hung sash windows, with security grills on the ground floor. There are some air-conditioning units in the upper sash of windows. The doors are covered with aluminum screens. On the northern elevation, a single-storey carport has been added and on the western elevation a two-storey skillion extension has been added in brick. The extension has been painted and contains a galvanized iron roof. The front façade and southern elevation show evidence of former painted advertising signage and street art style artwork. While it was originally constructed as a shop, the building is now occupied as two dwellings.

The site also contains a skillion style, single-storey painted brick building which addresses First Street. It is used as a pre-school.

Overall, the primary building is in fair condition with evidence of foundation settlement issues as well as spalling brickwork and paint as a result of rising and/or falling damp. The brickwork is in a poor condition with spalling brickwork particularly evident on the exposed brick chimney.

<b>Condition</b>	Good	<b>Fair</b>	Poor
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## Alterations and Additions

- To the rear, a two-storey skillion extension has been added in brick
- Most windows have been modified with the inclusion of aluminium framed windows and mounted air-conditioning units\*
- Replaced guttering and roof sheets
- Ground floor windows include modern security bars
- The front and side entry doors contain aluminium screen doors
- Single-storey brick building to the rear\*
- Preschool sunshade/fencing cover

Although the building exhibits modified window openings, the building retains a moderate level of integrity with a retention of the built form.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1890
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the

worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

On the 13 December 1884, the land on which this site is located was auctioned as "Clyde" for the Hudson Brothers, who built their engineering works nearby. The Hudson Brothers, manufacturers of railway rolling stock, opened their site in 1883 on the Duck River at Clyde. The site covered 14 acres. For 25 years from 1905, when Clyde Engineering was awarded large contracts to build locomotives, Granville saw another great period of development, with the appearance of new small industries, new housing, new shops and businesses.

The land on which this building was constructed was sold in late 1890 to Charles Augustus Runge, a tobacconist of Granville. He built the shop with a mortgage of £300 which was taken out in October 1890. Prior to this purchase, Runge had been one of the butchering partnerships known as Runge Brothers in the 1880s but had withdrawn from the firm by 1890. The building was occupied by 1912 as dining rooms by Mrs Maria Bower & George Bonnor.

The building was later used as the Granville Multicultural Centre. Today, the building is used as a dual occupancy residential building.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		
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Other recommendations and/or comments:

- Should the opportunity arise, the air-conditioning units should be removed from the windows and the windows “made good”.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Former Shop	I39
Heritage Study	Former Shop	I39
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001 The History of Granville 1919. Granville: Granville Historical Society.
- Watson, J. 1992. Granville, from forest to factory. Granville: Granville Historical Society



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



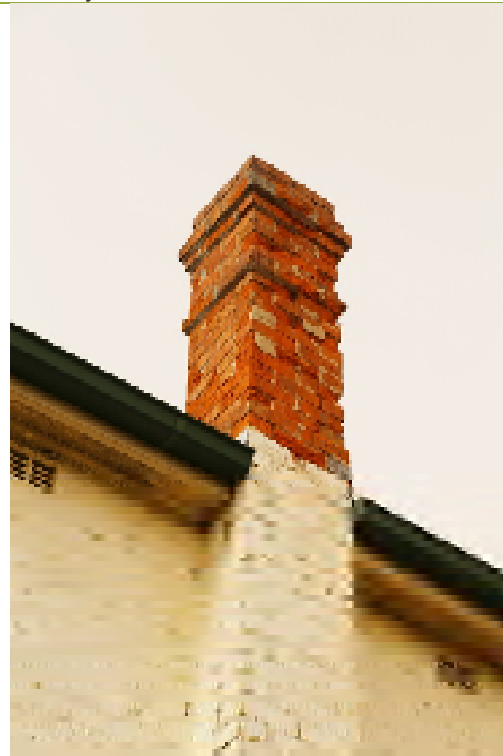
View southwest from Factory Street to the north elevation.



View north from corner of First Street and Factory Street to south elevation.




View northeast from First Street to the item.



Detail of spalling brickwork on the chimney located on the north elevation.

## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	37 Fifth Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	210	-	1090741
<b>Draft Cumberland LEP ID</b>	I40		
<b>Former LEP ID</b>	I110 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 37 Fifth Street is of local significance for its historic and aesthetic values as a representative example of a Federation period cottage. Built in 1914, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. Although the dwelling has been modified, the item has aesthetic significance as a neat Federation period cottage that contributes positively to the overall streetscape character.

### Criteria Assessment

a) Historic	The item relates to the twentieth century development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of Granville as a modest weatherboard cottage built in 1914.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Federation period residence.

## Physical Description

The item is a single storey weatherboard clad cottage with a bullnose verandah and gabled roof. The roof features the original steep brick chimney with terracotta cowl, which has been recently re-clad in new galvanised iron. Similarly, the bullnose verandah roof also features contemporary galvanised iron. The verandah is supported by stop chamfered timber posts and timber brackets in a sunray pattern. The timber elements feature a navy blue painted finish. According to the former listing sheet the cottage was originally clad in unpainted timber. The item is now re-clad in a PVC weatherboard to give the impression of timber. All windows are timber framed with timber shutters. The front door has a glazed fanlight above a four panelled door. The property's boundary fence is a contemporary timber post infilled with wire-mesh. The dwelling features a rear skillion addition that extends across the rear elevation. There is a modified garage constructed of rusticated PVC weatherboard with a squared parapet and timber panelled doors.

There are no significant or notable landscape elements on site. The front setback contains a series of ad hoc and recent plantings along the front boundary fence, including an established lavender bush, young frangipani tree, and a small jasmine bush.

Overall the condition of the building is considered good, with no defects identified.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Contemporary garage\*:
- New roof cladding;
- New exterior PVC weatherboard cladding; and
- Contemporary window.

The integrity of the building is considered moderate. The building fabric has largely been replaced following a like for like approach that has respected the significance of the building.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1914
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the subject site is associated with this period of industrial development that brought the higher employment opportunities to Granville and created the demand for housing. Notable



amongst these new estates was the New Glasgow Estate, located on the land near Clyde. This subdivision was offered for sale from 1878.

During the initial period of development Fifth Street was known as John Street. The dwelling at 37 Fifth Street was built on Lot 21 Sec 5 of the New Glasgow Estate. The dwelling is shown on the NSW Metropolitan Water Board plan of c. 1914. According to Sands Directory the dwelling was occupied by James B. Alderson in 1915.

The item remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I40
Heritage Study	Cottage	I40
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.


2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images

None.

## Heritage Inventory Sheet

<b>Item Name</b>	Single storey residence		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	8 Florrie Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	1	-	113288
<b>Draft Cumberland LEP ID</b>	I41		
<b>Former LEP ID</b>	I111 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 8 Florrie Street is of local significance for its historic and aesthetic values and is a representative example of late Federation style houses in the area. Built c. 1924, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The item has additional aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

### Criteria Assessment

a) Historic	The item relates to the twentieth century development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of the Granville as a modest weatherboard cottage built in 1924.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of an intact late Federation period cottage.



## Physical Description

The house is an unusual 1920s timber framed cottage atop brick foundations. Externally, the lower portion of the dwelling is clad in weatherboard while the upper sections are clad with fibro sheeting and a decramastic metal tile roof. The house is double-fronted, with a hipped roof topped with a gablet and finials over each building front. The deep verandah is enclosed with timber posts and balustrades with brackets showing a simple Art Nouveau profile. The verandah is accessed via a seven stepped pebblecrete staircase situated on brick foundations capped also with pebblecrete. The dwelling appears to feature a rear extension clad in fibro sheeting with a skillion roof. Other features include small awnings over front timber-framed casement windows. The dwelling retains the original timber-framed woven wire front fence. Other fencing evidence on site include contemporary steel fencing at the rear and a degraded timber picket fence along the northern perimeter. The building features a garage clad in fibrocement sheeting with a roller door entry.

The dwelling features a deep setback with a landscape that does not contain any significant plantings. While there are no significant landscape elements identified within the front yard, the retention of the setback and space surrounding the item contributes to the item's setting and significance.

Overall, the condition of the building is considered to be fair. The site contains a highly degraded timber picket fence along the northern boundary and some deteriorated weatherboard elements along the lower portion of the external cladding.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Rear addition clad in fibro sheeting with a skillion roof;
- Contemporary metal handrail along staircase;
- Pebblecrete along the verandah floor and staircase; and
- Contemporary rear fencing.

The integrity of the building is considered to be moderate, given the minor nature of alterations that have occurred.

Integrity	High	Moderate	Low
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*\* element detracts from the overall significance of the place*

## Historical Notes

Construction years	c. 1924
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This land was bought by Claude Douglas Duff, a carriage builder of Granville in 1913. On 17 November 1923, he applied to Granville Council to erect a weatherboard cottage on this land worth an estimated £500. This dwelling was first listed in the 1926 Sands Directory, occupied by Duff.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I41
Heritage Study	Single Storey Residence	I41
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



Façade and northern elevations of cottage.



Detail of weatherboards to front of cottage.



View of driveway and northern elevation.



Detail of front entrance to cottage.



Southern elevation to cottage.



Overview of front façade.



## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	10 Florrie Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	2	-	1191506
<b>Draft Cumberland LEP ID</b>	I42		
<b>Former LEP ID</b>	I112 (Parramatta)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 10 Florrie Street is of local significance for its historic and aesthetic values and is a representative example of late Federation style houses in the area. Built in c.1925, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The item has additional aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

## Criteria Assessment

a) Historic	The item relates to the twentieth century development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of the Granville as a modest weatherboard cottage built in c. 1925.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a late Federation period residence.

## Physical Description

The house at 10 Florrie Street is a single storey timber cottage with rusticated boards built to an asymmetrical plan and possibly as a ready-cut prefabricated kit. The dwelling features a hipped roof with a projecting front gable clad in decramastic metal tiles. The roof also features a brick chimney with terracotta chimney pots and a louvred gablet at the ridge peak. The verandah is supported on brick foundations with timber floorboards and simple timber posts, brackets, and balustrade. This is accessed by a concrete capped stairway with tiles on the front steps and a steel handrail. The windows are timber framed 1/1 double hung sash windows, with curvilinear under-sill mouldings. The windows on the projecting room feature a small awning framed with simple timber brackets and ladder valance. The property is bounded by a modern weldmesh fence along Florrie Street.

There is a rear addition to the dwelling, clad in fibro sheeting with a skillion roof. A garage is located at the rear of the driveway. The garage is clad in fibro sheeting, features a pitched roof clad in corrugated iron and timber panel doors.

The building features a deep setback and a grassed front yard with no significant plantings. While there are no significant landscape elements identified within the front yard, the retention of the setback and space surrounding the item contributes to the item's setting and significance.

Overall, the condition of the building is considered fair, with evidence of deteriorated timber verandah elements and rusticated boards.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Rear addition clad in fibro sheeting with a skillion roof;
- Contemporary metal hand rail and tiled front steps; and
- Contemporary weldmesh fence.

Overall the integrity of the building is considered high, as there have been few modifications to the item.

Integrity	High	Moderate	Low
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*\* element detracts from the overall significance of the place*

## Historical Notes

Construction years	c. 1925
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land that comprises 10 Florrie Street was purchased by Thomas Hotchkiss, a local pattern maker of Granville, in 1916. On 17 October 1925, builder H. Crouch applied for Hotchkiss to erect a weatherboard house worth £650 on this land. To finance the construction of the dwelling, Hotchkiss mortgaged the land in January 1926. This house first appeared in the 1927 Sands Directory and was occupied by Hotchkiss.

The dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.



### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I42
Heritage Study	Cottage	I42
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Overview of cottage.



View to garage.




Detail to front verandah



Overview of cottage.

## Heritage Inventory Sheet

<b>Item Name</b>	Scout Hall		
<b>Recommended Name</b>	Granville Scout Hall		
<b>Site Image</b>			
<b>Address</b>	1A Glen Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	C	-	355997
<b>Draft Cumberland LEP ID</b>	I43		
<b>Former LEP ID</b>	I113 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Community Facilities	

## Curtilage Map



## Statement of Significance

The complex of modest buildings at 1A Glen Street, likely built c. 1928 are of local significance for historic and social reasons, and as a representative example of their time and function as a Scout Hall. The hall reflects the use of this site for scouting purposes since 1917 and the possible commencement of scouting in Granville in 1911.

### Criteria Assessment

a) Historic	The item hall has historic significance as a site used for purposes since 1917.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item has social significance as a boy's scout hall, in use from 1928.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item buildings are representative of their time and function.



## Physical Description

The Scout Hall complex consists of three buildings, one located at the northern boundary, another located on the eastern boundary and a third building near the southern boundary. The buildings are arranged to form an open-air space within the centre of the complex. All three buildings are constructed on brick foundations and are clad with corrugated galvanised iron to the walls and roof. The roof to all three buildings is gabled and there are louvred openings to each gable ends. The southernmost structure has a single brick chimney and a verandah enclosed in corrugated iron.

The windows to all buildings are timber-framed with that have plain 1920s style architraves. The eastern building has one timber-framed window to the southern end which has been boarded up with corrugated iron.

A long, narrow driveway is accessed from Glen Street, Granville and runs parallel to William Street. The driveway is fronted by wire mesh security fence. The Scout Hall complex contains several mature Eucalyptus trees within the curtilage. They are primarily located along the boundary of the site. The complex is surrounded with chain-mesh security fencing and is situated to the north of Duck Creek.

Generally, the condition of the three Scout Hall buildings is fair although some elements are in a poorer condition such as the corrugated galvanised walls which have paint peeling and graffiti to the walls of all buildings.

<b>Condition</b>	Good	<b>Fair</b>	Poor
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## Alterations and Additions

- Structure on the eastern boundary constructed post-1943
- Northern structure re-clad in corrugated galvanised iron
- Southern structure enclosed with corrugated galvanized iron
- Window to south elevation of east structure has been boarded up with corrugated iron.

There have been minor changes to the original form and structure of the Scout Hall. The integrity of the item is considered to be moderate.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1917-1928
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

It is unknown whether the buildings extant were built in 1917 or 1928, however it is clear and well documented that the site was used by the Boy Scouts from as early as 1917. This is noted in the Sands Directory which listed Glen Street as the address of the Granville Boys Scouts from 1917 onwards. This is further supported by local historian Thomas Fowlie, who stated that the Boy Scouts commenced in Granville in 1911 and operated from a shed on the south side of William Street on the banks of the Duck River. It is possible that this was the site.

Later newspaper articles inform us that on 15 May 1926, builder T Parry applied to Granville Council to erect a Boy Scouts Club Room or hall worth £500 on this site. A galvanised iron shed was shown on this land on the 1928 update of the Water Board Detail Survey.

In April 1932, Granville Council approved the erection of another club room on this site by G. A Parry for the Boy Scouts Association, and in March 1945 it was transferred to the NSW Branch of the Boys Scouts Association.

Today, the site appears to be unused.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).			
		11. The condition of this item is poor. Condition and maintenance should be monitored.	X		

Other recommendations and/or comments:

- Some elements of this item are considered to be in a poor condition. Should the building continue to be left to deteriorate there is a high risk that the significance of the building will be adversely impacted.
- Explore potential for adaptive reuse of the complex in order to maintain its continued use within the community.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Scout Hall	I43
Heritage Study	Scout Hall	I43
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

- Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
- Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
- Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View to southernmost complex in the Scout Hall Complex



View to easternmost structure, built post 1943.



Overview of Scout Hall complex from footpath.



## Heritage Inventory Sheet

<b>Item Name</b>	Grimwood Street Group		
<b>Recommended Name</b>	Grimwood Street Group		
<b>Site Image</b>			
<b>Address</b>	23, 27, 28 and 30 Grimwood Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	1	-	558217
	19	-	74437
	7	-	1010338
	11	-	843684
<b>Draft Cumberland LEP ID</b>	I44		
<b>Former LEP ID</b>	I119 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	

	Level 2	Residential buildings (private)
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### Curtilage Map



### Statement of Significance

The Grimwood Street Group is of local significance for its historic, associative, aesthetic and representative values. The group is a representative example of Victorian workers cottages built between 1880 and 1890. The dwellings relate to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The group is also significant for its association with local carpenter, Joseph Flynn, who appears to have built the cottages. The group has aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

### Criteria Assessment

a) Historic	The item relates to the twentieth century development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item is significant for its association with local carpenter, Joseph Flynn, who appears to have built the cottages.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of Granville as a group of modest weatherboard cottages built between 1880 and 1890.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of Victorian workers cottages.

## Physical Description

The item consists of a group of late nineteenth century workers' cottages constructed along Grimwood Street. The buildings are of similar design with standardised features such as, walls clad in weatherboard and hipped rooves with gablets clad in galvanised iron as well as a modest setback that create a consistent street alignment. The level of integrity of fabric and condition of building varies.

### Cottage at No. 23

The cottage at No.23 is a single storey weatherboard clad cottage atop brick foundations. The dwelling is a rectangular building with a half-hipped roof with a projecting gable-ended front wing, all clad in corrugated iron. The building's front façade has been substantially modified with the inclusion of a weatherboard clad infill of the verandah space. The infilled cladding has introduced a dated sliding door and catslide roof. The building does not contain any original window fittings. The replaced timber frames have been left untreated. This area is accessed via three concrete steps with tiles and a simple steel handrail bar. The building features a skillion roofed carport to the northeast, that fronts a garage. The building appears to have a rear addition with skillion roof.

The condition of No.23 is considered fair, with sections of the roof sheeting in a poor condition as they are highly corroded in sections, while other panels have been recently replaced. The weatherboard cladding and brick foundations appear to be sound.

### Cottage at No. 27

The cottage at No.27 is a single storey weatherboard clad cottage with a steep hipped roof clad in corrugated iron. Sections of weatherboard to the sides have been repaired and replaced with a like for like material. The cottage sits atop a concrete slab floor and features a verandah with flat roof supported on painted white timber posts with decorative cast iron lacework. The windows feature aluminium framed windows with simplistically decorated steel security grills.

The condition of No.27 is considered fair. Overall the fabric appears sound although the roof sheeting appears to be weathered.

### Cottage at No.28

The cottage at No.28 is a single storey gabled roof clad in corrugated iron and painted green. The roof features a brick chimney on the ridge peak with a stepped brick string course and two terracotta chimney cowl. The gable end features a decorative curved timber bargeboard, painted red. The cottage is clad in rusticated weatherboards. The cottage features a bullnose verandah clad in corrugated iron with stop chamfered timber posts with cast iron lacework brackets. The verandah is enclosed with a timber balustrade. The front façade is symmetrical with the central entrance framed either side by timber framed French doors. All entrances have security screen doors fronting them. The building appears to have a rear skillion roof addition that extends across the rear elevation. The cottage features a timber picket fence and gate with acorn tops.

The condition of No.28 is considered to be good, no defects were identified.

### Cottage at No.30

The cottage at No.30 is a recently renovated single storey weatherboard cottage. The weatherboard cladding appears to be shiplap and features a new paint scheme. The roof is half-hipped with a projecting gable-ended front wing, all clad in corrugated iron. The roof also features a finial on the gable end, and a gablet at the ridge peak with a simple timber bargeboard and finial. The roof is clad in blue steel sheeting. The verandah features a bullnose roof, also clad in blue steel sheeting. The verandah is supported on timber posts with a tiled floor. The building features new aluminium windows with security steel grills and a modern security door. The front projecting section has been converted into a

garage and is addressed by paved driveway. The building features a deep setback with contemporary plantings and is bounded by a blue picket fence.

The condition of No.30 is good, due to the recent renovations.

<b>Condition</b>	Good	<b>Fair</b>	Poor
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### Alterations and Additions

#### No.23

- Infilled verandah space with weatherboard cladding\*
- Corrugated iron sheets in section.
- New colour scheme
- Contemporary windows\*

The integrity of the cottage at No.23 is highly compromised by the infilled verandah space. The modification has altered the form of the roof and negatively impacts the significance of the dwelling. The integrity is therefore considered to be low.

#### No 27

- Restructured verandah elements; roof, post and floor.
- Contemporary windows and security door\*
- Repaired weatherboard elements to the sides of the cottage.

The integrity of the cottage at No.27 is considered moderate, due to the nature of the modification of the verandah elements, windows and doors. Although modern, they do not negatively detract from the overall significance of the building.

#### No.28

- Contemporary screen doors\*
- Two French doors possibly original window openings,
- Rear skillion roof addition.
- Contemporary fence.
- Contemporary verandah balustrade and infill.

The integrity of the item is considered moderate. Although the fence and verandah balustrade appear to be modern fabric, they are sympathetic additions to the building and do not negatively detract for the buildings form.

#### No.30

- Contemporary security screen door and security grill\*
- Garage conversion of front projecting section,
- Roof reclad in steel sheet.
- Contemporary windows and security door\*

The integrity of the built fabric of No.30 is considered to be low given the nature of the renovations and the substantial loss of original fabric. The renovations have however respected the form and scale the item and do not negatively detract from the significance of the building group.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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\* element detracts from the overall significance of the place

### Historical Notes

Construction years	1880-
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-



class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evidence and there is still a predominance of buildings dating to the 1880s – 1930s.

Originally Grimwood Street was known as Parramatta Street. This area was subdivided by R. J. Want in 1856, after the coming of the railway. The two lots on the western side were purchased by Norah Flynn, wife of Joseph Flynn, a local carpenter, in June 1882 for £122/4. The cottage at No. 28 was built by the Flynns shortly after, since they sold the parcel of land which that cottage occupied for £260 in January 1884. They appear to have also built the cottage at No. 30 at a similar time.

All these houses are shown on a street alignment survey of 1891. In October 1903, No. 30 was conveyed by them to Langdon & Langdon, local timber merchants to pay off a debt from September 1893. All of these cottages are shown on the 1914 Water Board plan.

The group remains in use as private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.		12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.	<b>X</b>	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).		
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The infilled verandah of the cottage at No.23 is an unsympathetic alteration that detract from the cultural significance of item. Should the opportunity arise, it is strongly advised that the original form is reinstated.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Grimwood Street Group	I44
Heritage Study	Grimwood Street Group	I44
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



No. 23 Grimwood Street.



No. 23 Grimwood Street.



No. 27 Grimwood Street.



No. 27 Grimwood Street.



No. 28 Grimwood Street.



No. 30 Grimwood Street.



View to No. 23 and No. 27 Grimwood Street.



Overview of No. 28 and No. 30 Grimwood Street.



# Heritage Inventory Sheet

Item Name	Holy Trinity Church Group		
Site Image			
Address	40 Grimwood Street, Granville, NSW 2142		
Lot/Section/DP	Part of Lot 1	-	1049144
Current LEP ID	I41 (Cumberland LEP)		
Former LEP ID	I120 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Religion	

## Curtilage Map



## Statement of Significance

The Holy Trinity Roman Catholic Church Group is locally significant for its aesthetic, social and representative values. The group of buildings is aesthetically significant for diverse religious architectural styles that it represents, dating from 1908 to 1965. Of note is the MacKillop Hall built in 1908 that presents an intact brick federation church hall and the Holy Trinity War Memorial Church built in 1965 which celebrates the Post-War ecclesiastical style. Each of the buildings individually and collectively make a positive contribution to the streetscape and are a local landmark. The Holy Trinity War Memorial Church is also of social significance to the local community as the church was dedicated to the memory of local members of the armed services who gave their lives during World Wars I and II.

### Criteria Assessment

a) Historic	The item does not meet this criterion.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as it represents various diverse religious architectural styles. The MacKillop Hall is an intact Federation Church Hall that retains much of its original fabric. The Holy Trinity War Memorial Church is an aesthetically significant modernist Church that is celebrates the Post-War ecclesiastical style.
d) Social	The item is socially significant to the local community as the church was dedicated to the memory of local community members of the armed services who gave their lives during World Wars I and II.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The MacKillop Hall is a good representation of Federation brick church halls and Holy Trinity War Memorial Church is representative of the Post-War ecclesiastical style.

## Physical Description

### MacKillop Hall

MacKillop Hall is a brick Gothic church hall located on the corner of Randle and Grimwood Streets. The church hall has a slate roof with terracotta ridge capping on Flemish bond brick walls with rendered foundations and caps. The church hall also features a parapeted gable with Gothic traceried window above a gabled porch.

Narrow square brick columns flank the windows on the west elevation and extend above the parapet ending with pinnacle decoration. A window is located between each brick buttress along the side elevations. The windows have painted rendered sloping sills and rendered Gothic label mould arches and decorative stops (above door). The church hall entrances feature timber tongue and groove double doors in a Gothic arch.

### Holy Trinity Memorial Church

The current Holy Trinity Memorial Church is representative of the Post-War ecclesiastical style. The building makes use of traditional church architecture with the bronze cross at the central ridge peak. However, the building most notably makes use of the vertical motif with slender concrete slabs and vertically proportioned windows. The building is cruciform in plan resulting in four projecting entrances.

The Church is a large, yellow brick structure with a pressed metal roof. The main entrance is addressed by brick steps under a butterfly awning and distinguished by the floor to ceiling glazed windows with vertically proportioned panels. The windows are partitioned by long, slender vertical mullions in concrete and brick which project forward to a point. The entrance is accessed via timber panel double doors.

The flanking walls feature plain brick surfaces with some sections with perforated brick. The Church features a brick retaining wall along Bennelong and Randle Streets. The landscape surrounding the Church consists of well-manicured garden beds with few trees. The building is the most prominent element.

### Church Presbytery

The Church Presbytery was located between the Memorial Church and the Church Hall. It was a rare two-storey Federation Bungalow style residence with terracotta tiled roof, tuck pointed brick walls and rendered foundations. This building was demolished in 2014.

### Holy Trinity Primary School

Holy Trinity Primary School is a two-storey brick building located to the east of the 1965 Church and south of the MacKillop Hall. The building has a hipped roof with projecting gable which is clad in terracotta tiles with terracotta tile ridge capping. The building makes use of multicoloured bricks. The timber framed arched windows along the north elevation feature expressed brick window arches while the east elevation along Grimwood Street makes use of simple brick veneer style with multiple double hung sash windows with sloped brick sills.

The land to the south and west of the church structures are dominated by the education buildings associated with Delany College.

Overall, the condition of the buildings is considered good with no defects identified.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Demolition of the Presbytery (2014)
- Construction of Delany College on larger, southern portion of the property.
- MacKillop Hall underwent heritage restoration and was reopened in 2008.
- Church underwent internal modifications in 2009.
- Construction of the awning over the main entrance of Church entrance in 2014.

Overall, the integrity of the Holy Trinity Church Group is considered high. Although the buildings have undergone modification the works do not negatively detract from the building's heritage significance.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall significance of the place*

## Historical Notes

Construction years	1908-1965
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

A portion of land on the subject site was gifted to the Roman Catholic Church in 1854, when R. J. Want subdivided his estate. However, the first reference to a church in the subject area which was dedicated to the Holy Trinity does not appear until 1881 in the Freeman's Journal (2 July 1881). This made reference to a visit by the Archbishop of Sydney to Parramatta and Granville for the purpose of opening a new church in Granville. Construction of this church began in October 1880. The church was described as "... comparatively small in size and has little architectural beauty, but is well furnished, affording as it does room for eighty persons." The journal also noted that further work on the church would be required to enable a much larger congregation.

Holy Trinity officially became a parish in 1886 incorporating Granville, Harris Park, Merrylands, Guildford and East Granville. Mary MacKillop established the Sisters of St Joseph in Granville from 1885. Part of the church was blown down in 1895 and had to be rebuilt and extended. Cardinal Moran blessed and dedicated the extensions later in the same year.

In 1906, Cardinal Moran asked the parish priest at the time, Father Flahavan, to build a new church as the then current church was becoming too small for the expanding population. The second Holy Trinity Church on the corner of Randle and Grimwood Streets was opened in April 1907. However, in May 1908, the replacement church was destroyed by fire. The Church was rebuilt by Mr Taylor and designed by architect, James Nangle. The foundation stone of was laid on 14 October 1908 and the church reopened in October 1908. This building remained a church until the present church was opened in 1965. The building is now known as MacKillop Hall and was reopened in 2008 after considerable heritage conservation works.



The current Holy Trinity Church located on Randel Street was built in 1965. The foundation stone of the new church was blessed and laid by Cardinal Gilroy, Archbishop of Sydney, on 23 May 1965. On 28 November 1965, the Auxiliary Bishop to his Eminence Cardinal Gilroy, the Most Rev J P Carroll, blessed and opened the church.

The church was dedicated to the memory of members of the armed services who gave their lives for their country during World Wars I and II. Because of this, the church is also known as the Holy Trinity War Memorial Church.

Throughout its history, the church has had design changes. One of the earliest changes was the inclusion of the secondary altar in front of the main altar to allow the celebrant to say Mass facing the people. A railing separating the Sanctuary from the rest of the church was also removed. Both of these changes were the result of changes brought about by Vatican II (1962 – 1965).

Extensive refurbishment occurred in 2009 under Father Paul Roberts, the Parish Priest between 2008 – 2011. The church was fully refurbished with a foyer built below the choir loft at the back entrance of the church and the original timber flooring restored and polished. Repairs to the outside roof of the church were also undertaken to repair leaks that had allowed water to enter the church. Prominent features of the church include the trinity symbol hanging from the roof above the main altar and the roof made from Tasmanian oak.

In 2014, an external change to the church occurred with the inclusion of an awning over the main entrance doors during Father Clifford D'souza's time as Administrator of the Parish. This was done to provide cover from rain or sun for marriages and funerals and to serve as an area where parishioners can gather and have morning tea after Mass.

The Holy Trinity Presbytery was opened in 1917. Parish goers promoted an eight-day bazaar for the purpose of raising funds to reduce the debt of the new building. The estimated cost of the building was at £2500, and it was expected the bazaar would raise approximately £800.

The Church remains an active Parish within the Granville community. Within the Parish ground is the Holy Trinity Primary School.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	

4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.
- Holy Trinity Granville - Celebrating 125 Years 1886 - 2012* by John Portelli  
<https://granvilleparish.org.au/about-us/#churchhistory>

#### Limitations

- Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
- Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
- Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Holy Trinity Primary School.



Holy Trinity Primary School



Overview of Holy Trinity Church Group.



Holy Trinity Memorial Church and its surrounding landscape.



View to Holy Trinity Memorial Church.



Holy Trinity Memorial Church and its surrounding landscape.

## Heritage Inventory Sheet

<b>Item Name</b>	Semi-detached cottages		
<b>Recommended Name</b>	Semi-detached Cottage		
<b>Site Image</b>			
<b>Address</b>	43 and 45 Grimwood Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	A	-	310736
	B	-	310736
<b>Draft Cumberland LEP ID</b>	I46		
<b>Former LEP ID</b>	I121 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The pair of semi-detached residence at 43-45 Grimwood Street, Granville is of local heritage significance for its historic, aesthetic, rarity and representative values. Built in c. 1882-1891, the pair of semi-detached Victorian houses relate to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. In this area, the cottages are now rare examples of early workers cottages. The pair make an important contribution to the historic streetscape.

### Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as Victorian period dwellings which make an important contribution to the historic streetscape in terms of style and setting.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The cottages, especially as semi-detached houses, are now rare examples of early workers cottages.
g) Representativeness	The item is a good representative example of Victorian period housing.

## Physical Description

The site consists of a pair of single storey semi-detached brick houses with a shared hipped roof clad with galvanised iron and built with narrow eaves. There are central brick chimneys to both houses, at both the front and rear elevations. Both facades are in Garden bond brick which have now been painted. Each elevation consists of a single, central entry door – No. 43 has a timber flush door, No. 45 has a brick arched lintel above the timber recessed door with beaded incised panels. Two windows flank each door and have soldier brick arches and rendered sills. They appear to have been replaced with aluminium. The verandah across the front is flat, clad with corrugated iron and hipped corners. Verandah supports are now pipe posts with a timber slat privacy wall between. No. 43 verandah is enclosed with a timber slat balustrade while No. 45 is only partially enclosed with a similar balustrade. The verandah floor to No. 43 remains in timber, while No. 45 consists of concrete.

The fence to No. 43 is decorative timber palisade painted in yellow and deep red. The fence to No. 45 is of weldmesh panels attached to pipe post fence with wire mesh panel attached to pipe frame gate.

Both dwellings are consistent with the dominant streetscape setback. The front gardens contain recent plantings which do not contribute greatly towards the setting of the historic dwellings. The footpath to No. 45 has been altered to include multi-coloured tiles.

Both dwellings appear to be in good condition, though the roof of No. 43 shows signs of some deterioration.

Condition	Good	Fair	Poor
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## Alterations and Additions

- No. 43
  - Wall mounted air-conditioning unit to side (northern) elevation\*
  - Aluminium windows\*
  - Timber posts to verandah
- No. 45
  - Roof replaced
  - Weldmesh fence\*
  - Pipe posts to verandah\*
  - Security screens to door and windows\*
  - Aluminium windows\*
  - Concrete verandah floor\*

Due to a series of alterations and additions to the dwellings, in particular to No. 45, the integrity of the dwellings is considered to be moderate.

Integrity	High	Moderate	Low
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*\* element detracts from the overall significance of the place*

## Historical Notes

Construction years	c. 1882-1891
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the dwellings are located was subdivided as part of Want's Estate in 1856. They were likely built between c. 1882-1891 for Ellen Amelia Rawlings, wife of Samborne Rawlings, who was a carriage builder from Randwick. She was the daughter of John McDowell, a gentleman of Granville who later acquired title to these houses and then bequeathed them to his daughter in his will. The dwellings are both shown on a street alignment survey of c.1891. They are also shown on 1914 Water Board plan.

Today, the dwellings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the front fence at No. 45 should be replaced with a timber picket fence and the pipe posts to verandah should be replaced with timber posts. The missing balustrade of the verandah should also be reinstated.
- Should the opportunity arise, all aluminium windows should be replaced with timber windows.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Semi-detached Cottages	I46
Heritage Study	Semi-detached Cottages	I46
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images



No.43 and No.45 Grimwood Street.



No. 43 Grimwood Street.



No. 45 Grimwood Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Italianate Cottage		
<b>Site Image</b>			
<b>Address</b>	4 Hewlett Street Granville, NSW 2142		
<b>Lot/Section/DP</b>	15	-	1067637
<b>Draft Cumberland LEP ID</b>	I47		
<b>Former LEP ID</b>	I122 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 4 Hewlett Street is of local significance for its historic, aesthetic and representative values. Built in 1883, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. It was built in conjunction with No. 42 The Avenue, during the early subdivision of the Drainwell Estate. The building retains its aesthetic significance through the retention of much of its original fabric and detailing. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it makes a positive contribution to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The building demonstrates representative qualities of an intact Victorian Italianate cottage.

## Criteria Assessment

a) Historic	Built in 1883, the item relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area. It was built in conjunction with No. 42 The Avenue, during the early subdivision of the Drainwell Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building retains its aesthetic significance as through the retention of much of its original fabric and detailing. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it makes a positive contribution to the overall streetscape character of the Conservation Area of the Granville Conservation Area – Residential Precinct.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The building demonstrates representative qualities of an intact Victorian Italianate cottage.

### Physical Description

The dwelling is a single storey brick Victorian Italianate residence with a slate roof. The dwelling features rendered brick walls with decorative plaster mouldings to front and brick to side elevations. The gabled roof features a projecting gable front and two tall rendered brick chimneys with cornice decoration (one has two terracotta pots) and another shorter brick chimney at the rear. The projecting gable end features timber fretted open scroll barge boards and finial with a faceted bay below. The bay window features a corniced parapet and flat roof. All other windows have rendered corniced brick sills with bracket decoration below, and rounded brick arches (above side windows). The verandah features a concave corrugated iron roof with hip corner, across front to projecting gable. Verandah floor is of tessellated tiles and rolled sandstone edges, its posts are Corinthian cast iron columns, and it has cast iron brackets and frieze. The front door is a Victorian four panel door with bolection moulds. The fence is timber is a new picket fence that replaces a post and rail with cyclone wire infill and chain wire set in tube frame gate with wrought iron scroll pattern across top. A very old frangipani tree exists in rear yard. The building also contains a possible rear extension. The building features a deep setback with a very modest, European landscaping setting. While the setting contributes to the aesthetic significance of the item, it is a contemporary landscape and is not of heritage significance.

Overall the condition of the building is good. The building appears to be well maintained having undergone a recent renovation. The exterior appears to be recently painted with a contemporary colour scheme.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Rear extension
- Modified windows
- New exterior paint\*
- New fence

Although modified the building retains a high level of integrity through its retention of original fabric and detailing.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1883
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.



The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was built was purchased on 30 March 1883 by Henry Sargent Winter, builder of Newtown. Winter was probably one of the builders of the Royal Hotel, South Street.

Winter also constructed No.42 The Avenue. In order to do so, he had to mortgage the land along The Avenue on 20 April 1883 to finance the building of both dwellings. By October the houses were complete, although Winter made several unsuccessful attempts to sell them. On 16 May 1884 the mortgagee sold the houses by auction to Coates & Harper, timber merchants of Parramatta.

Today, the building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		
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Other recommendations and/or comments:

- Should the opportunity arise, a historic paint scheme should be reinstated for the exterior.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I47
Heritage Study	Single Storey Residence	I47
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View from Hewlett Street to the north and east elevations.




View from Hewlett Street to the north elevation.



View from Hewlett Street to the rear extension.

## Heritage Inventory Sheet

<b>Item Name</b>	Late Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	6 Hewlett Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	Part Lot 14	D	975348
<b>Current LEP ID</b>	I44 (Cumberland LEP)		
<b>Former LEP ID</b>	I123 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	August 2024		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The house at 6 Hewlett Street is of local significance for its historic and aesthetic values, and as a representative example of a modest Victorian weatherboard cottage. Built during the 1880s, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

## Criteria Assessment

a) Historic	The dwelling relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area and was built in conjunction with the early subdivision of the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as a modest Victorian weatherboard cottage that contributes to the character and significance of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a modest Victorian weatherboard cottage.

## Physical Description

The architectural style of 6 Hewlett Street is transitional between late Victorian and Federation periods. The dwelling is a single storey residence of weatherboard construction with iron hipped roof and a rendered brick chimney with cornice decoration. The weatherboard construction along the front elevation is designed to imitate ashlar masonry. The side elevations of the building appear to have been replaced with vinyl cladding.

The verandah contains an Ogee verandah roof enclosed by a brick balustrade with coloured glass at each end, restrained iron lace work and timber flooring. Timber chamfered post are set on the brick piers with a rendered coping. This is accessed by three concrete steps with a steel handrail. The verandah construction appears to be a later addition to the original building and dated to the Federation period.

The windows are sashed and fronted by modern security grills. The front door has a transom light and round headed glazed sidelights above timber door. Bolection mould encloses glazed shaped panel in the upper door, below is a timber curved collection mould panel. The fence is an aluminium cyclone wire fence with wire mesh panel attached to pipe frame gate. There appears to be a rear addition to the building. The surrounding landscape is predominately concrete and contains a shared driveway with No.8 Hewlett Street. A garage of weatherboard construction with a pitched roof and roller door is located to the rear of the property.

Within the curtilage of the listed property, is a dwelling at 8 Hewlett Street. The dwelling is a brick, single storey Federation cottage, with a gabled roof. Clad in corrugated iron, the roof features a central gablet with a single timber bargeboard and timber louvers, and a single brick chimney with stepped string courses. The verandah features a distorted bullnose roof, supported on timber chamfered posts, with a decorative timber valance. The timber posts are supported on brick piers and enclosed by a brick balustrade with coloured glass at each. The brick balustrade features darker bricks along the capping and cornices, as well as pebble concrete capping. This is accessed by a curved staircase that is also clad in pebble concrete. The windows are sliding sash, with rendered sills. The front door has a transom light and round headed glazed sidelights above timber door.

Overall the condition of both buildings is good.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Partly enclosed brick verandah\*
- Possible rear addition
- Contemporary security screens to windows
- Vinyl recladding of side elevations

The building retains a moderate level of integrity.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1895
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was built was purchased for £100 on January 1895 by William Adams, a local painter of Granville. Shortly after its purchase a weatherboard cottage was erected on site. The dwelling was tenanted for several years. Adams was employed by Lyons & Collier. This allotment was one of many blocks in the family's possession. At the time of the purchase they were living on the corner of Hewlett Street and The Avenue in a rendered brick Victorian cottage at No. 36 The Avenue.

The building remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- 1880s Liberty Plains Parish A Map

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images



View from Hewlett Street to Late Victorian cottage.




View from Hewlett Street to the west elevation and driveway between 8 Hewlett Street.



View east to 6-8 Hewlett Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	'Loch Marie' – Federation Queen Anne Cottage		
<b>Site Image</b>			
<b>Address</b>	18 Hewlett Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	998959
<b>Draft Cumberland LEP ID</b>	I49		
<b>Former LEP ID</b>	I124 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottage, 'Loch Marie', at 18 Hewlett Street, Granville is of local significance for its historic, aesthetic and representative values. Built in 1900-01, the dwelling relates to turn of the century development of Granville which continued to be driven by the industrial activity in the wider area. The building retains its aesthetic significance through the retention of much of its original fabric and architectural detailing as a quality Federation Queen Anne cottage. It has additional significance as part of the Granville Conservation Area – Residential Precinct which it makes a positive contribution to the overall streetscape character of the Conservation Area and is located on a prominent corner site. The items significance is further enhanced by the similarities in age, design, use and materials with other houses along the street. The item demonstrates representative qualities of a fine, intact Federation Queen Anne cottage built in Granville, c.1900.

## Criteria Assessment

a) Historic	Built in c.1900-01, the item relates to the twentieth development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building retains its aesthetic significance through the retention of much of its original fabric and architectural detailing as a quality Federation Queen Anne cottage. It has additional significance as part of the Granville Conservation Area – Residential Precinct which it makes a positive contribution to the overall streetscape character of the Conservation Area and is located on a prominent corner site. The

	items significance is further enhanced by the similarities in age, design, use and materials with other houses along the street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of a fine, intact Federation Queen Anne cottage built in Granville, c.1900.

### Physical Description

The dwelling is a substantially sized Federation Queen Anne cottage, with a gabled hipped roof. It has an exposed brick construction comprising tuck-pointed bricks and Marseilles tiled roofs with exposed rafters. A combination of brickwork is employed in the building with darker, even toned face bricks used to the street facing facades, and commons bricks to its eastern façade. Rough cast rendered gable ends to the corner, north and western edges of the building provide definition to the building edges. A notable feature of the building is the wrap around verandah which extends between the north and western gable ends and, while its western end has been infilled as an extension of the house, the remaining sections of the verandah display paired timber tapered posts set on brick balustrades with rendered coping and rectangular niches with roughcast render. Other features include scrolled decorative timber valance and brackets to the verandah, bay windows to the north and western gable ends, sloping brick sills to the bay windows, segmental arched double hung sash windows to the eastern facade, a tuck-pointed brick corbelled chimney with a terracotta chimney pot, and a solid brick fence with bullnose brick coping, brick piers and wrought iron gate along the street facing property edges. A stripped canvas screen has been suspended from some parts of the verandah to be used as privacy screen. A timber arched gateway has been added recently to the brick fence along Hewlett Street. The fence has some instability as a result of vegetation growth in the vicinity.

A part gable, part skillion Colorbond roofed brick extension has been added to the southern end of the building, along with a two-car garage which has a skillion roof and is constructed partly of exposed brickwork and metal and plywood mesh walls.

Federation Queen Anne cottages typically contain a picturesque garden setting, although the landscape setting has been altered with the removal of a pine tree and jacaranda, the corner of Hewlett and Walter Streets retains a row of rose bushes that contribute to the aesthetic significance of the item. A concrete driveway has been added along the southern portion of the site, while a gravel driveway to an open, unpaved carpark has been added to the eastern side of the site.

The cottage is in a very good condition and appears to be well maintained.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Extension to southern end of building\*
- Enclosure of western end of verandah
- Timber arched gateway
- Two-car garage
- Canvas privacy screens to verandah

The building retains a high level of integrity with much of the original fabric and architectural detailing extant. Apart from the small extension at the southern end of the building, the item retains a consistent built form.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place



## Historical Notes

Construction years      1900-01

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was built was purchased as vacant land in June 1900 by Thomas Carson, a railway employee of Granville. The dwelling was built for him between 1900-01 and he had moved in by 1901. It was named 'Loch Marie' and remained Thomas Carson's house until he died in 1918. Thomas Carson was a member of a prominent local family which also had ties with the Bellingers.

The building remains use in as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, the Colorbond roofed brick extension to the southern end of the building should be removed as it is unsympathetic to the heritage character of the building and its setback enhances its prominence on the street.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	149
Heritage Study	Single Storey Residence	149
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View east along Hewlett Street.



View looking west of north elevation.



View south to cleared area, east of the dwelling, used as carpark.



View of brick extension along south elevation.




View of granny flat along southern boundary.



View north from Walter Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Arts and Crafts Cottage		
<b>Site Image</b>			
<b>Address</b>	20 Hewlett Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	3	-	775950
<b>Draft Cumberland LEP ID</b>	I50		
<b>Former LEP ID</b>	I125 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The cottage at 20 Hewlett Street is of local significance for its historic, aesthetic and representative values. Built in 1914, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The building retains its aesthetic significance as an intact Federation Arts and Crafts cottage through the retention of much of its original fabric and architectural detailing. The dwelling makes a positive contribution to the neighbouring heritage conservation area, Granville Conservation Area – Residential Precinct, which forms the eastern boundary of the property. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The cottage demonstrates representative qualities of a high-quality and intact Federation Arts and Crafts cottage built in Granville, c.1914.

## Criteria Assessment

a) Historic	Built in 1914, the item relates to the twentieth development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building retains its aesthetic significance as an intact Federation Arts and Crafts cottage through the retention of much of its original fabric and architectural detailing. The dwelling makes a positive contribution to the neighbouring heritage conservation area, Granville Conservation Area – Residential Precinct, which forms the eastern boundary of the property. This is enhanced by the similarities in age, design, use and materials with other houses along the street.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The cottage demonstrates representative qualities of a high-quality and intact Federation Arts and Crafts cottage built in Granville, c.1914.

### Physical Description

The dwelling at 20 Hewlett Street is a brick Federation Arts and Crafts period cottage with a gabled roof with a projecting gable to the street. The roof is clad in slate tiles with terracotta ridge cappings, two tall brick chimneys with roughcast render and expressed brick string courses with terracotta pots, and an antenna.

The front facade comprises of a rough cast rendered projecting gable end and a broken back verandah roof. The verandah roof is supported on timber posts with decorative fretwork, and exposed rafter ends under roof eaves. The verandah flooring is of later concrete/tile surface. The windows are timber framed casement window in sets of three with replaced glass panes, with rendered sills. The casement windows on the project gable feature an awning with decorative timber brackets. The windows along the side elevations are timber framed double hung sashes with rendered lintels and sills. An air conditioning unit is affixed to brickwork of the projecting gable.

The rear section of the site comprises of post 1940s addition in brick with a skillion roof. The extension is in keeping with the character of the building. A more recent single-storey granny flat with lean-to has also been added to the southern edge of the site.

A c.1950s low brick fence with a wrought iron gate fronts Hewlett Street, while a painted timber panel fence extends along the eastern and western boundaries of the property. There are no significant plantings within the curtilage.

Overall the condition of the building is fair. The slate roof requires some minor repairs to ensure there are no issues with water ingress and falling damp.

<b>Condition</b>	Good	<b>Fair</b>	Poor
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### Alterations and Additions

- Rear extension to cottage in brick
- Granny flat and lean-to at the rear
- Air-conditioning unit to front gable end of cottage
- Tiled flooring to verandah
- Replaced window panes
- Antenna to hipped roof

The building is considered to retain a high level of integrity with discreet rear extensions. The item retains a significant amount of original fabric and architectural detailing.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years 1914

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The original allotment for 20 Hewlett Street was transferred to James Herbert Dawes, a plumber of Granville, in November 1909. The cottage was shown in this position on the Water Board Detail Survey on May 1914. Rather than occupying the site himself, Dawes let the cottage to tenants.

Today, the building remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I50
Heritage Study	Single Storey Residence	I50
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View looking east along Hewlett Street to front façade.




View north along laneway of west elevation.



View south to granny flat built at the rear of the property.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Late Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	21 Hewlett Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	9	-	3071
<b>Draft Cumberland LEP ID</b>	I51		
<b>Former LEP ID</b>	I126 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 21 Hewlett Street is of local significance for its historic, aesthetic and representative values. Built in 1894, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The cottage retains its aesthetic significance as an intact late Victorian cottage. The dwelling makes a positive contribution to the overall streetscape character of Hewlett Street. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The cottage demonstrates representative qualities of a high-quality and intact late Victorian cottage built in Granville, c.1894.

### Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling makes a positive contribution to the neighbouring heritage conservation area, Granville Conservation Area – Residential Precinct, which forms the eastern boundary of the property. This is enhanced by the similarities in age, design, use and materials with other houses along the street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The cottage demonstrates representative qualities of a high-quality and intact late Victorian cottage built in Granville, c.1894.
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### Physical Description

The building on site is a single storey weatherboard cottage with a Colorbond hipped roof. The front of the building is occupied by a timber deck verandah covered by an ogee curved roof which is supported on open trellis cast iron posts. Shiplap weatherboard has been used on the front elevation, with feather edge weatherboard to the eastern façade. A rendered brick chimney with two flues and pots is located to the eastern side of the building. The dwelling has a recent skillion style extension to the rear.

A cast iron palisade fence on polychromatic brick base with a cast iron gate supported by steel posts forms the front of the property. The footpath leading to the front door is poured concrete, with a brick footpath leading to the side entry gate which is of timber. The dwelling features a deep setback with no established garden in the front yard.

The cottage is in a good condition overall, although the cast iron palisade fence is in need of repair and maintenance works.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Skillion roofed weatherboard extension to the rear.
- Security screen to front door

The item retains a high level of integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1894
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This allotment was transferred late in 1898 to Alfred Trimmer, a mechanical engineer of Granville. However, the dwelling was built as early as 1894. The area was subdivided in May 1894 and Trimmer himself has lived in this house on this land since late 1896. He appears to have purchased this land after the subdivision. This cottage is shown on the 1914 Water Board Survey.

The building remains in use as a private residence.



Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- The cast iron palisade fence is in need of repair and maintenance works.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I51
Heritage Study	Single Storey Residence	I51
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations


1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	'Rockleigh' – Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	23 Hewlett Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	8	-	3071
<b>Draft Cumberland LEP ID</b>	I52		
<b>Former LEP ID</b>	I127 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 23 Hewlett Street is of local significance for its historic and aesthetic values, and as a representative example of an early Federation cottage in the area. Built in 1895, the dwelling relates to the late nineteenth century development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

### Criteria Assessment

a) Historic	The item relates to the early residential development of Granville in response to the movement of industry away from Sydney from 1880 to 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of an early Federation cottage.



## Physical Description

The building on site is a single-storey Federation weatherboard cottage with a Colorbond hipped roof and a Colorbond bullnose verandah, atop brick foundations. The weatherboards to the street facing elevation have a rusticated appearance to resemble stone blocks, with feather edged weatherboards to side. The verandah roof is supported on simple timber posts with cast-iron lacework, atop timber floorboards. The windows on the front façade are timber framed double hung sash with a contemporary flyscreen. The windows feature wide timber architraves with a decorative timber sill.

The footprint of the building has been extended to the rear, with additions made to the south-western end of the building. This includes the construction of a shed with a gabled roof and a skillion roof rear addition. The dwelling has a name plaque - 'Rockleigh'.

The front of the property is lined by a white timber palisade fence with wide posts and with art deco style metal gates. A native Ficus type tree, possibly a fig, is located in the front yard. The landscape is largely informal, however contributes the aesthetic values of the item and the setting.

Overall, the cottage is in a good condition and appears to be well maintained.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Extension to the building along its south-western side.
- Rear additions of gable roof shed and lean-to.
- Solar panels to the roof along its south-western and southern ends.

The building retains a high level of integrity.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1895
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This allotment was transferred to Granville builder Edward Phillips in 1894. At the first listing of Hewlett Street in the Sands Directory in 1896, William Phillips is listed here. Phillips transferred the cottage to Thomas Sands, a wood and coal merchant of Granville in July 1895, who is listed in the Directory at this address from 1897 onwards.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I52
Heritage Study	Single Storey Residence	I52
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.


### Additional Images



View to north elevation.



## Heritage Inventory Sheet

<b>Item Name</b>	Granville Police Station		
<b>Recommended Name</b>	Former Granville Police Station		
<b>Site Image</b>			
<b>Address</b>	12 Hutchinson Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	1183707
<b>Draft Cumberland LEP ID</b>	I53		
<b>Former LEP ID</b>	I128 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Law Enforcement	

## Curtilage Map



## Statement of Significance

The former Granville Police Station is of local significance for its historic, aesthetic and rarity values. Built in 1885, the item is historically significant as an early Victorian style police station built to serve the growing population of Granville. The building allows for the interpretation of the early settlement pattern of Granville and the administration of peace and justice during this time. The item has additional historic significance for its continued use as a police station until 2010. The item is of aesthetic significance as an intact example of Victorian Police Station that strongly contributes towards the aesthetic character of the Granville Conservation Area – Civic Precinct, in addition with other nearby historic buildings. This is enhanced by the level of original fabric and architectural detail retained. The item is a rare example of this building type within the local context of Granville and more broadly within the Cumberland LGA.

## Criteria Assessment

a) Historic	Built in 1885, the item is historically significant as an early Victorian style police station built to serve the growing population of Granville. The building allows for the interpretation of the early settlement pattern of Granville and the administration of peace and justice. The item has additional historic significance for its continued use as a police station until 2010.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact example of Victorian Police Station that strongly contributes towards the aesthetic character of the Granville Conservation Area – Civic Precinct, in addition with

	other nearby historic buildings. This is enhanced by the level of original fabric and architectural detail retained.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is a rare example of this building type within the local context of Granville and more broadly within the Cumberland LGA.
g) Representativeness	The item does not meet this criterion.

### Physical Description

The former Granville Police Station is a single-storey brick building in a U-shape which has undergone numerous additions over the years. The station features a single storey brick Victorian cottage, constructed of sandstock bricks laid in English Bond pattern. The building features a hipped roof and skillion verandah roof. The verandah is clad with in corrugated iron and supported on timber posts with cast iron brackets. Windows feature timber multi-paned sash windows, with rendered sills below. This building features two chimneys with rendered brick and cornice decoration. The recessed, infilled verandah connecting to the brick cottage to the other brick building is completed with aluminium weatherboard-like panels and aluminium framed windows. Former elements of the verandah remain in the form of timber posts with cast iron brackets.

The fence is a painted acorn-top, timber picket fence. The front door has a transom light above Victorian timber four panel door with upper panels glazed. Incremental additions to the building relate to the former use and current occupation of the building. Security cameras and steel security grills are affixed to windows exterior of windows. A carport and modern skillion addition are located to the rear of the item.

There are some plantings along the front façade that contribute to the aesthetic setting of the item, however, are contemporary and not of heritage significance.

Overall, the building condition is considered good, in which the roof appears to be a recently re-clad.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Skillion addition to the rear
- Infilled verandah with aluminium framed windows\*
- Contemporary security grills
- Modern lights and security cameras

The building retains a moderate level of integrity.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years      1885, 1907-1911

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

With the growth of the area a need for police protection became evident, especially amongst members of the commercial and professional men living in Granville. A group led by John Nobbs prevailed upon the Colonial Government to erect a police station building in Hutchinson Street. According to an article in the Cumberland Mercury, the new police station was to be built on land which the station is located was a former orange grove on land behind the St Marks Church and next to the residence of Dr Curtayne. The complex included a lockup-keepers residence. This was a two-bedroom cottage with a hall through it. Beside the cottage was the office / charge room of the station. The lock up contained two roomy cells. These were completed in 1885.

The police station required the lock-up buildings to be extended in 1907-11. The building remained in use by the NSW Police Force until 2010, when a new three storey building was constructed at 2-8 Carlton Street, Granville. The new building provided the force with upgraded facilities to serve the growing population.

The building is currently occupied by Multicultural Disability Advocacy Association of NSW.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X



<b>3.</b> Consider delisting as an individual item from the LEP.		<b>8.</b> Maintain heritage landscape elements and schemes.		<b>14.</b> Future uses for this item should be compatible with its historical functions/ associations.	
<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>		
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the verandah infill should be removed, and the open verandah reinstated.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville Police Station	I53
Heritage Study	Granville Police Station	I53
National Trust Australia Register	Police Station	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Bullivant, J. 1995. *A Brief History of Granville Police Station*. Granville: Granville Historical Society.
- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



View west to front façade of the former police station.



View west to lock up added c.1911.




Detail of enclosed verandah.



View southwest along Hutchinson Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Knox Presbyterian Church		
<b>Recommended Name</b>	Knox Presbyterian Church		
<b>Site Image</b>			
<b>Address</b>	14 Hutchinson Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	1050714
<b>Draft Cumberland LEP ID</b>	I54		
<b>Former LEP ID</b>	I129 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Religion	



## Curtilage Map



## Statement of Significance

Knox Presbyterian Church is of local significance for its historic, aesthetic and representative values. Built in 1885, the church is of historic significance as an early Victorian Church built to serve the growing Presbyterian community of Granville, a function that continues today. The building presents an intact Victorian church which contributes positively to the heritage significance of Granville Conservation Area – Civic Precinct in unison with other historic buildings in the area. The item demonstrates representative qualities of an intact Victorian Free Gothic brick church built in Granville, in 1885.

### Criteria Assessment

a) Historic	The item is of historic significance as an early Victorian Church built in 1885 to serve the growing Presbyterian community of Granville.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact Victorian Free Gothic Church that makes a strong contribution to the Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact Victorian Free Gothic brick church built in Granville in 1885.

## Physical Description

The single-storey Victorian church is built in the Free Gothic style with a steep hipped gable roof clad with diamond shaped asbestos-tiles with terra-cotta ridge capping. The Facades feature machine made bricks laid in the English bond pattern with bands of contrasting colour, with brick buttresses capped in sandstone. The windows have Gothic arches of brick in a lighter colour, some with stained glass panes, others sash. The front door has a Gothic arch in entrance porch above timber double doors with large decorative cast iron hinges. A timber bellcote is located next to the entrance on the eastern elevation.

Within the curtilage of the church is a weatherboard clad church hall and residence. The surrounding landscape contains some established plantings along the Hutchinson Street footpath and younger plantings between the gravel carpark and grassed area surrounding the church. The carpark is accessed off a concrete lined and gravel filled driveway. Although the church retains a deep setback within the allotment, it is visually prominent within this area due to the low-scale buildings surrounding.

Overall, the building's condition is considered good, though there are some biological growth issues to the roof.

Condition	Good	Fair	Poor
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## Alterations and Additions

- None.

The building retains a high level of integrity.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1885
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The church was designed by James Tosh, of the firm Robinson and Tosh Architects, and built by John Dempsey and John Payne. The church opened for services in 1885. Early in the 20th Century new work was carried out on the building, by 1916, three windows had been opened in the west wall which considerably brightened the interior. The shingles on the roof were also replaced in 1919. In 1919, Thomas Fowle, when writing the History of Granville, found it a 'plain dismal looking structure', an opinion which would find little favour today, and it is an excellent instance of changes in architectural fashions.

Today, the building is still in use as a Presbyterian church.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- A Conservation Management Plan should be prepared for this site to understand in greater detail the history and significance of the place, as well as how to manage change and monitor conditions of the site.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Knox Presbyterian Church	I54
Heritage Study	Knox Presbyterian Church	I54
National Trust Australia Register	N/A	-

## Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



Overview of the church and carpark.



## Heritage Inventory Sheet

<b>Item Name</b>	Terrace Housing		
<b>Recommended Name</b>	Jamieson Street Terrace Group		
<b>Site Image</b>			
<b>Address</b>	6, 8, 10, 12, 14 Jamieson Street Granville NSW 2142		
<b>Lot/Section/DP</b>	1-5	-	778262
<b>Draft Cumberland LEP ID</b>	I55		
<b>Former LEP ID</b>	I130 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	Local		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The terrace housing group at 6-14 Jamieson Street is of local significance for its historic, associative aesthetic values, and as a representative example of Victorian period terraces in the area. The group is historically significant as it relates to suburb development in the 1880s, which was driven by the relocation of several large manufacturing industries away from Sydney and close to the railway. It presents as a key part of the larger historic building stock in the area and makes a positive contribution to the streetscape character of the Granville Conservation Area – Civic Precinct. The significance of the terrace group is enhanced by its association with James Bellinger and its relationship with the Victorian Italianate house opposite at 29 Jamieson Street.

### Criteria Assessment

a) Historic	This item historically significant as it relates to suburb development in the 1880s, which was driven by the relocation of several large manufacturing industries away from Sydney and close to the railway.
b) Associative	The building group is associated with James Bellinger, a key property owner and developer between 1880 and 1912 in Granville.
c) Aesthetic/Technical	This item is aesthetically significant as a well-kept Victoria style terrace group.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	This item is representative of Victorian period terrace houses.

## Physical Description

The group consists of a row of five (5), two-storey Victorian style terraces. While some of the structures have undergone alterations and additions, they are collectively a highly intact group that retain their form and scale.

The terraces are generally of painted brick with gabled corrugated iron roofs. The overall structure is based on gabled roofs with fir walls protruding from roof and front walls as privacy walls. In general, original features survive in varying capacities across the dwellings, including cast iron remains on balconies, French doors, parapets and sash windows. There are three chimneys in total, with two central rendered chimneys containing corbels shared by two pairs of residences and one residence containing a single chimney of the same style. Verandahs are skillion, with corrugated iron roofs over the upper level across front covering both ground and first floor. Verandah features include a timber deck to the first floor, ground floor tiles of varying types, painted brick privacy walls, cast iron balustrades on first floor and cast-iron brackets and frieze. Windows feature rendered sills and curved rendered arches. Exterior doors have transom light over French doors with bolection moulded panels below and glazed panels above. Front doors have transom light above Victorian timber six panel doors. Fences are timber picket with matching gate.

At the rear, all dwellings retain the original rear second-storey form. Some have been extended at the rear on the ground floor only. The dwellings feature a consist setback with a small front yard. The front landscape generally contains small, contemporary gardens that are not of any heritage value.

Overall, the groups condition appears to be good. The terraces present as a well-maintained group.

Condition	Good	Fair	Poor
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## Alterations and Additions

### 6 Jamieson Street

- Decorative lacework has been removed
- Contemporary security screens and grills to window and door openings

### 8 Jamieson Street

- Entry path and porch tiling replaced with modern tiles\*
- Contemporary security screens and grills to window and door openings

### 10 Jamieson Street

- Entry path and porch tiling replaced with modern tiles\*
- Contemporary security screens and grills to window and door openings

### 12 Jamieson Street

- Entry path and porch tiling replaced with modern tiles in a heritage style
- Contemporary security screens and grills to window and door openings

### 14 Jamieson Street

- Roof has been replaced
- Entry path paving replaced with brick\*
- Front fences replaced
- Contemporary security screens and grills to window and door openings

The Jamieson Street row of terraces retain a high level of integrity. While some of the structures have undergone minor alterations and additions, they are collectively a highly intact group that retain their form and scale.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years      c. 1880-1883

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

In September 1880, James Bellinger, a well-off farmer of Fairfield who developed a profitable orchard and vineyard, Overton Park, growing oranges, apples and stone fruit, began construction on the terrace group at 6-14 Jamieson Street. When big land sales opened up at the then Parramatta Junction (Granville), the sale began with the auction of Wetherill's subdivision. On 16 October 1875, Bellinger purchased one of the best blocks in the subdivision. His two-acre (0.81 hectare) plot was bounded by Mary Street, Railway Street (now The Avenue), and Jamieson Street. It was on this site that he constructed a block of five terraces between c1880-1883. These were the first of a large number of rental properties he built between 1880 and his death in 1912. By 1898, Bellinger owned 22 houses in Granville according to a letter he wrote to Council.

In March 1883, he conveyed one of the dwellings within the terrace to his son-in-law Thomas Carson for 350 pounds. In 1885, Fuller's directory showed a number of tenants occupying this terrace, in addition to Carson. Bellinger later built No. 29 Jamieson Street (across the road from this terrace group) in the Victorian filigree style. Smithfield held on to these rental terraces until his death, upon which time they passed to his daughters.

Today, the buildings remain in use as private residences.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X



<b>3.</b> Consider delisting as an individual item from the LEP.		<b>8.</b> Maintain heritage landscape elements and schemes.		<b>14.</b> Future uses for this item should be compatible with its historical functions/ associations.	
<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>		
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Terrace Group	I55
Heritage Study	Terrace Group	I55
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

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2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
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## Additional Images



Jamieson Street terrace group



14 Jamieson Street front facade



12 Jamieson Street front façade



10 Jamieson Street front façade




8 Jamieson Street front façade



6 Jamieson Street



## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Arts and Crafts Cottage		
<b>Site Image</b>			
<b>Address</b>	17 Jamieson Street, Granville NSW 2124		
<b>Lot/Section/DP</b>	18	1	4013
<b>Draft Cumberland LEP ID</b>	I56		
<b>Former LEP ID</b>	I131 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The cottage at 17 Jamieson Street, Granville is of local significance for its historic, aesthetic and representative values. Built in 1905, the building historically relates to the residential development of Granville in response to the movement of industry away from Sydney. The item is a fine example of a Federation residence built by local builders and craftsmen. The item retains its aesthetic significance through the retention of much of its original fabric and architectural detailing. It has additional significance as part of the Granville Conservation Area –Civic Precinct which it makes a positive contribution to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The cottage demonstrates representative qualities of an intact Federation Arts and Crafts cottage built in Granville, c.1905.

### Criteria Assessment

a) Historic	The item relates to the development of Granville in response to the movement of industry away from Sydney.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as a highly intact Federation style dwelling and contributes positively to the streetscape values of Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of the Federation style of dwelling.

## Physical Description

The site contains a single-storey, face brick Federation dwelling with contrasting brick string courses, gabled hipped iron roof, two profiled brick chimneys and a projecting flying gable front with timber finials and elaborate timber detailing on the gable end. The house has a bullnose verandah to the front with fretwork and a tessellated tiled front porch, with white marble edges on a brick base. The verandah posts are turned timber spindle valance and scalloped decorated valance. Windows are double-hung timber sash with coloured panels, sandstone sills and soldier dark brick curved arches. The front entry door has a transom light and sidelights. The front door is five paneled with three glazed panels above a lock rail and timber bolection moulded panels below.

The site is bounded by a modern timber picket fence to the front and modern, solid unpainted timber fence along the southern boundary. The garden area forward of the front setback contains several mature plantings which largely screen the dwelling from the streetscape.

The building is fair condition overall, though some timber elements to the front roof gable end show signs of deterioration. There are also signs of some structural movement with cracking around window lintels and to the base of the structure.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Timber picket fence along the front
- Solid, unpainted timber fence added along the side elevation

The item retains a high level of integrity with much of original fabric and detailing extant.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1905
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The subject site was purchased as vacant land in 1905 by George Watts, an engine driver local to Granville. He immediately mortgaged the land to build the cottage which survives today, having the dwelling built by local builders and craftsmen. The mature plantings on site do not relate to the early setting of the dwelling, as shown by the 1943 aerial imagery of the area. Today, the building remains in use as a private residence, however, appears to be unoccupied.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the building should be assessed for water ingress issues.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I56
Heritage Study	Single Storey Residence	I56
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
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- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

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2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images



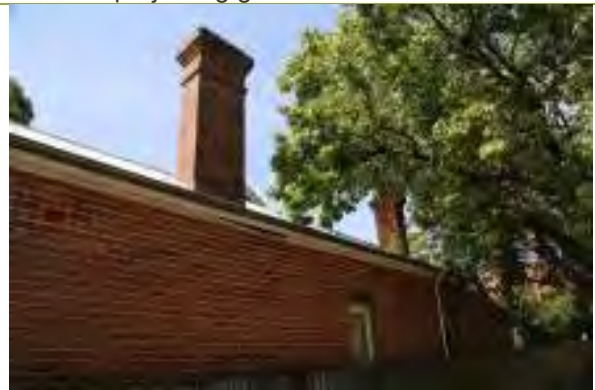
View from laneway to southern elevation.



Detail of projecting gable.




Detail of verandah.



Detail of the southern elevation.

## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined Residences		
<b>Recommended Name</b>	Semi-detached Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	22 and 24 Jamieson Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1-2	-	550210
<b>Draft Cumberland LEP ID</b>	I57		
<b>Former LEP ID</b>	I132 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The semi-detached Federation cottage at 22 and 24 Jamieson Street, Granville is of local significance for its historic and aesthetic values. Built c.1910, the semi-detached cottage relates to the residential growth of Granville that occurred in response to the relocation of industry away from Sydney to Granville between 1880 and 1930. The item retains its aesthetic significance as an intact Federation cottage with Victorian architectural influences, that retains its original form and much of its original architectural detailing. The item forms part of a larger group of historic houses in the area which were built during that period. This is enhanced by the similarities in age, design, use and materials. Although the semi-detached cottage has been modified over time with the addition of new decorative elements, the item contributes positively towards the aesthetic character of the Granville Conservation Area – Civic Precinct.

## Criteria Assessment

a) Historic	The item has historic significance as related to the concurrent purchase and development of land within Jamieson Street, in response to the early development of Granville and movement of industry away from Sydney.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as an intact Federation cottage with Victorian architectural influences, that retains its original form and much of its original architectural detailing. This item forms part of a larger group of historic houses in the area which were built during that period. This is enhanced by the similarities in age, design, use and materials. Although the semi-detached cottage has been modified



	over time with the addition of new decorative elements, the item contributed positively towards the aesthetic character of Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	With varied timber detailing, the item does not meet this criterion for any one particular architectural style.

### Physical Description

The item is a symmetrical single-storey, semi-detached Federation cottage constructed of weatherboard on a brick foundation with some Victorian architectural influences. The front elevation features weatherboard panels imitating sandstone block masonry. The roof is a gabled hip clad in replaced corrugated galvanized iron with two tall brick corbelled chimneys. The semi-detached cottage has a continuous Ogee verandah roof with hipped corners. The verandah is supported in the centre by a brick privacy wall with two decorative timber posts either side with decorative brackets of different styles atop timber floorboards. The central painted brick privacy wall has recessed blind arches and adjoins a timber picket fence dividing the two residences. The houses feature timber framed sash windows with sidelights and decorated timber sills. The windows along the façade of 22 Jamieson Street feature steel bars. Each dwelling features a transom light and sidelight flanking a five paneled door with three glazed panels above lock rail and timber bolection moulded panels below, fronted by a contemporary security screen door. Both dwellings have been extended to the rear with single-storey lean-to additions.

The semi-detached cottage features a modest setback that aligns with the neighbouring properties, creating a consistent setback along Jamieson Street. The dwellings each contain informal, contemporary front gardens of little heritage significance. However, the property at 24 Jamieson Street has a mature tree in the front yard that is of moderate significance. The property shares at the front a timber, acorn topped picket fence with matching gate.

Overall, the semi-detached cottage is in a good condition and appears to be well maintained. The property at 22 Jamieson Street features a refreshed paint scheme. The timber fascia below the guttering on the property at 24 Jamieson Street shows signs of minor deterioration.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Single-storey rear extension to both properties
- Replaced roof sheeting
- Security screen doors
- Security bars on windows
- Timber flooring to verandah

Overall the item retains a high level of integrity as evident through the retention of much of its original architectural detailing and overall form. The item has had sympathetic repairs made to building with the replacing of the roof fabric on a like for like basis.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*



## Historical Notes

Construction years      c. 1910

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

In conjunction with other properties on Jamieson Street, these two lots were purchased as vacant land in 1903-1904 by Albert and Sydney Carson who was the sons of Thomas Carson, Stephen Chandler and his wife Florence, and by Rebecca Hill wife of Roland Hill of Chatswood. In the ensuing years, a series of dwellings were built for the owners, both for owner-occupation and for rental. By 1914, the entire street was complete. Many of the owners lived in the street or nearby. Even the Hills moved to Granville from Chatswood.

The erection of these dwellings was a direct response to the improved conditions in Sydney in the early 1900's.

Today, the buildings remain in use as private residences.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	

4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined Residences	I57
Heritage Study	Conjoined Residences	I57
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
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### Additional Images



View of 22 Jamieson Street front façade.



View to 24 Jamieson Street front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined Residences		
<b>Recommended Name</b>	Semi-detached Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	26 and 28 Jamieson Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	101-102	-	775235
<b>Draft Cumberland LEP ID</b>	I58		
<b>Former LEP ID</b>	I133 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	August 2019		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The semi-detached Federation cottage at 26 and 28 Jamieson Street, Granville is of local significance for its historic and aesthetic values. Built in c.1910, the item is historically related to the residential development of Granville that followed the relocation the industry away from Sydney in Granville between 1880 and 1930. The item retains its aesthetic significance as an intact semi-detached Federation cottage with Victorian architectural influences. The item forms part of a larger group of historic houses in the area which were built during that period. This is enhanced by the similarities in age, design, use and materials of historic houses along Jamieson Street. Although the dwellings have been modified over time with the addition of new decorative elements, the item continues to make a positive contribution to the aesthetic character of the Granville Conservation Area – Civic Precinct.

## Criteria Assessment

a) Historic	Built in c.1910, the item is historically related to the residential development of Granville that followed the relocation the industry away from Sydney to Granville between 1880 and 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item retains its aesthetic significance as an intact semi-detached Federation cottage with Victorian architectural influences. The item form part of a larger group of historic houses in the area which were built during that period. This is enhanced by the similarities in age, design, use and materials of historic houses along Jamieson Street. Although the dwellings have been modified over time with the addition of new decorative elements, the item continues to make a positive

	contribution to the aesthetic character of the Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	With varied timber detailing, the item does not meet this criterion for any one particular architectural style.

### Physical Description

The item is a symmetrical single-storey, semi-detached Federation cottage constructed of weatherboard on a brick foundation with some Victorian architectural influences. The front elevation features weatherboard panels imitating sandstone block masonry. The roof is a gabled hip clad in replaced corrugated galvanized iron with a tall brick corbelled chimney. The semi-detached cottage has a continuous Ogee verandah roof with hipped corners. The verandah is supported in the centre by a brick privacy wall with two decorative timber posts either side with decorative brackets of different styles (timber and metal lacework) atop timber floorboards. The central painted brick privacy wall has recessed blind arches and adjoins a timber picket fence dividing the two residences. The item has timber framed sash windows with sidelights and decorated timber sills. The front door has a transom light and sidelights, flanking a five paneled door with three glazed panels above lock rail and timber bolection moulded panels below. Both dwellings have been extended to the rear with single-storey lean-to additions.

The semi-detached cottage features a modest setback that aligns with the neighbouring properties, creating a consistent setback along Jamieson Street. The dwellings each contain informal, contemporary front gardens of little heritage significance. The cottage at 28 Jamieson Street is more densely vegetated. The front boundary fence to both properties is a shared timber picket fence with matching gate.

Overall, the semi-detached cottage is in a good condition and appear to be well maintained.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Replaced metal lacework to 26 Jamieson Street.
- Replaced roof sheeting
- Single-storey rear extension to the rear of both properties
- Contemporary security screen doors.

The item retains a high level of integrity.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

In conjunction with the other properties on Jamieson Street, these two lots were purchased as vacant land in 1903-1904 by Albert and Sydney Carson who were the sons of Thomas Carson, Stephen Chandler and his wife Florence, and by Rebecca Hill, wife of Roland Hill of Chatswood. In the ensuing years, a series of dwellings were built for the owners, both for owner-occupation and for rental. By 1914, the entire street was complete. Many of the owners lived in the street or nearby. Even the Hills moved to Granville from Chatswood.

The erection of these dwellings was a direct response to the improved conditions in Sydney in the early 1900's.

Today, the buildings remain in use as private residences.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		11. The condition of this item is poor. Condition and maintenance should be monitored.		
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Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined Residences	I58
Heritage Study	Conjoined Residences	I58
National Trust Australia Register	House	N/A

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

#### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images




View to 26 Jamieson Street front façade.



View to 28 Jamieson Street front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Two Storey Residence		
<b>Recommended Name</b>	'Overton' – Victorian Filigree Terrace		
<b>Site Image</b>			
<b>Address</b>	29 Jamieson Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	744216
<b>Draft Cumberland LEP ID</b>	I59		
<b>Former LEP ID</b>	I134 (Parramatta LEP),		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 29 Jamieson Street, Granville, otherwise known as "Overton/Longford", is of local significance for its historic, associative, aesthetic and representative values. The building is historically linked to the residential growth of Granville that occurred in conjunction with the relocation of industry to the area between 1880 and 1930. The significance of the dwelling is enhanced by its association with James Bellinger, its construction by local builders and craftsman, and its historic connection to the terrace group across the road at 6-14 Jamieson Street which were also constructed by Bellinger and heritage listed. The building retains its aesthetic significance as a fine, intact example of a freestanding Victorian filigree terrace with landscape aesthetic qualities that are rare to the area. The house is highly intact when viewed from the street and strongly contributes to the streetscape values of the Granville Conservation Area - Civic Precinct. The item demonstrates representative qualities of an intact Victorian terrace built in Granville, c.1887.

## Criteria Assessment

a) Historic	This item is historically significant as related to suburb development in the 1880s, driven by the relocation of several large manufacturing industries away from Sydney. It is historically associated with the terrace group across the road at 6-14 Jamieson Street, Granville.
b) Associative	The building group is associated with James Bellinger, a key property owner and developer between 1880 and 1912 in Granville.
c) Aesthetic/Technical	This item is aesthetically significant as a fine Victorian filigree dwelling which has a prominent streetscape presence and landscape setting. The house is highly intact when viewed from the street and strongly

	contributes to the streetscape values of the Granville Conservation Area - Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact Victorian terrace built in Granville, c.1887.

### Physical Description

The dwelling at 29 Jamieson Street is a two-storey freestanding Victorian filigree terrace. The building is of brick with a rendered finish. The roof is gabled with decorative barge boards, finials at each end and slate roofing. The roof also contains a single rendered brick chimney with cornice decoration. The bullnose verandah contains Corinthian fluted cast iron posts, balustrades and brackets with lacework detailing. On the southern end of the verandah is an arched opening. The dwelling also contains a verandah to the rear. The porch across the ground floor and across the rear of the dwelling has a tessellated tile floor with sandstone edges, while the first floor is timber. The house also has two Juliet balconies on the north side elevation. Windows have rendered brick corniced sills with bracket decoration below and decorated label moulded arches. Exterior doors on first floor have transom lights over French doors with glazed panels above timber bolection moulded panels. The front door has segmented arches above sidelights and stenciled glazed transom light with "Longford" in stencil, and a timber four panelled door with risers.

The dwelling has been extended to the rear with a painted, two-storey brick structure with a skillion roof. A small lean-to, single storey addition has been added to that. A single-storey, face brick shed with a highly corroded iron gable roof is situated at the very back of the property. All extensions are visible from the neighbouring carpark.

The dwelling has a deep setback from the street which is unusual when compared with other dwellings in the area. The setback features a period style fountain in the front garden which has a Grecian urn top and head of lion below. The setback also contains a concrete footpath and concrete driveway. The front of the property is fenced by a palisade cast iron fence set into large cast iron barley-twist posts on dwarf wall. The front landscape contributes to the aesthetic significance of the item.

Overall, the condition of the building is good, though the slate roof has a significant amount of biological growth.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Two-storey brick extension with a skillion roof\*
- Single-storey lean to addition
- Single-storey, face brick shed to the rear of the property

The building retains a high level of integrity with minor rear additions that are a discreet addition to the dwelling that do not impact upon an intact roof form. The item retains a high level of original and significant fabric.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*



## Historical Notes

Construction years      c1887

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

"Longford/Overton" was built c.1887 by James Bellinger, a well-off farmer of Fairfield who developed a profitable orchard and vineyard, Overton Park, growing oranges, apples and stone fruit. When big land sales opened up at the then Parramatta Junction (Granville), the sale began with the auction of Wetherill's subdivision. On 16 October 1875, James purchased one of the best blocks in the subdivision. His two-acre (0.81 hectare) plot was bounded by Mary Street, Railway Street (now The Avenue), and Jamieson Street. He constructed his dwelling on this lot for the purpose of renting. In 1880, he took the first step towards building his own home in the area. He bought a block (2,024 sq. metres) on the eastern side of Jamieson Street, from Thomas Carson, who had become his son-in-law the previous year. He paid 90 pounds for the property. He contracted a builder, believed to have been John Fewster, to build a two-storey house, and occupied it c.1887. Though the door light of the building says "Longford", sources state he named the house "Overton" after the English village where he was born. The building is noted as 'Overton' in the 1890 Sands Directory. Bellinger moved into the dwelling and took up the role of a local gentleman. This was one of a large number of rental properties he built between 1880 and his death in 1912. By 1898, Bellinger owned 22 houses in Granville according to a letter he wrote to Council.

Today, the building remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X

<b>3.</b> Consider delisting as an individual item from the LEP.		<b>8.</b> Maintain heritage landscape elements and schemes.	<b>X</b>	<b>14.</b> Future uses for this item should be compatible with its historical functions/ associations.	
<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>		
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Two Storey Residence	I59
Heritage Study	Two Storey Residence	I59
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.

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- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society
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### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

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### Additional Images



View of front façade from Jamieson Street.



Detail of the rear of the property.



James Bellinger's House on the left (Source: The Granville Guardian, Volume 20, Issue 9, published by Granville Historical Society Inc).




View to the rear of the property.



View of neighbouring development on Jamieson Street.



## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Queen Anne Dwelling		
<b>Site Image</b>			
<b>Address</b>	30 Jamieson Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	6	2	4013
	1	-	963437
<b>Draft Cumberland LEP ID</b>	I60		
<b>Former LEP ID</b>	I135 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 30 Jamieson Street, Granville is of local significance for its historic, aesthetic and representative values. Built c.1910, the item is a modest Federation period house which relates to the early twentieth century residential development of Granville that occurred in conjunction with the industrial and commercial development of Granville between 1880 and 1930. The item makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Civic Precinct. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The item demonstrates representative qualities of an intact Federation cottage, built c.1910.

### Criteria Assessment

a) Historic	The item has historic significance as related to concurrent purchase and development of land within Jamieson Street in response to industrial activity.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as a Federation style dwelling which contributes positively to the streetscape values of Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact Federation cottage, built c.1910.

## Physical Description

The dwelling is a single storey, Federation Queen Anne style residence constructed with tuck pointed brick with a hipped roof clad with Marseille tiles and a projecting gable to the street. The projecting gable features a decorative timber bargeboard and finial, with painted timber soffits and a semi-circular timber framed sash window, with coloured multipaned upper sashes, a rendered corniced sills and semi-circular label moulds above arches over windows that are set on a brick string course. The upper gable end also features a corniced string course with roughcast render above an expressed brick string course.

The verandah has Marseille tiled skillion roof that extends from main roof across front to projecting gable. The verandah roof is supported on cast iron decorated openwork posts, atop tessellated tile flooring and white marble steps and edge. The rendered edge of the steps features decorative glazed ceramic insets, addressed by a painted concrete path. A pair of French doors open to the verandah and are fronted by white painted timber shutters. The front door has transom light and sidelight flank a five panelled door with three glazed panels above lock rail and timber bolelection mould panels below. All are with coloured glazing.

Front fence is solid brick fence with brick coping and brick piers connected by galvanised pipe and Cyclone wire set in tube frame gate with wrought iron scroll pattern across top. The front yard features some informal and contemporary plantings that are not significant however contribute to the setting.

The item appears to be in a good condition, however there is some damp brickwork in the gable end that has biological growth.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Rear skillion extension
- Refreshed paint scheme to the bargeboard and exposed timber rafters and soffits.

Overall, the item retains a high level of integrity. The rear skillion addition is an extension of an existing built form that is a discreet addition to the dwelling.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

In conjunction with other properties on Jamieson Street, these two lots were purchased as vacant land in 1903-1904 by Albert and Sydney Carson, who were the sons of Thomas Carson, Stephen Chandler and his wife Florence and by Rebecca Hill, wife of Roland Hill of Chatswood. In the ensuing years, a series of dwellings were built for the owners, both for owner-occupation and for rental. By 1914, the entire street was complete. Many of the owners lived in the street or nearby. Even the Hills moved to Granville from Chatswood. The erection of these dwellings was a direct response to the improved conditions of Granville in the early 1900's.

The dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the future opportunity arise, the brickwork on the front façade should have its tuck pointing reinstated.



### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I60
Heritage Study	Single Storey Residence	I60
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations


1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Detail of tiles embedded in the front steps.

## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined residences		
<b>Recommended Name</b>	'Lockerbie' and 'Keswick' – Federation Dwelling		
<b>Site Image</b>			
<b>Address</b>	32-34 Jamison Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	4A-B	-	106295
<b>Draft Cumberland LEP ID</b>	I61		
<b>Former LEP ID</b>	I136 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The semi-detached Federation dwellings, 'Lockerbie' and 'Keswick' are of local significance for their historic, aesthetic, and representative values. Built c.1910, the item is historically linked to the residential growth of Granville that occurred between 1880 and 1930 in conjunction with the relocation of large manufacturing industries to the area. The item retains its aesthetic significance as a highly intact Federation Queen Anne dwelling with much of its original fabric and architectural detailing. The item makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Civic Precinct. The item forms part of a larger group of historic houses which were built during the same time along Jamieson Street, resulting in the similarities in age, design, use and materials. The item demonstrates representative qualities of intact semi-detached Federation Queen Anne dwelling built in Granville, c.1910.

## Criteria Assessment

a) Historic	Built c.1910, the item is historically linked to the residential growth of Granville that occurred between 1880 and 1930 in conjunction with the relocation of large manufacturing industries to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item retains its aesthetic significance as a highly intact Federation Queen Anne dwelling with much of its original fabric and architectural detailing. The item makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Civic Precinct. The item forms part of a larger group of historic houses which were built during the same time along Jamieson Street, resulting in the similarities in age, design, use and materials.



d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact semi-detached Federation dwelling built in Granville, c. 1910.

### Physical Description

The item is a symmetrical single storey semi-detached Federation dwelling. The item is constructed of red brick, laid in Flemish bond pattern with remnant tuck pointing evident along the front façade. The roof is hipped with a central gablet vent and two flanking projecting gables with exposed rafters. The roof of 34 Jamieson Street is clad with corrugated iron sheets, while the roof of 32 Jamieson Street has replaced corrugated galvanised iron sheets. The item has two tall brick chimneys with stepped rich courses and roughcast render.

Each gable end features timber shingle cladding in gables with spindle ladder screen and finial above and with a semi-circular timber sash windows below with a rendered corniced sill and Victorian label mould arches with stops above. The upper sashes are multipaned coloured glass, with the lower central sash fronted by a lightweight aluminium framed flyscreen. Windows along the side elevations are timber framed double hung sashes with brick segmental arches fronted by lightweight flyscreens.

The dwelling features a paired brick arch porch entrance with a skillion corrugated iron roof between the flanking projecting gables. The brick arches feature a Victorian label mould arch with stops above. Each cottage features a name plate above the moulded arch of the porch, No.32 is 'Lockerbie' and No.34 is 'Keswick'. The front doors have transom lights and sidelights, around a five panelled door with three glazed panels above lock rail and timber bolection mould panels below, all with coloured glazing. This is fronted by a contemporary security screen.

The item shares a painted acorn top timber picket fence and gate. Both dwellings have been extended to the rear with a single-storey, flat roof structure. The dwelling features planting along the front façade, which may be contributing the issues with water ingress and ground settlement issues. This is particularly evident on the façade of 34 Jamieson Street that features a severe cracking in the brickwork.

Overall the condition of the dwellings is fair. There is evidence of structural movement around the front window of 34 Jamieson Street with severe cracking in the brickwork. There are also some dilapidated timber elements of the timber finial of the property at 32 Jamieson Street.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Single-storey rear extensions to both dwellings
- Replaced roof sheets of 32 Jamieson Street
- Contemporary security screen doors.
- Lightweight flyscreens

The item retains a high level of integrity with the retention of much of the building original architectural detailing intact.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years | 1910

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

In conjunction with other properties on Jamieson Street, these two lots were purchased as vacant land in 1903-1904 by Albert and Sydney Carson were the sons of Thomas Carson, Stephen Chandler and his wife Florence, and by Rebecca Hill, wife of Roland Hill of Chatswood. In the ensuing years, a series of dwellings were built for the owners, both for owner-occupation and for rental. By 1914, the entire street was complete. Many of the owners lived in the street or nearby. Even the Hills moved to Granville from Chatswood.

The erection of these dwellings was a direct response to the improved conditions of Granville in the early 1900's.

The dwellings remain in use as private residences.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	

<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>	
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>	
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Monitor, record and repair cracking in the brickwork of the façade of 34 Jamieson Street – ‘Keswick’ to prevent issues with water ingress and differential movement.
- A suitably qualified heritage trades specialist should undertake the repair works.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined residences	I61
Heritage Study	Conjoined residences	I61
National Trust Australia Register	Semi-detached houses comprising: Lockerbie and Keswick	No ID number

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LHA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



34 Jamieson Street - 'Keswick'




32 Jamieson Street - 'Lockerbie'



Detail of cracking on the front façade of 34 Jamieson Street - 'Keswick'.



## Heritage Inventory Sheet

<b>Item Name</b>	St Marks's Anglican Church, Hall and Rectory		
<b>Recommended Name</b>	St Marks's Anglican Church and Rectory		
<b>Site Image</b>			
<b>Address</b>	39 Jamieson Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	10	-	604547
<b>Draft Cumberland LEP ID</b>	I62		
<b>Former LEP ID</b>	I138 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Religion	

## Curtilage Map



## Statement of Significance

The St Mark's Anglican Church and Rectory in Granville is of local significance for its historic, associative, aesthetic and representative values. The church and rectory are historically significant for their ability to demonstrate the early residential development of Granville between 1880 and 1930, as they were built to serve the growing Catholic community of Granville in the late eighteenth and early nineteenth century.

Built in 1882, St Mark's Church has historical significance which is enhanced by its association with the well-known architect, Edmund Blackett. The church retains a high level of original detail and is aesthetically significant as an intact Victorian Free Gothic Style stone church. The church has representative qualities of an intact and example of a Victorian period church.

The Rectory of St Mark's built in 1904 and is historically associated with architect, Routledge Louat. The rectory retains a high level of intact detailing and is of aesthetic significance as a substantially intact Federation Queen Anne style residence. The Rectory demonstrates representative qualities of a fine example of a Federation Queen Anne style residence.

The item retains a prominent position with the streetscape and is assisted by the established garden landscape surrounding the item. Together the church and rectory make a significant and positive contribution to the heritage character of the Granville Conservation Area – Civic Precinct.

## Criteria Assessment

a) Historic	The church and rectory are historically significant as items built to serve the growing Catholic community of Granville in the late eighteenth and early nineteenth century.
b) Associative	The church is associated with the well-known architect, Edmund Blackett. The rectory is associated with architect Routledge Louat.
c) Aesthetic/Technical	The items are of aesthetic significance as an intact example of Victorian Free Gothic Style Church paired with a later Federation period Queen Anne rectory. The item retains a prominent position with the streetscape and is assisted by the established garden landscape surrounding the item. Together the church and rectory make a significant and positive contribution to the heritage character of the Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The complex demonstrates representative qualities of a Victorian Church and a later Federation period Queen Anne residence.

## Physical Description

### Church:

The church is a Victorian Free Gothic style stone church with a slate gable roof and gablet vents topped by metal finials. The masonry consists of rustic sandstone walls with sandstone quoins and buttresses. A sandstone addition with a skillion roof is located to the west of the north elevation. The window arches feature sandstone label moulds above windows and doors. The windows contain lead lights. The main entrance door features a steep pitched gable Gothic arch over entrance porch. The fence is constructed of rusticated sandstone with sandstone coping and piers with pyramid tops, wrought iron gates and features a columbarium.

### Hall:

The hall was not visible and is potentially demolished. The former listing sheet describes the building as a single storey nineteenth century weatherboard building with a steeply pitched iron roof and multi-paned high windows. The associated iron bell tower is extant and located to the north of the Church. It shares the sandstone fence wall with the adjoining St Marks Church. Other features include fibro skillion attached to south side.

### Rectory:

The Rectory is a two-storey Queen Anne style residence constructed of red brick in stretcher bond bands of contrasting colour. The roof construction is hipped with projecting gable front and with smaller gable over entrance, clad with Marseilles tiles. The roof has three brick chimneys with dark brick strapwork forming a cross. The verandah roof is also clad with Marseille tiles and is an extension from main roof over upper verandah, which is across front to projecting central gable on both floors. The verandah floor is of concrete and is supported on Gothic brick arch under projecting gable. It has timber ladder valance between paired timber posts and timber brackets, and decorative timber balustrade. The windows are multi-paned with sloping rendered brick sills and Gothic arches. Exterior doors have sidelights flanking French doors. There are transom lights and sidelights flanking the front door. The columbarium sandstone fence wall separates the church and the rectory. The building features a deep setback and substantial front garden. A contemporary carport is located to the southeast of the residence, accessed via a concrete strip driveway with gravel fill.

The church, hall and rectory are linked by plantings. This landscaped garden surrounding Church and rectory features mature palms and cypresses that are of heritage value.

Overall the condition of the buildings is considered fair. There are some signs of salt damage to sandstone masonry with some spalling occurring in the upper courses of the boundary wall and microbiological growth on the roof of both the church and rectory.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Early sandstone addition with skillion roof to Church
- Carport with a pitched roof and roller door to the south of the Rectory
- Church hall demolished (?)

The church retains a high level of integrity.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1883 (Church), 1904 (Rectory)
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

This building was designed by the firm of Blacket & Son and it is believed that Edmund Blacket was responsible for the design. The Foundation Stone was laid on 3 May 1882. The building was erected by William Thackeray. On 13 January 1883 the building was officially opened but it only contained a nave and a temporary church. Stained glass windows were provided by Orlando Jones, a local resident. It was not until 1920 that additions designed by R G Routledge were commenced. Even when dedicated on 4 Nov 1922 it was not complete and had a wooden vestry.

The Hall was erected 1902 for the Catholic Apostolic Church in Margaret Street, where it was largely patronised by the Dawes family. When the church closed down it was given to St. Mark's and moved bodily into the grounds of St. Mark's. Part of the furnishings of St. Mark's came from the Catholic Apostolic Church. This includes a fine altar made from Tasmanian blackwood.

Early in the twentieth century, it became clear that the Rector of St. Mark's would need a substantial Rectory adjacent to the church. The foundation stone was laid on 29 November 1902 by the Governor of NSW. This building was designed by Routledge Louat.

The fence was designed by Saumarez-Smith in 1910. The columbarium was incorporated into the fence in 1945.

The site is still used for the church.



Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- A Conservation Management Plan should be prepared for this site to understand in greater detail the history and significance of the place, as well as how to manage change and monitor conditions of the site.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	St Marks's Anglican Church, Hall and Rectory	I62
Heritage Study	St Marks's Anglican Church, Hall and Rectory	I62
National Trust Australia Register	St Mark's Anglican Group comprising; St Mark's Anglican Church, St Mark's Anglican Rectory Hall	No ID Number

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Rectory.



View south of boundary fence along Jamieson Street and Mary Street.



View of the western elevation of St Mark's Church from Jamieson Street.



View of the southern elevation of St Mark's Church from Mary Street.



Detail of land atop sandstone boundary fence along west elevation.



Detail of windmill between north elevation of church and Rectory.



## Heritage Inventory Sheet

<b>Item Name</b>	Two Storey Residence		
<b>Recommended Name</b>	Federation Queen Anne Residence		
<b>Site Image</b>			
<b>Address</b>	40 Jamieson Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	2	4013
	1	-	455505
<b>Draft Cumberland LEP ID</b>	I63		
<b>Former LEP ID</b>	I139 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	

	Level 2	Residential buildings (private)
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### Curtilage Map



### Statement of Significance

The dwelling at 40 Jamieson Street, Granville is of local significance for its historic, aesthetic, rarity and representative values. The item is of historical significance for its link to the residential development of Granville that occurred in conjunction with the relocation of large manufacturing to the area between 1880 and 1930. Built in 1905, the building is associated with the subdivision of the Drainwell Estate and the suburban formation of Jamieson Street during this period. The item retains its aesthetic significance as an intact Federation period Queen Anne style residence built by local builders and craftsmen, that retains much of its original fabric and architectural detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Civic Precinct. The item retains a prominent position within the streetscape and makes a positive contribution towards the overall character of the Conservation Area. While the item demonstrates representative qualities of an intact and fine Federation Queen Anne residence, the item has rarity values as a rare architectural style within the Granville Conservation Area – Civic Precinct.

### Criteria Assessment

a) Historic	The item is historically significant for its connection to the early subdivision and development of Granville.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The item is of aesthetic significance as an intact Federation Queen Anne residence that retains much of its original fabric and architectural detailing. The item has additional aesthetic significance as part of the Granville Conservation Area – Civic Precinct
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item has some significance as a rare building type within the Granville Conservation Area – Civic Precinct.
g) Representativeness	The item demonstrates representative qualities of a fine Federation period Queen Anne style residence.

### Physical Description

The site contains a two-storey Federation Queen Anne face brick villa with Marseilles tiled roof. The roof is hipped, with projecting hip and gable to front and side elevations, and features terracotta ridge ornament. There are two tall brick chimneys with stepped corbels on rendered base with squat terracotta pots. The facades are tuck pointed, with blue-black string lines above and below window openings. The verandah is roofed with Marseilles tiled skillion extending from main roof over upper verandah which is across front and returning to projecting gable and hip on both floors. The verandah floor is of tessellated tiles and white marble steps on the ground floor with timber on first floor. The verandah is supported on timber posts, stop chamfered, with timber ladder balustrade on first floor and timber brackets. Exterior doors have transom lights above timber Victorian style four panel doors, with upper panels glazed. On the first floor, transom lights are above timber Victorian style four panel doors, with coloured glazed panels above the lock rail. Main (front) door has a transom light above Victorian timber four panel door with bolection moulded panels. The dwelling has a small, single-storey brick extension to the Mary Street elevation with a hopped tiled roof and aluminum windows.

The property retains a prominent corner position within the streetscape, with an established garden landscape along the Jamieson and Mary Streets frontage. The property boundary is marked by a modern steel rooftop mesh fence.

The dwelling was under renovation works during the 2019 site inspection. Overall, the dwelling is in a good condition, although there is some evidence of timber deterioration to the verandah.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Brick extension to the Mary Street elevation with a hipped tiled roof
- Alarm fixed to the exterior
- Modified concrete ramp entrance
- Security grills to windows on the lower façade.

Overall, the building retains a high level of integrity with much of its original fabric intact. The building features minor modifications to the exterior with the inclusion of security screens to windows on the lower façade. The brick extension at the rear of the property does not represent significant fabric and is an intrusive addition to the overall form of the building.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years 1905

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

In conjunction with other properties on Jamieson Street, these two lots were purchased as vacant land in 1903-1904 by Albert and Sydney Carson who were the sons of Thomas Carson, Stephen Chandler and his wife Florence, and by Rebecca Hill wife of Roland Hill of Chatswood. In the ensuing years, a series of dwellings were built for the owners, both for owner-occupation and for rental. By 1914, the entire street was complete. Many of the owners lived in the street or nearby. Even the Hills moved to Granville from Chatswood.

The building is now used as the NSW Government Health, Western Sydney Local Health District Community Rehabilitation Service

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring	X		



		development (form, scale, bulk, setback and height).		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>	
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Two Storey Residence	I63
Heritage Study	Two Storey Residence	I63
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001 The History of Granville 1919. Granville: Granville Historical Society.
- Watson, J. 1992. Granville, from forest to factory. Granville: Granville Historical Society

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View of the southern elevation as viewed from Mary Street.




View of the southern elevation as viewed from Mary Street.



View of the vegetation at the corner of Mary and Jamieson Streets.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	53 John Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	35	2	947
<b>Draft Cumberland LEP ID</b>	I64		
<b>Former LEP ID</b>	I140 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottage at 53 John Street, Granville is locally significant for its historic and aesthetic values. Built c. 1884, the modest Victorian cottage relates to late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The dwelling has an unusually deep setback from the street, located over the opposite side of Duck Creek from John Street. This deep, landscaped setback makes for an unusual and notable heritage setting for the item and, in addition with other dwellings on the street, reflects the early street alignment.

### Criteria Assessment

a) Historic	Built c. 1884, the modest Victorian cottage relates to late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has an unusually deep setback from the street, located over the opposite side of Duck Creek from John Street. This deep, landscaped setback makes for an unusual and notable heritage setting for the item and, in addition with other dwellings on the street, reflects the early street alignment.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.



## Physical Description

The site consists of a single storey vernacular brick Victorian cottage. The original portion of the dwelling has a gabled corrugated iron roof which would once have had scalloped pattern barge boards. The verandah is concaved and corrugated iron, extending from main roof, across front of original building only, supported on pipe posts and with a crossed timber balustrade. The front elevation consists of rendered brick and contains a single-entry door, the material of which was not visible on site. Two sets of timber casement windows flank the door on either side. The dwelling has a later addition to the east, constructed of fibro and set on a brick base. The extension has made considerable effort to match the tradition style of the original dwelling, adopting timber casement windows and a gabled corrugated iron roof with a barge board and finial.

The dwelling is built above the Duck Creek line, on the northern side. This makes for extremely deep and unusual building setback within the street. The dwelling is accessed by a paved walkway leading to a timber footbridge over the creek. The dwelling is then accessed by a set of concrete stairs. The property fence is of weldmesh panels attached to pipe posts across front, with three rail timber fence either side of bridge across creek. The front of the property is bound by a recent metal palisade fence, while the eastern boundary is lined by a Colorbond fence.

Landscaping on the site largely consists of open grassed areas, with one large gum tree along the western boundary of the property towards the street. Another younger gum tree is also present halfway along the property on the western side.

From the street, the dwelling appears to be in good condition.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Fibro extension
- Weldmesh fence to creek line\*
- Recent metal palisade fence to front property boundary
- Colorbond fence to eastern property boundary\*

As the dwelling has undergone a sizable extension to the east, altering the overall form and street facing elevation of the dwelling, the dwelling is considered to have moderate integrity.

Integrity	High	Moderate	Low
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*\* element detracts from the overall significance of the place*

## Historical Notes

Construction years	c1884
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the

workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The dwelling was originally part of Blaxcell's Drainwell Estate and subdivided on 26 January 1882 as 'The Meadows Estate' which comprised of over 150 allotments. By 1886, the SANDS directory indicates that John Davies was living in the property. Duck Creek runs across the property, which was channelised after the dwelling was constructed as part of the Public Works Act, 1912- Granville Stormwater Drainage: Duck Creek Main Channel Extension.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I64
Heritage Study	Single Storey Residence	I64
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, Granville, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



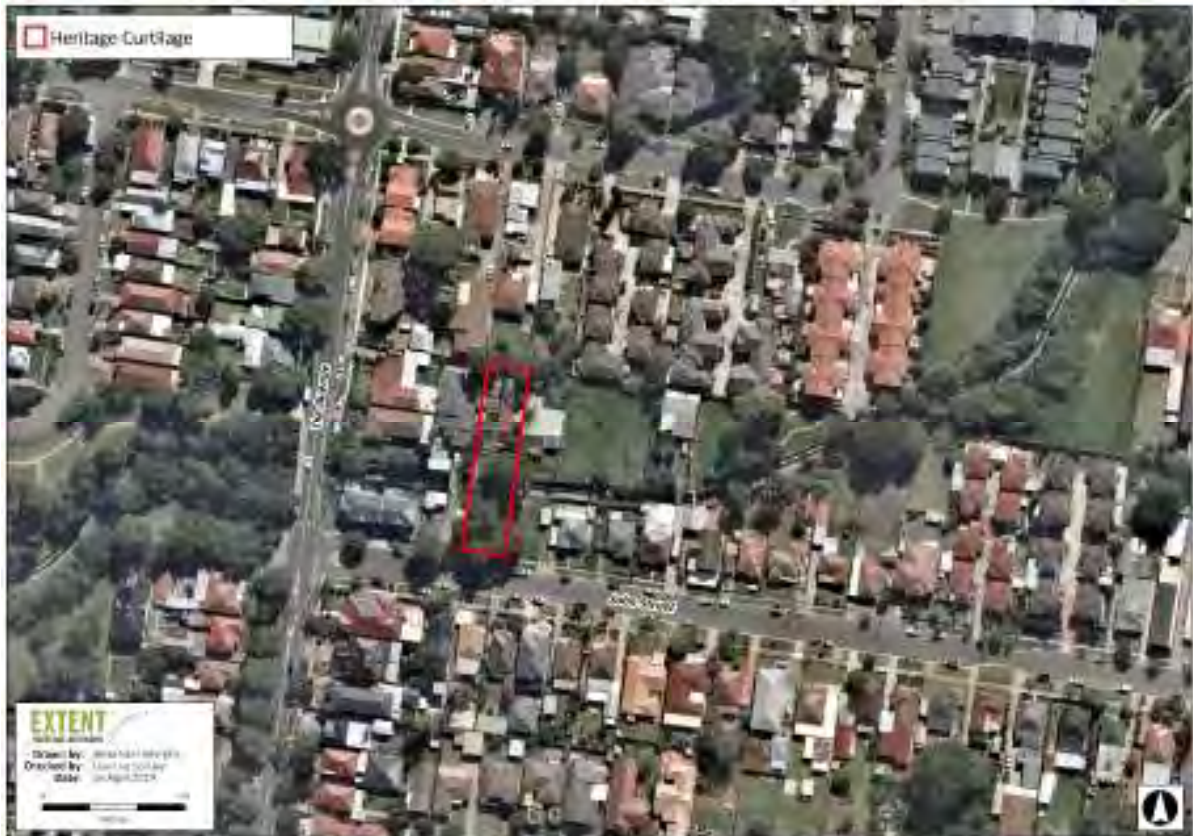
Overview of cottage with deep setback.



## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined Residences		
<b>Recommended Name</b>	Victorian Semi-detached Residences		
<b>Site Image</b>	 <p>Dwelling was not visible during the site inspection.</p>		
<b>Address</b>	55 and 57 John Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	1	-	103190
	1	-	850572
<b>Draft Cumberland LEP ID</b>	I65		
<b>Former LEP ID</b>	I141 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The semi-detached houses at 55-57 John Street, Granville is locally significant for its historic and aesthetic values. Built c.1884, the Victorian semi-detached dwellings relate to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The dwellings have an unusually deep setback from the street, located over the opposite side of Duck Creek from John Street. This deep, landscaped setback makes for an unusual and notable heritage setting for the item and, in addition with other dwellings on the street, reflects the early street alignment.

### Criteria Assessment

a) Historic	Built c. 1884, the Victorian semi-detached dwellings relate to late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwellings have an unusually deep setback from the street, located over the opposite side of Duck Creek from John Street. This deep, landscaped setback makes for an unusual and notable heritage setting for the item and, in addition with other dwellings on the street, reflects the early street alignment.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item does not meet this criterion.
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### Physical Description

As the dwellings were not visible during the site inspection, the following physical description has been quoted from the former listing sheet for the item:

*Single storey brick Victorian building comprising two dwellings with rendered fronts, painted brick sides and gabled iron roof with timber fretwork barge boards. Built up above the creek level and on the opposite side from John Street. Each cottage has a sashed window at front. No.55 has bullnose corrugated iron roof over verandah across front. No. 57 has concave corrugated iron extending from main roof over verandah across front. Both properties have timber picket fence and gates.*

The site is heavily landscaped with a range of native and introduced species. It is difficult to assess whether this is a planned landscaped related to the original dwellings.

As the site was inaccessible during the site inspection, a condition rating has not been provided.

Condition	Good	Fair	Poor
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### Alterations and Additions

- The building was undergoing major construction work during the site inspection.

As the site was inaccessible during the site inspection, an integrity rating has not been provided.

Integrity	High	Moderate	Low
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\* element detracts from the overall significance of the place

### Historical Notes

Construction years	c. 1884
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the existing dwellings are located was purchased by Thomas Fewster, a bricklayer of Granville. It is likely that he was related to John Fewster, the builder of No. 32 Walter Street, Granville. The land was mortgaged in March 1884 to erect the existing cottages. Fewster was living in one of the cottages by 1885. He sold the cottages in 1892.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined Residences	I65
Heritage Study	Conjoined Residences	I65
National Trust Australia Register	N/A	-



### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations


1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View towards driveway of No. 55.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Workers Cottage		
<b>Site Image</b>			
<b>Address</b>	5 Margaret Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	115160
<b>Draft Cumberland LEP ID</b>	I66		
<b>Former LEP ID</b>	I143 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included.		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The item at 5 Margaret Street is of local significance for its historic and aesthetic values. Built in 1909, the cottage is historically significant as it relates to the early twentieth century residential development of Granville which occurred in conjunction with the relocation of large manufacturing industries to the area. Though the building has some aesthetic significance as a modest workers cottage, the building is substantially modified and is not an intact example of its type. The dwelling relates to other cottages of a similar date and scale in along Margaret Street, though it only makes a minor contribution to the overall streetscape character.

### Criteria Assessment

a) Historic	The item relates to the early twentieth century residential development of Granville that occurred in conjunction with the industrial and commercial development of the area between 1880 and 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has some aesthetic significance as a modest federation cottage that relates to similar buildings of a similar design and age within Margaret Street, though it has been modified.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.

## Physical Description

The dwelling is a single storey brick cottage, with a hipped roof with boxed eaves clad with replaced corrugated galvanised iron. The roof features two simple brick chimneys with corbelled caps. The façade is asymmetrical and single fronted with a new bullnose verandah and a pair of double hung sashed windows which appear to have internal shutters. The doorway is located to the right and features a top light. The brickwork was formerly tuck pointed, however is now painted. The bullnose verandah is a recent addition to the dwelling that replaces a modified flat roof verandah supported on steel hollow posts.

The building has been substantially altered with the inclusion of a large rear extension and a bullnose carport attached to the southern elevation of the dwelling. The carport features a beaded fascia to boxed eaves.

Other additions include a modern timber picket fence and contemporary paving. There are no other significant landscape features. The building is built to street alignment.

At the time of inspection the building was under renovation. It appeared to be in a good condition.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Rear single-storey extension
- Replaced verandah
- Roof is re-clad
- Carport located to the side of the property\*
- Contemporary paving of driveway
- Modern timber fence

The building retains a moderate level of integrity. Although modified with the inclusion of a rear extension the building has made an attempt to retain the significant fabric of the original core structure, form and scale.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1909
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.



This dwelling first appeared in the 1909 Sands Directory and was occupied by Julia Hodgson, widow of Granville. It is shown on the 1914 Water Board Detail Survey and appears to be one of the earlier cottages built on this side of Margaret Street.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the carport should be removed and replaced with more simplistic structure which does not obscure or confuse the overall design intent of the dwelling.
- The dwelling should be given an appropriate historic paint scheme informed by a suitably qualified heritage trades specialist.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I66
Heritage Study	Single Storey Residence	I66
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Front façade as viewed from Margaret Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Workers Cottage		
<b>Site Image</b>			
<b>Address</b>	8 Margaret Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	20	-	975668
<b>Draft Cumberland LEP ID</b>	I67		
<b>Former LEP ID</b>	I144 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The house at 8 Margaret Street, Granville is of local significance for its historic and aesthetic values and is representative as a modest Federation period cottage in the area. Built in 1905, the cottage is historically linked with the residential growth of Granville that occurred in association with the industrial and commercial development of the area. The cottage is of aesthetic significance as an intact early vernacular Federation period workers cottage. This significance is enhanced by the similarities in age, design, use and materials with other cottages in the area.

### Criteria Assessment

a) Historic	The item is historically linked with the residential growth of Granville that occurred in association with the industrial and commercial development of the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact early vernacular cottage.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a modest Federation period cottage.

## Physical Description

The dwelling is a typical early vernacular Federation period cottage more commonly referred to as a Workers Cottage. The dwelling is a single storey timber cottage with a traverse gable roof with an integrated skillion clad in corrugated iron, situated atop brick pier foundations. The roof also features a brick chimney. The house has a hipped Ogee verandah clad in original corrugated galvanised iron with replaced guttering supported on timber posts. The timber chamfered posts appear to be replaced and half treated. The verandah features replaced timber floorboards and is addressed by a concrete step. The dwelling has a symmetrical façade with two timber framed double hung sash windows flanking a central front door. Contemporary flyscreens and a security screen door front the windows and door. There is a garage located at the rear of the property that features rendered brick and a roller door. The dwelling features a flat roofed pergola at the rear.

The building does not contain any significant landscaping elements within the curtilage of the item. The properties boundary is marked by a modern weldmesh fence and gates.

Overall, the condition of the building is considered to be fair, although the building show signs of timber deterioration and biological growth on the roof. The pattern of deterioration, evident in the blistering of the paint is likely from the use of an acrylic based paint which retains moisture and causes the timber beneath to rot.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Replaced verandah post and floorboards\*
- Rear addition
- Garage located to the rear of the property
- Modern flyscreens and security screen door
- Concrete entry path
- Cyclone fencing\*

The building retains a high level of integrity, with the retention of the buildings form and much of its significant fabric. The rear extension is a discreet addition that respects the built form and space retained in the curtilage.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1905
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This dwelling first appeared in the 1905 Sands Directory and was occupied by Mrs M Hilder. It is shown on the 1914 Water Board Detail Survey and appears to be the earliest cottage built on this side of Margaret Street. In 1905, the site was owned by Susan Ritchie, wife of Robert Ritchie, a major manufacturer at Granville. She appears to have arranged for the construction of this cottage. In September 1909, she sold it for £160 to Sarah Roberts, wife of John Roberts, labourer of Granville. They are listed as living in this house in the Sands Directory from 1911 onwards.

The dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I67
Heritage Study	Single Storey Residence	I67
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images



View northwest along Margaret Street to front façade.



View west from Margaret Street to front façade.




Front façade.



Detail of front façade and east elevation.

## Heritage Inventory Sheet

Item Name	Tuena		
Recommended Name	'Tuena' – Federation Cottage		
Site Image			
Address	14 Margaret Street Granville, NSW 2142		
Lot/Section/DP	B	-	82513
Draft Cumberland LEP ID	I68		
Former LEP ID	I145 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential building (private)	

## Curtilage Map



## Statement of Significance

The Federation cottage, 'Tuena' at 14 Margaret Street, Granville is of local significance for its historic, aesthetic and representative values. Built in 1912, the item is historically significant for its link to the early twentieth century residential development of Granville that occurred in conjunction with the relocation of several large manufacturing industries to the area. The building retains its aesthetic significance as an intact weatherboard Federation cottage that retains much of original fabric. The dwelling makes a notable contribution to the character of the streetscape. The item demonstrates representative qualities of an intact weatherboard Federation cottage.

### Criteria Assessment

a) Historic	Built in 1912, the item relates to the residential development of Granville that occurred in conjunction with the movement of industry away from Sydney from 1880 to 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building retains its aesthetic significance as an intact weatherboard Federation cottage that retains much of original fabric. The dwelling makes a notable contribution to the character of the streetscape
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact weatherboard Federation cottage.

## Physical Description

The dwelling is a single storey weatherboard Federation residence with a hipped roof and a projecting gable. The roof is clad in iron and features a brick chimney with corbels and squat terracotta pots. The weatherboards are marked to resemble ashlar blocks, while the side elevations feature rusticated timber weatherboards. Some weatherboards have been replaced along the southern elevation. The verandah has a hipped skillion roof clad with corrugated iron which extends from main roof across the front to the projecting gable. The verandah is supported on timber stop chamfered posts with long timber brackets and a timber lattice infilled balustrade atop a concrete slab. The windows on the projecting gable is a set of three timber framed casement windows, with multipaned and a set of three top lights with a scrolled timber under sill. The window on the projecting gable and along the north elevation has a skillion pressed metal awning supported by decorative timber brackets. French windows located under the verandah are fronted by contemporary flyscreens. The front door has a transom light above timber door with three coloured glazed panels above with large glazed pane. Below lock rail are three horizontal bolecion moulded timber panels. Original letter opener and door handle in lock rail.

The dwelling appears to have been extended at the rear in stages. The first extension appears to have been an early addition, completed with rusticated weatherboards and a corrugated iron roof. The last addition features a flat rom and rusticated weatherboards with a painted white finish. The rear extensions have contemporary aluminium framed windows with flyscreens.

The dwelling features an established informal garden setting that includes a bush along the fence and a young Kentia Palm tree. The front garden formerly contained two very old palms in front yard, however they have been removed. The property boundary is marked by an acorn-top, timber picket fence with matching gate along the street. The north and south elevations are marked by a Colorbond pressed metal fencing.

Overall the condition of the building is considered fair. The roof cladding is quite corroded and deteriorated which led to the replacement of some corrugated iron panels. The timber elements are generally well cared for, however there are some timber elements along the side elevations that show signs of timber rot. The pattern of deterioration, evident in the blistering of the paint, is likely from the use of an acrylic based paint which retains moisture and causes the timber beneath to rot.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Replaced weatherboard cladding to the side elevations
- Possible rear extension
- Replacement of roof cladding in sections
- Modified landscape with the removal of two large established palms.

The building retains a moderate level of integrity.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*



## Historical Notes

Construction years      1912-1914

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The dwelling 'Tuena' was built between 1912 and 1914. The land in which Tuena is located as well as the allotment behind was purchased for £58 in August 1901, by Frederick Joseph Rose, a local carpenter of Granville. The land was mortgaged in 1903 for £175 and again in 1912 for £350. The first mortgage possibly enabled Rose to build the cottage he occupied facing Milton Street and the second probably was related to the erection of this property. Tuena was sold for £475 in July 1917 to James William Boughey, a wagon builder.

The building remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, the dwelling should be coated in an oil-based paint. The use of acrylic paint will exacerbate the rate of deterioration and adversely impact the condition of the building and significant fabric.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Tuena	I68
Heritage Study	Tuena	I68
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Front façade as viewed from Margaret Street.



Front façade and south elevation.



View of the north elevation as viewed from Margaret Street.



Detail of acrylic paint peeling and timber rot on the north elevation.



Detail of roof.



Image of the property c.1990s.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Cottage		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	24 Margaret Street Granville, NSW 2142		
<b>Lot/Section/DP</b>	1	-	724062
	B	-	966304
<b>Draft Cumberland LEP ID</b>	I69		
<b>Former LEP ID</b>	I146 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	August 2019		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential building (private)	



## Curtilage Map



## Statement of Significance

The house at 24 Margaret Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a modest Federation period cottage. Built in 1914, the building is historically linked with the early twentieth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The item retains its aesthetic significance as an intact Federation cottage with much of its original fabric and detailing intact. The dwelling makes a positive contribution to the heritage character of Margaret Street which is enhanced by the similarities in age, design, use and materials with other houses along the street. The item demonstrates representative qualities of an intact Federation cottage.

### Criteria Assessment

a) Historic	Built in 1914, the building is historically linked with the early twentieth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. It is also related to the subdivision of Drainwell Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item retains its aesthetic significance as an intact Federation cottage with much of its original fabric and detailing intact. The dwelling makes a positive contribution to the heritage character of Margaret Street which is enhanced by the similarities in age, design, use and materials with other houses along the street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item demonstrates representative qualities of an intact Federation cottage.
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### Physical Description

The dwelling is a single storey red brick Federation residence with a slate roof with terra-cotta ridging. The facade was built with tuck pointed stretcher bond, with bands of contrasting colour bricks and dark brick quoins. The roof is hipped with a projecting gable front and features a brick chimney with corbels. This has been replaced in sections with a new roofing material at the rear. The projecting gable features a decorative finial and fretted timber barge boards. The windows have marble wide flat sills (on front windows only). The exterior doors are replacement (aluminium security door) with French doors under verandah.

The verandah is skillion, and extends from the main roof, across the front elevation. The verandah roof extends across the gabled front and acts as an awning for a set of three casement windows. The verandah floor is of tessellated tiles with marble edges and steps, supported on turned timber columns, decorated with alternate timber ladder panels and incised geometric panels in frieze.

The property features a modest setback, with a primary frontage to Margaret Street. The property boundary is marked by a corroded wrought iron panels set in timber posts with wrought iron gate. A Colorbond fence runs the length of the property to the north, south and east of the property. An established frangipani tree is located along the southern elevation. There are no other established plantings within this curtilage.

Overall the condition of the building is considered fair. There is significant cracking in the brickwork, suggesting there is some structural movement. The slate roof appears to be failing with signs of some tiles are coming loose and biological growth. The wrought iron fence is highly corroded. There also appears to be deteriorated timber elements, such as the eaves on the underside of the guttering along the north elevation.

<b>Condition</b>	Good	<b>Fair</b>	Poor
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### Alterations and Additions

- Possible rear addition
- New roof cladding to the rear of the building
- Art deco style fencing to the front of the property
- Large garage at the rear.

The building retains a high level of integrity with much of its original architectural detailing and form intact.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years      1914

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land in which this item is located was purchased in January 1914 by Hilda May Frost. She was the wife of Stephen Frost, a warehouseman of Granville. Prior to the lands subdivision it was an Orchard that grew oranges and fruit trees for Mr McDowell.

The building remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, future conservation works, and repairs should involve a suitably qualified heritage specialist or consultant.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Cottage	I69
Heritage Study	Single Storey Cottage	I69
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View north from the corner of Spring Garden and Margaret Streets.



View southwest from Margaret Street



Detail of cracking in wall supporting verandah roof.



Detail of front façade and corroded fence.



Detail of cracking in brickwork on the north elevation.



Detail of deteriorated eave on the north elevation.

# Heritage Inventory Sheet

Item Name	Former Bank and Residence		
Site Image			
Address	8 Mary Street, Granville NSW 2142		
Lot/Section/DP	-	-	Part of SP 20693
Current LEP ID	I67 (Cumberland LEP)		
Former LEP ID	I147 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Civic Precinct		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential building (private)	



## Curtilage Map



## Statement of Significance

The Former Bank and Residence at 8 Mary Street, Granville is of local significance for its historic, associative, aesthetic, rarity and representative values. Built between 1883 and 1897, the item relates to the commercial development of Granville that occurred between 1880 and 1930 with the relocation of large manufacturing industries to the area, facilitating the urban growth of Granville. The item is associated with Augustus Neich, an active and progressive townsman in Granville who was instrumental in the amount of buildings erected around Granville; the Commercial Banking Company of Sydney, who built the bank; and prominent local John Raynor, who later occupied the building for the office of Registrations of Births, Deaths and Marriages. The item retains its aesthetic significance as a modest, and intact Victorian cottage paired with an early Federation commercial building, built in the Free Classical architectural style. The item has a high level of integrity with much of its original fabric and architectural detailing intact. The item has additional aesthetic significance for its association with the Granville Conservation Area – Civic Precinct which the item makes a striking contribution to. The item demonstrates representative qualities of an intact Victorian cottage. However, the former bank is a rare building type in the Granville area and more broadly Cumberland LGA.

## Criteria Assessment

### a) Historic

The item has historic significance as it relates to the commercial development of Granville that occurred between 1880 and 1930 due to the relocation of large manufacturing industries to the area. The industrial development of Granville facilitated the urban growth of the area in from 1880, the cottage and former bank directly relate to this development.



b) Associative	The item is associated with Augustus Neich, an active and progressive townsman in Granville who was instrumental in the amount of buildings erected around Granville. It is also associated with the Commercial Banking Company of Sydney, and later John Raynor who used the property as an office for the Registration of Births, Deaths and Marriages.
c) Aesthetic/Technical	The item has aesthetic significance as an intact Victorian cottage and later commercial premise built to the Federation Free Classical style. The item retains its aesthetic significance as intact examples of their respective building types with much of their original detailing and architectural detail intact. The item also makes a striking contribution to the streetscape of Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item has rarity values as an early Victorian cottage with an adjoining commercial bank. The Bank demonstrates rarity values as a commercial building built in the Federation period Free Classical style.
g) Representativeness	The item demonstrates representative qualities of an intact Victorian cottage built in Granville, in the mid-1880s to mid-1890s.

## Physical Description

### The Residence

The residence is a single storey Victorian cottage of rendered brick with an iron hipped roof attached to the former bank building on the corner of Lumley and Mary Streets, Granville. The cottage has ashlar markings, and some plaster moulding and imitation stone quoins. The cottage has two tall rendered brick chimneys with cornices, string courses and octagonal glazed terracotta pots. The verandah roof is skillion, with corrugated iron and hipped corners, extending across the front façade (north elevation) and returns to eastern elevation. The verandah is supported on decorated cast iron open work posts. Awning sails are affixed to the verandah fascia. The eastern elevation of the verandah is partially infilled with fibro sheeting and a large door. The floor along the verandah is new with replaced timber floorboards and a concrete ramp leading to the entrance. There is a transom light over the French doors with bolection mould panels below and glazed panels above. There are timber louvre shutters beneath the verandah on two sides.

### Former Bank

The former bank is a Federation Free Classical commercial building. The façade of the former Bank features simple plaster ornamentation in the form of banded pilasters flanking a pedimented gable parapet enclosing an arched vent. The building's windows have painted rendered sills with curved rendered arches. The porch of the bank building has a segmented arch above a glazed fanlight and timber panelled bolection moulded door.

### Apartment Block

At the rear of the property is a large multi-storey brick apartment building. It is unknown when the building was constructed however appears to date between late-c.1980s to early 2000s. The building has an asymmetrical gabled roof clad with terracotta tiles. All windows on the external elevations are aluminium sliding windows with fibro inserts above and below.

The item retains a prominent position within the streetscape with no significant landscaping elements obscuring views to the item. Other notable features that contribute to the item include the sandstone gutters along Mary Street.

The overall condition of the two buildings is considered to be good. The former Bank appears to have been painted recently and the residence has replaced guttering.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Modern signage\*
- Awning sails to verandah of residence
- Concrete ramp to access verandah
- Enclosed verandah space on the east elevation
- Replaced guttering
- The former bank features a refreshed paint scheme
- Multistorey residential development to the rear

The item retains a high a level of integrity with much of its original fabric and architectural detailing and form intact. Although the item features a four-storey residential development to the rear, the development has been carefully designed and set back from the item so as not to overwhelm and negatively detract from the heritage item.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	c.1882 (Residence), c.1897 (Former Bank)
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The cottage was built between 1882 and 1884 for Augustus Neich. Neich took out many mortgages over the land, presumably though not all were for the construction of this cottage. Neich was an active and progressive townsman in Granville and was instrumental in the amount of property erected around Granville.

In 1897 the Commercial Banking Co. of Sydney Ltd took possession of the villa and its surrounding land and built the commercial bank adjoining the cottage. The cottage was used as the residence for the bank manager. In 1914, the company had removed the banking business from this site. The land was sold to Samuel Wallington, who in turn sold it to Mr John Rayner.

During Mr Raynor's occupation of the former bank and residence, the site was used as an office for the Registration of Births, Deaths and Marriages.

At present, the site is occupied by the Vietnam Veterans' Federation of Australia. The organisation provides support to all present and past members of Australia's defence force and families and are compensation advocates. The group was formerly known as the Vietnam Veterans Association of Australia.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References
<ul style="list-style-type: none"> <li>1880s Liberty Plains Parish A Map</li> <li>Author unidentified 2008, <i>Granville</i>, retrieved 19 March 2019, <a href="https://dictionaryofsydney.org/entry/granville">https://dictionaryofsydney.org/entry/granville</a></li> <li>Parramatta Development Control Plan 2011, <a href="https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf">https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf</a></li> </ul>

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- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
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- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.
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### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images




View to Former Bank and Residence from the corner of Lumley and Mary Street, Granville.



View from Mary Street to front façade of the Former Bank and Residence.



## Heritage Inventory Sheet

<b>Item Name</b>	Granville Boys High School		
<b>Recommended Name</b>	Granville Boys High School		
<b>Site Image</b>			
<b>Address</b>	10 Mary Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	795136
<b>Draft Cumberland LEP ID</b>	I71		
<b>Former LEP ID</b>	I148 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Education	

## Curtilage Map



## Statement of Significance

Granville Boys High School is of local significance for its historic, aesthetic, social, rarity and representative values. Built in the 1926, the site is associated with the provision of public education to the growing population of the local area. Specifically, Granville Boys High School is historically linked to the period of urban growth between 1880 and 1930 that was facilitated by the relocation of large manufacturing industries to Granville. The building has some social value having continued to serve the local community from 1926. The main building is indicative of the standard design of educational facilities in NSW during the 1920s. The main building is to a degree rare in its use of the architectural style, Federation Free Style, which utilises elements of late Queen Anne and 1920s Arts and Crafts styles. The item retains a high level of integrity with much of its original fabric and architectural detail and form intact. The aesthetic value of the item is enhanced by the contribution it makes to the character of the Granville Conservation Area- Civic Precinct.

## Criteria Assessment

a) Historic	The site and buildings are historically associated with provision of public education since 1926. The item is also historically linked to the period of urban growth between 1880 and 1930 that was facilitated by the relocation of large manufacturing industries to Granville.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The main building is to a degree rare in its use of the architectural style, Federation Free Style, which utilises elements of late Queen Anne and 1920s Arts and Crafts styles. The item retains a high level of integrity with much of its original fabric and architectural detail and form intact. The aesthetic value of the item is enhanced by the

	contribution it makes to the character of the Granville Conservation Area- Civic Precinct.
d) Social	The item has a wide appreciation in and associations with, the local community. The building has some social value having continued to serve the local community from 1926.
e) Scientific	The item does not meet this criterion.
f) Rarity	The main building is to a degree rare in its use of the architectural style, Federation Free Style, which utilises elements of late Queen Anne and 1920s Arts and Crafts styles.
g) Representativeness	The site demonstrates representative qualities of a Federation period educational structure built to a standard design in NSW, c.1926.

### Physical Description

The Granville Boys High School is a substantial school complex bound by Mary Street to the north, Lumley Street to the east, Maud Street to the south and Hutchinson Street to the west. The historic fabric on site presents typical architecture design by and for an institution. This is reflected in the use of the Federation Free Style architecture of the main building which incorporates classical architectural elements paired with typical Federation periods styles. The main building which operates as an administrative office and classroom building has a primary street frontage to Mary Street.

The buildings roofscape is in an 'E' shape with the main roof consisting of a traverse gable with a central projecting gable and two flanking hipped wings. The roof is clad with concrete tiles and infilled between the projecting hips with pressed metal sheets. The façade is predominately face brick with the main projecting gable and upper storey rendered. The main projecting gable features a name plate that reads 'Granville Boys High School' below three double hung timber sash windows with a rendered sill and cornice. The windows along the façade are generally narrow sashes (now arranged as hoppers).

The lower storey along the main projecting gable features an enclosed verandah space with skillion roof clad with pressed metal sheets supported on brick piers with contemporary glass infills and double hung timber sashes.

The landscape addressing the front façade has been heavily modified with the inclusion of a small concrete carpark area, concrete steps and ramp with a rendered balustrade. The school features a number of later buildings that range in period. An early timber auxiliary structure (possibly tuck shop) is retained in school grounds. The boundary of the school is marked by a tall palisade fence and gate with several extensive plantings along these boundaries. Particularly along Mary Street landscape features include palms, jacarandas, brush box and hedges which enhance the aesthetic significance of the item and contributes to the heritage conservation area.

The main building appears to be in a good condition and well maintained.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Refreshed paint scheme
- Several later school buildings added to site
- New landscaping along Mary Street and to the rear of the building
- New fencing

The school retains a high level of integrity as viewed from the public domain, although the landscape has been substantially modified. It is likely the interiors have a moderate level of integrity due to the nature of the building continued use as a school administration building and classroom.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1926
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

Education in the Granville area was initiated with an application submitted to the Council of Education on 24 September 1974 by a committee of prominent local gentlemen of the Granville area. They consisted of Messrs Morris Asher, John George Lackey, John Bergan, John Nobbs, W Bennett and John Rayner. They submitted the application with 70 signatures from parents and a list of 212 children aged between one and 17 years old. In 1878 it was reported that there were 600 permanent residences living in the area, and this was increasing.

Following Federation, the value of secondary education was reconsidered. Previously, secondary education was not considered essential. Generally, once students were able to read and write they left the education system and entered the work force. The main objective in reorganising secondary education was to provide a secondary school system that offered appropriate forms of higher education to all students who had satisfactorily completed primary school. Officials believed that NSW required a workforce in four major areas; the professions, commerce, industry and the home. It was also assumed that by the time a child was about 12 years of age, it was possible to know which area of the workforce he or she was most suited to. This meant establishing schools to cater for the differing vocational needs of pupils and ensuring that pupils were guided into the schools which most suited their ability.

The NSW government resumed the Bergan family's home on this block in 1923, and it was demolished to erect the Granville Boys High School. In 1924, tenders were let for the erection of a Junior Technical School on this site. It opened on 10 October 1925.

The site remains in use as a school.



Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should new development be proposed for the site, the Development Application should be accompanied by a detailed heritage assessment and fabric analysis to understand which buildings are significant and how to manage change.
- Should any new buildings be proposed for the site, the architecture of the new buildings should not detract or adversely impact upon the heritage items and respect the heritage character.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville Boys High School	I71
Heritage Study	Granville Boys High School	I71
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Overview of Education in New South Wales 1788-1979.  
<https://www.records.nsw.gov.au/archives/collections-and-research/guides-and-indexes/school-records-guide>
- Watson, J. *Granville From Forest to factory*, Granville: Granville Historical Society p.40.  
<https://swsi.tafensw.edu.au/colleges/granville-college-history>


### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images

None.

## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	Victorian Italianate Cottage		
<b>Site Image</b>			
<b>Address</b>	21 Membrey Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	11	-	850956
<b>Draft Cumberland LEP ID</b>	I72		
<b>Former LEP ID</b>	I149 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 21 Membrey Street, Granville is of local heritage significance for its historic, aesthetic, rarity and representative values. Built c. 1885-1890, the Victorian cottage relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The dwelling is a good example of a Victorian Italianate cottage which is constructed in timber. This combination of style and materiality is rare in the Granville area. The house is readily identifiable as part of the historic building stock, and strongly contributes to the streetscape character.

### Criteria Assessment

a) Historic	Built c. 1885-1890, the Victorian cottage relates to late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance as a well-kept Italianate cottage which strongly contributes towards the streetscape character of the area.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	A Victorian Italianate cottage with timber cladding is rare in the Granville area.
g) Representativeness	The dwelling is a good example of a Victorian Italianate cottage constructed of timber.



## Physical Description

The single storey cottage has a gabled corrugated iron main roof with a projecting gabled wing with a faceted bay window to the front elevation. The bay window has a ripple iron awning with decorative barge boards and finial above in gable. Main roof gables have matching decorative barge boards and finials. The external walls of the structure are weatherboard, some of which has been cut and arranged in a coursed stone pattern and applied to the front elevation. The verandah has a sloped corrugated iron roof across the front which extends to the projecting gable. Timber posts with small decorative brackets support the verandah, and a lattice infill on the valance. The verandah is floored with concrete.

Windows are largely double hung sash windows with profiled sills and reeded timber mullions. The bay window, a configuration of three separate windows, has bracket decoration and label mould and stops above. Side windows to the attic level appears to be later additions, indicating that the attic was converted to a living space at a later date. The exterior door is a Victorian four panel timber door with bolection moulds around each panel. The front door also has narrow glazed transom light above. The rear has been extended with a single-storey skillion structure in weatherboard.

A freestanding carport has been added to the eastern side of the dwelling, accessed by a concrete driveway. Much of the front setback has been landscaped with concrete, leaving one small garden in front of the verandah which contains recent plantings. The front fence is a round topped timber picket fence with timber posts. The building has an unusual setback within the street, set much closer to the roadway than most dwellings.

Overall the condition of the building appears to be good, though there are signs of deterioration to the faceted bay roof.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Removal of a tongue and groove timber front gate with spindle ladder decoration.
- Rear skillion extension
- Carport
- Concrete driveway
- Attic living space, including side elevation windows

Alterations and additions to the dwelling have been sympathetic, retaining the integrity of the dwelling.

Integrity	High	Moderate	Low
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*\* element detracts from the overall significance of the place*

## Historical Notes

Construction years	c. 1885-1890
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the

Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling is located was subdivided and sold as part of the New Glasgow Estate from January 1878 onwards. The dwelling was built on part of lots 66 & 67 Sec 4 of this estate, showing on the street alignment plan of September 1891. Membrey Street was named Crown Street at this time. The dwelling is also shown on Water Board survey of c. 1919.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the building undergo a new paint scheme, a Historic Paint Analysis should be prepared to ensure an appropriate scheme is selected.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I72
Heritage Study	Cottage	I72
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View to eastern elevation and façade.



View to western elevation and front façade.



# Heritage Inventory Sheet

<b>Item Name</b>	Granville Swimming Pool		
<b>Recommended Name</b>	Granville Swimming Pool		
<b>Site Image</b>			
<b>Address</b>	1 Memorial Drive, Granville NSW 2142		
<b>Lot/Section/DP</b>	21-34	-	17572
	9	-	262830
	1	-	430693
	1	-	510570
<b>Draft Cumberland LEP ID</b>	I73		
<b>Former LEP ID</b>	I150 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	

## Curtilage Map



**Revised curtilage recommended – refer below**

## Statement of Significance

The remaining 1936 elements of the swimming centre complex are significant at a local level for their historic, associative, aesthetic, social and representativeness values.

The Granville Swimming Pool is historically significant as representative of the development of community swimming facilities in the 1930s. It was one of the earliest Olympic swimming pools built in Sydney by local councils to provide amenities for the residents and was the primary training centre in Sydney for amateur swimmers and divers until larger sporting institutes were established. The pool is significant for its strong association with a number of former Australian Olympians, as well as other prominent Australians, including Olympian John Devitt. The pool complex has been a community swimming facility for over 80 years and has historically been a focal point for community activity.

The complex was designed by architects Rudder and Grout, and the remaining original 1936 brick building is an example of Inter-war functionalist style, with art deco detailing, and is complemented by the related entryway park with its symmetrical layout of paths and tree plantings. However, the site has been substantially modified, with the removal of a large portion of the original 1936 pool complex and its unsympathetic replacement, as well as the internal and external modification of the remaining original building, reducing its overall aesthetic significance.

The pool complex is somewhat representative of pool complexes constructed in Sydney in the 1930s, being one of four similar facilities constructed at this time. However, the site and remaining 1936 built features have been altered to a degree that reduces their ability to demonstrate either rarity or representativeness values, except at a basic level.

While the pool complex itself is not likely to yield historic scientific information, the broader site has the potential to contain archaeological remains of the former mill. See the Granville War Memorial listing sheet for further information.

#### Criteria Assessment

a) Historic	The item is historically significant as representative of the development of community swimming facilities in the 1930s. It is one of the earliest Olympic swimming pools built in Sydney by local councils to provide amenities for the residents and was the primary training centre in Sydney for amateur swimmers and divers until larger sporting institutes were established. The pool is significant for its strong association with a number of former Australian Olympians.
b) Associative	The complex was designed by architects Rudder and Grout.
c) Aesthetic/Technical	The remaining original 1936 brick building is an example of Inter-war Functionalist style, with Art Deco detailing, and is complemented by the related entryway park with its symmetrical layout of paths and tree plantings. However, the site has been substantially modified, with the removal of a large portion of the original 1936 complex and its unsympathetic replacement, as well as the internal and external modification of the remaining original building, reducing its overall aesthetic significance.
d) Social	The item has social significance in its role of being a community swimming facility for over 80 years and has historically been a focal point for community activity.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The pool complex is somewhat representative of pool complexes constructed in Sydney in the 1930s, being one of four similar facilities constructed at this time.

#### Physical Description

The pool complex includes an original portion of the 1936 pool building compound, the 1936 park that forms its forecourt to the east, and new pool facilities developed in c.2005. The majority of the former facilities, including the separated men's and women's pavilions, the original pools and the terraced grandstand (with seating and diving board) have been removed and replaced as a part of a major redevelopment that included a new ten lane 50m pool, new grandstand, awning structures, security fencing and refurbished building entry, changing rooms and kiosk.

Of the original 1936 buildings, only the western portion of the original pool compound remains, and this includes the entry building and former changing room wings (now offices). The main facade of this building is an Art Deco Style finished in blond brick with horizontal red brick banding forming a decorative motif in the central, northern and southern rooms of the building. The majority of the wings are finished in an orange coloured brick, with column protrusions and ceramic vents. The original entrance is now covered by the addition of a new brick entry that encloses the building.

Overall the building is in a good condition and appears to be well maintained, reflecting the significant work undertaken at the site in 2005. The 1936 brick walls that extend east from the pool building exhibit some cracking.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Removal of a large portion of the original 1936 complex,
- Internal and external modification of the remaining original building\*
- Addition of a new ten lane 50m pool, grandstand, awning structures, security fencing and refurbished building entry, changing rooms and kiosk\*

The item presents a low level of integrity having undergone several alterations from earlier site redevelopments in 2003 and 2005. The integrity of the site has been significantly reduced by the removal and replacement of the original pools and the eastern portion of the 1936 development, which has left the former entry and change building on the western side of the pool as the main remnant of the original facility. The brick walls that extend from this building also remain as part of the original fabric, though their context has been diminished by the newer developments adjacent.

The 1936 building has also been substantially modified as part of site redevelopment, both internally and externally. This includes significant changes to the form, layout and pattern of building use, as well as removal and replacement of original materials with modern materials that are only somewhat compatible/sympathetic.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	Mid-1930s
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During the 1930s, four Olympic swimming pools were constructed in Sydney; at Enfield and Bankstown (c1933), North Sydney (c.1935/36), and Granville (1936). This has been linked to swimming's growing popularity as a sport and leisure activity, as well as to Australia's success at the 1932 Summer Olympics in Los Angeles. The popularity of the Enfield Olympic Swimming Pool (and revenue from admissions) meant that the proposed pool at Granville was viewed by at least one Alderman as a sound financial venture; despite the significant investment of rate payers' money that would be required. Estimates at the time placed the cost of construction at approximately £22,000.

In February 1934, Bergan's paddock was selected by Granville Council as the site for new baths, due to its 'excellent natural drainage', and proximity to the railway station, school, and main shopping centre. Construction commenced on 20 March 1936, and Granville Swimming Pool officially opened on 10 October that year. The remaining land along the northern, western and southern boundaries of the paddock, named 'The Olympic Pool Estate', was subdivided into "twenty-seven splendid building sites" and offered for auction on 24 October.

The proposed facility at Granville was designed by architects Messrs. Rudder and Grout, who also designed the North Sydney Pool. The site preparation was described in detail in the June 12, 1935 issue of Building:

*From a structural point of view, minimum excavation will be involved and the depressed area of the site not actually occupied by the baths construction will permit the disposal of any spoil, which in turn will level the area, thus enabling a more desirable park area to be created.*

The building used simple massing along a lengthy façade, with ornament- enriched cement panels connecting the main walls to the wings. A perspective was published in *Decoration and Glass*, June 1936. The perspective shows two Cedars of Lebanon flanking the entrance and other mature trees. The builders were Kell and Rigby.

The National Trust of Australia (NSW) Classification Report describes the pool as follows:

*The Granville Olympic Pool was built as a walled compound with a shallow curved apse to either end, a feature reminiscent of the layout of roman baths (and the ornamental pool at Villa Adriana). The western side of the pool compound is formed by the main pavilion, containing*



*the central entrance and the side wings. Each side wing contained dressing facilities and lavatories, men to the north and women to the south.*

The two original pools were made of reinforced concrete with glazed tiles marking the lanes and for the distances. They were surrounded by a level concrete apron.

The official opening carnival was attended by a number of prominent sportspeople; including Bonnie Mealing, who won a silver medal in the 100-metre backstroke at the 1932 Olympics in Los Angeles, Pat Norton who competed in the 100-metre backstroke at the 1936 Olympics in Berlin, and the NSW Diving Troop, that included Margaret Dovey (future wife of Australian Prime Minister Gough Whitlam). The Whitlam children Nick and Kathy also swam at the Granville Pool, Nick Whitlam winning the 55-yards breaststroke at state level.

The Granville pool and its facilities were redeveloped between August 2003 and March 2005. The main changes included the partial demolition of the 1936 Olympic pool, acquisition of one of the greens from the Bowling Club to allow the expansion of the centre, the refitting of the dressing rooms, the adaption of the bowling club house for use as a youth and community centre and the demolition of the former pool equipment pavilion (plant room), the men's club room and the terraced seating. The original pool building was retained, though was replaced as the main entry way by a new building facing Memorial Avenue (the 'north building').

The site is undergoing further redevelopment however, the 1936 building and landscaping will remain intact.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville Swimming Pool	I73
Heritage Study	Granville Swimming Pool	I73
National Trust Australia Register	Granville Olympic Pool (also known as John Devitt Pool)	No ID number

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Extent Heritage (2018) "Granville Multi-Purpose Centre Development: Application for s139(4) Excavation Exception – Work Method Statement", prepared for Cumberland Council.
- Extent Heritage (2018) "Granville Multi-Purpose Centre Development: Heritage Interpretation Plan", prepared for Cumberland Council.
- Boyd 2003, National Trust of Australia (NSW) Classification Report: Granville Olympic Pool, Enid Avenue, National Trust of Australia (NSW).
- 1935 'SWIMMING POOLS TO BE BUILT', *Construction and Real Estate Journal*, 6 March, p.5, viewed 28 Feb 2018, <http://nla.gov.au/nla.news-article222915627>; 1935 'NO REPLY', *The Cumberland Argus and Fruitgrowers Advocate*, 11 July, p.2., viewed 28 Feb 2018, <http://nla.gov.au/nla.news-article105091721>.
- 'Two New Olympic Swimming Pools: North Sydney and Granville' 1935, *Building: The magazine for the architect, builder, property owner and merchant*, vol. 56, no. 334, p.59; 1934 'Swimming Pool For Granville?', *The Cumberland Argus and Fruitgrowers Advocate*, 1 February, p.2, viewed 28 Feb 2018, <http://nla.gov.au/nla.news-article104569990>.

- 1936 'GRANVILLE', *The Biz*, 3 April, p.1., viewed 28 Feb 2018, <http://nla.gov.au/nla.news-article76357788>, Boyd 2003, *op cit*.
- 1936 'FOR AUCTION', *The Cumberland Argus and Fruitgrowers Advocate*, 22 October, p.13., viewed 28 Feb 2018, <http://nla.gov.au/nla.news-article104690733>
- John Graham & Associates 2003, *Heritage Impact Statement of the Redevelopment of the Granville Swimming Centre*, Kann Finch Group, p5; Parramatta City Swim Club 2018, Pool Development, viewed 14 March 2018, <https://parramatta.swimming.org.au/page.php?id=921>

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View to Granville Youth and Community Recreation centre.



View to entrance to Granville Swimming Centre from Enid Avenue.



View southeast to the Granville Youth and Community Recreation centre entrance.



View to original wall.




View to interior of swimming pool.



Historical photo of the former Granville Swimming Pool (Source: Granville Historical Society).



## Heritage Inventory Sheet

Item Name	Granville War Memorial Park		
Site Image			
Address	1 Memorial Drive, Granville NSW 2142		
Lot/Section/DP	Part of Lot 50	-	1258201
Current LEP ID	I71(Cumberland LEP)		
Former LEP ID	I151 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Landscape	
	Level 2	Monuments and Memorials	

## Curtilage Map



## Statement of Significance

Granville War Memorial and associated park is significant at a local level for its historic, social and scientific values. The place is socially significant to the local community as a place of remembrance relating to local involvement in the wars. The horse trough within the park is historically significant as an example of a c1930s 'Bills' horse water trough. The site has the potential to contain archaeological remains of the former mill, located under the 1960s community centre.

### Criteria Assessment

a) Historic	The horse trough within the park is historically significant as an example of a c1930s 'Bills' horse water trough.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item is socially significant to the local community as a place of remembrance relating to local involvement in the wars.
e) Scientific	<p>The item has the potential to contain archaeological remains of the former mill. As per the Extent Heritage "Granville Multi-Purpose Centre Development: Application for s139(4) Excavation Exception – Work Method Statement", prepared for Cumberland Council":</p> <p>"The 1930s aerial imagery indicates the site of Bergen's Mill is partially under the 1960s community centre. The potential subsurface archaeological remains associated with the mill are likely to consist of substantial brick or stone footings and foundations, remnant subsurface services (e.g. former drainage or sewer structures), and</p>

	masonry pads associated with machinery once installed on the site. There is also a more limited potential for the presence of artefacts associated with the use of the site such as pieces of former machinery, tools or other industrial type materials. The area was altered for the development of the site in the 1930s; however, the construction of the community centre would likely have involved the disturbance/removal, at least in part, of the mill remains, and the building up and levelling of the area now containing the basketball courts and community centre with introduced fill. It is therefore likely that partially disturbed structural remains associated with the former mill are present."
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.

### Physical Description

Granville War Memorial is an urban park comprising three memorials set off Memorial Avenue, also known as 'Soldier's Memorial Park'. Memorials include a stone column topped with sphere with base inscribed with names of servicemen. At the front are sandstone gateposts commemorating the Second World War and later conflicts. There are two large rocks within the park, dating to 2000, with plaques dedicated to PTE George Cartwright who was awarded the Victoria Cross.

The park is largely a grassed open area which is bound by Memorial Drive and Enid Avenue. The park includes several large mature trees dispersed throughout, formal low-lying gardens, concrete footpaths and timber benches.

The site contains a historic horse trough with a plaque that reads "This horse trough, originally located on the northern side of Railway Terrace near the intersection of Jamieson Street and relocated to this site by the Parramatta City Council. October 1982. R G Muddle. Town Clerk".

The setting surrounding the external perimeter of the war memorial gardens is planned to be upgraded as part of the community centre development at the adjacent pool site.

The memorials landscape elements are in a good condition and appear to be well maintained.

Condition	Good	Fair	Poor
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### Alterations and Additions

- None.

The memorial retains a high level of integrity.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1946
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In 1866, James Bergan purchased part of Castner's section (Lots 2 and 3). This land was situated on the south west sides of the railway and Duck Creek, and was bounded by William, South and Vulcan Streets. The area was heavily timbered and Bergan soon began clearing the site in order to set up a woollen mill. At the time, he was employed as the manager of Byrnes Bros. Woollen Mills in Parramatta. Because there were no formed roads on the property, and Bergan's western neighbour, Mrs. Lee, opposed him cutting a track from Dog Trap Road to his land, Bergan experienced great difficulty getting materials and machinery to the mill site. He was forced to drag materials down Dog Trap Road to the southern side of William Street, then down a winding bush track and over large expanses of spongy ground. The works were finally completed in 1870. The mill was erected near the railway line, adjacent to Duck Creek. Bergan also constructed a weir on Duck Creek near the railway line in order to obtain the necessary water supply for wool scouring and dyeing.

In 1872, brick making was started in Bergan's Mill paddocks. The early cottages in Vulcan Street and the 150 feet high chimney stack at Goodlet and Smith (formerly the Parramatta Brick and Tile Works) were built from Bergan's brick pit. Bergan's brickyard was closed down in the early 1880s, and the old clay pits were formed into a water reserve where the drainage from the surrounding land was stored and used to supply the mills. A pipe was also laid on to Marsh Bros. Tannery and the water supply for their works obtained from this dam. However, by 1900, this water supply proved insufficient and Bergan connected his mill to the Metropolitan Water Supply.

The trade in Bergan's Woollen Mill was primarily tweed manufacture and the mill was initially very successful. Bergan died in 1885, yet the business continued for several years. By the end of the 1890s, however, business became intermittent owing to the heavy importation of woollen goods in anticipation of the Government Tariff. This overstocking forced the colonial woollens trade to a standstill. Business at Bergan's Woollen Mill essentially closed down at the turn of the century.

Over the next twenty years, Bergan's Woollen Mill was leased and worked several times; in 1909, for a few months by Messrs. Stokes and Weathers, in 1911 by W.F. Holliday who carried out a contract of making yarn for six years, and in 1917 by Wolk and Company, also yarn makers. In 1920, the mill was closed for the last time, and the buildings fell into a state of disrepair.

In 1946, Granville Council resolved to dedicate land to the rear (northeast) of Granville Swimming Pool (the former Woollen Mill) as a public park, in memory of local servicemen. This open area had been utilised in the past by a travelling circus, but the Council decided not to let the park for such purposes in the future after the Mayor related (perhaps with some exaggeration) how the lion's cage had tipped over "within twenty yards of his back gate", and elephants had "eaten some of the trees".

The council proposal was for an open 'beauty park' containing ornamental trees and shrubs, with memorial gates at one entrance. However, early feedback from the community also identified the need for local sports facilities. A general design for the park was adopted by Council in March 1947, with amenities including a general recreation area, tennis courts, cricket pitch, and bowling greens. The facilities were used by local schools and clubs for sports activities and were also open to the general public.

The park contains a number of monuments, including the Granville War Memorial. The Memorial was originally unveiled by Major-General Sir Charles Rosenthal on 25 November 1922, at a different location on the corner of Carlton and Russell Streets in front of the Granville Town Hall. It was later moved to the Granville Memorial Park at the request of the Granville sub-branch of the Returned Sailors and Soldiers Imperial League of Australia (RSSILA), who claimed that in its original location the monument was a "...menace to traffic, that it is not in a central position...".

Sandstone gate posts at the main entrance to the park (off Memorial Drive) commemorate those who served in World War II and later conflicts. They were erected by the Women's Auxiliary of the Granville Sub-Branch, NSW Branch, Returned Sailors, Soldiers & Airmen's Imperial League of Australia in 1962, and the memorial was dedicated on 15 August 1995.



The most recent memorial within the park, a boulder with plaque attached, is located in a garden at the front of the community centre. It commemorates Private George Cartwright VC (1894-1978). Cartwright was born in London in 1894 and migrated to Australia in 1912. He enlisted in the Australian Imperial Forces on 16 December 1915 during World War I. He was awarded the Victoria Cross on 31 August 1918 for most conspicuous valour and devotion to duty, after attacking a machine gun post during the attack on Road Wood, southwest of Bouchavesnes near Péronne, France. After the war, Cartwright settled in Merrylands and became an officer in the militia. He trained recruits in the Merrylands Drill Hall, then located in Granville Park. The memorial was erected in 2000 in Granville Park, and the Granville RSL Sub-Branch arranged for it to be moved to Granville Memorial Park in 2015.

A watering trough is located adjacent to the footpath near the main park entrance on Enid Avenue. It was initially installed on the northern side of Railway Terrace near the intersection with Jamieson Street but was moved to its current location by Council in 1982. The trough was donated by George and Anna Bills, who had no children, but donated considerable sums to animal societies. When George died in 1927, he left an estate of £91,000. After various bequests, the remainder of the estate was to be used to construct and pay for horse troughs wherever they may be necessary for the relief of horses or other animals in Australasia, the British Isles or any other part of the world. The trough is one of approximately 700 erected between 1930 and 1940 in Australia and overseas (including England and Ireland), the majority of which were installed in Victoria. The troughs were usually manufactured of reinforced concrete and were of a standard design.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).			

		11. The condition of this item is poor. Condition and maintenance should be monitored.		
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Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References	
<ul style="list-style-type: none"> <li>Extent Heritage (2018) "Granville Multi-Purpose Centre Development: Application for s139(4) Excavation Exception – Work Method Statement", prepared for Cumberland Council.</li> </ul>	
<ul style="list-style-type: none"> <li>Extent Heritage (2018) "Granville Multi-Purpose Centre Development: Heritage Interpretation Plan", prepared for Cumberland Council.</li> </ul>	
<ul style="list-style-type: none"> <li>1946 'MEMORIAL PARK', <i>The Cumberland Argus and Fruitgrowers Advocate</i>, 6 March, p.3., viewed 28 Feb 2018, <a href="http://nla.gov.au/nla.news-article105738246">http://nla.gov.au/nla.news-article105738246</a></li> </ul>	
<ul style="list-style-type: none"> <li>1946 'NO MORE CIRCUSES IN THAT PARK', <i>The Cumberland Argus and Fruitgrowers Advocate</i>, 24 April, p.12., viewed 02 Mar 2018, <a href="http://nla.gov.au/nla.news-article105734974">http://nla.gov.au/nla.news-article105734974</a>.</li> </ul>	
<ul style="list-style-type: none"> <li>1946 'PREFER SPORTS GROUND TO BEAUTY PARK', <i>The Cumberland Argus and Fruitgrowers Advocate</i>, 3 April, p.1., viewed 02 Mar 2018, <a href="http://nla.gov.au/nla.news-article105735535">http://nla.gov.au/nla.news-article105735535</a>.</li> </ul>	
<ul style="list-style-type: none"> <li>1947 'WILL CALL TENDERS FOR BOWLS GREEN IN MEMORIAL PARK', <i>The Cumberland Argus and Fruitgrowers Advocate</i>, 28 May, p.5., viewed 02 Mar 2018, <a href="http://nla.gov.au/nla.news-article105732953">http://nla.gov.au/nla.news-article105732953</a>.</li> </ul>	
<ul style="list-style-type: none"> <li>1947 'SCHOOLS TO USE MEMORIAL PARK.', <i>The Broadcaster</i>, 15 October, p.4., viewed 02 Mar 2018, <a href="http://nla.gov.au/nla.news-article144141716">http://nla.gov.au/nla.news-article144141716</a>; 1947 'Council Aid For Tennis Players', <i>The Cumberland Argus and Fruitgrowers Advocate</i>, 15 October, p.12., viewed 02 Mar 2018, <a href="http://nla.gov.au/nla.news-article105731561">http://nla.gov.au/nla.news-article105731561</a></li> </ul>	
<ul style="list-style-type: none"> <li>1941 'DIGGERS WANT IT SHIFTED', <i>The Cumberland Argus and Fruitgrowers Advocate</i>, 14 May, p.2., viewed 02 Mar 2018, <a href="http://nla.gov.au/nla.news-article107295553">http://nla.gov.au/nla.news-article107295553</a>; 1947 'WILL REMOVE WAR MEMORIAL', <i>The Cumberland Argus and Fruitgrowers Advocate</i>, 1 October, p.2, viewed 02 Mar 2018, <a href="http://nla.gov.au/nla.news-article105745075">http://nla.gov.au/nla.news-article105745075</a>.</li> </ul>	
<ul style="list-style-type: none"> <li>Staunton, A 1993, 'Cartwright, George (1894–1978)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, viewed 2 March 2018, <a href="http://adb.anu.edu.au/biography/cartwright-george-9703/text17129">http://adb.anu.edu.au/biography/cartwright-george-9703/text17129</a></li> </ul>	
<ul style="list-style-type: none"> <li>Australian War Memorial, AWM28 1/171 PART 1 - [Recommendation file for honours and awards, AIF, 1914-18 War] 3rd Australian Division, 27.8.1918 to 5.9.1918 Part 1, viewed 2 March 2018, <a href="https://www.awm.gov.au/collection/R1599390">https://www.awm.gov.au/collection/R1599390</a>.</li> </ul>	
<ul style="list-style-type: none"> <li>Humphreys, C 2017, 'Brave World War One Soldiers', <i>The Granville Guardian</i>, vol. 19, no. 4, p.2.</li> </ul>	

- Bullivant, BG 2015, 'President's Report', *The Granville Guardian*, vol. 22, no. 2, p.1.; Parramatta City Council Works and Services Committee 2000, NOTICES OF MOTION: 01 Memorial in Granville Park - Private George Cartwright VC.
- Cumberland Council 2007, *Historical Significance Research Paper - Project: Granville Multipurpose Community Centre, Library and Regional Arts Facility*, Cumberland Capital Works, pp.14-15.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View to memorial.



View to Horse trough.




Memorial.



Overview of memorial.

## Heritage Inventory Sheet

<b>Item Name</b>	Granville RSL Club		
<b>Recommended Name</b>	Granville RSL Club		
<b>Site Image</b>			
<b>Address</b>	5 Memorial Drive, Granville NSW 2142		
<b>Lot/Section/DP</b>	100	-	813998
<b>Draft Cumberland LEP ID</b>	I75		
<b>Former LEP ID</b>	I152 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Community Facilities	



## Curtilage Map



## Statement of Significance

The Granville RSL Club is significant at a local level for its historic, associative, aesthetic, social and rarity values. Built in 1963, the Granville RSL is representative of the history of the Granville RSL Sub-Branch which rapidly grew in popularity throughout the 1950s. The building remains a social club and has a strong association with members of the local community and RSL Sub-Branch. The building is historically associated with the architect Frank Fox. The Granville RSL was dubbed ‘the Opera House of Western Suburbs’ and was one of the most contemporary style of buildings in the area of its time. The building retains some aesthetic significance for its use of innovative building technology to create a unique circular concrete structure, however this has been reduced due to a series of modifications over the years that have diminished this value. Although modified the building remains a rare example of 1960s modernist architecture in the Granville area and more broadly in the Cumberland LGA.

## Criteria Assessment

a) Historic	The Granville RSL is a historically related to the growth of RSL Sub-Branch that required the construction of a larger club to cater to the increased patronage in 1964. The building was dubbed the ‘Opera House of the Western Suburbs’ and was one of the most contemporary style of buildings in the area of its time.
b) Associative	The item is associated with architect, Frank Fox. Frank Fox is renown for the construction of the North Sydney RSL club and the faux heritage theme park in Somersby, Old Sydney Town.
c) Aesthetic/Technical	The item has some aesthetic significance as an innovative 1960s building that made use of concrete folded plates to create a unique

	circular structure. However, this has been reduced by a number of modifications over the years that have diminished this value.
d) Social	The item is of some social significance for its strong association with the local community and members of the RSL Sub-Branch.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is a rare example of a 1960s modernist building in the Granville area and more broadly in the Cumberland LGA.
g) Representativeness	The item does not meet this criterion.

### Physical Description

The RSL building was constructed on a curvilinear/circular plan form with domed concrete roofs. This was influenced by free organic planned concrete buildings which came about in the 1950s. The sloping walls are over sailed by bevelled concrete roofs with plain wall areas and clerestory lights. The buildings design centres around three intersecting circles. The building has a later rectangular, single-storey addition to the front which takes up a large portion of the northern end of the facade. Large satellite dishes are located on the roof and a large digital sign on the front façade which reads "Lest We Forget". The property features modern fencing and a large asphalt carpark accessed off Memorial Drive, Granville.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Addition of a single-storey rectangular structure to the front\*
- Internal central courtyard enclosed\*
- Relocated main entrance\*
- Building was internally refurbished in 2014, 2017 and 2018
- Porte-cochere enclosed in 2009
- New dining area to the northwest of the building
- Digital sign
- Satellite dishes on roof\*
- Plant equipment
- Advertisement signage

The Granville RSL retains a low level of integrity with much of its interior fabric highly modified, altered and replaced by a series of past renovations in 2014, 2017 and 2018. The exterior also presents a modified space however retains evidence of its original construction and form with the original cement columns.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1961-1964
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On 21 December 1954, a meeting was held by the members of the RSL to discuss the possibility of opening a club in Granville that held a liquor license. A Club Management Committee was subsequently established with the task of seeking the rental of the former RSL premises on Blaxcell Street.

The Granville RSL Sub-Branch Club was granted registration on 18 April 1955. Their first annual meeting was held on the 23 February 1956 and Mr Charles Gardiner was elected president. The patrons of the club enjoyed professional entertainment on Sunday mornings, Sunday afternoon concerts, film programmes and Saturday night dances.

By 1957, the RSL Sub-Branches membership had increased to such an extent that the RSL on Blaxcell Street required a larger club to the increased patronage. In 1958, a large block known as 'Brunton's Paddock' was acquired for the construction of the new RSL club.

Construction for the Granville RSL Club began in 1961 and was the club opened on 22 September 1964, though the official opening date was 14 November 1964. The building was designed by architect Frank Fox and was dubbed the "Opera House of the western suburbs" by Fox himself and as the most contemporary RSL building constructed in Australia. The Granville RSL was one of Fox's most important buildings due to the innovative building technology comprised in the concrete structure which used folded plate shells.

The unique, circular three-storey structure was estimated to cost £100,000. The new RSL located on Memorial Drive and William Street was to replace the club's existing premise in Blaxcell Street. The central courtyard formed an important aspect of the buildings original design and was always intended to commemorate Australian soldiers.

The building underwent extensive modifications in the 1980s and 2000s. This included the relocation of the main entrance which was moved from its original located at the intersection of William Street and Clyde Street to the northern façade and accessed off the carpark. The circular driveway was disengaged when the 1980s porte-cochere was enclosed. The largest modification to the building during this period included the addition of the dining area to the northwest of the original building. The addition nearly doubled the capacity of the club with a new dining room, toilet, kitchen, back of house area and service entrance. A similar architectural detailing as the original building was employed.

The original terrace to the northwest of the building was brought into the interior as the original external floor to ceiling glazed doors were demolished and new window assemblies were constructed under a cantilevered roof.

In 2014, the RSL was internally refurbished, and again in 2017 and 2018 in which the internal courtyard was enclosed with a roof.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	X

<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>	
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>	
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville RSL Club	I75
Heritage Study	Granville RSL Club	I75
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Rappoport Pty Ltd. 2015. *Statement of Heritage Impact: Proposed alterations at Granville RSL 5 Memorial Drive, Granville*. Prepared for Parramatta Council.
- 'Unique Clubhouse for RSL Branch' *The Cumberland Argus* Wed 30 Mar 1960, p.1. Accessed via: <https://trove.nla.gov.au/newspaper/article/131621420?searchTerm=Granville%20RSL&searchLimits=l-state=New+South+Wales||l-decade=196||l-title=442>



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Overview of Granville RSL Club from carpark.



Overview of Granville RSL Club from carpark.



Detail of modern addition to the front façade.



Gate entry to carpark from Memorial Drive.




View to Granville RSL from William Street.



Overview of Granville RSL from William Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	War Service Homes Cottage		
<b>Site Image</b>			
<b>Address</b>	28 Mimosa Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	104	-	6784
<b>Draft Cumberland LEP ID</b>	I76		
<b>Former LEP ID</b>	I153 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 28 Mimosa Street, Granville is of local significance for its historic and associative heritage values. Built c. 1920, the dwelling was the first war service cottage built by the War Service Homes Commission in Granville. The building is also significant for its association with war veteran and Alderman and Mayor of Granville, Michael Adams. Michael Adams received this house for the military service provided at Gallipoli. While the building once had significance as a representative example of this type of house constructed for the purpose of housing recently returned war veterans, the physical integrity of the dwelling has been vastly diminished by the unsympathetic alterations and additions.

### Criteria Assessment

a) Historic	The item is historically associated with the War Service Homes Commission, who were actively involved in the housing of returned war veterans. The cottage is of additional historical significance as a War Service cottage built in Granville in 1920.
b) Associative	The item is of local historical significance for its association with Michael Adams, a veteran of Gallipoli and a former Alderman and mayor of Granville, and more broadly the War Service Homes Commission.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.



g) Representativeness	The physical integrity of the dwelling has been vastly diminished by the unsympathetic alterations and additions, as a result the item does not meet this criterion.
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### Physical Description

The cottage is a single storey cottage with a decramastic metal tile roof and rusticated weatherboard cladding of the outer walls. The roof is a hipped gable with a projecting gable to the front elevation. The projecting gable features a plain bargeboard with no decorative detailing or finial. The verandah roof is an extension from the main roof with decramastic metal tile roof sheeting. The verandah roof is infilled with a timber boarded valance, this is supported on squared timber posts with a steel balustrade atop brick foundations and a tiled floor. All windows along major elevations feature painted timber sills and architraves and have been replaced with contemporary aluminium framed windows and flyscreens.

Further additions to the property include a rear skillion addition clad in weatherboard attached to the rear of the property. This is adjoined with a carport. A concrete slab driveway is located along the eastern edge of the property.

The item features a modest setback and grassed front yard. The yard features some contemporary garden beds that are of no heritage significance. Significant plantings are located in the street verge.

Overall, the building is in a good condition, although some paint is peeling along the base of the brick verandah foundations.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Original corrugated iron roof has been replaced with decramastic metal tile roof\*
- Replaced decorative bargeboard and finial with unadorned timber bargeboard.
- Aluminium verandah balustrade\*
- Verandah tiles\*
- Aluminium windows frames and flyscreens\*
- Replaced timber window sills and architraves\*
- Contemporary security screen door
- New paint and colour scheme

The incremental alterations have overtime resulted in the removal of much of the original fabric associated with this item. The integrity of the building is considered to be low.

<b>Integrity</b>	High	Moderate	<b>Low</b>
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\* element detracts from the overall significance of the place

### Historical Notes

Construction years	c. 1920
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.



The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The cottage was completed early in 1920. It was the first War Service cottage in the Granville Parramatta area. The construction initially was undertaken by voluntary workers, however the War Service Homes Commission took over the construction of this cottage. In the loan records of the War Service Homes Commission, this was the third loan for building to be arranged by the Commission in NSW. It was built for Michael Adams, an early volunteer from Granville, who served at Gallipoli. He later became an Alderman for Granville Council during the 1930s and was elected Mayor in 1943.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.		12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).			
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- As the dwelling has undergone a series of unsympathetic alterations, resulting in a building which does not aesthetically or representatively warrant heritage listing. Work to reverse this would be considered a positive heritage outcome.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I76
Heritage Study	Cottage	I76
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

#### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Overview of cottage.

# Heritage Inventory Sheet

<b>Item Name</b>	New York Street Group		
<b>Site Image</b>			
<b>Address</b>	12 - 14, 18, 20 and 22 New York Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	102	-	827912
	1	-	152709
	A	-	318121
	1 and 2	-	137124
	10	-	1037057
	11	-	84371
<b>Current LEP ID</b>	I75 (Cumberland LEP)		
<b>Former LEP ID</b>	I154 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	August 2024		
<b>Significance Level</b>	LOCAL		



<b>Site Type</b>	Level 1	Built
	Level 2	Residential buildings (private)

### Curtilage Map



### Statement of Significance

The New York Street cottages in Granville are of local significance for their historic, aesthetic, rarity and representative values. The group is historically related to the subdivision of the New Glasgow Estate which occurred in 1878 onwards. The item was built in 1910, as workers cottages for employees of Hudson Brothers, located on the Duck River at Clyde. The workers cottages are directly related to the residential growth of Granville that occurred between 1890 and 1930 with the relocation of large manufacturing industries to the area. In this particular area of Granville, the cottages are now a rare example of a group of workers cottages built in the late nineteenth and early twentieth centuries for the industrial centre of Granville. This is enhanced by their retention of architectural detailing and form. They are able to demonstrate representative qualities of an intact group of early Federation workers cottages.

<b>Criteria Assessment</b>	
a) Historic	The group is historically related to the subdivision of the New Glasgow Estate which occurred in 1878 onwards. The item was built in 1910, as workers cottages for employees of Hudson Brothers, located on the Duck River at Clyde. The workers cottages are directly related to the residential growth of Granville that occurred between 1890 and 1930 with the relocation of large manufacturing industries to the area.
b) Associative	The group does not meet this criterion.
c) Aesthetic/Technical	The group has some aesthetic significance as an intact group of Federation workers cottages that retain their built form and some architectural detailing.
d) Social	The group does not meet this criterion.
e) Scientific	The group does not meet this criterion.
f) Rarity	The cottages are now rare examples of workers cottages built in the late nineteenth and early twentieth centuries for the industrial centre of Granville.
g) Representativeness	The group demonstrate representative qualities of an intact group of early Federation workers cottages.

## Physical Description

The cottages are a group of single-storey weatherboard cottages of varying styles.

### 12 New York Street, Granville

No. 12 has a single gable roof which has been replaced with Colorbond. The gable ends have a decorative barge board. The awning has also been replaced in a matching material, though the timber posts remain in place. The central door is varnished timber, as are the timber double hung windows in sets of two on either side of the entrance. The property has a wide paved driveway, Colorbond fencing to either side of the dwelling and a grassed area in the front setback. The property does not have a front boundary fence.

### 13 New York Street, Granville

No. 13 is a hipped roof cottage with Colorbond sheeting which extends over the awning. The awning is supported on decorative timber posts set into a timber porch. The centrally placed door is covered by a modern security screen. The door is flanked by timber double hung windows in sets of two. The dwelling has a building name panel spelling out "Stirling". The property is bound by a green, low style pool fence and the front setback is largely grassed with some young plantings along the fence line. A concrete driveway has been provided along the eastern edge of the property.

### 14 New York Street, Granville

No. 14 has a gabled hipped roof with a central gable with decorative timber detailing. The central door is covered by a modern security screen as are two timber double-hung sash windows flanked on either side of the door. The property is bound by a white, low pool-style fence and the front setback is largely grassed with some young plantings along the fence line. The building has a single-storey skillion extension to the rear.

### 18 New York Street, Granville

No. 18 has a single gable roof which has been replaced with Colorbond. The awning has also been replaced in a matching material, along with the timber posts which are now steel. The central door is covered by a modern security screen as are two timber double-hung sash windows flanked on either side of the door. Along the eastern elevation, the building is clad with fibro sheeting. The property is bound by a modern palisade fence and the front setback is largely paved, with some young plantings along the fence line. The building has a single-storey skillion extension to the rear.

### 20 New York Street, Granville

No. 20 has a single gable presenting forward towards the street with a decorative timber bargeboard, corrugated iron roofing and a rendered brick chimney with a cornice and single terracotta cowl. The bullnose awning is corrugated iron with timber posts onto a concrete porch slab. The Federation style

five-panelled door, offset from the centre of the building, has two small glazed panels above a large square glazed pane with two timber bolelection mould panels below lock rail. To the right of the door are three timber windows with sets of six colour panes and a transom window at the top. The dwelling has been extended to the rear with a single-storey skillion structure in weatherboard.

## **22 New York Street, Granville**

No. 22 is a single gable cottage with a corrugated iron roof and awning, set over a concrete porch with chamfered timber posts. The gable end has a decorative bargeboard in timber. Decorative lace brackets have been added to the awning. The porch is closed in on both ends with fibro sheeting. The central door is covered by a modern security screen as are two aluminum windows flanked on either side of the door. The dwelling is bounded by a cyclone fencing to the front, unpainted timber slat fencing along the eastern side and Colorbond fencing along the western side. The building has a single-storey skillion extension in weatherboard to the rear.

### **Condition**

Overall the condition of the group is good. Many of the dwellings present as recently renovated cottages with new roofs and paint schemes. The cottage at 20 New York Street shows signs of rusting along the bullnose of the verandah roof and some slightly deteriorated timber weatherboards in the gable end.

Condition	Good	Fair	Poor
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## **Alterations and Additions**

### **12 New York Street**

- Rear single-storey hipped extension
- New Colorbond roof and awning
- New verandah floor cladding\*
- Replaced timber window architraves and door frames
- Windows fixed to the front façade
- Paved driveway

### **13 New York Street**

- Aluminium looptop and arrowhead boundary fence\*
- Skillion roof rear extension,
- Colorbond roof and verandah sheeting,
- Security screen door
- Paved brick footpath.

### **14 New York Street**

- Rear single-storey skillion extension
- Aluminium security screens to windows and doors,
- Aluminium looptop fencing to property boundary\*,
- Replaced roof sheeting
- Solar panels to roof of rear extension
- Colorbond pressed metal side gate/fence.

### **18 New York Street**

- Rear single-storey skillion extension,
- Replacement of bullnose awning with a skillion style awning clad in Colorbond\*,
- Replaced roof sheeting,
- Contemporary aluminium ladder fence\*,
- Security screens to windows and doors,
- Concrete driveway,
- Rendered side elevation – weatherboard cladding removed.
- Skillion carport

## 20 New York Street

- Rear single-storey skillion extension in weatherboard,
- Modern carport at the rear,
- Security screen door,
- Roller awning along east elevation,
- Replaced roof sheeting,
- Concrete verandah floor\*
- Weldmesh fence along the property boundary\*
- New paint scheme.

## 22 New York Street

- Rear single-storey gabled extension in weatherboard with Colorbond roofing,
- Security screens to windows and door openings,
- Contemporary aluminium window frames,
- Fibro privacy screen infills,
- Weldmesh fencing\*

The group retains a moderate level of integrity. Collectively, the group of cottages retain their built form although modified with the inclusion of rear extensions, modified roof sheeting and refreshed paint schemes.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the cottages are located was subdivided and sold as part of the New Glasgow Estate from January 1878 onwards. They were built as workers cottages for the nearby railway site at Clyde established by the Hudson Brothers. The Hudson Brothers, manufacturers of railway rolling stock, opened this site in 1883 on the Duck River at Clyde. The site covered 14 acres. For 25 years from 1905, when Clyde Engineering was awarded large contracts to build locomotives, Granville saw another great period of development, with the appearance of new small industries, new housing, new shops and businesses.

New York Street was put through by John Rayner, a local estate agent and speculator, in association with H. Mumford. Two houses, now numbered 22 and 24, are shown on the 1891 street alignment plan. All these houses are shown on Water Board plan of c1914, except No. 13.



The original cottage at 24 New York Street, shown in the 1943 aerial image for the site, was demolished and replaced with the current dwelling. This likely occurred in the 1990s or 2000s, based on the style of the current dwelling.

Today, the buildings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the current front fences should be replaced with a sympathetic fencing treatment.

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



13 New York Street, front façade.



18 New York Street, front façade.



14 New York Street, front façade.




20 New York Street, front façade.



22 New York Street, front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined Residences		
<b>Recommended Name</b>	Semi-Detached Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	9 -11 Queen Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	A-B	-	442619
<b>Draft Cumberland LEP ID</b>	I78		
<b>Former LEP ID</b>	I164 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The semi-detached Victorian cottages at 9-11 Queen Street, Granville are significant at the local level for their historic, associative, aesthetic and representative values. Built in 1886, the item is historically related to the early subdivision of the Drainwell Estate, known as the Evesham Estate subdivision and relates to the early residential growth of Granville that occurred from 1880 with the relocation of large manufacturing industries to the area. The item is also historically associated with prominent Granville local, John Nobbs who owned the land and property. Due to the similarity in architectural style and construction date of No. 13-15 Queen Street, it is likely the building is associated with local builder, Ebenezer Seeley. Although modified, the item retains its aesthetic significance as an intact Victorian cottage that demonstrates good representative qualities of a modest Victorian period semi-detached cottage, built in Granville c.1886. The item represents an aesthetic characteristic of the area and contributes to the heritage character of Granville.

## Criteria Assessment

a) Historic	Built in 1886, the item is historically related to the early subdivision of the Drainwell Estate, known as the Evesham Estate subdivision and relates to the early residential growth of Granville that occurred in 1880 with the relocation of large manufacturing industries to the area.
b) Associative	The item is associated with John Nobbs, an early landholder and prominent local of Granville, as well as, Ebenezer Seeley, a local builder of Victorian cottages in Granville.
c) Aesthetic/Technical	The dwellings represent an aesthetic characteristic of the area, for their intact example of Victoria period cottage, which contributes to the heritage character of Granville.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of a modest Victorian period cottages, built in Granville c.1886.

### Physical Description

The item comprises of a single storey semi-detached Victoria cottage. The building is constructed of brick with a transverse gable roof clad in part with Colorbond and part galvanised corrugated iron with three skylights. The item features a symmetrical facade with two simple chimneys with stepped brick courses and brickwork laid in a Flemish bond pattern now painted. A bullnose verandah clad in corrugated Colorbond sheets extends the length of the front façade and is partitioned by painted brick privacy walls with open arched niches (recessed in the infilled wall). The verandah floor of No. 9 is timber, while No. 11 has quarry tiles. Verandah decoration includes cast iron frieze and spandrels. The windows are double hung timber sashes with rendered and painted sills. The windows to 9 Queen Street are fronted by flyscreens, while the windows of 11 Queen Street are fronted by painted steel bars. The front doors have transom light over modern replacement timber four panelled doors.

The item features a modest setback consistent with the street's alignment infilled with a small informal contemporary garden space. The properties boundary along Queen Street is marked by an aluminium looptop and spearhead palisade fence along 9 Queen Street and a tall brick pier and plinth with Fleur-de-lis palisade panels between along 11 Queen Street. The boundary fence of No.11 is in a deteriorated state, with missing some brickwork along the base of the fence.

Overall, the building's condition is considered fair. There is some damp brickwork along the base of 11 Queen Street. It is likely the result of water ingress which can be attributed to the use of an acrylic based paint and the tiled verandah floor abutting the building, both trapping water and moisture beneath the surface.

<b>Condition</b>	Good	Fair	Poor
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### Alterations and Additions

- Single-storey rear additions,
- Skylights to front roof plane\*
- Tile flooring for No.11 verandah\*
- Replaced fencing.

The building is evidently modified with a contemporary paint scheme, replaced roof fabric, and contemporary landscaping. However, the item retains a moderate level of integrity with the retention of the building's form and architectural detailing. While the contemporary paint scheme and replaced roofing do not adversely impact the heritage significance, it is recommended that paint schemes do not apply an acrylic based paint or replace corrugated galvanised iron with Colorbond sheeting.

<b>Integrity</b>	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years | 1886

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The conjoined dwelling was built c.1886-87. This portion of land formed part of the Evesham Estate. The was land bought back by John Nobbs (the original subdivider) in August 1884 for 65 pounds. The land remained clear of any dwellings until 1886.

In March 1886, Nobbs mortgaged the land for 400 pounds to erect these semi-detached cottages. The similarity of style and date suggests that the builder of 13-15 Queen Street, Ebenezer Seeley, may also have built 9-11 Queen Street. The item remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, the roof sheeting should not be replaced with Colorbond but corrugated galvanised iron.
- Should the opportunity arise, the fencing along 9 Queen Street should be replaced with a more sympathetic fencing treatment.
- Future repainting works should ensure an appropriate heritage paint scheme is used and an oil-based paint is applied.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined Residences	I78
Heritage Study	Conjoined Residences	I78
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View from corner of Queen and Hartington Streets.




View of fence along 9 Queen Street.



Detail of fence fronting 11 Queen Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined Residences		
<b>Recommended Name</b>	Semi-detached Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	13-15 Queen Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	A-B	-	107465
<b>Draft Cumberland LEP ID</b>	I79		
<b>Former LEP ID</b>	I165 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The semi-detached Victorian cottages at 13-15 Queen Street, Granville are significant at the local level for their historic, associative, aesthetic and representative values. The buildings are historically associated with the residential subdivision of the Drainwell Estate known as the Evesham estate subdivision. Built c.1885, the item is historically linked to the residential development of Granville that occurred from 1880 onwards with the relocation of large manufacturing industries to the area. The cottages are also historically associated with John Nobbs and Ebenezer Seeley, one of the major builders in early Granville. Although modified, the item retains some aesthetic value in the retention of the built form which makes a positive contribution to the heritage character of the area. The item demonstrates representative qualities of a modest Victorian period cottage, built in Granville during c.1885.

## Criteria Assessment

a) Historic	The buildings are historically associated with the residential subdivision of the Drainwell Estate known as the Evesham estate subdivision. Built c.1885, the item is historically linked to the residential development of Granville that occurred in 1880 with the relocation of large manufacturing industries to the area.
b) Associative	The buildings are historically associated with John Nobbs and Ebenezer Seeley, one of the major builders in early Granville.
c) Aesthetic/Technical	Although modified, the item retains some aesthetic value in the retention of the built form which makes a positive contribution to the heritage character of the area.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of a modest Victorian period cottage built in Granville c.1886.

### Physical Description

The item comprises of a single storey semi-detached Victorian cottage. The residence is constructed of brick with a transverse gable roof clad in part with corrugated galvanised iron and Colorbond. The roof of 15 Queen Street features a skylight in the roof and a rendered chimney with cornice detailing. The front façade features rendered brick ruled to resemble ashlar stone. The item features a verandah along the front façade supported on brick privacy walls with arched recessed infill walls and decorative lacework spandrels. The verandah roof of 13 Queen Street is skillion and clad in Colorbond sheeting, while the verandah roof of 15 Queen Street is concave.

13 Queen Street features an original door bricked in and poorly rendered. The façade also contains a new pair of floor length 4/4 modern spring-weighted sashes, modern timber balustrade with metal wire inserts and a shared driveway area of paved brick with 11 Queen Street.

15 Queen Street contains original window opening with central single double hung sash 2/2 (upper sash re-glazed). Four panel bolection moulded door with rounded upper panels. The dwelling is missing the front fence.

The item retains a modest setback consistent with the street's alignment. The dwellings feature relatively informal and contemporary landscapes, however 13 Queen Street features two established palm trees in the front yard.

The condition of this item is good.

Condition	Good	Fair	Poor
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### Alterations and Additions

#### 13 Queen Street

- Modified façade with the inclusion of a large window opening\*
- Replaced roof sheeting
- Large rear extension
- Timber lattice fencing
- Shared paved driveway between with 11 Queen Street
- Contemporary garden landscaping

#### 15 Queen Street

- Small rear extension
- Replaced roof sheeting
- Removed fencing\*
- Contemporary garden landscaping
- Skylight

The item presents a moderate to low level of integrity. Although the building is evidently modified, 15 Queen Street present a more intact example of its type, while 13 Queen Street features a highly modified front façade. The overall architectural form is retained.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place



## Historical Notes

Construction years      c.1885

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This portion of land formed part of the Evesham Estate. Evesham Estate was originally a larger estate owned by John Nobbs. This land was purchased for £46 by local builder, Ebenezer Seeley in October 1882. He mortgaged this site three times in 1883 to a building society to finance the erection of these dwellings. Seeley was living in one of them in 1885. He sold them to Florence Olive in 1888. The item remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, the fencing along both dwellings should be made consistent and sympathetic to the architectural style of the dwelling.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined Residence	179
Heritage Study	Conjoined Residence	179
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



East elevation of 13 Queen Street and shared driveway with 11 Queen Street.




Front elevation of 15 Queen Street.



View of fencing treatment along 13 Queen Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	'Loch Erin'- Federation Arts and Crafts Cottage		
<b>Site Image</b>			
<b>Address</b>	60-62 Railway parade, Granville NSW 2142		
<b>Lot/Section/DP</b>	1-2	-	1196456
<b>Draft Cumberland LEP ID</b>	I80		
<b>Former LEP ID</b>	I166 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The Arts and Craft cottage known as 'Loch Erin' at 62 Railway Parade, Granville is of local significance for its historic, aesthetic and representative values. The building is historically related to J. Wetherill's residential subdivision of the Drainwell Estate in 1893. Built c.1912, the item relates to the residential growth of Granville that was driven by the relocation of several large manufacturing industries to the area between 1880 and 1930. The item retains its aesthetic significance as intact Federation period Arts and Crafts cottage with much of its original fabric and architectural detail. The house is readily identifiable as part of the historic building stock and makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Civic Precinct. The item demonstrates representative qualities of a high-quality Federation period Arts and Crafts style dwelling built in Granville, c.1912.

### Criteria Assessment

a) Historic	The item relates to the residential development of Granville, driven by the relocation of several large manufacturing industries close to the railway.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as an example of a high-quality Arts and Craft style dwelling and makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a Federation period Arts and Crafts style cottage built in Granville c.1912.

## Physical Description

The site contains a single storey Federation period Arts and Crafts style cottage. The dwelling has a slate roof with terracotta ridge capping and two face brick chimneys with stepped corbels. The roof construction is gablet hip with projecting gables to front and side. It features red tuck-pointed face brick walls in stretcher bond with dark brick string lines and quoins, restrained timber detailing around verandah posts and valence boards, and casement windows with coloured panes. Dark bricks were used to end segmented arches, also on quoins around windows and doors. The return verandah with a terracotta tiled roof extends from the main roof. Verandah decoration consists of decorative timber posts set on brick piers, balustrade with rendered coping, and incised decorative timber valance. Exterior doors have transom lights over Federation five panelled doors with two small glazed panes above a large square glazed pane, with two timber bolection mould panels below lock rail (all glazing was removed and replaced by timber infill). The front door is set in segmented arch, a six panelled door with centre panel glazed (other original glass details have been removed and fibro was installed).

The dwelling has been extended to the rear in face brick, with a single storey structure containing a hipped Colorbond roof. The western half of the site has been converted into a gravel carpark with a boom-gate and powder-coated panel fence.

The item retains a modest setback consistent with the street alignment. The building is visually prominent within this landscape with limited landscaping elements. There are remnants of the brick front boundary fence that survive; however, these remnants are impacted by two established trees which have exposed root systems. A simple timber post and rail fence has also been removed since the 1990s.

The building is in a good condition with intact brickwork and mortar; however, the slate roof is showing some signs of wear and deterioration.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Single-storey rear extension in brick
- Brick boundary fence largely removed
- Timber post and rail fence removed
- Gravel carpark with boom-gate
- Contemporary signage

The building retains a high level of integrity as viewed from the street. The item retains a high level of original fabric and architectural detail.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1912
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The property formed part of Section B, Lot 1 of J. Wetherill's subdivision of the Drainwell Estate in 1893. The land on which this residence is located was purchased in September 1911 by George Winter, a builder local to Granville. He mortgaged this land in January 1912 to build the dwelling and named it 'Loch Erin'. By 1915, Winter moved into the building.

By 1943, the dwelling had a small extension on the eastern side of the rear. This has since been removed.

Today, the building remains in use as a medispa.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		
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Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I80
Heritage Study	Single Storey Residence	I80
National Trust Australia Register	-	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Front elevation as viewed from Railway Parade.




Removed fencing from the front elevation and large palm impacting brick retaining bed.



View west along Railway Parade.

## Heritage Inventory Sheet

<b>Item Name</b>	Wendover		
<b>Recommended Name</b>	'Wendover' – Federation Arts and Craft Cottage		
<b>Site Image</b>			
<b>Address</b>	64 Railway Parade, Granville NSW 2142		
<b>Lot/Section/DP</b>	6-8	1	4013
<b>Draft Cumberland LEP ID</b>	I81		
<b>Former LEP ID</b>	I167 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

'Wendover', formerly named 'Canberra', at 64 Railway Parade, Granville is of local significance for its historic, aesthetic and representative values. The item is historically associated with the 1893 residential subdivision of the Drainwell Estate known as J. Wetherill's subdivision. The land remained vacant until the item was built c.1914. The item is historically associated with the residential growth of Granville that occurred between 1880 and 1930 with the relocation of large manufacturing industries to the area. The building retains its aesthetic significance through the retention of much of its original detailing and architectural detailing. The building is a fine example of a quality Federation Arts and Crafts style house. Today, the house is readily identifiable as part of the historic building stock of Granville and makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Civic Precinct. This is enhanced by the similarities in age, design, use and materials with other houses along Railway Parade. The item demonstrates representative qualities of an intact Federation Arts and Craft cottage built in Granville c.1915.

## Criteria Assessment

a) Historic	The item is historically associated with the 1893 residential subdivision of the Drainwell Estate known as J. Wetherill's subdivision. The land remained vacant until the item was built c.1914. The item is historically associated with the residential growth of Granville that occurred between 1880 and 1930 with the relocation of large manufacturing industries to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item retains its aesthetic values through the retention of much of its original fabric and detailing. Furthermore, the item makes a positive

	contribution towards the aesthetic character of the Granville Conservation Area – Civic Precinct and is significant as a fine quality Federation period Arts and Crafts style. This is enhanced by the similarities in design, age and style of other houses along Railway Parade.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a Federation period Arts and Crafts style dwelling in the area.

### Physical Description

The site contains a single storey Federation Arts and Crafts cottage with an elaborate roof formed with hip and several flying gables to front and side elevations. The roof is slate with terracotta ridge capping on red, tuck pointed, stretcher bond brick walls. Three tall, rough cast and brick chimneys survive, with brick strap work and squat terracotta pots survive. A segmented bay or tower protrudes through verandah roof as a gable on splayed corner. The building contains a return verandah with terracotta tiles on the south side. The verandah has a floor of tessellated tiles and white marble steps, shaped timber columns set on curved brick balustrade with bullnose brick coping, and simple timber curved arches with three ladder infills. The verandah has been infilled on the eastern side with timber casement windows over the brick balustrade. Windows have corniced rendered brick sills and decorative scalloped undersills. Exterior doors have transom lights above a large square glazed pane with two timber bolection mould panels below lock rail. The front door has a transom light and sidelights.

The dwelling features an early rear extension visible in the 1943 aerial. This section of the roof has been recently reclad with Colorbond sheeting. The building retains a modest setback consist with the street's alignment. The front fence is of solid face brick with brick coping and brick piers connected by galvanised pipe with cyclone wire infill and a wrought iron gate. The former mature garden to the front of the dwelling has been removed, with young plantings present in front of the bay window. A large palm tree remains at the rear of the dwelling.

Overall, the condition of the dwelling is fair, with deterioration to decorative timber elements throughout, signs of salt attack to the brickwork and advanced biological growth to roof tiles.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Rear, single-storey extension,
- Timber casement window infill to verandah
- New sheet metal over bay window awning\*

The item retains a high level of integrity with much of its original fabric and architectural detailing intact.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place



## Historical Notes

Construction years      1914

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evidence and there is still a predominance of buildings dating to the 1880s – 1930s.

The property formed part of Section B, Lot 1 of J. Wetherill's subdivision of the Drainwell Estate in 1893. The land on which this residence is located was purchased as vacant land in October 1912 by Henry John Percival, a local baker of Granville and member of Granville Council from 1920 to 1925. The dwelling, originally named 'Canberra' in the Sands Directory, was built for him between 1913-14 and he occupied the building by 1915. At the time, the dwelling was regarded as being a showpiece of the area and was thus pictured in the 1915 Progressive Granville handbook. The building is referred to as 'Wendover' in a 1922 article in the Cumberland Argus reporting on the wedding of Henry Percival's son, Mr J. Victor Percival to Miss Evelyne Thompson.

Today, the building remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring	X		

		development (form, scale, bulk, setback and height).		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>	
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, a timber post and panel fence with wiremesh inserts could be reinstated along the boundary.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Wendover'	181
Heritage Study	'Wendover'	181
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

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- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Source: Progressive Granville c.1919.



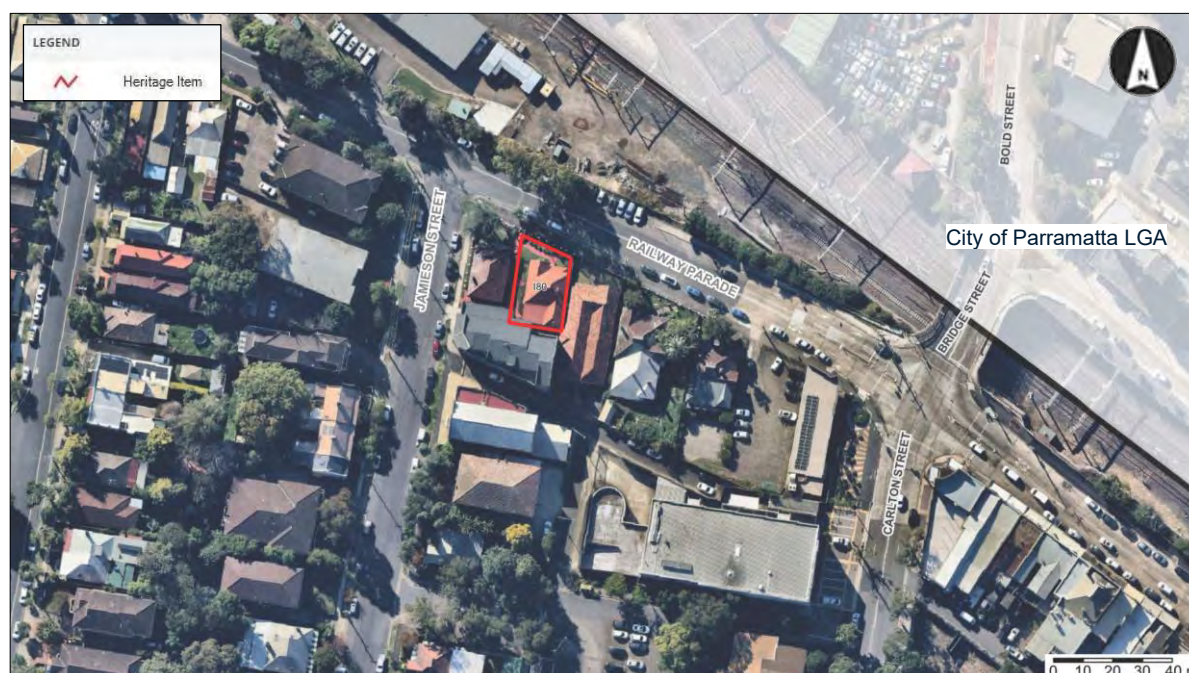
View west along Railway Parade to 'Wendover'.

## Heritage Inventory Sheet

Item Name	'Magnolia' – Federation Cottage		
Site Image			
Address	70-72 Railway Parade, Granville NSW 2142		
Lot/Section/DP	-	-	Part of SP 94811
Current LEP ID	I80 (Cumberland LEP)		
Former LEP ID	I168 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Civic Precinct		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The Federation cottage, known as 'Magnolia' at 70 Railway Parade, Granville is of local significance for its historic, aesthetic and representative values. The item relates to the 1893 residential subdivision of the Drainwell Estate known as the 'J. Wetherill's Subdivision'. Built in c.1913-14, the item is historically related to the residential growth of Granville that occurred between 1880 and 1930 with the relocation of large manufacturing industries to the area. The Federation cottage has a unique Australian character and is representative of a return to craftsmanship. The dwelling is readily identifiable as part of the historic building stock of the area and strongly contributes to its character of the Granville Conservation Area – Civic Precinct. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The item demonstrates representative qualities of an intact, fine quality Federation cottage built in Granville c.1913-1914.

## Criteria Assessment

a) Historic	The item relates to the 1893 residential subdivision of the Drainwell Estate known as the 'J. Wetherill's Subdivision'. Built in c.1913-14, the item is historically related to the residential growth of Granville that occurred between 1880 and 1930 with the relocation of large manufacturing industries to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as an example of a fine quality Federation cottage. The item strongly contributes to the historic character of the Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact, fine quality Federation cottage built in Granville c.1913-1914.

### Physical Description

The item comprises of a single storey Federation cottage with Marseilles tiled roof decorated with terracotta ridge capping. The roof construction is hip with gablets and a projecting gable to front with rough cast infill. Chimneys are brick with strap work. The facade is of red, tuck pointed, stretcher bond brick with dark brick string courses and quoins. The verandah is in terracotta tiles extending from main roof, across front, to a projecting gable. The verandah floor is of tessellated tiles and white marble steps, supports are paired timber posts on curved brick balustrade. Casement windows have coloured panes, skillion awnings with timber ladder brackets. The front door has a transom light above seven-horizontal-panelled timber door. The dwelling has been extended on the eastern side to the rear with a rendered brick structure, patterned to appear like stone blocks, with casement windows and a skillion roof. The dwelling is framed by a low brick boundary wall.

The lot has been amalgamated with 72 Railway Parade. The dwelling at 72 Railway Parade is an inter-war period liverbrick dwelling with a tiled roof, casement windows with decorative timber awnings, and sandstone. The former sandstone porch to the front has been infilled with aluminium windows. The two dwellings are connected via concrete footpaths and open landscaping. It is surrounded by a liverbrick low boundary wall. The integration of this lot through landscaping detracts from the significance of the Federation dwelling, changing its spatial arrangement and setting.

The rear portion of the site has been heavily developed with a four-storey medium density residential building of face brick, with single hung aluminium windows and covered balconies. The building addresses Jamieson Street but is connected to the two dwellings at 70 and 72 Railway Parade by concrete footpaths and landscaping. The development visually encroaches upon the single storey dwelling and is considered to be intrusive.

The cottage is in a good condition having recently undergone refurbishment.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- The building remains intact, though the surrounding landscape and relationship to neighbouring building and to other structures in the area have been significantly altered\*
- Ramp and balustrade to new entrance along the western elevation of the dwelling\*

Although the landscape has been significantly altered the building retains a high level of integrity, having undergone a careful refurbishment.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years      c.1913-1914

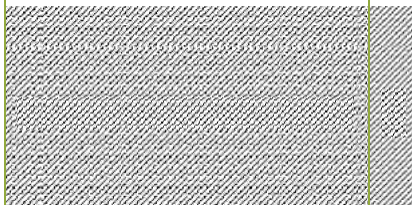
Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land formed Section B, Lot 1 of J. Wetherill's residential subdivision of Drainwell Estate in 1893. The land remained unoccupied until the portion was purchased in March 1913 by Catherine and Florence Alice Sullivan. The dwelling was built 1913-14 as 'Magnolia' and was occupied by 1915.

Today, the building remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

- Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
- Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
- Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images



View south to new development encompassing 70 Railway Parade, Granville.



View to 70-75 Railway Parade, Granville.

## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined Residence		
<b>Recommended Name</b>	Victorian Italianate Terrace		
<b>Site Image</b>			
<b>Address</b>	2-4 Russell Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1-2	-	509380
<b>Draft Cumberland LEP ID</b>	I83		
<b>Former LEP ID</b>	I169 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The Victorian Italianate terrace at 2 and 4 Russell Street is of local significance for historic, associative, aesthetic, rarity and representative values. Built c.1890, the item is an ornate and highly intact example of Victorian Italianate terrace housing which forms part of the larger heritage character of Granville's town centre. The item relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area. The building retains its aesthetic significance as an intact and ornate Victorian Italianate terrace with much of its original decorative elements extant. Further, the item makes a positive and strong contribution towards the aesthetic character of the Granville Conservation Area – Civic Precinct. The significance of the terrace is enhanced by its historic association with Henry William Stokes, who built the item and neighbouring property, Royal Hotel. While the building demonstrates representative qualities of an ornate and intact Victorian Italianate terrace built in Granville, c.1890, the building is a rare example of its architectural type in Granville.

## Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area.
b) Associative	The item is associated with Henry William Stokes, a local builder of Granville who built the item and neighbouring property, Royal Hotel.
c) Aesthetic/Technical	The item is aesthetically significant as an intact Victorian Italianate terrace house.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item has rarity values at a local level as a rare architectural style built in Granville.
g) Representativeness	This item demonstrates representative qualities of an ornate and intact Victorian Italianate terrace built, c.1890.

### Physical Description

The site consists of a two-storey brick, late Victorian Italianate terrace comprised of two dwellings. The building is of brick construction with rendered ornate facades ruled to represent ashlar work. The building's façade features a prominent parapet with Gothic arched balusters and a central pediment. The heavily moulded parapet includes a series of ornate decorative plaster panels enclosing a garland between a single open scrolled bracket, this is repeated across facades and below the cornice. Three decorative brackets feature at the end of each terrace and in centre. Acanthus leaves decorate a string course across front near window arch on ground floor only. The parapet disguises a corrugated iron roof with rendered chimney with terracotta chimney pots. The balcony on the upper floor features a bullnose corrugated iron roof supported by privacy walls. The privacy walls are plastered and moulded to simulate columns with ornate corbels. Set between the privacy walls are decorative cast iron lacework along the spandrels and balustrade. Below the verandah beam, the verandah is supported on cast iron posts with decorative cast iron spandrels and frieze. The verandah floor features tessellated tiles. The building features sash windows. Some contemporary flyscreen front windows on the upper story of No.4. The windows on the upper storey of No.2 are re-glazed in a metallic chrome coating. The windowsills along the lower facade are decorated with corniced rendered brick sills with bracket decoration. A transom light is located above French doors with bolection mould panels below and glazed panels above on first floor.

The brick fence with brick coping and brick posts connected by galvanised pipe with a wrought iron gate. The landscape is contemporary.

Overall, the condition of the terrace pair is considered fair. The cast iron lacework shows signs of oxidisation along the upper balcony of No.2, where No. 4 is missing in a small section of the verandah.

<b>Condition</b>	Good	Fair	Poor
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### Alterations and Additions

- No known structural additions were noted.
- New window glazing on the balcony of No.2\*
- Flyscreens added to windows of No. 4.

The building retains a high level of integrity with much of its original decorative detailing extant on the building's facade.

<b>Integrity</b>	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	c. 1890
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.



The formation of the area in which the subject site is located was largely determined by development in the 1880s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. The municipality also gained gas street lighting and a connection to the metropolitan water supply in this period.

The land on which the terrace is located, passed through a number of hands during the 1880s, until it was purchased by Henry William Stokes. Stokes bought the land in September 1889 for £100 off Ellen Goddard. While Goddard was the publican of the Royal Hotel, Stokes was one of the builders/plasterers working on the construction of the Royal Hotel. The terrace is a late example of Victorian Italianate architecture. Stokes built the terraced pair of houses with ornate plastered facade built.

The Victorian Italianate Terrace and Royal Hotel would have complemented each other well, but the rich ornamentations on the hotel facade have been since removed.

The item remains in use as a private residence.

### Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		
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Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined Residences	I83
Heritage Study	Conjoined Residences	I83
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images




Front façade.



Detail of upper parapet.

## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	Victorian Semi-detached Cottages		
<b>Site Image</b>			
<b>Address</b>	41 and 43 Sixth Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	2	-	625679
	11	-	828651
<b>Draft Cumberland LEP ID</b>	I85		
<b>Former LEP ID</b>	I172 (Parramatta LEP)		
<b>Date Updated</b>	March 2020		
<b>Heritage Conservation Area</b>	Not included		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The cottages at 41-43 Sixth Street are of local significance for their historic, aesthetic and representative values. Built c. 1886, the cottages are of historic significance for their direct association with the subdivision of land for the Hudson Brothers Engineering works. The cottages exemplify the impact of the engineering works on the early residential development of Granville. The item is an aesthetically significant and intact example of early Victorian semi-detached cottages which make a positive contribution to the streetscape. The item is a representative example of Victorian period cottages in the Granville area.

### Criteria Assessment

a) Historic	The item is of historical significance for its association with the major land subdivision, known as 'Clyde' which is directly associated with the establishment of the Hudson Brothers Engineering works. The cottages exemplify the impact of engineering works on the early residential development of Granville from the 1880s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact early Victorian semi-detached cottage which make a positive contribution to the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of Victorian period cottages built in 1886 in the Granville area.

## Physical Description

The site consists of a pair of semi-detached Victorian single storey cottages. The cottages are distinguished by their asymmetrical frontage along Sixth and Clyde Streets. The cottages are clad with Colorbond roofing on rendered brick walls with ashlar markings on the front facade and painted brick side elevations. The roofs are gabled and feature decorative timber bargeboards. The cottage at No.41 features a finial. Each cottage features a rendered brick chimney with cornice decoration and string line, with brick cowls and a bullnose verandah roof with cast iron frieze and spandrels. The cottages share a rendered brick privacy wall however, the verandah of No. 41 is supported on a slender cast iron Corinthian column, while the verandah of No.43 is supported by rendered brick privacy walls. The verandah of the cottage No. 41 has concrete floor, while the verandah of No. 43 has tessellated tiles on the floor.

Windows on both cottages have corniced rendered brick sills. The window of No. 43 also features rendered cornices below the sill. The window of No.41 contains vertical transom lights either side of the window. Although a contemporary flyscreen fronts the window of No. 41, and security grills front the window of No. 43, each cottage retains timber framed, double hung sash windows. Victorian label mould and decorative stops are above the window arches. The front door of No. 41 retains a glazed fanlight above a two panelled door with glazed upper pane. The front door of No. 43 retains a transom light above Victorian timber four panel door with round tops in upper panels and bolection moulded panels below. Each cottage contains a timber picket front fence and gate. The fence of No.41 is missing some tops of the pickets and the paint is lightly peeling in some sections.

Other additions to No.43 include a rear skillion roof extension and a lean-to extension along the west elevation.

The cottages feature a modest setback and contemporary landscaping. The items remain visually prominent from within the streetscape.

Overall, the condition of each building is considered to be in good condition with only minor damage to the head of one panel in the picket fence of No.41 identified.

Condition	Good	Fair	Poor
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## Alterations and Additions

### No. 43:

- Rear skillion extension
- Side lean-to extension\*
- Roof re-clad in Colorbond sheeting
- Contemporary steel grill to window on front facade
- New paint and colour scheme

### No.41:

- Roof re-clad in Colorbond sheeting
- Aluminium flyscreen to window on the front façade
- New paint and colour scheme

Although the cottage at No.43 appears to be more modified and has altered the visual connect of the dwelling from Clyde Street, the item is considered to have high integrity as it retains much of its original form and features.

Integrity	High	Moderate	Low
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\* element detracts from the overall significance of the place

## Historical Notes

Construction years      c. 1886

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The cottages at 41-43 Sixth Street directly relate to the industrial development of Granville in the early 1880s. The land in which they are located formed part of the land known as 'Clyde' which was auctioned on the 13 December 1884 for the Hudson Brothers, who had their engineering works adjacent. The cottages were built on the allotments numbered 16 and 17 of Section 7. They were the only to be sold under the title system which preceded the Torrens title. The remainder of the estate was converted to Torrens title after. The cottages were purchased by Otto Schmidt, an engineer. The purchase was completed in March 1885, and the cottages were sold soon after with a £400 mortgage.

Presently, the cottages remain in use as private residences.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring	X		

		development (form, scale, bulk, setback and height).		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>	
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	185
Heritage Study	Cottage	185
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images




Cottages: Left: No. 43; Right: No. 41



View to cottages showing detail to No. 41.

## Heritage Inventory Sheet

<b>Item Name</b>	Young's Building		
<b>Recommended Name</b>	Young's Building		
<b>Site Image</b>			
<b>Address</b>	11-19 South Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	2-6	-	28178
<b>Draft Cumberland LEP ID</b>	I86		
<b>Former LEP ID</b>	I173 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Commercial	

## Curtilage Map



## Statement of Significance

The Young's Building is of local significance for its historic, aesthetic, representative and rarity values. The item was historically occupied by a pharmacy and prominent menswear company named Clayborough Bros. The item is an example of a major landmark shop complex of pronounced styling, revealing a major design effort in presentation of the occupying company. The building retains its aesthetic significance along the upper façade as a relatively intact Federation Arts and Crafts style commercial building and demonstrates representative qualities of this architectural style, built c.1913. This type of commercial building is relatively rare in the local area and makes a notable contribution to the streetscape.

### Criteria Assessment

a) Historic	The item is of historic significance for its association with the major commercial development of Granville. The building was historically occupied by a pharmacy and menswear company, Clayborough Bros.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The commercial building is of aesthetic significance for its landmark qualities expressed in the architectural detailing of the upper facade. The building is a relatively intact Federation period Arts and Crafts style commercial building.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is considered rare to the immediate context of Granville commercial centre.
g) Representativeness	The item demonstrates representative qualities as a Federation period Arts and Crafts style commercial building, built in 1913.

## Physical Description

The item is a two storey, brick Federation period Arts and Crafts style commercial building with a corrugated iron roof. Sections of roof appear to have been replaced. The item consists of a row of five shops along the ground floor. As a result, heritage fabric is largely obscured by modern signage appended to the façade below the cantilevered awning. The upper floors are occupied by private residences and remain more intact. The upper façade features an arcaded balcony on upper floors with transom lights above the French doors with bolection mould panels below and glazed panels above lead onto balconies. The facades are of stretcher bond brick with rough cast trim. The centre of the upper floor has semi-circular arch resting on squat entasis granite columns in centre shop with rectangular corniced panel raised above parapet. The centre is further distinguished by the brick parapeted facade, which is decorated with rendered pilasters between each shop with banding and dentilations below. The rear of the building features a variety of later extensions.

Over the condition of the building is considered fair. The rendered elements and brickwork along the upper facade show some signs of dilapidation.

Condition	Good	Fair	Poor
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## Alterations and Additions

- No. 15 – rear extension above second storey, constructed with aluminium weatherboard cladding
- No.17 – Fibro sheeting and sheet metal rear extension enclosed with windows
- No.19 – Small brick single storey rear extension with skillion roof
- The lower façade is heavily modified by current commercial premises. This generally includes modern advertising and signage\*
- Canvas awnings along the inner of balconies\*
- Air conditioning units\*
- Conduits\*

Young's Building is considered to have a moderate level of integrity. Although the building contains a number of rear extensions, the overall built form of the commercial premise has been retained. The integrity is reduced however, by the commercial signage and fitout.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1913
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.



In 1913, the building was constructed for W. Horton Young, a chemist. Young obtained the money to for construction after a successful mining speculation. Young's chemist shop was located in the northernmost shop and was continuously occupied as a chemist until c.1987. Advertising for this occupation is still extant on the rear of the property. The row also housed Clayborough Bros. a menswear retailer, who had occupied the premises continuously from its construction until 1985.

The building remains in use as a mixed residential and commercial building. Although it does not house the any of the original occupations.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- The northernmost shop of Young's building was historically used as a chemist. The rear elevation of this façade retains advertising that relates to building use as a chemist. Although somewhat contemporary, this remnant advertisement contributes to the building's overall significance. Careful consideration should be given to ensure this former use remains legible.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Young's Building	I86
Heritage Study	Young's Building	I86
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



Front façade as viewed from South Street.



Detail of upper façade.



Detail of upper façade.



Rear extensions




Rear extensions.



Remnant commercial signage.

## Heritage Inventory Sheet

<b>Item Name</b>	Royal Hotel		
<b>Recommended Name</b>	Royal Hotel		
<b>Site Image</b>			
<b>Address</b>	16-20 South Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	100	-	747211
<b>Draft Cumberland LEP ID</b>	I87		
<b>Former LEP ID</b>	I174 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Commercial	



## Curtilage Map



## Statement of Significance

The Royal Hotel is of local significance for its historic and aesthetic values. Built in 1884, the Royal Hotel is historically related to the commercial growth of Granville that occurred in conjunction with the broader industrial and residential developments of Granville from the 1880s. The hotel is historically significant for providing temporary accommodation to some of the early workers to the area, as well as being the meeting place for many local clubs and groups prior to the construction of community halls or the Granville Town Hall. The item is associated with local plasterer Henry William Stokes, who also built the adjoining terraces (2-4 Russell Street, Granville). Although modified, the Royal Hotel has some aesthetic significance as an early Victorian period hotel in the area which contributes positively to the overall heritage character of the main street, however, it is not a representative example of this type.

## Criteria Assessment

a) Historic	Built in 1884, the Royal Hotel is historically related to the commercial growth of Granville that occurred in conjunction with the broader industrial and residential developments of Granville from the 1880s. The hotel is historically significant for providing temporary accommodation to some of the early workers to the area, as well as being the meeting place for many local clubs and groups prior to the construction of community halls or the Granville Town Hall.
b) Associative	The item is associated with local plasterer Henry William Stokes.
c) Aesthetic/Technical	The item is of aesthetic significance as an early Victorian period hotel which contributes positively to the overall heritage character of the main street.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item is rare for its association to Henry William Stokes.
g) Representativeness	Due to the loss of much of its original decoration, the item does not meet this criterion.

### Physical Description

The hotel is a three storey Victorian corner hotel constructed of rendered brick with a simple parapet. The roof construction is hip, with parapeted corner facade with string course decorated with Acanthus leaves running below the third floor window arches. Other features include sash windows with curved rendered arches and corniced rendered brick sills on the upper floors, steel "kliplock" roof to the cantilevered awning. Doors and windows on ground floor have large plate glass.

The building has had much of its original plastered detailing removed from the parapet and windows on the upper floors. The building's current presentation along the upper façade dates to modifications undertaken in c.1957.

The Royal Hotel retains a prominent position on the corner of Russell and South Streets, Granville. The building is built to street alignment and forms an important landmark feature within the urban streetscape of South Street, Granville. There are no natural landscaping elements.

The building appears to be in a good condition and well maintained.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- VIP lounge room side addition – constructed to match existing overall building.
- Modern paint scheme
- Contemporary security grills to windows on the upper floor

The building appears to have a low level of integrity, having undergone substantial alterations in the late 1950s. It is also likely that due to the continued use of the item, the interior spaces have been modified and upgraded to accommodate modern standards and operational requirements.

<b>Integrity</b>	High	Moderate	<b>Low</b>
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c.1884
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the manager's and factory owners. Today, the

subdivision pattern of this era is still evidence and there is still a predominance of buildings dating to the 1880s – 1930s.

The land was bought in 1883 by Mrs Ellen Goddard, who had previously held the licence for the 'Duke of Cornwall', Harris Street, Ultimo. In 1883, Ellen Goddard applied for a Conditional Publican's License for a house to be erected at Granville with twenty rooms required for the use of the family. The building was financed by a mortgage to Tooth brewers. It was built in 1883-4 by ornamental plasterers 'Stokes and Winter' and opened in 1884. The hotel was the meeting place for many local clubs and groups prior to the construction of community halls or Town Halls.

This hotel was long regarded as the best building in Granville. When opened it was claimed to possess the 'finest balcony' in the colony. The Royal Hotel is described as having a well-ventilated cellar in the basement, with a bar located on the ground floor with a counter composed of cedar and pine. Also, on the ground floor, the hotel contained four parlours, and a roomy dining room described as having magnificent panelled ceilings. A staircase led to the billiards room on the first floor, where there was also a drawing and sitting room, four bedrooms and a bathroom. The third floor contained eleven bedrooms with bathrooms attached. The associated out-buildings included a kitchen, wash-house, laundry, five-stall stable, coach house and groom's room with hayloft over it. The hotel was designed by architect, Mr Thos Butement, from Sydney.

In 1920, the Parramatta Licensing Court granted permission to the alteration of the premises bar, stating "it would mean a great improvement". In 1957, the building's exterior was substantially modified with the removal of much of its original detailing removed from the upper storey and parapet and the lower façade clad in tiles. The Royal Hotel remains an active hotel in Granville.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the future opportunity arise, a historic paint analysis should be undertaken to inform a more appropriate colour scheme.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Royal Hotel	187
Heritage Study	Royal Hotel	187
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View to the Royal Hotel from South Street, Granville.



Detail of dentilations on the upper façade.



Detail of the modified lower façade with new doorways and windows.



Royal Hotel, c.1939. Source: ANU Archives, Tooth and Company Limited yellow cards, Royal Hotel, Card 2 side 2.



Royal Hotel, c.1939. Source: ANU Archives, Tooth and Company Limited yellow cards, Royal Hotel, Card 2 side 2.



C.1949. Source: ANU Archives, Tooth and Company Limited yellow cards, Royal Hotel, Card 4 side 2.




Royal Hotel, c.1957. Source: ANU Archives, Tooth and Company Limited yellow cards, Royal Hotel, Card 5 side 1.



Royal Hotel, c.1957. Source: ANU Archives, Tooth and Company Limited yellow cards, Royal Hotel, Card 5 side 1.

## Heritage Inventory Sheet

<b>Item Name</b>	Chateau Blanc		
<b>Recommended Name</b>	Chateau Blanc Cinema		
<b>Site Image</b>			
<b>Address</b>	51 South Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	361441
<b>Draft Cumberland LEP ID</b>	I88		
<b>Former LEP ID</b>	I175 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Recreation and Entertainment	



## Curtilage Map



## Statement of Significance

The former Chateau Blanc cinema is of local significance for its historic, aesthetic and rarity values. The building is of historic significance as being the first of two Quonset cinemas built by Hoyts' Western Suburbs Cinemas. Although highly modified the item's façade still retains some of aesthetic significance as an Inter-War 'Quonset' style cinema. In addition to this, the item is rare for its use of innovative construction techniques in the early post-war years. This is believed to be a very early example of the use of this building technique to erect cinemas. The building remains prominent in the streetscape and strongly contributes to the heritage character of the main commercial strip along South Street.

### Criteria Assessment

a) Historic	The item is of historic significance as being the first of two Quonset cinema built by Hoyts' Western Suburbs Cinemas.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as an early example of Quonset style cinema.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is a rare form of cinema construction which used innovative construction techniques, particularly in the Inter-War years.
g) Representativeness	The item does not meet this criterion.



## Physical Description

The former Cinema building was a single storey, steel framed structure with a rendered masonry facade and parapet. A contemporary second-storey extension is now stepped back from the original building. The modern extension is constructed of concrete with a large corrugated iron roof barrel roof. The façade retains four semi-circular rendered slabs set into a vertical wall with a curved cantilevered awning with wide grooved fascia. The fascia features modern sign for relating to the Grand Royale. The entrance area, like all of the interior, have been considerably altered. The entrance features glazed aluminium double doors. The building has also undergone a new paint scheme.

Overall, the building condition is good, although there are some minor cracks in the façade's render.

Condition	Good	Fair	Poor
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## Alterations and Additions

- The building has undergone substantial modifications and renovation associated with the current occupation, with a second storey addition and internal modifications\*
- Modern paint scheme\*
- Contemporary signage

The item is considered to have low integrity due to several alterations that have been undertaken.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1947
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The first Castle Theatre was located in a paddock off South Street. This structure was erected in 1911 and was capable of seating 800 people. The Castle had lofty castellated towers, search light, arc lights, small coloured electric lights and a screen larger than the Sydney Glaciarium. The electric lighting was powered by a dynamo driven by a steam engine in the nearby woollen mills.

In 1923 Granville Cinema Ltd was formed with the principal shareholder Alfred James Beszant of the Avenue, Granville. This company took over the operations of both the Castle and Picture Palace. Granville Hoyts Castle was the first of two Quonset cinemas built by Hoyts' Western Suburbs Cinemas. This opened on 26 December 1947 and was built on the site of the original 1911 Castle Theatre. This is believed to be a very early example of the use of this building technique to erect cinemas, the first being a cinema built in Aurora, Colorado in June 1946. The cinema was designed by Cowper, Murphy & Assoc and built by A.W. Edwards. The Hoyts Castle cinema operated for 12 years before it closed in October 1959.

Following its closure, the building was used as a supermarket before it currently use as reception centre, known as the Grand Royale.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the future opportunity arise, a historic paint analysis should be undertaken to inform a more appropriate colour scheme.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Chateau Blanc	I88
Heritage Study	Chateau Blanc	I88
National Trust Australia Register	N/A	-

## Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images




As viewed from South Street.



Prior to development, photo from c.1990s.

## Heritage Inventory Sheet

<b>Item Name</b>	Granville Technical College		
<b>Recommended Name</b>	Former Granville Technical College		
<b>Site Image</b>			
<b>Address</b>	80 South Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	582173
<b>Draft Cumberland LEP ID</b>	I89		
<b>Former LEP ID</b>	I176 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Education	



## Curtilage Map



## Statement of Significance

The Granville Technical College is of local significance for its historic, aesthetic and representative values. Built in 1909, the item is historically significant as an early education building associated with the development of industry and trade in Granville. The building is of aesthetic significance as an intact education building of Federation period design, typical of the Arts and Crafts movement. The building makes an important contribution to the streetscape and has local landmark qualities.

### Criteria Assessment

a) Historic	The item has historic significance as an early education building associated with the development of industry and trade in Granville.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact education building of Federation period design, typical of the Arts and Crafts movement.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of Federation Arts and Craft building design.

## Physical Description

The former technical college is a typical Federation period Arts and Crafts style education building. The three-storey red brick building features a hip roof clad in Marseilles tiles flanked by gabled parapeted wings, with five strip ventilators in main gable. The brickwork is distinguished by red brick with contrasting dark brick string courses. Windows and entrances feature arched curved arches of brick in soldier course with central sandstone keystones. Below the multipaned timber sash windows are sloped brick sills. Lightweight security screens are affixed to windows on the lower façade. The verandah floor is of tessellated tiles and slate steps leading to the brick two-bayed loggia with two wrought iron gates. Within this area features a modern handrail and ramp. The front door has a brick arch above a glazed fanlight, below is a double timber panelled door. Other features include sandstone gutters along South Street.

To the west of the complex along Lumley Street there is another building associated with the Technical College. The structure is a large two-storey asymmetrical U-shaped building with a roof that has a parapeted wing end to the north and hipped end to the south. Windows are double multipaned timber sash windows with a green and yellow colour-scheme. Windows to the Lumley Street elevation have been replaced with fixed multipaned aluminium windows on the ground floor. Interspersed between the windows are rectangular sandstone keystones. The southern half of this building appears to be a later extension of the original structure containing large aluminium fixed multipaned windows to the ground floor and two awning windows to the first floor to Lumley Street. An aluminium garage door has been sealed and fixed with two aluminium fixed multipaned windows on this southern extension. This building has a very shallow set back from the street and is set next to the pedestrian footpath.

There are a number of mature gum trees within the curtilage of the Former Granville Technical College, primarily along Lumley Street. They make a notable contribution to the building's aesthetic significance.

Overall the condition of the building is considered good. Although the brickwork shows some signs of efflorescence and may require some repointing in some sections of brickwork.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Modern screen additions to windows along the lower façade
- Ramp with steel handrail located
- Extension to southern end of building to Lumley Street
- Aluminium fixed multipaned windows replace original sash windows on building to Lumley Street

Overall, the original form and features of the building are highly intact and well-kept. The college is considered to be of high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years | 1909

Granville College stands on land which was part of a 1,124 acre grant to Garham Blaxcell. This property was nicknamed "Dog Trap Farm". Granville municipality grew quickly in the 1880s and 1890s, as industrialists were attracted by its road, rail and water access: the municipality also gained gas street lighting and a connection to the metropolitan water supply in this period. The railway station in Granville's town centre had been built in 1880 to service the developing industries. Local entrepreneurs James Rayner, John Nobbs and James Niblett made their fortunes by subdividing nearby tracks of land.

One of the largest local companies at that time was Hudson Bros, now known as Clyde Engineering. The group of engineers came from Scotland to work at Hudson Bros in 1884. One of these was James Brown who immediately began voluntary night classes with the apprentices. In January 1885 the efforts of James Brown were acknowledged by the NSW Technical Education Board and he was appointed resident master. Brown began actively canvassing for prospective students from local industry. His efforts were so successful that by 1893 he had 123 students. By 1907 there were 279 students enrolled and approval was given to build a new Technical College. Brown selected the current site in South Street, Granville.

By 1908 the State Government had acquired the land running between South and Lumley Streets for the construction of the Technical College. Previously, the Department of Technical College had been conducting classes in the School of the Arts Building since 1884 located on the Good Street. The foundation stone was laid on 30 October 1909 by the Premier C. A. Wade. The first buildings were erected by the apprentices and the College was completed by 1910, at a cost of £5,200. Teaching commenced on 29 June 1910, while the official opening was held on 15 July 1910.

During his 36 years of service, James Brown held regular social outings with his students including tennis on Saturday afternoons and helped form the first student association in New South Wales.

In 1937 V.W. Smith had commenced as Principal of Granville College. He was immediately faced with the task of building a College in William Street capable of accommodating approximately 5,000 students. The first buildings were used to train Royal Australian Air Force (RAAF) staff in Fitting and Machining during 1943-1944. During this time the College was open 24 hours each day providing training in three shifts – two for the RAAF, and one for civilian students. In 1948, H.T. Howard was appointed Principal and the activities of the College were also expanded.

At present, the Technical College Building on South Street is unoccupied.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X

<b>3.</b> Consider delisting as an individual item from the LEP.		<b>8.</b> Maintain heritage landscape elements and schemes.		<b>14.</b> Future uses for this item should be compatible with its historical functions/ associations.	
<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>		
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Explore potential for adaptive reuse of this building in order to maintain its continued use within the community.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville Technical College	189
Heritage Study	Granville Technical College	189
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study



## Other References

- 'Granville College History', TAFE NSW South Western Sydney,  
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240520>
- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019,  
<https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011,  
[https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



As viewed from South Street.



Detailed of front façade, as viewed from South Street.



Detailed of front façade, as viewed from South Street.



View to rear of building from Lumley Street.



View to rear building within Technical College from Lumley Street.



View to northern elevation of rear building from Lumley Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Shops		
<b>Recommended Name</b>	Victoria Buildings		
<b>Site Image</b>			
<b>Address</b>	82-88 South Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	1005779
	A-B	-	162902
<b>Draft Cumberland LEP ID</b>	I90		
<b>Former LEP ID</b>	I177 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Commercial	

## Curtilage Map



## Statement of Significance

The shops at 82-88 South Street are of local significance for their historic and aesthetic values and are representative of a Victorian period commercial building. Built in 1883, the item is historically significant for the development of Granville's commercial town centre along South Street. The building is of historic significance as being the first commercial building built on the southern side of the railway station. The item is of aesthetic significance as an intact example of Victorian terraced commercial building that makes a positive contribution to the heritage character of Granville.

### Criteria Assessment

a) Historic	The item is of historic significance as the first commercial building constructed along South Street in 1883.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact example of Victorian terraced commercial building.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of Victorian terraced building.



## Physical Description

The item consists of a row of four, two-storey plastered brick Victorian shops along the western edge of South Street. The building's façade features ornate plastered cornices below a moulded bracket under a simple parapet. The façade also featured decorative pilasters and bracket, separating each shop. The windows on the upper facade feature rendered architraves and corniced rendered brick sills. There are a mix of two paned and single paned sash windows, in which some are aluminium framed. The building features a roof clad with corrugated iron and a cantilevered awning.

The building is built to the street alignment and makes a notable contribution to the urban landscape of South Street.

The building appears to be in a good condition and well maintained.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- The façade below the cantilevered awning features highly modified frontages with the inclusion of modern entrances and large single paned windows
- There is a single-storey weatherboard clad, skillion roofed addition to the rear of 88 South Street
- Contemporary advertising signage affixed to the lower façade\*
- The building features a new paint scheme\*

The building retains a moderate level of integrity. The item retains a more intact upper façade with much of the original decorative detailing intact. However, the overall integrity is reduced by the modified contemporary shop fronts and paint scheme.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1883
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This row of terraced shops were the first shops erected on the southern side of the railway line. Built in 1883 by John Nobbs, the commercial building was originally known as the "Victoria Buildings". This commenced the transition of commercial interest away from its proximity to Parramatta Road to develop along South Street, Granville.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise a historic paint analysis should be undertaken to inform a more appropriate colour scheme.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Shops	I90
Heritage Study	Shops	I90
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



View of front façade from South Street.



Detail of contemporary shop front.



Detail of contemporary shop front.



Detail of contemporary shop front.




Detail of contemporary shop front



View of west elevation.



## Heritage Inventory Sheet

<b>Item Name</b>	Uniting Church		
<b>Recommended Name</b>	Granville Uniting Church		
<b>Site Image</b>			
<b>Address</b>	104 South Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	A	-	315642
	1	-	90266
<b>Draft Cumberland LEP ID</b>	I91		
<b>Former LEP ID</b>	I178 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Religion	

## Curtilage Map



## Statement of Significance

The former Baptist Church is of local significance for its historic, aesthetic, social and representative values. The church is of historic and social significance for its continued services since 1911. The collection of buildings make an important contribution to the streetscape, in which the church is a local landmark. The church retains its aesthetic significance as a highly intact Federation period church in the Gothic Revival style. The church hall is also of aesthetic significance as an intact Inter-War building constructed in the Abstract architectural style. The associated office is a highly modified brick building that has had a series of alterations which detract from the building's overall aesthetic. The Church and Church Hall, demonstrate representative qualities as an intact Federation Period church and Inter-War church hall, built in Granville in 1911 and 1957.

## Criteria Assessment

a) Historic	The item is of historic significance for its relationship to the growing community of Granville since 1911, in which it was built to serve the growing Baptist congregation.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact Federation church of the Gothic Revival style, paired with an intact Inter-War church hall built in the Abstract architectural style. The office is highly modified and detracts from the aesthetic significance.
d) Social	The item has social significance to local Baptist community.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of multiple architectural styles specific to religious building.

## Physical Description

### Church

The Church is constructed of brick in a Simplified Gothic Revival style. It features render dressings, plaster decoration over windows, buttressed walls, slate roof with decorated terracotta ridge capping, porches at front and at side. The round arched windows generally retain stained glass. Rendered label moulds, string courses, copings, corbels and parapets add to the dramatic entry, with steps from South Street. A concrete ramp is located along the southern elevation. The property has a low brick boundary fence, concrete paths and lawns.

### Office

An office building is adjacent to north and there are additional administrative buildings and church hall at rear. The adjacent office is a brick double storey building with a flat roof. The façade features rendered columns with a square parapet. The windows feature rendered windowsills with square cornices and arched brick lintels. The prominent window on the upper façade features a large and elaborate keystone. The window has been modified with the inclusion of a rendered brick infill supporting modern aluminium framed single paned, sash windows. Windows along the lower façade feature timber framed multipaned sash windows, with sloped brick sills. Rendered aspects of the upper façade read "Jesus Saves" on the eastern and southern façade. An arched brick entrance is located to the south west of the building, from the southern elevation. The building has been highly modified with brickwork along upper façades used to infill former doorways, that may have led to a balcony. The associated cornices beneath that structure are also removed. The brickwork along the lower façade is also infill.

### Church Hall

The church hall is a typical Inter-War building in the Abstract architectural style which dates to the 1950s. The building is a single storey brick building with a butterfly roof. The southern entrance features a glass curtain wall, fronted by a brick planter box. The building also features a sloped brick overhanging wall. There are timber hopper windows along the eastern elevation. The building is addressed by concrete stairs.

### Condition

Overall, the condition of the buildings is considered fair. There is evidence to suggest the Church building is suffering from falling damp with the brickwork showing signs of efflorescence. The slate roof shows signs of biological growth with the presence of lichen on the roof. Drainage appears to be an issue for the church and adjacent office building.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Small office building adjacent to the north
- Administrative buildings at the rear
- Lightweight security mesh is fitted to the windows
- Concrete access ramp along the southern elevation, paired with steel handrails.
- Inclusion of air conditioning units

The church is considered to have a high level of integrity.

Integrity	High	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years      1911 (Church), 1957 (Hall)

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The Baptist Church commenced services in Granville, in the 1880s. A weatherboard hall in Blaxcell Street was used for services until it became too small. This building was constructed by Mr B S Whitford. In order to accommodate the growing congregation, a larger site was purchased at the corner of South and William Streets.

The foundation stone for this new church was laid on 29 April 1911 on the south side. Two other foundation stones face South Street. The builder was Mr Allan of Summer Hill. This building was opened for worship on 28 October 1911.

The former church on Blaxcell Street was sold in 1914. By 1918 all that remained of the former church was the fence and the two pines as the church hall was carefully dismantled and re-erected upon the new site behind the new church building located on South Street.

The old church hall was demolished in 1957 and replaced by a modern building which now addresses William Street. The new hall was built by voluntary labour and reused some material from the old hall.

The item remains in use as a Baptist Church.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring	X		



		development (form, scale, bulk, setback and height).		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>	
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Uniting Church	I91
Heritage Study	Uniting Church	I91
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Granville Uniting Church as viewed from South Street.



Detail of Church parapet.



View of south elevation of Church from William Street.



View of Church hall from William Street.




Adjacent office fronting South Street.



Adjacent office fronting South Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	14 Spring Garden Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	8	3	975187
<b>Draft Cumberland LEP ID</b>	I92		
<b>Former LEP ID</b>	I179 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The house at 14 Spring Garden Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a dwelling designed during the transition from Victorian to Federation period. Built c.1897, the dwelling relates to the development of Granville in response to the movement of industry away from Sydney. Today, the dwelling is readily identifiable as part of the historic building stock of the area and makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Residential Precinct. The aesthetic significance is enhanced by the similarities in age, design, use and materials with other houses along the street. The item demonstrates representative qualities of an intact Federation cottage with Victorian period elements.

### Criteria Assessment

a) Historic	The item relates to the development of Granville in response to the movement of industry away from Sydney.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as a mixed Victorian and Federation style dwelling which makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative example of a dwelling designed during the transition from Victorian to Federation period.



## Physical Description

The site contains a single storey late Victorian – early Federation villa residence constructed of machine cut bricks laid in the Flemish bond pattern. The hipped roof is corrugated iron with a projecting gable front and bullnose verandah with hip corner across the front. Chimneys are brick, with stepped corbels. Decorative features include cast iron trim to the verandah, red brick bullnose ventilator in gable, narrow eaves, and fine timber dentils outlining the gable with inverted scalloped timber barge boards. The verandah has white marble edges, Corinthian cast iron columns, cast iron brackets and frieze. Windows have rendered brick corniced sills with bracket decoration below, and skillion narrow corrugated iron awnings supported by ladder brackets and turned posts. The front door has a transom light above a Victorian style four-glazed-panel door with bolection moulds. The building has been painted on each side elevation and the foundations rendered in some areas.

The entry path has modern ceramic tiles and the front garden contains no mature landscaping. The property fence is modern.

The building appears to be in a good condition and well maintained.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Single-storey, rear extension with a flat roof
- Cyclone fence\*
- Ceramic tiles to entry path\*

The item appears to have a high level of integrity with much of its original detailing intact.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1897
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was built was purchased by Thomas Sheridan, a trader who operated from the British Solomon Islands, in March 1897 for 100 pounds. He died later that year and his widow mortgaged the land in July 1898, probably to either complete a house under construction or to

commence a new building. The Sands Directory for the year 1901 shows she lived in this cottage briefly before selling it and moving to Melbourne.

Today, the building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the front boundary fence should be replaced with a style which is more sympathetic towards the character of the HCA.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I92
Heritage Study	Single Storey Residence	I92
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View of front façade (north) and east elevation.



Detail of front façade, as viewed from Spring Garden Street.



View of front façade as viewed from Spring Garden Street.



## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined Residences		
<b>Recommended Name</b>	Semi-detached Terrace		
<b>Site Image</b>			
<b>Address</b>	24-26 Spring Garden Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	112835
	1	-	770225
<b>Draft Cumberland LEP ID</b>	I93		
<b>Former LEP ID</b>	I180 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The semi-detached terraces at 24-26 Spring Garden Street, Granville are of local heritage significance for their historic and aesthetic values and as a representative example of Victorian Filigree terraces in the area. Built in 1884, the terraces historically relate to the early residential development of Granville that followed the industrial and commercial boom of Granville in the 1880s. The item is of aesthetic significance as an intact Victorian Filigree terrace pair that make a positive contribution to the Granville Conservation Area – Residential Precinct. This is enhanced by the similarities in age, design, use and materials with other houses in the area.

### Criteria Assessment

a) Historic	Built in 1884, the terraces historically relate to the early residential development of Granville that followed the industrial and commercial boom of Granville in the 1880s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact Victorian Filigree terrace pair that make a positive contribution to the Granville Conservation Area – Residential Precinct. This is enhanced by the similarities in age, design, use and materials with other houses in the area.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a Victorian period terrace.

## Physical Description

The site contains a two-storey semi-detached Victorian style terrace pair. The item is constructed of painted brick with an iron hipped roof. The roof of No.24 features a brick chimney with stepped corbels, dentils and Chinese lantern pots, while the chimney of No.26 appears to be missing details and is of a simplified design and reduced in height. The roof sheeting and verandah on both terraces has been replaced. While the former verandah was a bullnose style, the current awning style is skillion. On both dwellings, the verandah retains the cast iron detailing in the brackets, frieze and balustrade upstairs, and the valance and frieze on ground floor. The brick privacy walls between each property feature a blind arch. The end walls have open Georgian style arches. The upper storey includes French doors and sash windows. The window sills are painted. The floor of the ground floor balcony has tessellated tiles. Exterior doors have a transom light over French doors with bolection mould panels below and glazed panels above.

The fence of No.24 is a double iron spearhead palisade fence with rendered brick piers with painted capping. The render along the base is in poor condition. The fence along No. 26 is timber picket topped with an acorn. No. 24 has a contemporary paint scheme, and both dwellings have air-conditioning units mounted to the exterior. Both dwellings have been extended to the rear with single-storey additions.

Both dwellings contain gardens to the front setback. The garden at No.24 is a modern, neat and well-kept landscape while the garden at No. 26 is an unmaintained garden with a range of plantings. There are no notable plantings at either property.

The pair of terraces is in fair condition, with no signs of severe deterioration other than the render along the fence base.

<b>Condition</b>	Good	<b>Fair</b>	Poor
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## Alterations and Additions

- Single-storey rear extensions to each dwelling
- New roof cladding to the rear of the building
- Verandah awnings replaced
- Modern palisade fence
- Contemporary paint scheme\*
- Air conditioning units\*

The dwellings have been well maintained and, while containing some modern features, retain a high level of heritage integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1883
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the

establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling is located was purchased by Frederick Payne on 28 June 1883. Payne was a bricklayer in Granville. The dwelling was immediately constructed as the Sands Directory of 1884 indicates he was living in the residence.

The item remains in use as two private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, prepare a historic paint analysis to inform a more appropriate colour scheme.



### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined Residences	I93
Heritage Study	Conjoined Residences	I93
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images




Overview of both dwellings.



View of 26 Spring Garden Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Conjoined Residences		
<b>Recommended Name</b>	Semi-detached Cottage		
<b>Site Image</b>			
<b>Address</b>	28-30 Spring Garden Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	12A and 12B	-	447591
<b>Draft Cumberland LEP ID</b>	I94		
<b>Former LEP ID</b>	I181 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottages at 28-30 Spring Garden Street are of local significance for their historic and aesthetic values, and as representative examples of Victorian semi-detached cottages in the area. Built in 1888, the item is of historic significance as it relates to the early residential growth of Granville which occurred in conjunction with the relocation of large industries to Granville between 1880 and 1930. The item is of aesthetic significance as an intact Victorian semi-detached cottage that makes a positive contribution to the Granville Conservation Area – Residential Precinct. This is enhanced by the similarities in age, design, use and materials to other houses along the street.

### Criteria Assessment

a) Historic	The item relates to the residential growth of Granville which occurred in conjunction with the relocation of large industries to Granville between 1880 and 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as a Victorian semi-detached cottage that contributes to the character of Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a Victorian period semi-detached cottage pair.



## Physical Description

The item consists of a single storey semi-detached Victorian cottage pair. The cottage is constructed of rendered brick with a steep hip roof with narrow eaves and decorative brackets. The roof of No.28 features a rendered brick chimney with cornice decoration. The chimney of No.30 is removed. Both dwellings have fin walls with arched recesses and verandahs with bullnose corrugated iron roofs across the front. The verandah is supported on the privacy side and centre walls and is decorated with cast iron brackets and frieze. The roof cladding for the main roof and verandah of No.28 is contemporary, as well as the flooring. No.28 features modern black and white tessellated tiles. No.30 features modern quarry tiles. Windows have rendered brick corniced sills. The front door of No. 28 is timber. No. 30 features a transom light above a Victorian timber four panel door. Dwelling No.28 is quite modified with a modern paint scheme and roof cladding. There appears to be single storey extensions to the rear of both properties.

There is no landscaping or fence fronting to No. 28, however, No. 30 contains a highly vegetated front garden with an aluminium Fleur-de-lis palisade fence. There are no significant or notable plantings.

The dwellings are well maintained and both appear to be in good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Rear extensions to both property
- New tiled flooring to verandahs of No. 28 and No.30.

While No. 28 is more modified than No. 30, the pair retain a high level of integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1888
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was constructed on was purchased by William Denison in 1885 for £80. Denison was a local carpenter in Granville. Although the land was purchased in 1885, it was not until c.1888 that the dwelling was constructed. Denison had to mortgage it for £150 in April 1888 to

erect a semi-detached house. Denison held on to these dwellings for many years, letting them to tenants. It was only after his death in 1910 that they were sold by his widow. The buildings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, prepare a historic paint analysis to inform a more appropriate colour scheme.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Conjoined Residences	194
Heritage Study	Conjoined Residences	194
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images




28 Spring Garden Street



30 Spring Garden Street



## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	28 The Avenue Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	779440
<b>Draft Cumberland LEP ID</b>	I95		
<b>Former LEP ID</b>	I182 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 28 The Avenue, Granville is of local heritage significance for its historic, aesthetic and representative values. Built in 1909, the dwelling relates to the early twentieth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area and commercial growth of Granville. The building is aesthetically significant as an intact Federation period cottage with fine detailing. The building makes a positive contribution to the streetscape character of the Granville Conservation Area – Residential Precinct. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The item is a representative example of quality Federation period houses built in the early twentieth century.

### Criteria Assessment

a) Historic	Built in 1909, the dwelling relates to the early twentieth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area and the commercial growth of Granville.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building is aesthetically significant as an intact Federation period cottage with fine detailing. The building makes a positive contribution to the streetscape character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item is a representative example of quality Federation period houses built in the early twentieth century.
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### Physical Description

The dwelling is single storey Federation cottage built of brick with a deep setback fronted by a highly vegetated garden area. The dwelling is of a typical symmetrical form, with iron hipped roof and bell-shaped verandah. The roof construction is a broken back hip, re-clad with corrugated iron. The roof also features two tall rendered, ashlar brick chimneys with cornice decoration. The verandah has an Ogee corrugated iron roof with centrally placed projecting gabled pediment over the entrance. The verandah is supported on Corinthian cast iron columns, cut off to sit on rendered brick piers and balustrade, and has decorative gable infill over the entrance with cast iron frieze under the eaves only. The verandah floor is tiled with contemporary square tiles that extend along the front steps. The brick walls on the front façade suggest the building was originally tuck pointed (as shown above the verandah). Exterior doors have transom light over French doors, now modernised, flanking the front entrance door. The front door also features a transom light above the Victorian-style four panel door with upper panels glazed. The fence is timber, narrow post and rail. A modern speared headed balustrade fence is located to the north of the house. A modern lamp post is located along the entry path. The dwelling has been extended to the rear.

The front setback of the dwelling is heavily landscaped, containing a mature hedge along the front fence and other recent plantings such as a frangipani tree. A mature gum tree appears to be located in the rear yard. A concrete driveway runs along the northern boundary of the site and is enclosed by a palisade style gate.

The building has been well maintained and is considered to be in a good condition with no notable deterioration.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Rear extension
- Roof re-clad with corrugated iron
- Contemporary spear headed fence across driveway
- Modern tiling along verandah floor and front steps\*

While the dwelling has undergone some modifications, the overall form and detailing of the dwelling remains intact. The dwelling therefore has high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years      c.1909

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was built was bought by James Bellenger, a local farmer from Fairfield, in September 1885. The land was purchased for £260. Bellenger did not erect anything on this site until the improvement of economic conditions of the 1900's made it an attractive investment. The building was constructed between 1909 and 1910. While Bellenger lived on Jamieson Street the dwelling was quickly let to Reverend Arthur Waldock, a Baptist Minister. Bellenger's will dated May 1910 and stated the property was to be bequeathed it to his daughter Betsy. The property remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		



5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I95
Heritage Study	Single Storey Residence	I95
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Overview of dwelling, front setback landscaping and driveway.




Overview of dwelling and front setback landscaping.



Detail of driveway and gate.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	36 The Avenue, Granville NSW 2142		
<b>Lot/Section/DP</b>	12	-	53781
<b>Draft Cumberland LEP ID</b>	I96		
<b>Former LEP ID</b>	I183 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 36 The Avenue, Granville is of local heritage significance for its historic and aesthetic values, and as a representative example of quality Victorian-period vernacular houses built in Granville. Built in the mid-1870s, the dwelling is historically linked with the early population growth of Granville that followed the Drainwell Estate subdivision and subsequent relocation of large industries to Granville between 1880 and 1930. The dwelling is aesthetically significant as a well-kept Victorian residence with fine detailing to the roof, window and verandah elements. The house makes a strong and positive contribution to the character of the Granville Conservation Area – Residential Precinct. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

### Criteria Assessment

a) Historic	Built in the mid-1870s, the dwelling is historically linked with the early population growth of Granville that followed the Drainwell Estate subdivision and subsequent relocation of large industries to Granville between 1880 and 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling is aesthetically significant as a well-kept Victorian residence with fine detailing to the roof, window and verandah elements. The house makes a strong and positive contribution to the character of the Granville Conservation Area – Residential Precinct. This is enhanced by the similarities in age, design, use and materials noted amongst other houses along the street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.



f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a quality Victorian-period vernacular house.

### Physical Description

The dwelling is a single storey rendered brick Victorian residence with a hipped corrugated iron roof with narrow eaves. The front facade is symmetrical with sash windows and two rendered chimneys with ashlar markings. The roof features skylights at the rear and a whirly bird. The verandah has a timber floor with rolled sandstone edges, paired timber posts set on rendered ashlar brick piers, and Sunray-pattern-incised timber brackets. There are multiple glazing bars at each end of the verandah, with no glass infill. Windows have curved arches and sills of painted sandstone. The front door has a stained glazed transom light and sidelights above Victorian timber two panel door with bolection mould. Fence is a timber, acorn top picket fence with matching gate. The building has several rear extensions built to a low scale.

The building retains a prominent position on the corner of The Avenue and Hewlett Street. The landscaping contains some mature planting at the rear of the property. A large tree shelters the front setback of the dwelling but is located within the public domain along the street. A concrete slab has been provided to the side and rear of the dwelling.

The dwelling has been well maintained and therefore the condition of the building is good.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Rear single-storey extensions
- Skylights
- Whirly bird
- Modern colour scheme\*
- Concrete slab\*

While the dwelling has undergone some modifications, the overall form and detailing of the dwelling remains intact. The dwelling therefore has high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c.1877
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the

workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the dwelling is located was purchased by William Adams, a painter employed by Lyons & Collier, in 1877. Adams purchased the land through an auction on the 3 February 1877. A dwelling was constructed almost immediately. By 1878 Adam was occupying the land, when he signed a petition requesting that a school be established in Granville. The house was also shown on an auction plan of September 1880. The item remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, undertake a historic paint finishes analysis to inform a more appropriate colour scheme.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I96
Heritage Study	Single Storey Residence	I96
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



Detail of front fence and southern side of front elevation.



Detail of fence and front elevation.




Detail of fence and front elevation at the corner of Hewlett Street and The Avenue.



View of rear of dwelling from Hewlett Street.



## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	42 The Avenue, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	995184
<b>Draft Cumberland LEP ID</b>	I97		
<b>Former LEP ID</b>	I184 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 42 The Avenue, Granville is of local significance for its historic and aesthetic values, and as a representative example of an early Victorian period residence with Italianate features. Built in 1883 in conjunction with 4 Hewlett Street, the dwelling historically relates to the development of Granville in response to the movement of industry away from Sydney and the subdivision of the Drainwell Estate. The dwelling has some aesthetic significance through its overall form and evident Italianate features. It has additional aesthetic significance in Granville for its contribution to the streetscape character, enhanced by the similarities in age, design, use and materials between this house and the near-by identical house at 4 Hewlett Street. Today, the dwelling is readily identifiable as part of the historic building stock of the area and makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Residential Precinct.

## Criteria Assessment

a) Historic	Built in 1883, in conjunction with 4 Hewlett Street, the dwelling historically relates to the development of Granville in response to the movement of industry away from Sydney and the subdivision of the Drainwell Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has some aesthetic significance through its overall form and evident Italianate features. It has additional aesthetic significance in Granville for its contribution to the streetscape character, enhanced by the similarities in age, design, use and materials between this house and the near-by identical house at 4 Hewlett Street. Today, the dwelling is readily identifiable as part of the historic building stock of

	the area and makes a positive contribution towards the aesthetic character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of an early Victorian period residence in the area with Italianate features.

### Physical Description

The site contains a single storey Victorian residence with a gabled slate roof, projecting gable front over a bay window and one (of two) surviving rendered brick chimneys with cornice decoration. The walls are rendered to the front with plaster mouldings and painted brick the side elevations. The corrugated iron verandah roof is hipped in one corner and supported on two decorative cast iron posts. One post has lost the central decorative component. The verandah floor is made of concrete. The bay window has a corniced parapet in an Italianate style and a flat roof. Windows have rendered corniced brick sills with bracket decoration below and rounded brick arches (above side and bay windows). The front door is a Victorian style four panel door with bolection moulds. The dwelling has been extended several times at the rear, though this is not visible from the street.

There are several mature plants on the wider property which extends up to Hewlett Street, though none of them are considered to be historic plantings. A large Frangipani is in front of the house. The fence in front of the dwelling is modern metal pool style fencing, while the remainder of the site is surrounded by unpainted timber slat fencing.

This building almost identical with 4 Hewlett Street as both buildings mirror each other with the corner of Hewlett Street and The Avenue as the axis. The key differences are the loss of the timber fretted open scroll barge boards and finial with faceted bay below, as well as the loss of tessellated verandah tiling on 42 The Avenue.

Overall, the condition of the dwelling is good, though there is some cracking to the render on the façade.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Rear single-storey extension to the rear, containing one section built in weatherboard
- Solar panels to the rear extension
- Flyscreens to windows
- Metal loop fence\*
- Pool fencing\*

While the dwelling has undergone some modifications, the overall form and detailing of the dwelling remains intact. The dwelling therefore has high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years | 1883

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was built was purchased on 30 March 1883 by Henry Sargent Winter, a builder from Newtown, who may have possibly built the Royal Hotel in Granville. He mortgaged the land on 20 April 1883 to finance the building of this dwelling and its twin which is located at 4 Hewlett Street. By October, the houses were complete, though Winter made several unsuccessful attempts to sell them. On 16 May 1884, the mortgagee sold the houses by auction to Coates & Harper, timber merchants of Parramatta. Today, the building remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		



5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, the front boundary fence should be replaced with a style which is more sympathetic towards the character of the HCA such as timber picket.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I97
Heritage Study	Single Storey Residence	I97
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Overview of dwelling as viewed from the footpath.



Detail of fencing types.




Detail of cracking to render on front façade.



View of projecting gable.

## Heritage Inventory Sheet

<b>Item Name</b>	Semi-detached Residences		
<b>Recommended Name</b>	Semi-detached Terrace		
<b>Site Image</b>			
<b>Address</b>	52 and 54 The Avenue, Granville NSW 2142		
<b>Lot/Section/DP</b>	C and D	-	401005
<b>Draft Cumberland LEP ID</b>	I98		
<b>Former LEP ID</b>	I185 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The pair of conjoined residences at 52 and 54 The Avenue, Granville is of local heritage significance for its historic, associative and aesthetic values, and as a representative example of Victorian period terraces in the local area. Built c. 1876, the dwellings relate to the early development of Granville in response to industrial activity such as Clyde engineering works. The dwelling is associated with John Raynor, one of the major speculators and promoters of Granville in the 1880s. It has additional significance as part of the Granville Conservation Area – Residential Precinct, being readily identifiable as part of the historic building stock, very prominent in the streetscape and contributes positively to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses in the area.

### Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney, in particular the establishment of the Clyde engineering railway works.
b) Associative	The item is associated with John Raynor, one of the major speculators and promoters of Granville in the 1880s.
c) Aesthetic/Technical	The item is a prominent terrace pair which contributes positively to the overall streetscape character of the Granville Conservation Area – Residential Precinct. This is enhanced by the similarities in age, design, use and materials with other houses in the area.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Victorian period terraces.



## Physical Description

The site contains a pair of semi-detached, two-storey Victorian period terrace houses located on lots which have fronts to The Avenue and a driveway accessed via Daniel Street. Both houses have street facing verandahs and balconies, gable roofs as the primary roofs, skillion roofs to the balconies, arched openings to side walls, privacy wall between the verandahs and balconies, and double leafed French doors to the ground and first floors, and single leafed entrance doors with transoms. The property is bound by aluminium cyclone wire fence and metal gates.

54 The Avenue is a painted brick building with corrugated metal sheeting to the gable and skillion roofs, metal filigree balustrade to the balcony, a curved concrete verandah with a contemporary low metal balustrade, and a polychromatic brick chimney located at the centre of the roof ridge line.

52 The Avenue has tuck-pointed brickwork, Marseilles look-alike metal pressed tiles to the gable and skillion roofs, metal filigree balustrades to the balcony and verandah, sandstone blocks to the front verandah, metal awnings to the side windows and timber plantation shutters to the French door opening onto the verandah. There is also single storey extension to the rear.

Along the Daniel Street access to the property, there is a brick garage with corrugated metal skillion roof along Daniel Street. The property features a deep setback that has not been consistently applied to the other buildings along the street. This is fronted by a grassed lawn with no significant plantings.

Overall, the dwellings have been well maintained and are in good condition.

Condition	Good	Fair	Poor
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## Alterations and Additions

- 53 - Curved concrete verandah\*
- 52 - Chimney missing\*
- 54 - Single storey extension and brick garage to the rear
- Both items - Junction boxes to verandahs
- Steel weldmesh fence to property boundary\*

While the dwelling has undergone some modifications, the overall form and detailing of the dwelling remains intact. The dwelling therefore has high integrity.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1876
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the

appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

One parcel of land associated with the current terrace pair was purchased on 3 December 1875 by Harry Richardson, a railway clerk of Parramatta. The second was purchased by John Raynor, who became one of the major speculators and promoters of Granville in the 1880s. The terrace pair were built across the two parcels of land in 1876. Both Raynor and Richardson mortgaged the land to build their properties. When they were unable to repay the loans the mortgagees sold their properties. Today, the buildings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Semi-detached Residences	I98
Heritage Study	Semi-detached Residences	I98
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Front façade.



Overview of front yard.




Detail of front porch and yard.



Overview of front yard.



## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Residence		
<b>Site Image</b>			
<b>Address</b>	58 The Avenue, Granville NSW 2142		
<b>Lot/Section/DP</b>	B	-	341740
<b>Draft Cumberland LEP ID</b>	I99		
<b>Former LEP ID</b>	I186 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 58 The Avenue, Granville is of local significance for its historic, associative, aesthetic and representative values. Built c.1883, the dwelling relates to the early development of Granville with the appearance of new industries, housing, shops and businesses from the 1880s onwards. The item is specifically associated with William Thackeray, one of the major builders in early Granville. The dwelling has substantial aesthetic significance as a Victorian period mansion with fine and unique detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, being a highly prominent, well-kept and attractive building that contributes positively to the overall streetscape character of the Conservation Area. The item has unique features and materiality for the area but is also representative of the Victorian era style of architecture.

### Criteria Assessment

a) Historic	Built c.1883, the dwelling relates to the early development of Granville with the appearance of new industries, housing, shops and businesses from the 1880s onwards.
b) Associative	The item is specifically associated with William Thackeray, one of the major builders in early Granville.
c) Aesthetic/Technical	The dwelling has substantial aesthetic significance as a Victorian period mansion with fine and unique detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, being a highly prominent, well-kept and attractive building that contributes positively to the overall streetscape character of the Conservation Area.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item has unique features and materiality for the area but is also representative of the Victorian era style of architecture.

### Physical Description

The single storey brick dwelling is of an asymmetrical configuration with a hipped roof, a projecting gable to the street front and two gables along the northern façade. It has a verandah along the east and north facades of the building. The building is constructed of tuck-pointed speckled brick walls with sandstone quoins to the street facing facades and slate roofs with terracotta capping. Notable elements include a projecting gable facing The Avenue which comprises a sandstone clad bay window with a decorative sandstone parapet and curved scalloped timber barge boards to the gable. The verandah has timber flooring, a slate skillion roof which is an extension of the main roof, timber posts to The Avenue façade, and a series of exposed brick columns placed equidistant along the northern façade. Other features include a sandstone boundary wall with cast iron palisade fence and gates, three rendered ashlar chimneys with brick corbelled tops, windows with sandstone sills, front door with transom and half-sidelights.

A modern carport has been constructed to the north of the dwelling, set back behind the front building line to reduce the visual impact. The rear of the dwelling has also been extended and modified significantly as shown on the aerial imagery.

There is a formal and well-maintained garden in the front yard which features a hedge and a mature tree that both contribute towards the heritage character of the place.

Overall, the dwelling is in good condition. Some brickwork is in need of repointing, the sandstone boundary fence shows signs of deterioration and the timber barge board to the gable end exhibits signs of water damage.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Brick columns to northern façade
- Extended and modified to the rear
- Modern carport to driveway

The overall form and detailing of the dwelling remain highly intact.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c.1883
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was built was purchased as vacant land by William Thackeray, one of the major builders in early Granville, in April 1883. He began building immediately with money obtained by mortgage. He moved from North Annandale to occupy the house where he was in residence by 1884. He made a number of attempts to sell the house, the first being in February 1886. The house was finally sold off by the mortgagees. Thackeray was the builder of St Marks Church in Jamieson Street.

The dwelling was owned by the following people between 1897–1998:

- 10.8.1897: Susan Ritchie bought house
- 22.3.1919: title transferred to Elizabeth Meluish wife of Henry Dutton Meluish
- 25.2.1925: Permanent Trustee Co. NSW
- 15.1.1926: Permanent Trustee Co. NSW from Luke Bullock of Bodangara.
- 28.6.1927: Transfer from Luke Bullock to Baptist Union of Australia
- In private ownership since 1934.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		



5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- A Conservation Management Plan should be prepared for this dwelling to understand in greater detail the history and significance of the place, as well as how to manage change and monitor conditions of the site.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I99
Heritage Study	Single Storey Residence	I99
National Trust Australia Register	House	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Overview of dwelling The Avenue.



Detail of façade.




View of driveway and carport.



Detail of projecting gable end.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Residence		
<b>Site Image</b>			
<b>Address</b>	60 The Avenue, Granville, NSW 2142		
<b>Lot/Section/DP</b>	1	-	610108
<b>Draft Cumberland LEP ID</b>	I100		
<b>Former LEP ID</b>	I187 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 60 The Avenue, Granville is of local significance for its historic, associative and aesthetic values, and as a representative example of a high-quality Victorian residence in the area. Built in 1892, the dwelling relates to the early residential development of Granville in response to industrial activity in the wider area, in particular the Clyde engineering works. The dwelling is specifically associated with Thomas Irons, an engineer who was long associated with the Clyde Engineering Works. The item has high aesthetic significance as a well-kept and prominent dwelling in the streetscape which has unique form, features, detailing and materiality for the area. It is one of a kind in Granville. This aesthetic significance has a particularly high bearing on the significance of the Granville Conservation Area – Residential Precinct, contributing positively to the character of the area. While the item has unique characteristics, the item is also representative of Victorian design.

## Criteria Assessment

a) Historic	Built by 1892, the dwelling relates to the early residential development of Granville in response to industrial activity in the wider area, in particular the Clyde engineering works.
b) Associative	The item is associated with Thomas Irons, an engineer who was long associated with the Clyde Engineering Works.
c) Aesthetic/Technical	The item has high aesthetic significance as a well-kept and prominent dwelling in the streetscape which has unique form, features, detailing and materiality for the area. It is one of a kind in Granville. This aesthetic significance has a particularly high bearing on the significance of the Granville Conservation Area – Residential Precinct, contributing positively to the character of the area.



d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	While the item has unique characteristics, the item is also representative of Victorian design.

### Physical Description

The single storey Victorian period house has an asymmetrical layout, half-hipped roof, projecting gable to the street front, and verandah along the east and north facades of the building. There is a room in the half-hipped section of the roof, with two double hung sash windows overlooking the front yard of the property. The house is constructed of shiplap weatherboard, with a mix of feather edge and diagonal pattern weatherboards to the projecting gable, diamond-shaped asbestos-cement tiles to the roof with terra-cotta ridge capping and finials. The projecting gable comprises geometric fretwork resting on simple brackets, timber shingle to the gable end, and original stained glass to the transoms above windows. The verandah has a ceramic tiled floor (with the former listing stating that it replaced the original timber floor), fluted tapered timber posts, and simple arched timber valences. The verandah is covered by metal pressed tiled skillion roofs. Other features include brick chimneys with corbelling to the top end and paired pots, and panelled brickwork to the chimney stacks. Windows include a mix of double hung sash, fixed and multi-paned windows with timber sills and timber surrounds, and the front door has small leadlight panels in top of timber door. The property fence is a low wall of rustic sandstone.

There are multiple buildings on this property including a half hipped exposed brickwork cottage, and a hipped roof structure and carport which can be seen from the paved area to the front.

There is very little landscaping to the front setback, with a single hedge lining the sandstone retaining wall adjacent to the footpath.

The building is being used as part of a daycare centre, connecting to the neighbouring building at 62 The Avenue.

Overall, the dwelling is in good condition with no signs of deterioration. Some sandstone blocks to the retaining wall have been subject to some movement and have lost their mortar in the process.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Metal pressed tiles to verandah roof
- Skillion addition to the rear
- 1970s face brick building with Federation style detailing constructed to the south of the site\*
- Carport connected between 1970s building and Victorian dwelling\*
- New paved carpark provided to connect the 1970s building and Victorian dwelling\*
- Timber valances to verandah
- Air-conditioning unit to southern façade\*

The dwelling itself is highly intact and well-kept, though the rear yard appears to have undergone several changes to account for the new use of the site.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years      1892

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was built was purchased in October 1891 by Ralph and Harry Richardson. The land was immediately mortgaged to provide 500 pounds to build this house. Another 120 pounds was then obtained to complete the house. The Richardsons offered it for sale on 19 May 1893 and it was soon sold to Thomas Irons, an engineer who was long associated with the Clyde Engineering Works. Some years later, the Richardsons instigated the construction of a holiday cottage at Thirroul, called "Wyewurk". In later years, D. H. Lawrence, wrote his novel, 'Kangaroo' in Wyewurk.

The dwelling was owned by the following people between 1892-1932:

- 1892: (SEE Railway Street) Starkey, Mrs ?
- 1909: (SEE Railway Street) Irons, Thomas J.P.
- 1910: (SEE Railway Street) Irons, Thomas " Blenheim"
- 1915: (SEE Railway Street) Irons, David " Blenheim"
- 1918: Irons, Mrs D.
- 1920: Bezsant, Albert J.
- 1924: Bezsant, Alfred
- 1932: "Castle Maison' Private Hospital, Miss B.S. Cassells matron

At present the building is used as part of a daycare centre, connecting to the neighbouring site at 62 The Avenue.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X

<b>3.</b> Consider delisting as an individual item from the LEP.		<b>8.</b> Maintain heritage landscape elements and schemes.	<b>X</b>	<b>14.</b> Future uses for this item should be compatible with its historical functions/ associations.	
<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>		
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>		
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- A Conservation Management Plan should be prepared for this site to understand in greater detail the history and significance of the place, as well as how to manage change and monitor conditions of the site.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I100
Heritage Study	Single Storey Residence	I100
National Trust Australia Register	House	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Detail of projecting gable to front elevation.



Overview of front elevation and roof.



View of southern (side) elevation.



Front boundary retaining wall and landscaping.






Detail of verandah.



1970s era building adjacent to the dwelling,  
connected via a paved carpark and carport.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Arts and Crafts Bungalow		
<b>Site Image</b>			
<b>Address</b>	66 The Avenue, Granville NSW 2142		
<b>Lot/Section/DP</b>	6	-	128858
	7	-	938
<b>Draft Cumberland LEP ID</b>	I101		
<b>Former LEP ID</b>	I188 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 66 The Avenue, Granville is of local significance for its historic, associative and aesthetic values, and as a representative example of a quality Federation Arts and Crafts bungalow in the area. Built c.1915, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. It is also significant as the house of Gideon Patten who operated a large grocery store in Granville. The dwelling has aesthetic significance as fine example of a Federation Arts and Crafts bungalow with fine detailing and materiality. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character. The significance of this dwelling is enhanced by the similarities in age, design, use and materials with other houses in the area.

## Criteria Assessment

a) Historic	The item relates to the twentieth development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item is associated with Gideon Patten, a known local grocer of Granville.
c) Aesthetic/Technical	The dwelling has aesthetic significance as fine example of a Federation Arts and Crafts bungalow with fine detailing and materiality. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character. This significance of this dwelling is enhanced by the similarities in age, design, use and materials with other houses in the area.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a quality Federation Arts and Crafts bungalow.

### Physical Description

The building is a single storey Federation bungalow with tuck-pointed red brickwork and Marseilles tiled roof with exposed rafters. It has a hipped roof with two projecting gables – one forming the entrance and the other with a bay window, and a verandah between the two gables. The gable ends are comprised of arched timber pediments with painted timber shingles, and the entrance gable has a timber archway with timber posts and slatted fretwork, with the bay window containing leadlight transoms to arched casement windows. The verandah has curved timber arches between timber posts set on brick piers and a balustrade with bullnose coping, and Marseilles tiled skillion roofs extending off the main roof. There are two roughcast rendered brick chimneys with brick coping and chimney pots. The brick bullnose arch leads to front entrance with leadlight transom light and sidelights. The timber door is high waisted with decorative trapezoidal glazed pane, three small panels across a lock rail and three long panels with bolelection moulding below. Cantilevered casement windows with corniced architraves along the side elevation have sloping bullnose brick sills. There is a weatherboard extension to the rear of the property. As per the former listing, “The house has an elaborate plan, unusual for this area”.

Wrought iron panels set in low brick walls and piers form the front fence with decorative wrought iron gates. There some significant landscaping to the front and sides of the property, specifically the three mature gum trees which screen views of the dwelling from some parts of the street.

Overall, the property is in good condition, though the wrought iron fence to the front of the property is heavily corroded.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Weatherboard extension to rear
- Canvas sheet over carport

The dwelling retains its original form and features, and therefore appears to have high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1915
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the



Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was constructed was purchased in October 1902 by Ellen Patten, wife of Gideon Patten who operated a large grocery store in Granville. Building construction started in 1915 when the land was mortgaged to erect this house. The Sands Directory identifies that the Patten couple lived in the house until 1932. In 1958, the Baptist Church manse at 76 The Avenue was sold and 66 The Avenue later purchased. This Church sold 66 The Avenue in 1978.

At present the dwelling remains in use as private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I101
Heritage Study	Single Storey Residence	I101
National Trust Australia Register	House	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View of front elevation.



View of front boundary fence.




View of mature trees located within the front setback.



Detail of fabric carport cover.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	74 The Avenue, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	985119
<b>Draft Cumberland LEP ID</b>	I102		
<b>Former LEP ID</b>	I189 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The dwelling at 74 The Avenue, Granville is of local significance for its historic and aesthetic values, and as a representative example of a Federation style cottage in the area. Built c.1915, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. It is also significant as the house of Howard Llewellyn Patten who operated a large grocery store in Granville. The dwelling has aesthetic significance as well-kept example of a Federation cottage with a classic form and fine detailing. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character. The significance of this dwelling is enhanced by the similarities in age, design, use and materials with other houses in the area.

## Criteria Assessment

a) Historic	The item relates to the twentieth development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item is associated with Howard Llewellyn Patten who operated a large grocery store in Granville.
c) Aesthetic/Technical	The dwelling has aesthetic significance as well-kept example of a Federation cottage with a classic form and fine detailing. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character. This significance of this dwelling is enhanced by the similarities in age, design, use and materials with other houses in the area.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Federation style cottage.

### Physical Description

The dwelling, located on a corner site, is a single storey Federation house. It has with tuck-pointed red brickwork set on a roughcast rendered base, and a Marseilles tiled hipped roof with projecting gables to the street facing sides. The gable facing The Avenue has a timber and roughcast gable end with three casement windows containing coloured panes and transoms underneath. A corrugated metal awning supported on timber fretwork brackets covers the windows. A skillion roof extends off the main roof cover the verandah, which stretches between the two gables. The verandah is supported by paired timber posts set on brick piers and a curved balustrade with rendered coping. Other notable elements include decorative curved timber brackets to the verandah, roughcast render to the entrance steps, two roughcast rendered chimneys with brick corbelling and chimney pots. The front door has a transom and half-sidelight with leadlight decoration, a timber five panelled door leaf with three glazed panels above lock rail and three vertical timber panels below. Additions include a skillion brick extension to the rear and a fibre cement panelled, gable roofed garage off William Street.

There is a timber picket fence surrounding the property, partly set on a low brick wall along The Avenue. A matching gate provides access to the property from the corner of the two roads via a timber gabled entry pergola. There is heavy vegetation along William Street and to the corner of the two roads, though there are no significant or notable plantings.

Overall, the condition of the building is good, although there are signs of structural movement with cracking in the brickwork.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Rear skillion extension
- Garage provided off William Street
- Picket fence to property and pergola

The dwelling has been well maintained as a heritage item and retains a high level of integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c. 1915
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the

establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was constructed was purchased in 1911 by Howard Llewellyn Patten who operated a large grocery store in Granville. The site was mortgaged in February 1912 to erect this building. Directory records show that he lived in this dwelling until at least 1932. The item remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I102
Heritage Study	Single Storey Residence	I102
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images



Pergola to street corner.



View along northern (side) elevation, showing the front façade projecting gable.




View of front and side landscaping.



Overview of front façade, with detail of front boundary fence.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	83 The Avenue, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	936365
<b>Draft Cumberland LEP ID</b>	I103		
<b>Former LEP ID</b>	I190 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 83 The Avenue, Granville is of local significance for its historic, aesthetic and representative values. Built in 1912, the item is historically linked to the early residential development and subdivision of Granville that occurred in conjunction with the relocation of large industries to Granville between 1880 and 1930. The item has aesthetic significance as a Federation style dwelling with a fine form and extensive decorative timber detailing. Although this detailing has been added to over time, the dwelling still contributes positively towards the heritage character of Granville and demonstrates representative qualities as an intact Federation cottage built by local builders and craftsmen in 1912.

### Criteria Assessment

a) Historic	The item has historic significance as relates to the early residential development and subdivision of Granville that occurred in conjunction with the relocation of large industries to Granville between 1880 and 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as a Federation style dwelling with a fine form and extensive decorative timber detailing. Although this detailing has been added to over time, the dwelling contributes positively towards the heritage character of Granville.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of the Federation style.

## Physical Description

The single storey weatherboard residence features a hipped corrugated iron roof with two projecting gables. The roof also has a tall face brick chimney with brick corbels and two Chinese lantern pots. The projecting gables feature decorative spindle ladder gable screens, tall finials and fine timber barge boards. The return verandah to the projecting gable has a bullnose corrugated iron roof, hipped corner, and ornate timber lattice balustrade between timber posts with open scroll timber brackets set on decorative stops. The verandah flooring contains modern tiles. The windows retain original timber corniced sills and open scroll design under sills. A skillion awning is covered over the front sash window with security screen. The exterior doors have transom light and side lights flanking a five panelled timber door with three upper panes provided in coloured glazing.

Adjacent to the dwelling, and visible from The Avenue, is a small timber board building likely used as a shed or storage space.

The rear of the property includes a highly modified brick structure. The structure is rendered and painted, with a new roof construction that detracts from the original form of the building.

The fence is a tall timber acorn picket set on brick foundation with matching gate and lynch gate. The surrounding landscape is highly modified and consists of modern paving.

There are no plantings on the property.

The dwelling has been well maintained and is in good condition overall.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Skillion brick extension to the rear
- A skillion weatherboard addition to the side\*
- Contemporary security screen fronts all windows\*
- Steel security grill on front door\*
- Contemporary paving surrounding the building to its north, south and west\*
- Modern tiles to verandah\*

Due to a range of alterations and additions, the dwelling and its setting have moderate heritage integrity.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1912
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the



Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling is located was purchased by Elizabeth Olfen, wife of Charles Olfen, wagon builder of Granville in the early twentieth century. This dwelling was erected shortly afterwards and is depicted on a plan dated March 1914. The item remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I103
Heritage Study	Single Storey Residence	I103
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View of the site from Queen Street.




View of small timber construction adjacent to the dwelling.



View of dwelling from Queen Street, showing the southern (side) elevation and gable of front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Queen Anne Bungalow		
<b>Site Image</b>			
<b>Address</b>	85 The Avenue, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	934361
<b>Draft Cumberland LEP ID</b>	I104		
<b>Former LEP ID</b>	I191 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The dwelling at 85 The Avenue, Granville is of local significance for its historic, associative and aesthetic and representative values as a high-quality Federation Queen Anne Bungalow. Built in 1910, the building has historical significance as the former residence of Henry Alfred Membrey, a known local resident who became Mayor of Granville in 1922. The building is of aesthetic significance as a highly intact and well detailed Federation Queen Anne Bungalow with a significant garden landscape that makes a strong contribution to the residence and heritage character of Granville. The building demonstrates representative qualities of an intact and high-quality Federation Queen Anne Bungalow.

### Criteria Assessment

a) Historic	The item has historic significance as the former residence of the 1922 Mayor of Granville, Henry Alfred Membrey which was constructed in 1910.
b) Associative	The item is associated with the 1922 Mayor of Granville, Henry Alfred Membrey.
c) Aesthetic/Technical	The building is of aesthetic significance as a highly intact and well detailed Federation Queen Anne Bungalow with a significant garden landscape that makes a strong contribution to the residence and heritage character of Granville.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The building demonstrates representative qualities of an intact and high-quality Federation Queen Anne Bungalow.

## Physical Description

The single storey brick Federation Queen Anne style residence features a gabled hip roof with a projecting gable to the west, and a large hip projecting to the north. The roof is clad in terracotta tiles with terracotta ridge capping and terracotta ram horn finials. The roof also has a tall face brick chimney stack with brick corbels and a terracotta chimney pot. A skillion verandah roof extends from the main roof and around corner to a projecting gable and hip. The verandah is supported on fluted Corinthian columns with an ornamental timber valance beneath exposed rafters set between the columns. The verandah floor contains large ceramic tiles. The brickwork features two courses of arched dark brick string courses above window heads and corniced rendered brick sills with open scroll decoration below sills. Other decorative elements include roughcast render in gable and timber strap work. Exterior doors have Queen Anne arch transom light with leadlight decoration and timber door leading onto verandah.

The property fence is a low-lying structure constructed of red brick with a row of decorative Besser blocks below brick coping and with a wrought iron gate. Encapsulated by the fence is a significant garden landscape that features a variety of mature plantings and a concrete path winding through. This feature contributes highly towards the significance of the dwelling.

The dwelling has been well maintained and the condition of the building is therefore good.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Flat and pitched rear additions
- Contemporary ornate steel security grills are affixed to windows along the north elevation\*
- The west elevation features an aluminium framed window\*

The dwelling retains its form and decorative features and has high integrity as a result.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This land was bought in 1909 by Henry Alfred Membrey, foreman boilermaker employed at Clyde Engineering Works. Membrey served Granville Council as an Alderman for many years from 1914, and as Mayor in 1922-23. This Federation Queen Anne Bungalow was built in 1910 and financed by three mortgages. The dwelling was extant by March 1914, when it was marked on a survey plan. The item remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I104
Heritage Study	Single Storey Residence	I104
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.



### Additional Images




Fence and portion of dwelling from Queen Street.



Detail of landscaping.

## Heritage Inventory Sheet

<b>Item Name</b>	Stone Bridge		
<b>Recommended Name</b>	Stone Bridge		
<b>Site Image</b>			
<b>Address</b>	113 and 115 The Avenue (near), Granville, NSW 2142		
<b>Lot/Section/DP</b>	-	-	-
<b>Draft Cumberland LEP ID</b>	I105		
<b>Former LEP ID</b>	I192 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Transport - Land	

## Curtilage Map



## Statement of Significance

The Stone Bridge on The Avenue is locally significant for its historic and aesthetic values. The bridge is fine representative example of sandstone bridges constructed during the 1890s. Built in 1897, the bridge directly relates to the development of the Granville municipality and provides evidence of the role of local government in municipal works. The bridge is also significant for its association with a former Mayor, John Palmer. The bridge presents a highly intact and aesthetic structure.

### Criteria Assessment

a) Historic	The item relates to the development of Granville municipality and provides evidence of the role of local government in municipal works.
b) Associative	The item significant for its association with former Mayor John Palmer.
c) Aesthetic/Technical	The item is a highly intact and aesthetic structure.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of sandstone bridges constructed during the 1890s.

## Physical Description

The sandstone road bridge carries the road The Avenue over a concrete channel of Duck Creek. The bridge is built from rusticated sandstone masonry blocks to form sandstone abutments and a sandstone parapet with a brick arch. The sandstone parapet is approximately six courses high and capped with a slender rusticated sandstone block. The sandstone coping on the eastern side features an inscription that reads: *John Palmer J.P. Mayor 1897*. The bridge appears to have been repointed on the parapets facing the road. The mortar features very strong, clear lines that are similar to tuckpointing. The mortar appears to be a stronger material than traditional lime-based mortar and therefore may contain concrete in the mortar mix.

The bridges approaches are framed either side with a timber post and panel fence. A concrete footpath is situated along the western edge of the bridge. The bridge is located in the centre of a moderately residential and urban area and set within a landscape that features is highly overgrown vegetation.

Overall the condition of the bridge is good. However, further research is required to ensure a cement mortar has not been used to repoint the sandstone masonry which will ultimately deteriorate the sandstone.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Repointed mortar joints, potentially using concrete, of the inner parapet walls that face the road\*

The repointing of the bridge and the potential use of concrete in the place of lime-mortar detracts from the overall significance of the building. Nonetheless, as the bridge retains its original and significant fabric, the integrity of the bridge is high.

Integrity	High	Moderate	Low
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\* *element detracts from the overall significance of the place*

## Historical Notes

Construction years	1897
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

Throughout the 1880s and 1890s, several major roads through area were officially aligned and gazetted, which enabled better access of the district. With the increased population of Granville during this period came the greater demand for better roads and bridges. The improvement committee of



Granville advocated for the repair of kerbing, roads and bridges. The borough was noted for having many timber bridges in a highly dilapidated state.

The sandstone bridge along The Avenue was built in 1897 by labourers employed by the Borough of Granville and replaced an earlier wooden bridge over Duck Creek. Fowlie claims it was built by men with no training and is thus a true vernacular structure. The structure makes use of sandstone masonry of a variety of sizes. The bridge remains in use today by vehicular and pedestrian traffic.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the sandstone bridge should be repointed using mortar. Prior to re-pointing works, mortars are required to be sampled and tested for its constituents by an appropriately qualified heritage trades specialist to confirm colour and texture before proceeding with re-pointing works. Mortars should match the colour and composition of earliest known mortar relevant to the building or element.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Stone Bridge	I105
Heritage Study	Stone Bridge	I105
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



Overview of stone bridge.



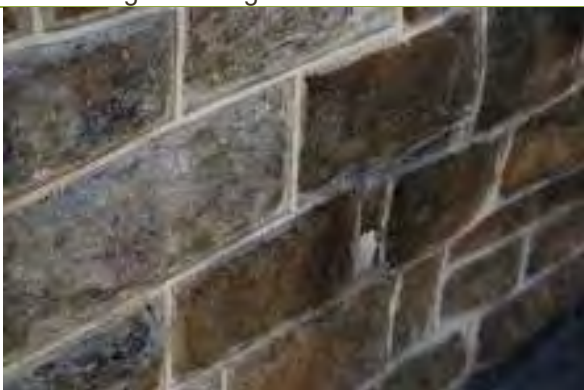
View of repointed mortar joints to the stone bridge.



Stone bridge as it aligns with the road.



View to side of stone bridge.



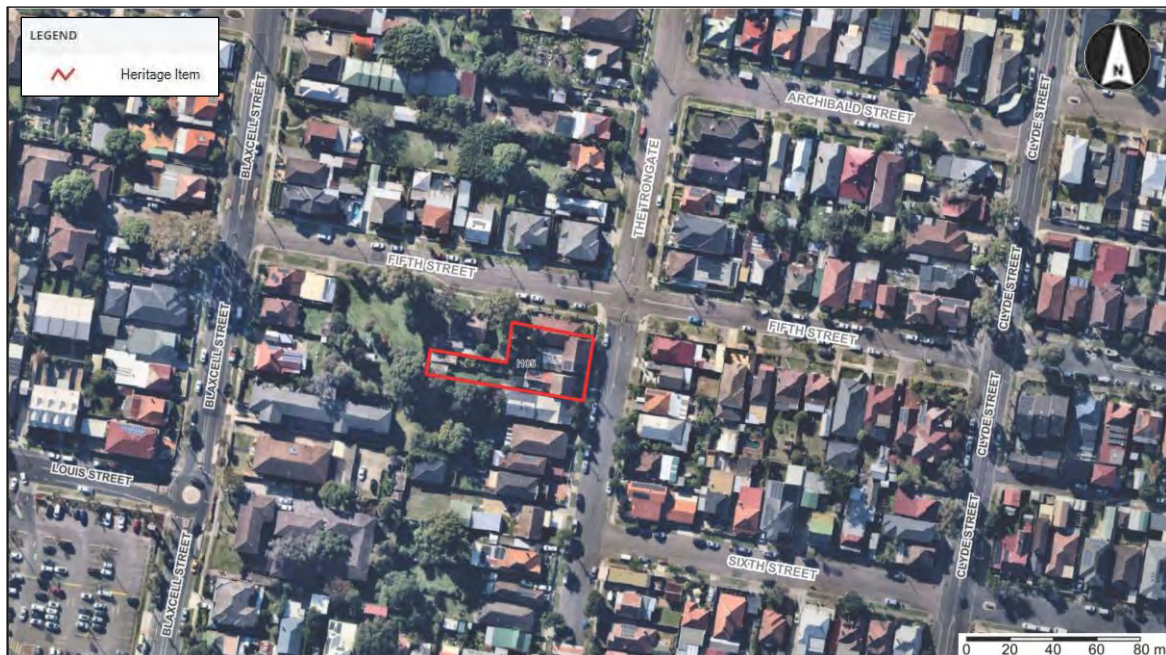
Detail of repointed mortar joints to the stone bridge.

# Heritage Inventory Sheet

<b>Item Name</b>	The Trongate Victorian Terrace Group		
<b>Site Image</b>			
<b>Address</b>	90, 92, 94, 96 and 98 The Trongate, Granville NSW 2142		
<b>Lot/Section/DP</b>	Part of Lot 1 and Lots 2 - 3	-	219451
	Lots A and B	-	106943
<b>Current LEP ID</b>	I105 (Cumberland LEP)		
<b>Former LEP ID</b>	I193 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	August 2024		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The Trongate Victorian Group is of local significance for its historic association with the subdivision of New Glasgow Estate, specifically for workers of the Hudson Brothers Engineering company. Built c.1891, the cottages and terraces are of historical significance for their direct association with the subdivision of land for the Hudson Brothers Engineering works. The dwellings are highly modified and therefore no longer representative of early workers cottages and terraces created in conjunction with the establishment of large industries in Granville. The item exemplifies the impact of the early engineering works on the early residential development of Granville.

### Criteria Assessment

a) Historic	Built in c.1891, the cottages and terrace are of historical significance for their direct association with the subdivision of New Glasgow Estate for workers of the Hudson Brothers Engineering Company.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.

## Physical Description

The item consists of five Victorian two-storey terraces.

The dwellings at No.98 and No.96 consists of a two-storey Victorian semi-detached terrace. The dwellings are painted brick with gabled roofs and skillion verandah clad in Marseilles tiles. The verandah roof of No.96 is removed. Both feature cast iron frieze and spandrels to both floors between privacy walls, however, have largely modified balcony balustrades. No original windows along the front façade of No.98 and No.96 remain. Both feature contemporary aluminium framed windows on the upper and lower façade with contemporary flyscreens and security grills. Other alterations include a concrete slab which fronts No.96, with a contemporary steel fence and gate. No.96 features a masonry brick boundary fence with decorative concrete bricks.

The dwellings at No.94, No.92 and No.90 consist of a row of three two-storey Victorian semi-detached terraces built to the footpath alignment. The dwelling set is rendered brick with a gabled roofs and skillion verandahs clad in Marseilles tiles. A rendered brick chimney with a string cornice is located at the ridge peak of No.94. The verandahs feature brick privacy walls with decorative brackets. The verandah of No.94 features non original cast iron lacework balcony inserts and brackets. The upper façade features a modified door on the balcony with a contemporary security door framed by shutters. The windows have been replaced with aluminium framed windows. No.94 is fronted by a steel fence set on sandstone plinth and gate with arrowhead inserts.

No.92 is a highly modified terrace. The upper balcony has been infilled and enclosed with fibro sheeting and aluminium windows. The lower façade is rendered brick and retains no notable features. The window and door have been replaced with contemporary fabric. The verandah floor is clad in tiles and retains a modern steel fence.

No.90 is also highly modified. The facade features modified windows and doors, as well as a contemporary balcony balustrade with a fibro fascia. The fence at No.90 is of rendered brickwork with a steel rail and gate. A newer terrace has been built to the north of No. 90 and shares a party wall with the property.

There are no significant plantings associated with terrace houses, nor is there a consistent set back to the buildings within the streetscape.

Overall the condition of the group is considered to be fair. No.94 shows signs of dilapidated metal inserts that are corroding as well as peeling paint from render. Paint is also peeling at No.92 and the fibro sheeting is in a poor condition.

Condition	Good	Fair	Poor
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## Alterations and Additions

### No. 90

- Contemporary rendered brick fence with aluminium gate\*
- Aluminium framed windows\*
- Contemporary balcony balustrade\*
- Fibro fascia to balcony\*
- New roof cladding
- New terrace built into the north wall of No. 90\*

### No. 92

- Upper balcony infilled and enclosed with fibro sheeting\*
- Aluminium framed windows\*
- Modern door and flyscreen\*
- Verandah floor clad in tiles\*
- New roof cladding

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**No. 94**

- Contemporary steel fence\*
- Contemporary cast iron lacework balcony inserts and brackets
- Modified door on balcony with contemporary security and shutters
- Aluminium framed windows\*
- New roof cladding

**No.96**

- Contemporary a masonry brick boundary fence with decorative concrete bricks\*
- Verandah roof to balcony removed\*
- New balcony balustrade
- Contemporary windows with aluminium flyscreens\*
- Concrete slab to front
- New roof cladding

**No. 98**

- Contemporary steel fence\*
- New balcony balustrade
- Modern windows with steel security grills\*

The condition and integrity of the two-storey terraces is compromised by the inclusion of unsympathetic alterations to the building façade and the intrusive terrace built to the north of No. 90. The integrity of the item is considered low.

<b>Integrity</b>	High	Moderate	<b>Low</b>
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*\* element detracts from the overall significance of the place*

**Historical Notes**

Construction years	c. 1891
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the heritage item is located is associated with this period of industrial development that brought the higher employment opportunities to Granville and created the demand for housing. Notable amongst these new estates was the New Glasgow Estate, located on the land near Clyde for the Hudson Brothers Engineering company. This subdivision was offered for sale from 1878. The terraces appear on the Street alignment plan of September 1891. All these terraces are shown on the August 1914 Water Board plan.

Presently, the terraces are used as private residences.

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Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.	X		

Other recommendations and/or comments:

- Should the opportunity arise, the intrusive elements to the façade of the terraces should be removed as this significantly detracts from the heritage value of the item and could potentially warrant a delisting in the future.
- Furthermore, if the opportunity arises, the original fabric should be restored and maintained as it is in a poor condition.

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study



## Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images




Left to Right: No. 94, No. 92, No. 90.



Left to Right: No 98 and No. 96.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	4 Walter Street, Granville NSW 2141		
<b>Lot/Section/DP</b>	2	-	222135
<b>Draft Cumberland LEP ID</b>	I108		
<b>Former LEP ID</b>	I197 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottage at 4 Walter Street, Granville is of local significance for its historic, associative and aesthetic values, and as a representative example of early Victorian housing in the area. Built in 1881, the cottage was home of John Scarborough, once an alderman of Granville Council, and then Lucien Grimwood, who was also an Alderman of Granville. It was constructed during the early subdivision and residential development of Granville which occurred in response to the relocation of large manufacturing industries nearby. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes to the overall streetscape character of the Conservation Area. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at Nos. 4, 10 and 11 Walter Street.

## Criteria Assessment

a) Historic	The item was constructed during the early subdivision and residential development of Granville which grew in response to the movement of industry away from Sydney between 1880-1930.
b) Associative	The item is associated with John Scarborough, once an Alderman of Granville Council, and then Lucien Grimwood, who was also an Alderman of Granville.
c) Aesthetic/Technical	The item contributes to the overall streetscape character of the Granville Conservation Area – Residential Precinct. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at Nos. 4, 10 and 11 Walter Street
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of early Victorian housing.

### Physical Description

The building on site is weatherboard cottage with a corrugated metal gable roof and street facing verandah with a bullnose awning. The street facing façade has shiplap weatherboards with feather edge weatherboards to the southern façade. There is one bay window with double hung sashes to the street facing façade. Three timber posts with minimal moulding support the verandah roof, with recent additions including a plain timber post and simple timber brackets which provide additional support to the posts. Other recent additions to the property include a fibre cement and hipped roof garage which occupies the end of the driveway, as well as a low front fence comprising a combination of cyclone fencing and looped metal fencing and a cyclone fence gate.

There is young vegetation to the front and some mature trees to the rear of the site, however none of these are notable or significant plantings.

The dwelling is well maintained and is considered to be in good condition overall.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Timber post to left hand side of verandah\*
- Brackets to verandah posts\*
- Bay window to front elevation
- Garage
- Fencing\*
- Shiplap weatherboards to street facing façade

The dwelling has undergone a series of modifications, some of which are considered to be intrusive on the character of the place. The site has moderate integrity.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	1881
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.



The dwelling on site was built late in 1881 for Mary Ann Harrison, most likely by her husband Edward Harrison who was a carpenter. She had bought the land for 50 pounds in May 1880. A mortgage in August 1881 for 100 pounds helped to cover the cost of building the dwelling. In December 1881 she sold the house and land for 230 pounds to John Scarborough, a local identity who later sat on the first Granville Council. Scarborough sold the house to Lucien Grimwood in December 1884, another local identity who sat on the first council. In 1885 it was let to a storekeeper. It is possible that the brick shop adjacent to the dwelling (located at 2A Walter Street) was possibly used as the store.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Unfinished timber brackets to awning posts should be replaced with painted brackets in a more suitable style and colour.
- The timber post (on the left) should be replaced with a new post, on a like-for-like basis with the other examples on site.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I108
Heritage Study	Single Storey Residence	I108
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images




Front elevation.



View from intersection of Spring Garden Street and Walter Street, showing adjacent shop front.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	10 Walter Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	B	-	154077
<b>Draft Cumberland LEP ID</b>	I109		
<b>Former LEP ID</b>	I198 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The cottage at 10 Walter Street, Granville is of local significance for its historic and associative values. The cottage was home of John Finnigan, an Alderman of Granville Council between 1890 and 1901. Built c.1885, it forms part of the early building stock of the area that developed with the relocation of large industrial activities to the area. It has additional significance as part of the Granville Conservation Area – Residential Precinct with similarities in age, design, use and materials with other historic buildings on the street, though its individual aesthetic significance and contribution to the overall streetscape character of the Conservation Area has been impacted by modifications to the front elevation. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at No. 4 and 11 Walter Street.

## Criteria Assessment

a) Historic	The item was constructed during the early residential development of Granville, which grew in response to the movement of industry away from Sydney between 1880-1930.
b) Associative	The item cottage was the home of John Finnigan, an alderman of Granville Council from 1890 to 1901.
c) Aesthetic/Technical	It has significance as part of the Granville Conservation Area – Residential Precinct with similarities in age, design, use and materials to other historic buildings on the street. It's individual aesthetic significance and contribution to the overall streetscape character of the Conservation Area has been impacted by modifications to the front elevation
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Due to heavy modifications to the front of the dwelling, the item does not meet this criterion.

### Physical Description

The dwelling consists of a single story rendered brick cottage with corrugated metal gable roof and a street facing skillion verandah roof. Some early features of the cottage include stone window sills and a single rendered corbelled cap chimney. The gable ends of the roof feature fretwork scalloped barges which have been recently replaced. Other additions include masonry piers and low walls to the verandah, enclosure of the verandah ends with masonry walls fitted with fixed glass multi-paned windows and skillion roof extensions to the rear of the cottage.

A garage with a fibre cement gable roof has been constructed at the rear of the property, accessed via an asphalt driveway. The property is bound by a palisade tubular steel fence. There are no notable plantings on the property. The front yard is of grass with no notable of significant plantings.

The dwelling appears to be in good condition, having undergone works in the recent past.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Rear extensions to cottage
- Verandah enclosure - masonry piers and low wall\*
- Air-conditioning unit to the southern façade\*
- Palisade tubular fence to the front\*
- Scalloped barges

Due to a range of modifications over time, which have altered specific details of the front elevation, the integrity of the property is considered to be moderate. The building retains its overall form and is still recognisable as a historic cottage.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	c. 1885
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This site on which this dwelling is located was given to Mary Ann Finnigan, wife of John Finnigan an alderman and Mayor of Granville, in 1880 as part of a much larger parcel of land. The dwelling was likely built in 1885 as the house was occupied by the Finnigans from 1886 onwards. John Finnigan was a contractor at that time and probably built the house himself. He later became fuel merchant and conducted his business from the dwelling.

John Finnigan was an active Alderman of Granville from 1890 to 1901. He ran for Mayor several times however was unsuccessful, although a popular choice. In John Finnigans campaign for Mayor in 1890 he appealed to the public as a well known local who had a practical knowledge of road making and advocated for the employment of local men. Upon his retirement from the public office he received an illuminated address from the fellow Aldermen in recognition of his valued services a public servant.

The ‘Cumberland Argus and Fruitgrowers Advocate’ newspaper from Saturday 4 May 1907 describes how, on 2 May 1907, John Finnigan died suddenly on the kerb of Walter Street. He was walking from his house to a nearby butcher before taking ill.

This existing house is shown on street alignment plan of 1891. It was later occupied by William Ritchie who married one of Finnigans daughters. Richie was a son to one of the most important manufacturers in Granville.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The additions made to the verandah detract from the overall historic and aesthetic significance of the building, and adversely impact its contribution to the streetscape. It is recommended that these accretions be removed and the verandah be reinstated to a more heritage sensitive design and form for this type of Victorian era dwelling.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I109
Heritage Study	Single Storey Residence	I109
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.



### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Front elevation and fence.



Front elevation and side (south) elevation.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	11 Walter Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	1	-	998953
<b>Draft Cumberland LEP ID</b>	I110		
<b>Former LEP ID</b>	I199 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottage at 11 Walter Street, Granville is of local significance for its historic and aesthetic values. Built c. 1884, the dwelling relates to the late nineteenth century residential subdivision and development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. Based on the distinctive elements of the cottage, it was likely designed and built by Granville builder Horace James Melville. It has additional significance as part of the Granville Conservation Area – Residential Precinct with similarities in age, design, use and materials with other historic buildings on the street, though its individual aesthetic significance and contribution to the overall streetscape character of the Conservation Area has been adversely impacted by intrusive modifications to the front elevation. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at No. 4 and 10 Walter Street.

## Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney from the 1880s onwards. Based on the distinctive elements of the cottage, it was likely designed and built by Granville builder Horace James Melville.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	It has additional significance as part of the Granville Conservation Area – Residential Precinct with similarities in age, design, use and materials with other historic buildings on the street, though its individual aesthetic significance and contribution to the overall streetscape character of the Conservation Area has been adversely impacted by intrusive modifications to the front elevation.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Due to heavy modifications to the front of the dwelling, the item does not meet this criterion.

### Physical Description

The dwelling on site consists of a single storey rendered brick Victorian cottage with simplified Italianate form and detailing. The house has an asymmetrical layout comprising of a corrugated metal hipped roof section and a three-sided faceted bay with a street facing gable. The gable end features fretwork bargeboards and a parapet to the faceted bay which has double hung sashes to each face. The cottage has been rendered with rough cast cement. The dwelling has been altered to include brick piers, fibre cement enclosure and skillion roof to the verandah. A weatherboard skillion roof addition to the rear of the house is also visible from its driveway.

A low rendered brick fence with cyclone metal gate has been provided to the front of the property. This frames a grassed front yard area with a central concrete footpath leading to the front door and a series of recent plantings. There are some mature trees to the rear of the dwelling.

Overall, the building is in fair condition with some minor maintenance and repair works required.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Verandah brick piers to the verandah\*
- Fibro cement and window enclosure to the verandah\*
- Low concrete rendered brick fence with metal gate to street front\*
- Airconditioning unit and junction box to north façade\*
- Roof sheeting replaced

Due to a range of modifications over time, which have altered key elements of the front elevation, the integrity of the property is considered to be moderate. The building retains its overall form and is still recognisable as a historic cottage.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1884
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the



appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The parcel of land on which the cottage is situated was sold to John Henry Cannon, an ironmonger of Marrickville in April 1884 for £125. He mortgaged the land in July 1884 for £350 to erect this cottage. John Henry Cannon, by then a carpenter, was listed as living at the dwelling in Fuller's 1885 Directory. Based on the distinctive elements of the cottage, it was likely designed and built by Granville builder Horace James Melville. Melville never owned this site so it would appear that he built this dwelling under contract for Cannon. The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- The additions made to the verandah detract from the overall historic and aesthetic significance of the building, and therefore adversely impact its contribution to the Granville Conservation Area – Residential Precinct. It is recommended that these accretions be removed and the verandah be reinstated to a more heritage sensitive design and form for a Victorian era dwelling.

- The front boundary fence is not in keeping with the character of the conservation area or dwelling. It is recommended that a new boundary fence be provided in a more heritage sensitive design and form for a Victorian era dwelling.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I110
Heritage Study	Single Storey Residence	I110
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



Overview of dwelling.



Detail of infilled verandah.



View along northern (side) elevation and driveway towards the rear of the property.



Detail of retaining wall.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Dwelling		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	26 Walter Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	2	-	775950
<b>Draft Cumberland LEP ID</b>	I111		
<b>Former LEP ID</b>	I200 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The cottage at 26 Walter Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a Federation period dwelling in the area. Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century. It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by its similarities in age, design, use and materials to dwellings located along the street, in particular at No. 28 which was built by the same owner.

## Criteria Assessment

a) Historic	Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by the similarities in age, design, use and materials to dwellings located along the street, in particular at No. 28 which was built by the same owner.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Federation period dwelling.

### Physical Description

The dwelling on site consists of a single storey Federation cottage with a hip and valley corrugated metal roof. The front and northern sections of the cottage have block weatherboard and feather edge weatherboard cladding respectively, with brickwork to the rest of the building. The street facing façade of the cottage has a timber and rough cast plaster gable end with a timber awning over a set of three casement windows, and a recessed front entrance accessed by a corrugated metal bullnose porch. There are three corbelled brick chimneys, each with two flues and chimney pots. The dwelling has been extended to the rear with a hipped roof structure. The dwelling has a name plaque stating 'Kaleigh' – this cannot be historically linked to any specific person or family.

The property is bound by a recent timber picket and palisade fence and gate, painted to match the dwelling. There is a large palm tree in the front yard. Other plantings include hedges which are recent.

The dwelling has been well maintained over time and is in good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Rear extension in keeping with the roof style and height of the building
- Timber palisade fence and gate to the front

Changes to the exterior of the dwelling have been sympathetic and the dwelling retains a high level of integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c. 1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This land on which this dwelling is located was sold to James Herbert Dawes in October 1903. It remained in his hands until his death in the 1950s and then passed to other members of the Dawes family. This dwelling can be traced back as far as 1911 in the Sands Directory. It appears to have been built c. 1910 in conjunction with No. 28 Walter Street which was also owned by Dawes. The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Dwelling	I111
Heritage Study	Single Storey Dwelling	I111
National Trust Australia Register	N/A	-

## Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images




Detail of front elevation projecting gable.



View along front boundary fence.



## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	28 Walter Street, Granville NSW 2141		
<b>Lot/Section/DP</b>	1	-	775950
<b>Draft Cumberland LEP ID</b>	I112		
<b>Former LEP ID</b>	I201 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottage at 28 Walter Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a Federation period dwelling. Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century. It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by the similarities in age, design, use and materials to dwellings located along the street, in particular at No. 26 which was built by the same owner.

## Criteria Assessment

a) Historic	Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by the similarities in age, design, use and materials to dwellings located along the street, in particular at No. 26 which was built by the same owner.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Federation period dwelling.

### Physical Description

The building on site is a single storey brick Federation cottage with a corrugated metal hipped roof and bullnose front verandah. The verandah has a timber deck with timber fretwork and timber posts. The front façade has a set of three casement windows with an arched entry to a recessed front door. There are two corbelled brick chimneys, with a metal cap to the chimney that is visible from the street. The dwelling has been sympathetically extended to the rear with a brick skillion structure.

The front of the property is bound by a recent timber picket and palisade fence and gate, painted to match the dwelling. An unpainted timber fence is located along the southern boundary. There are several large trees in the front yard, including two palm trees. Other plantings are recent. The landscape setting screens some views of the property from the street.

The dwelling is in good condition although there is some cracking in the brickwork and deteriorated timber to the awning.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Timber palisade fence along front boundary
- Unpainted timber fence along southern boundary
- Rear extension in brick

Overall, the changes to the exterior of the dwelling have been sympathetic and the dwelling retains a high level of integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c. 1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This land on which this dwelling was constructed was sold to James Herbert Dawes in October 1803. It remained in his hands until his death in the 1950s and then passed to other members of the Dawes family. This dwelling can be traced back as far as 1911 in the Sands Directory. It appears to have been built c. 1910 in conjunction with No. 26 Walter Street which was also owned by Dawes. Today, the building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I112
Heritage Study	Single Storey Residence	I112
National Trust Australia Register	N/A	-



### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images




Detail of front façade.



Overview of front landscaped setting, screening views of the dwelling from the street.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	30 Walter Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	30	-	998946
<b>Draft Cumberland LEP ID</b>	I113		
<b>Former LEP ID</b>	I202 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 30 Walter Street, Granville is of local significance for its historic, aesthetic and associative values. Built c.1886, the Victorian cottage is associated with William Cambridge, a known builder of early Granville. It also relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries nearby. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes to the overall streetscape character of the Conservation Area, although its aesthetic value has been impacted by the provision of a pressed metal tile roof. The significance of the dwelling is enhanced by the similarities in age, design, use and materials to the dwellings located along the street, in particular at No. 32 which was built by the same owner.

### Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney from the 1880s onwards.
b) Associative	The item is associated with William Cambridge, a known builder of early Granville.
c) Aesthetic/Technical	The item contributes to the overall streetscape character of the Granville Conservation Area – Residential Precinct, although its aesthetic value has been impacted by the provision of a pressed metal tile roof.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.



g) Representativeness	Due to several key changes to the fabric of the building, the item does not meet this criterion.
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### Physical Description

The building is a single storey Victorian period residence with a gable roof clad in pressed metal tiles. Notable features of the building include its tuck pointed light speckled brick walls with dark brick quoins around windows and doors, open work cast iron verandah posts to the verandah, and the gable ends of the roof which feature carved timber barge boards. The building has been altered to include a skillion awning, metal pressed tiles to the roof and skillion awning, a skillion extension to the rear, installation of timber latticework privacy screens to the verandah ends and tiled flooring to the verandah.

The front of the property is bound by a cyclone fence. There are several low-lying plantings within the front setback, and the site does not contain any significant plantings.

The condition of the building is considered good and presents well-maintained fabric.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Rear skillion style extension
- Removal of chimneys\*
- Pressed metal tiling of gable and skillion roofs to the building and verandah\*
- Tiled flooring to verandah\*
- Security grills to the windows and doors\*
- Cyclone fence to the front\*
- Air-conditioning unit to northern façade\*

Due the range of modifications to the building, the item is considered to have moderate integrity. It retains its overall form.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1886
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling is located was purchased on 16 April 1886 by William Cambridge, a builder of Granville. Cambridge was noted as one of the key nineteenth century builders in Granville. He built this cottage immediately after buying the land and was living there by 1887. On November 1891, he was shown as owner-occupier on a survey plan. The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the front boundary fence should be removed and replaced with a sympathetic design solution.
- Should the opportunity arise, a more sympathetic roof cladding should be investigated and reinstated. This could include either corrugated iron or terracotta tiles.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I113
Heritage Study	Single Storey Residence	I113
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Overview of dwelling.



Overview of dwelling from Walter Street.



Detail of front façade.



Detail of front façade and landscaping.



## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	32 Walter Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	742150
<b>Draft Cumberland LEP ID</b>	I114		
<b>Former LEP ID</b>	I203 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottage at 32 Walter Street is of local significance for its historic, aesthetic, associative and representative values. Built c.1886, the cottage is associated with William Cambridge, a known builder of early Granville. It also relates to the late nineteenth century development of Granville when industrial activities such as Clyde engineering railway works sparked residential development. The dwelling has aesthetic significance for its form and Victorian era detailing. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the Conservation Area. The significance of the dwelling is enhanced by the similarities in age, design, use and materials with the dwellings located along the street, in particular at No. 30 which was built by the same owner. The item demonstrates representative qualities as an intact Victorian period residence in the Granville area.

## Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney, in particular the establishment of the Clyde engineering railway works.
b) Associative	The item is associated with William Cambridge, a known builder of early Granville.
c) Aesthetic/Technical	The dwelling has aesthetic significance for its form and Victorian era detailing. The item contributes to the overall streetscape character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item is a representative example of Victorian period residence in the area.
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### Physical Description

The building is a single storey Victorian period residence with a steeply pitched, corrugated metal gable roof. Notable features of the building include its tuck pointed light speckled brick walls with dark brick quoins around windows and doors, the sandstone edging verandah which is covered by a skillion and historic corrugated metal roof supported by open work cast iron verandah posts. The gable ends of the roof feature carved timber barge boards. There are two brick chimneys with corbelled caps and terracotta chimney cowl. The building has been extended to the rear with a weatherboard, flat roof single storey structure. Other changes include the partial enclosing of the northern side of the verandah with fibre cement panels as well as the timber palisade fence to the front of the property.

The front setback contains several mature plantings, though they are not noted to have any heritage significance.

Overall, the condition of the dwelling is fair with some deteriorated timber elements and a corroded corrugated iron roof.

Condition	Good	Fair	Poor
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### Alterations and Additions

- Rear extension with a weatherboard, single-storey flat roof structure
- Partial enclosure of verandah on northern side\*
- Security grills to the windows and doors
- Palisade fence to front of the property

While there have been some modifications to the site, it largely retains its heritage integrity as a Victorian period residence.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	1886
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was constructed was purchased on 16 April 1886 by William Cambridge, a builder of Granville. Cambridge was noted as one of the key nineteenth century builders in Granville. He built this cottage immediately after buying the land and was living there by 1887. On November 1891, Cambridge was shown as owner-occupier on a survey plan. The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- The corrugated iron roof should be retained, if possible, and treated to protect it from further corrosion.
- Should the opportunity arise, the privacy screen to the verandah should be removed.



### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I114
Heritage Study	Single Storey Residence	I114
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View of dwelling from Walter Street.




Detail of roof.



View of side (northern) elevation and roof.

## Heritage Inventory Sheet

<b>Item Name</b>	Monuments		
<b>Recommended Name</b>	Granville RSL Memorial Monuments		
<b>Site Image</b>			
<b>Address</b>	5 Memorial Drive, grounds of Granville RSL Club, NSW 2142		
<b>Lot/Section/DP</b>	100	-	813998
<b>Draft Cumberland LEP ID</b>	I116		
<b>Former LEP ID</b>	I206 (Parramatta)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built, Moveable/Collection	
	Level 2	Monument/Memorial	

## Curtilage Map



## Statement of Significance

The memorial monuments within the Granville RSL is locally significant for its associative and social values. The memorial is significant for its association with Frank Ashton, a prominent community member. The memorial monuments are socially significant to the local community for their connection to the soldiers the monuments commemorate. They are of additional significance for their connection to the Granville RSL itself.

### Criteria Assessment

a) Historic	The item does not meet this criterion.
b) Associative	The item is significant for its association with Frank Ashton, a prominent community member and with its association to Granville RSL.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The memorial monuments are also socially significant to the local community for their connection to the soldiers the monuments commemorate.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.



## Physical Description

The memorial monuments are a war memorial located within the centre of the Granville RSL, in an area referred to as the Frank Ashton B.E.M. Memorial Courtyard. While the courtyard features a variety of memorials, the area specifically commemorates Frank Ashton for his services to the Extremely Disabled War Veterans Association of New South Wales, the Granville RSL Sub-branch and club, and the Granville Community.

A bronze plaque fixed to the wall reads:

**'FRANK ASHTON B.E.M. MEMORIAL COURTYARD**

*This area is dedicated in honour of the late Frank Ashton B.E.M for his tireless service over many years to the Extremely Disabled War Veterans Association NSW, Granville RSL Sub-branch, local community and the Granville RSL club Ltd'.*

The walls are further adorned with small rectangular bronze plaques, with a name and poppy attached. The plaques flank a large timber honour board. The board is flanked with three curved stepped panels with a simple timber sill and bracket. The honour board reads the names of RSL Life Members, Presidents, Hon. Secretary, Treasurer, Meritorious Medal, Welfare Officer, Pension Officer and Women's Auxiliary Life Members.

A bronze plaque below the honour board reads:

*The eternal flame and other memorial fittings in this courtyard were donated by the Women's Auxiliary of the Granville RSL Sub-branch.*

Below the plaque and honour board is a large timber ledge with ornamental carvings and the words 'Lest we forget' at the centre.

Several stone memorials are also located within garden beds at the entrance of the RSL. Within the garden bed a stone care honour roll commemorates men lost in World War I. Another features a plaque that reads:

*This stone was laid by Mr L.A. Robb C.M.C. State President. 4<sup>th</sup> April 1936. R. Frederick President. GS. Brocklehurst. Secretary.*

The monuments are generally in a good condition. The memorial courtyard was initially an open-air area that was later enclosed with a roof. The protection from weather and location in an area with a controlled temperature is a benefit to the memorial. The monuments in the garden are naturally more weathered, however are still in a good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Courtyard enclosed 2017-2018

The monuments have high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* element detracts from the overall significance of the place

## Historical Notes

Construction years	Post 1964
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Construction for the Granville RSL Club began in 1961 and was opened on 22 September 1964, though the official opening date was 14 November 1964. The building was designed by architect Frank Fox and was dubbed the “Opera House of the western suburbs” by Fox himself and as the most contemporary RSL building constructed in Australia.

The unique, circular three-storey structure was estimated to cost £100,000. The new RSL located on William Street was to replace the club’s existing premise in Blaxcell Street. The central courtyard formed an important aspect of the buildings original design, as it was always intended to commemorate Australian soldiers. The building was refurbished between 2017 and 2018 in which the internal courtyard was enclosed with a roof.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item’s heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item’s listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).			
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Monuments	I116
Heritage Study	Monuments	I116
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Monuments Australia, 'Frank Ashton'. Accessed via: <http://monumentaustralia.org.au/themes/people/community/display/108148-frank-ashton/>
- 'Unique Clubhouse for RSL Branch' *The Cumberland Argus* Wed 30 Mar 1960, p.1. Accessed via: <https://trove.nla.gov.au/newspaper/article/131621420?searchTerm=Granville%20RSL&searchLimits=l-state=New+South+Wales||l-decade=196||l-title=442>

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



RSL Granville Sub-branch Honour Boards



Large timber ledge with ornamental carvings and the words 'Lest we forget' at the centre.



Memorial Photograph



Plaque recognising the 'Frank Ashton B.E.M Memorial Courtyard'.



Honour Roll



Memorial Stone, reads:


'TO THOSE WHO DIED AND THOSE WHO  
SUFFERED AS A RESULT OF THE VIETNAM  
WAR 1972-1973'





Memorial stone plaques within garden bed.

## Heritage Inventory Sheet

<b>Item Name</b>	Evesham		
<b>Recommended Name</b>	'Evesham' – Victorian Villa		
<b>Site Image</b>			
<b>Address</b>	102 William Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	2	-	544383
<b>Draft Cumberland LEP ID</b>	I117		
<b>Former LEP ID</b>	I207 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

'Evesham' is of local significance for its historic, associative, aesthetic, rarity and representative values. Historically, the building relates to the Drainwell Estate and John Nobbs subdivision of Evesham Estate. The item is an early single storey Victorian villa which formed a part of the first major subdivisions associated with the early residential development of Granville. Through this, the item has local associative significance for its association with Garnham Blaxcell in the subdivision of Drainwell Estate, and John Nobbs who was the original landowner of Evesham and first Mayor of Granville. The item has additional historical associative significance as the home of John Nobbs for many years. The item presents an intact example of early Victorian villa with an established landscape setting that contributes to the aesthetic values of the site and the heritage character of Granville. While the item is significant for its ability to demonstrate representative qualities of an intact Victorian villa, the item is also a rare example of its type within the Granville. The item is a rare surviving example of a Victorian residence built in the early 1881 as part of the initial subdivision of the Blaxcell's Drainwell Estate.

## Criteria Assessment

a) Historic	Historically, the building relates to the Drainwell Estate and John Nobbs subdivision of Evesham Estate. The item is an early single storey Victorian villa which formed a part of the first major subdivisions associated with the early residential development of Granville in the 1880s.
b) Associative	The item has local associative significance for its association with Garnham Blaxcell in the subdivision of Drainwell Estate, and John Nobbs who was the original landowner of Evesham and first Mayor of Granville. This dwelling was Nobbs' home for many years.

c) Aesthetic/Technical	The item has aesthetic significance as a highly intact single storey Victorian villa and garden landscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item is a rare surviving example of a Victorian residence built in the early 1881 as part of the initial subdivision of the Blaxcell's Drainwell Estate.
g) Representativeness	The item demonstrates representative qualities of an intact Victorian villa, built c.1881.

### Physical Description

Evesham is a single storey brick Victorian villa with a corrugated iron roof and walls of speckled brick in Flemish bond. The roof is hipped with a projecting pyramid faceted bay addition. There are three tall speckled brick chimneys with sandstone cornice detailing and one short brick chimney at rear. There are two octagonal glazed terracotta pots to each chimney. The verandah is a hipped ogee roof also clad in corrugated iron. The verandah roof extends from the projecting hip along the north elevation to the west elevation. The verandah features a sandstone floor and decorated cast iron elements. These include posts in a diamond design, cast iron spandrels, frieze, valance and brackets. Windows are casement, with soldier brick flat arch and sandstone sills. Exterior doors have transom lights over French doors with simple mould panels below and glazed panels above. The front door has a transom light above a Victorian timber four panel door with stencilled glazed upper panels and timber simple moulded panels below lock rail. The properties boundary fence is two tiered with fleur de lis palisade wrought iron panels set on a dwarf sandstone wall between large sandstone posts. Other features include two-storey brick stables and a barn, with an upper level originally used for accommodation of servants.

The dwelling features a deep setback with a significant landscaped frontage addressing William Street. The mature garden with Norfolk pines and palms contributes to the overall setting, however, it reduces the visibility of the dwelling from streetscape.

The overall condition of the building is considered to be fair, although there is some evidence of structural movement with cracking around the bay window and to the base of the structure. Further, the boundary fence along William Street is highly impacted by the established root systems of nearby trees within the landscapes garden.

<b>Condition</b>	Good	<b>Fair</b>	Poor
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### Alterations and Additions

- The building features a temporary fabric sheet operating as a privacy screen along the hipped ogee verandah\*

The integrity of the dwelling is considered to be high.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* element detracts from the overall cultural significance of the place



## Historical Notes

Construction years | c.1881

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

Evesham originally formed part of the Drainwell Estate, granted to Garnham Blaxcell. Blaxcell was the largest landowner in the Granville area. Blaxcell first built a simple six-bedroom colonial cottage with a shingled roof. This structure was added to in 1865. This property was bought by John Nobbs in 1876.

John Nobbs bought this land along William Street in 1876. On 29 January 1878 he mortgaged the land for £500 probably to commence building. The Evesham residence was completed by 19 March 1881 and is shown on the subdivision of Nobbs' 'Evesham' estate. Nobbs occupied the house for many years. He was the first Mayor of Granville. He was also elected to that position on later occasions. He was the member of parliament for the area until unseated by Jack Lang in 1913. The item remains in use as a private residence.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	

4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Repair front boundary fence through sympathetic conservation repairs to sandstone plinth and wrought iron palisade inserts.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Evesham	1117
Heritage Study	Evesham	1117
National Trust Australia Register	N/A	-

#### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

#### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View of dwelling from the footpath along William Street, screened by landscaping.



Detail view of projecting bay window.



Front boundary fence.



Front boundary fence.



Mature plantings.



## Heritage Inventory Sheet

<b>Item Name</b>	Timber Cottage Group		
<b>Recommended Name</b>	Federation Timber Cottage Group		
<b>Site Image</b>			
<b>Address</b>	115-119 William Street, Granville		
<b>Lot/Section/DP</b>	B	-	326631
	1	-	935521
	1	-	933493
<b>Draft Cumberland LEP ID</b>	I118		
<b>Former LEP ID</b>	I208 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The Federation Timber Cottage Group is of local significance for its historic and aesthetic values, and as a representative example of prefabricated Federation Period cottages which were supplied by Hudson and Son's. The building group is historically linked to the residential development of Granville that followed the appearance of small industries, shops and businesses from 1880 and 1930. The group makes a notable contribution to the streetscape due to their similarities in age, design and materials.

### Criteria Assessment

a) Historic	This item is historically significant as a group of prefabricated cottages supplied by George Hudson & Sons Company and associated with the residential development of Granville that followed the appearance of small industries.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	This item is aesthetically significant as an intact example of prefabricated Federation cottages. The group makes a notable contribution to the streetscape due to their similarities in age, design and materials.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	This item is representative of early Federation period cottages.

## Physical Description

The item consists of a group of three single storey double fronted weatherboard cottages with hip and gambrel roofs that are clad with corrugated iron.

### No.115

The roof construction for No.115 is gambrel hipped with a projecting gable and a simple ladder gable screen. The roof features two tall brick chimneys with terracotta cowl. The verandah consists of a skillion corrugated iron roof with hip corners across the front to a projecting gable, with timber flooring containing early pattern ceramic tile risers. The verandah is supported on timber posts, stop chamfered with timber scrolled brackets. The windows have corniced rendered brick sills. The front doors are Federation style five panelled doors, with upper panels containing colour-glazing.

### No.117

The roof construction for No.117 is gambrel hipped with a weatherboard gable infill. The roof features a single tall brick chimney with brick strap work. The verandah consists of a skillion corrugated iron roof with hip corners across the front to a projecting gable, as well as timber flooring. The verandah is supported on timber posts, stop chamfered with a timber open scrolled valance and timber ladder balustrade. The windows have decorated timber sills. The front window also features a skillion awning with timber ladder brackets. The front doors are Federation five panelled doors, with upper panels that are colour-glazed. No. 117 also features side lights.

### No.119

The roof construction for No.119 is gambrel hipped with a projecting gable front containing a louvered ventilator in gable. The timber floor verandah consists of a skillion corrugated iron roof with hip corners across front to a projecting gable. The verandah is supported on timber posts with a timber ladder balustrade as well as with timber brackets with incised tulip decoration. The windows are detailed with timber sills. The front window also features a skillion awning with timber ladder brackets. The front doors are Federation five panelled doors, with upper panels colour-glazed.

No.115, 117 and 119 feature small informal gardens spaces with a painted timber picket fence and gate. There is one substantial tree in the rear yard of No. 117. They have a consistent setback from the street which adds to their overall streetscape setting.

Overall the condition of the items is considered good. Some repainting of timberwork is required on the timber valance and gable of No.115.

Condition	Good	Fair	Poor
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## Alterations and Additions

- A modern carport is attached to both No.115 and No.119\*
- Fencing along No.119 is replaced with cyclone wire mesh fencing\*

While some of the dwellings have modern accretions, they retain a high level of integrity overall.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years      1905-1915

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The timber cottages were built between 1905 and 1915. The cottages appear to be prefabricated cottages, supplied by George Hudson & Sons. The company formed part of the firm 'Hudson Brothers', who were carriage builders contracted to the NSW Government Railways. The firm operated timber mills and retail yards. The company was eventually split into two separate businesses between the family. The elder Hudson brothers continued the carriage building section, which came to be known as Clyde Engineering Company Limited. In 1890, George Hudson formed the company 'George Hudson & Sons Pty Ltd'. Hudson & Sons were pioneers of the industry and were the first to commence ready-cut cottages, parquet floors and dowel doors. The company continued to operate throughout the early twentieth century and was known to have been in operation into the late 1970s.

No. 117 is very similar to design number 16 in the Hudson catalogue.

The dwellings remain in use as private residences.

## Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	<b>X</b>	6. Original fabric is highly significant and should be maintained.	<b>X</b>	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	<b>X</b>
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	



4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Timber Cottage Group	1118
Heritage Study	Timber Cottage Group	1118
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



No. 115 William Street



Side view of No. 117 William Street



No. 119 William Street




No. 117 William Street



Detail of carport to No. 119

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Italianate Cottage		
<b>Site Image</b>			
<b>Address</b>	123 William Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1-2	-	126844
<b>Draft Cumberland LEP ID</b>	I119		
<b>Former LEP ID</b>	I209 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	



## Curtilage Map



## Statement of Significance

The house at 123 William Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a high-quality Victorian Italianate style residence in the area. Built c.1884, the dwelling relates to the 1880s residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries nearby. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by the similarities in age, design, use and materials to other houses along the street.

### Criteria Assessment

a) Historic	The dwelling relates to the 1880s residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries nearby.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a high-quality Victorian Italianate style residence in the area.



## Physical Description

The single storey Victorian Italianate style residence has an asymmetrical layout comprising of a steeply pitched hipped roof with a projecting gable end and an ogee roof verandah to the front. Notable features of the house include a dormer to its east elevation, a circular brick chimney, a faceted window with parapeted roof to the projecting gable end, decorative fretwork barge boards, and a roughcast render masonry fence comprising masonry piers, low walls and metal rails. The house has a mix of double hung sash windows and recently installed multi-paned windows. There are skillion extensions to the rear of the property.

The former listing notes the following:

*The verandah is...with concrete floor and timber posts on rendered balustrade and posts with terracotta moulded coping", and the building was "originally of spatterdash brick across front and painted brick walls along side elevations...The roof, originally slate with iron ridge capping...Windows have timber gabled lintel above windows and corniced rendered brick sills. Front door has transom lights and sidelights flanking timber, five panelled door with three upper panes glazed.*

The building has been restored considerably since the former listing sheet was prepared and the existing details are not visible from the street as the hedge above the masonry fence effectively blocks views to the building. This description has therefore not been updated.

The rear yard contains a pool and a garage to the end of the driveway which has a recently installed timber palisade gate. The site is bound by a rendered masonry fence and a substantial hedge.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Verandah roof replaced
- Multi-paned windows
- Rear skillion extension
- Air conditioning unit to the eastern façade\*
- Timber palisade gate to driveway
- Hedge to fence
- Garage
- Pool in the rear yard

Alterations and additions have been undertaken in keeping with the character of the heritage item, and therefore the integrity of the site is considered to be high.

Integrity	High	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	c.1884
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the

establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was constructed was purchased early in 1884 by William James Thackeray, a mason of Granville. He appears to have been the son of William Thackeray, who was the builder of No. 58 The Avenue, Granville. The land was mortgaged in February 1884 to build this cottage and Mr Thackeray was in occupation in 1885. In February it was offered for sale. By February 1886 it was occupied by Chapman, an assistant station master. In July 1886 it was sold to John Raynor who became one of the major speculators and promoters of Granville in the 1880s. The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.		12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Victorian Italianate Cottage	I119
Heritage Study	Victorian Italianate Cottage	I119
National Trust Australia Register	House	No ID number

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images




View of entire dwelling.



Detail of unusual chimney on roof.



## Heritage Inventory Sheet

<b>Item Name</b>	Granville Public School		
<b>Recommended Name</b>	Granville Public School		
<b>Site Image</b>			
<b>Address</b>	133 William Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	66624
	1-3	-	795085
	1	-	905172
<b>Draft Cumberland LEP ID</b>	I120		
<b>Former LEP ID</b>	I210 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Residential Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Education	

## Curtilage Map



## Statement of Significance

Granville Public School is of local significance for its historic, social and representative values. The site and buildings are historically associated with the provision of public education since 1880 in Granville and have a wide appreciation and associations within the local community. The complex includes a set of buildings, with a number of structures indicative of the standard design of educational facilities in NSW at the time of their creation. The main building is particularly representative of late Victorian period school buildings.

### Criteria Assessment

a) Historic	The site and buildings are historically associated with provision of public education since 1880 in Granville.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The site has a wide appreciation and associations in the local community as an educational facility.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The site contains a number of structures that are indicative of the standard design of Federation era educational facilities in NSW and the main building is representative of late Victorian period school buildings.

## Physical Description

The site contains a Victorian Rustic Gothic red brick school building with a Flemish bond brick pattern, as well as a steep gabled roof with timber ladder trim and decorative timber finials and pendants in gable screen. The roof is now covered with corrugated iron. The building also features sandstone trim and tall roughcast rendered chimneys with corniced tops and squat terracotta pots. Windows are multi-paned sashed with sandstone sloping brick sills and red soldier brick flat arches.

The rest of the site contains several 1970s and 1980s style red brick buildings, as well as three demountables and a red brick 1930s style school building.

The school yard is largely grassed and interspersed with large trees, some of which appear to be native. The site is bound by a modern steel palisade fence.

The building is situated on a large block which is bound by William Street to the south, Florrie Street to the west, Daniel Street to the north and Lena Street to the east.

The condition of the Victorian Rustic Gothic school building, as viewed from the street, was noted as good.

Condition	Good	Fair	Poor
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## Alterations and Additions

- The majority of alterations and additions to the site were not clear from the site visit
- Modern steel boundary fence
- Modern signage
- Three demountable buildings\*

As viewed from the street, the historic buildings appear to have high integrity. However, as is the nature of school buildings, they are subject to change overtime and it is likely that the interiors and some elevations are of moderate integrity.

Integrity	High	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1880-1892
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

Education in the Granville area was initiated with an application submitted to the Council of Education on 24 September 1974 by a committee of prominent local gentlemen of the Granville area. They consisted of Messrs Morris Asher, John George Lackey, John Bergan, John Nobbs, W Bernett and John Raynor. They submitted the application with 70 signatures from parents and a list of 212 children aged between one and 17 years old. In 1878 it was reported that there were 600 permanent residences living in the area, and this was increasing.

The public school was approved in January 1879, and by December the Government Architect, G Allen Mansfield called for tenders. Samuel Lydyard Carrel won the construction contract for £1777, which

later increased to £1809. Carrel built the school from sandstock bricks from the Junction Brickworks and terracotta tiles used were from the Sherwood Tile Works in Holroyd. The school was probably the first public school to use such roofing materials. This was completed by 1880. As attendance number continued to grow throughout the 1880s and 1890s, various extensions were made to cater to the increased attendance including a section by Herbert Coates. The school was briefly made a superior public school until 1919.

The site remains in use as a public school.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should new development be proposed for the site, the Development Application should be accompanied by a detailed heritage assessment and fabric analysis to understand which buildings are significant and how to manage change.
- Should any new buildings be proposed for the site, the architecture of the new buildings should not detract or adversely impact upon the heritage items and respect the heritage character.



### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville Public School	I120
Heritage Study	Granville Public School	I120
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Overview of Education in New South Wales 1788-1979. <https://www.records.nsw.gov.au/archives/collections-and-research/guides-and-indexes/school-records-guide>
- John Watson *Granville From Forest to factory*, Granville: Granville Historical Society p.40. <https://swsi.tafensw.edu.au/colleges/granville-college-history>

### Limitations


1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



View from William Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	'Tarrangower' - Federation Bungalow		
<b>Site Image</b>			
<b>Address</b>	152 William Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	6	A	282
<b>Draft Cumberland LEP ID</b>	I121		
<b>Former LEP ID</b>	I211 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 152 William Street, Granville is locally significant for its historic and aesthetic values. The item is a representative example of quality early Federation Bungalow-style houses in the area. Built in 1914, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The dwelling was constructed by, and was the residence for, a prominent local builder named Charles Glasson. Glasson was one of the most active builders in Granville during the early twentieth century, particularly along William Street. The item is of high aesthetic significance as an intact and quality example of an early Federation Bungalow, and it is architecturally distinct for its central 'widows walk'.

### Criteria Assessment

a) Historic	Built in 1914, the dwelling is historically linked to the residential growth of Granville that occurred in conjunction with the industrial and commercial development of the area.
b) Associative	The item is associated with builder Charles Glasson, one of the most active builders in Granville during the early twentieth century.
c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact quality example of an early Federation Bungalow, architecturally distinct for its 'widows walk'.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of quality early Federation Bungalow-style houses in the area.



## Physical Description

The dwelling is a single storey red brick Federation bungalow with an enclosed "widow's walk" that forms a major feature of this building. The roof construction is hip with projecting gables to the street front and side elevations and is clad in slate tiles with terracotta ridge capping. The gables feature timber fretwork barge boards with spatterdash in the gables. The roof features two tall brick chimneys with spatterdash detailing and terracotta corniced tops. The base of the chimney appears to be rebuilt. The verandah roof is an extension of the slate main roof and is supported on paired timber posts set on brick piers and brick balustrade. The widow's walk features a flat roof and louvred windows.

The facade makes use of dark brick with tuck pointed stretcher bond and red brick string lines above and below the window level. Windows along the prominent elevations feature rendered brick corniced sills with bracket decoration and slated skillion awnings. The windows under the gables have arched tops. All windows are timber framed casement windows.

The boundary fence is constructed from contemporary yellow bricks and is stepped with a wrought iron gate. An established hedge runs along the fence. A concrete driveway is located along the western boundary of the fence.

The house features a deep setback and retains a prominent position within the landscape. The landscape no longer retains two mature Norfolk Pines in the front yard, however other plantings contribute to the setting.

The condition of the building is considered to be fair with some fabric in a poorer state than others. Most notably, the eaves, guttering and slate roof require urgent repairs. The eaves and guttering along the front façade are dilapidated and not operational. Similarly, the slate roof tiles are in a highly deteriorated state and require urgent repairs. Not only are some tiles broken and unfixed, they also feature biological growth. Overall, the brickwork appears to be in a sound condition with some repointing of mortar joints required in sections. The timber elements although quite weathered appear in a sound condition and only require minor paint repairs.

Condition	Good	Fair	Poor
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## Alterations and Additions

- Brick boundary fence\*
- Base of chimney rebuilt
- Construction of concrete driveway

Although the boundary fence is not a sympathetic addition to the site, the building retains much of its original and significant heritage fabric. The integrity of the building is considered to be high.

Integrity	High	Moderate	Low
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\* *element detracts from the overall significance of the place*

## Historical Notes

Construction years	1914
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-

class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the property sits forms part of the land subdivided under John Nobbs re-subdivision of Want's Estate. The land was purchased in July 1913 by Mary Ann Glasson, the wife of Charles Glasson. Charles Glasson was a local builder of Granville. In order to finance the construction of the dwelling the land was mortgaged in August 1914. A Family notice in the Sydney Morning Herald refers to the residence at 152 William Street as 'Tarrangower'. Upon its completion it was highly regarded in the area and was one of the dwellings chosen to represent the houses of Granville in the 1915 Progressive Granville volume published by the Granville Brotherhood. The Brotherhood was a social group for men working and living in Granville.

The dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.	<b>X</b>	
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Other recommendations and/or comments:

- Should the opportunity arise the yellow brick boundary fence should be replaced with a sympathetic design solution such as liverbrick with wrought iron inserts or timber picket.
- It is strongly advised that elements identified as being in a poor state (i.e. slate roof, eaves and guttering) are repaired to ensure the significance of the entire built element is not compromised by the condition of the roof.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I121
Heritage Study	Single Storey Residence	I121
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Tarrangower as viewed from William Street.



Front and side elevations of Tarrangower



Tarrangower viewed from William Street.



## Heritage Inventory Sheet

<b>Item Name</b>	William Street Group		
<b>Recommended Name</b>	William Street Cottages Group		
<b>Site Image</b>			
<b>Address</b>	170, 172, 174, 176 and 178 William Street, Granville, NSW 2142		
<b>Lot/Section/DP</b>	A to E	-	19167
<b>Draft Cumberland LEP ID</b>	I122		
<b>Former LEP ID</b>	I212 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The William Street Group is locally significant for its historic, associative and representative values. Built in 1908, the group is historically linked to the residential growth of Granville that occurred in conjunction with the industrial and commercial development of the area. The dwellings are associated with builder Charles Glasson, one of the most active builders in Granville during the early twentieth century. The ability to interpret this history is enhanced by the presence of five dwellings of same date, style and original detail.

### Criteria Assessment

a) Historic	Built in 1908, the group is historically linked to the residential growth of Granville that occurred in conjunction with the industrial and commercial development of the area.
b) Associative	The dwellings are associated with builder Charles Glasson, one of the most active builders in Granville during the early twentieth century.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	They are representative of Federation period cottages built in weatherboard, though this has been diminished by unsympathetic alterations and additions.

## Physical Description

### No. 170

No. 170 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable to the eastern side. The corrugated iron roof has an elaborate fret-bargeboard to the front and a simple scallop barge to side. All elevations, except for the front façade, have bevelled boards set on a painted brick base. One double hung sash window is present on the front elevation under the verandah, in addition to three matching windows on the side elevation. The front gable features a double hung window with two decorative side lights and a galvanised awning on timber brackets over the window. The verandah consists of a red and white painted bullnose verandah set on simple timber posts with a timber balustrade and floor. The verandah is entered via modern concrete steps. The dwelling has been extended to the rear with a skillion style structure. The front boundary fence is rendered brick which is in poor condition. Landscaping is minimal and ad hoc in nature, with some mature plantings throughout.

### No. 172

No. 172 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable containing a section of metal cladding to the eastern side. The corrugated iron roof has an elaborate fret-bargeboard to the front, a simple scallop barge to the side and solar panels. All elevations, except for the front façade, have bevelled boards set on a painted brick base. Original windows, including the primary façade window, have been replaced by new aluminium sliding windows. The verandah awning has been replaced with a tiled skillion awning which runs continuously from the roof plane. The awning over the window has also been replaced with a skillion style corrugated sheet on what appear to be original timber brackets. A spindle balustrade of timber handrail to verandah may be original though it is difficult to tell due to a privacy screen. The brick base below the verandah has been cut out for car space. The verandah is entered via painted concrete steps. The dwelling has been extended to the rear with a skillion style structure. The front boundary fence is weldmesh. Landscaping is minimal being restricted to a low-scale front garden below the gable end window.

### No. 174

No. 174 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable to the eastern side. The Colorbond roof has an elaborate fret-bargeboard to the front, a simple scallop barge to side and a rendered and moulded chimney. All elevations, except for the front façade, have bevelled boards set on a painted brick base. The window under the verandah has been replaced with an aluminium frame. The front gable features a double hung timber window with two decorative side lights. The verandah awning has been replaced with a Colorbond skillion awning which runs continuously from the roof plane. The awning over the window has also been replaced with a skillion style sheet metal, on what appear to be original timber brackets. The verandah awning is set on modern face brick piers set into the brick base of the dwelling. The verandah floor is timber and is entered by a set of modern painted concrete steps. The brick base below the verandah has been cut out for car space. The dwelling has been extended to the rear with a skillion style structure. The front boundary fence is face brick to match the verandah piers, with a timber gate provided at the entry to the concrete footpath and stair. Landscaping is minimal, with some recent plantings provided in the front setback under the gable end window.

### No. 176

No. 176 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable to the eastern side. The new corrugated steel roof has an elaborate fret-bargeboard to the front and a simple scallop barge to side. All elevations, except for the front façade, have bevelled boards set on a painted brick base. All windows have been replaced with aluminium. The verandah has been enclosed with weatherboard. Due the heavy vegetation, other details of the building itself were unclear during the site inspection. The landscaping consists of a concrete footpath and stair, with a recent timber balustrade. The front boundary fence is cut bamboo with a metal loop gate attached to two timber posts. Vegetation is dense, with a series of palm trees.

### No. 178

No. 178 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable to the eastern side. The "Decramastic" metal tile roof has an elaborate

fret-bargeboard to the front, a simple scallop barge to side and a moulded chimney. All elevations, except for the front façade, have bevelled boards set on a painted brick base. All windows have been replaced with aluminium. The front door has also been replaced with a simple timber door. The verandah consists of a modern green Colorbond bullnose verandah set on a brick pier which extends into an enclosed brick balustrade. The verandah is entered via a paved walkway leading to painted concrete steps. The dwelling has been extended to the rear with a skillion style structure. The front boundary fence consists of a later timber fence which consists of picket elements, lattice work and large timber posts. It is in poor condition and is highly intrusive towards the character of the dwelling. There are some mature plantings in the front landscape area, though these do not consist of any notable historic plantings.

Together, the dwellings create a consistent 'look and feel' to the streetscape through setback, scale and materiality. The removal of intrusive elements would allow these buildings to be read better as a group.

While front boundary fences show signs of deterioration in some instances, the dwellings themselves are all in good condition.

Condition	Good	Fair	Poor
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## Alterations and Additions

### No. 170

- Rendered brick front boundary fence\*
- Rear extension with skillion roof
- Concrete stair to entry

### No. 172

- Aluminium windows\*
- Verandah awning has been replaced with a tiled skillion awning
- Window awning replaced with a skillion style in corrugated iron\*
- Solar panels
- Front fence replaced with a weldmesh fence\*
- Carport created under dwelling
- Rear extension with skillion roof
- Metal cladding on gable end\*
- Painted concrete stairs to entry

### No. 174

- Roof replaced
- Window awning replaced with a skillion style in sheet metal\*
- Verandah awning replaced with Colorbond in a skillion style\*
- Aluminium window frames\*
- Previous wrought iron gate replaced with timber
- Brick piers to verandah\*
- Brick boundary fence
- Rear extension with skillion roof
- Carport created under dwelling
- Concrete stair to entry

### No. 176

- Verandah enclosed with weatherboard
- Aluminium windows\*
- New corrugated steel roof
- Concrete entry path and stair
- Bamboo fence\*

### No. 178

- "Decramastic" metal tiled roof\*
- Colorbond bullnose verandah



- New timber door
- Window awning replaced with a skillion style in tile\*
- Corrugated steel roof replaced with red tiles
- Rear extension with skillion roof
- Timber boundary fence\*
- Paved walkway and concrete stair
- Aluminium windows\*
- Brick pier and verandah

As a whole, the buildings are considered to have moderate integrity due to a series of alterations and additions undertaken at each property. It should be noted that some dwellings are more intact than others.

<b>Integrity</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1908
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The entire frontage between Grimwood Street (then called Parramatta Street) and Illalong Street was purchased by builder Charles Glasson in July 1907. Glasson was one of the most active builders in Granville during the early twentieth century. He mortgaged this site to erect five identical cottages which are now known as 170 – 178 William Street. They were shown in this position in the Sands Directory for 1909. Glasson did not sell the cottages, instead renting them to tenants until his death in 1936. He was buried in Rookwood Cemetery.

Today, the dwellings all remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise:
  - Fences to all properties should be removed and a consistent timber fence provided.
  - The dwellings should have applied a consistent or similar historic paint scheme based on a detailed paint analysis to create further.
  - Aluminium windows should be replaced with timber windows.
  - Enclosed verandahs should be re-opened.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	William Street Group	I122
Heritage Study	William Street Group	I122
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



No. 170 William Street



No. 172 William Street



No.174 William Street



No. 176 William Street




No. 178 William Street



View to William Street Group.



## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	183 William Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	11	-	732991
<b>Draft Cumberland LEP ID</b>	I123		
<b>Former LEP ID</b>	I213 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottage at 183 William Street is of local heritage significance for its historic, aesthetic and representative values. Built c. 1891, the Victorian dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The dwelling has aesthetic significance as a well-kept Victorian residence which retains many original features, including tuck-pointing. It is a representative example of early houses on the area, in particular Victorian dwellings, and is easily identifiable as part of the historic building stock.

### Criteria Assessment

a) Historic	Built c. 1891, the Victorian dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance as a well-kept Victorian residence which retains many original features, including tuck-pointing.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	It is a representative example of early houses on the area, in particular Victorian dwellings.

## Physical Description

The site consists of a single storey brick cottage with gabled corrugated iron roof. The walls are of speckled tuck-pointed brick across the front, with rendered side walls. Roof has scalloped timber barge boards, a whirly bird to the rear roof plane, and an external brick chimney with step and string line at the rear. The verandah has convex hip corrugated iron roof which stretches across front of the dwelling. The verandah also has a concrete floor, timber stop chamfered rectangular posts, and cast-iron decorative brackets and frieze work. Timber windows have painted rendered sills and rendered brick arches with keystone elements. Front door is four-panelled, with rounded tops of upper panes, and transom light. The fence is a modern, curved top timber picket fence.

The site does not contain any notable landscaping. A Colorbond fence has been installed to the east of the dwelling.

The condition of the dwelling is good, with no signs of deterioration.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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## Alterations and Additions

- Whirly bird to rear roof plane
- Timber picket fence
- Colourbond fence to the east of the dwelling\*

As the dwelling has been well-kept and retains many of its original features and form, the dwelling has high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1891
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the dwelling is located was subdivided as part of Nobbs re-subdivision of Want's Estate. The dwelling is shown on a street alignment survey of c1891. It was also shown on the Water Board plan of 1914.

Today, the dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I123
Heritage Study	Cottage	I123
National Trust Australia Register	N/A	-



## Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations


1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images



View to Victorian Cottage.

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	15 Woodville Road, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	653764
<b>Draft Cumberland LEP ID</b>	I124		
<b>Former LEP ID</b>	I215 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The cottage at 15 Woodville Road is locally significant for its historic, aesthetic and associative values. Built 1883-1884, the Victorian dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. Furthermore, this house is presumed to be the most intact surviving example of the work of H. J. Melville, a builder who was very active in Parramatta and Granville in the late nineteenth century. The dwelling has some aesthetic significance as a modest Victorian dwelling which retains its key decorative features and its overall form. It is readily identifiable as part of the historic building stock in the area and makes a positive contribution to the streetscape.

## Criteria Assessment

a) Historic	Built 1883-1884, the Victorian dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area.
b) Associative	This house is presumed to be the most intact surviving example of the work of H. J. Melville, a builder who was very active in Parramatta and Granville in the late nineteenth century.
c) Aesthetic/Technical	The dwelling has some aesthetic significance as a modest Victorian dwelling which retains its key decorative features and its overall form. It is readily identifiable as part of the historic building stock in the area and makes a positive contribution to the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item does not meet this criterion.
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### Physical Description

The site contains a single storey Victorian cottage constructed of sandstock bricks laid in the English bond pattern. The corrugated iron roof is set on garden bond, sandstock brick walls across the front with a steep hip and a projecting gable and faceted bay below. The roof also features a gable end which has a timber finial, plaster decoration, and three tall brick chimneys with steps and hooded terracotta cowl. The ogee verandah roof is supported on elegantly curved cast iron posts with Taylor & Wearing cast iron lacework. The verandah floor is of tessellated tiles in two colours. The windows are timber framed casement windows with rendered corniced brick sills and bracket decoration. Below there are recessed niches below sills. They also have Victorian label mould arches and decorative stops above (also above door arch). The front door has a transom light and sidelights flanking a four-panelled door with rounded tops of upper panes. The front fence is timber picket, with flat tops on a brick plinth. The dwelling has been extended in a skillion style to the rear and a driveway to the rear is accessed by aluminium double swing gates that have detailed lacework.

Landscaping is limited to a mature vine which has grown along the verandah awning.

Overall, the dwelling appears to be in good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Possible roof replacement
- Skillion addition to the rear
- Aluminium double swing gates

Changes to the dwelling have been highly sympathetic, maintaining the overall integrity of the site.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1883-1884
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there remains a predominance of buildings dating to the 1880s – 1930s.



The dwelling was originally located on land purchased in October 1882 by Horace James Melville, a highly active builder of Granville during the 1880s. The land was mortgaged to build this house in September 1883 for £550. Melville had moved into this house by 1885. In August 1886, he sold the house whilst still mortgaged to William Hart Jnr, a timber merchant of Parramatta.

Today, the dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I124
Heritage Study	Single Storey Residence	I124
National Trust Australia Register	N/A	-

## Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
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- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

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2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

## Additional Images




View to front and side elevations of property.



View to residence from Woodville Road.

## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	Victorian Italianate Cottage		
<b>Site Image</b>			
<b>Address</b>	2 Lisgar Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	6	1	1788
<b>Draft Cumberland LEP ID</b>	I125		
<b>Former LEP ID</b>	I607 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



## Statement of Significance

The dwelling at 2 Lisgar Street, Granville is locally significant for its historic, associative, aesthetic and representative values. Built c.1880s, the Victorian cottage relates to the sale of the Lisgar Estate by the Cumberland Building, Land and Investment Co Ltd. The dwelling may have been one of four Cumberland Building, Land and Investment Co Ltd owned residences which were designed with architects Hill and Smith and made available as part of the Lisgar Estate sale. Although partially modified, the dwelling is a good example of a Victorian Italianate cottage with fine detailing. The house is readily identifiable as part of the historic building stock of Granville and contributes positively towards the streetscape character. Although partially modified, the dwelling is a representative example of a Victorian Italianate cottage in the area.

## Criteria Assessment

a) Historic	Built c.1880s, the Victorian cottage relates to the sale of the Lisgar Estate by the Cumberland Building, Land and Investment Co Ltd. The dwelling may have been one of four Cumberland Building, Land and Investment Co Ltd owned residences which were designed with architects Hill and Smith and made available as part of the Lisgar Estate sale.
b) Associative	The dwelling may have been associated with Cumberland Building, Land and Investment Co Ltd.
c) Aesthetic/Technical	Although partially modified, the dwelling is a good example of a Victorian Italianate cottage with fine detailing. The house is readily identifiable as part of the historic building stock of Granville and contributes positively towards the streetscape character.



d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Although partially modified, the dwelling is a representative example of a Victorian Italianate cottage in the area.

### Physical Description

The dwelling is a single storey, double fronted cottage of rendered brick with a gabled roof. The roof has a projecting gable with a simple timber barge board, fibro sheet to the gable end and a faceted bay below. The roof is now clad with red Marseilles tiles. The faceted bay contains three double-hung sash windows framed with rendered brick corniced sills with bracket decoration below, and Victorian label moulds above arches. The verandah stretches across the front of the dwelling to connect with the projecting gable. It is sheltered by a striped fabric and aluminium awning which replaces the original awning. The porch is concrete. The front door has a transom light above a Victorian timber four panel door with beaded panels and a central doorknob. The front window is aluminium with a security grill. The dwelling has been extended to the rear with a single-storey, flat roof addition.

An open carport has been attached to the western side of the dwelling. A freestanding garage with a roller door has been provided at the rear of the property.

The front fence is a later addition of rendered brick, with pyramid topped piers and art deco style metal inserts between the piers. The footpath gate is in keeping with the fence design. The driveway gate is a recent steel addition with a design that matches the window security grills. There is no landscaping as the front setback has been set with concrete.

The dwelling is in good condition overall, though the roof tiles have biological growth.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Rear extension
- Carport to western elevation
- Concrete landscaping\*
- Front fence and gates
- Aluminium window to front elevation\*
- Security grills\*
- Fabric and aluminium awning\*

The building has undergone some modifications to the front facade. As a result, the integrity of the overall form and style is considered to be moderate.

<b>Integrity</b>	High	<b>Moderate</b>	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c1880s
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-

class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling is located was auctioned as the 'Lisgar Estate' by the Cumberland Building, Land and Investment Co Ltd on 20 February 1886. The land included four cottages designed by architects Hill and Smith, of Sydney and Parramatta. The dwelling at 2 Lisgar Street, Granville may have been one of these company cottages. It is shown on the Water Board plan of October 1919. The dwelling remains in use as a residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the concrete landscaping should be removed and replaced with permeable paving or garden landscaping to ensure that water can drain away from the building appropriately. The concrete surrounds are likely to trapping water around the building, causing rising damp.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	1125
Heritage Study	Cottage	1125
National Trust Australia Register	N/A	-

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta *Development Control Plan* 2011, [https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4\\_SPECIAL%20PRECINCTS\\_HERITAGE%20CONSERVATION%20AREAS.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf)
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

### Limitations

- Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
- Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
- Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Overview of front façade.



View of carport connected to the dwelling.




Overview of front façade.



Overview of front façade and western elevation.



## Heritage Inventory Sheet

Item Name	Crest Theatre		
Recommended Name	Crest Theatre		
Site Image			
Address	157 Blaxcell Street, Granville, NSW 2142		
Lot/Section/DP	2	-	217971
Draft Cumberland LEP ID	I01664		
Former LEP ID	I01664 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	STATE		
Site Type	Level 1	Built	
	Level 2	Recreation/Education	

## Curtilage Map



## Statement of Significance

The former Hoyts Crest Theatre is of State significance for its historic, associative, aesthetic/technical, scientific, social rarity, and representative values. The Crest Theatre is the only intact Quonset cinema of two built in New South Wales. It is also one of few cinemas built in the 1940s and incorporates the pre-fabricated Quonset structural system creatively adapted to civilian use. The building is associated with architects Cowper, Murphy and Associates, who built both Quonset cinemas, as well as builder A. W. Edwards.

The interior of the Crest Theatre reflects the cinema designs of the late 1930s continued into the post-World War II period in a simplified manner and, as such, is rare in New South Wales. The interior features intact decorative plasterwork, light fittings, drapery, candy bar and entry foyer, all largely intact. The interiors have high aesthetic significance and their style is unique among the cinemas of New South Wales.

The theatre's distinctive facades, original signage and corner location make it a prominent landmark in the locality. This building has social significance, as a local cinema from 1948 until 1963, and since then has been adapted for use as a public hall for social and entertainment purposes.

### Criteria Assessment

a) Historic	The item is highly significant in demonstrating the history of cinema in New South Wales, particularly the construction of cinemas in the 1940s as a leisure activity.
b) Associative	<p>The Crest Theatre has associative significance with the following:</p> <ul style="list-style-type: none"> <li>▪ Cowper, Murphy and Associates – Architect</li> </ul>

	<ul style="list-style-type: none"> <li>▪ A. W. Edwards Pty Ltd – Builder</li> <li>▪ Hoyts' Western Suburbs Cinemas - Owner</li> <li>▪ Miss Ruby Coulson who played the electric organ in the early years of the cinema.</li> <li>▪ Mr L (Nobby) Clark, who was the cinema's first manager (1948-1956).</li> </ul>
c) Aesthetic/Technical	<p>The Crest Theatre is of State significance as a rare example of interior cinema design from the 1940s and post-World War II. The theatre's distinctive facades, original signage and corner location make it a prominent landmark in the locality.</p> <p>The interior is aesthetically distinctive and features original decorative plasterwork, light fittings, drapery, and original candy bar. According to the Movie Theatre Heritage Register for NSW prepared by Professor Ross Thorne in 1996, the interior of the Crest Theatre is almost totally intact and its original features and decorative plasterwork are unique in New South Wales. The cinema was rated as Category 1 building for its originality and intactness.</p>
d) Social	<p>The Crest Theatre is of local social significance to the local community as a cinema from 1948 until 1963 and as a venue for local entertainment following adaptation for use as a public hall for social and entertaining purposes.</p>
e) Scientific	<p>The Crest Theatre is unlikely to display archaeological potential relating to former uses. It does display research potential in relation to surviving prefabricated wartime structures (ie Nissen and Quonset huts), their re-use for civilian purposes, and in relation to cinema design and decoration.</p> <p>It is also one of few cinemas built in the 1940s and incorporates the pre-fabricated Quonset structural system creatively adapted to civilian use.</p>
f) Rarity	<p>The Crest Theatre is of State significance for being one of two surviving Quonset style cinemas in New South Wales, and the only one which survives intact. Its intact interior decorative scheme is unique in New South Wales. The cinema is therefore a rare, surviving intact example of a wartime era cinema.</p>
g) Representativeness	<p>The Crest Theatre is a representative example of a 1940s suburban theatre and one of two surviving examples of Quonset style cinema in New South Wales. It is a good example of an ex-military Quonset hut creatively adapted to civilian use.</p>

## Physical Description

The cinema's architectural style and period is post-Art Deco, post-Modern eclecticism. The Crest is of Quonset design with one level, vaulted ceiling auditorium, using steel frame construction and with a vestibule/amenity block running parallel to the theatre on the Redfern Street side of the block.

The exterior walls are of concrete with stucco finish. The corner entrance to the cinema has two facades at ninety degrees, which are lower than the main Blaxcell Street stepped façade. The junction of the corner facades is accented with a tapered vertical pier with an art deco motive above the façade below the tip of the pier. On either side of the pier is the name 'Crest' in script style large neon lettering. Between the lower and taller Blaxcell Street facades is a large, prominent, triangular concrete pier with five protruding circles which originally contained the letters H - O - Y - T - S. This was replaced with the letters B - I - N - G - O, which was later replaced with the letters B - L - O - U - Z - A.

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The corner facades have a curved, cantilevered awning, which featured the word "Crest" at the corner in the same lettering style as the neon signs. A row of small light bulbs outlined the bottom edge of the awning.

Below the awning at the street frontage a display board is situated on the splayed corner below the tapered pier. A bank of six glass-paned, wooden-panelled doors is sited on either side of the splayed corner with a small marquee sign above each bank of doors. These doors open onto the tiled-floor vestibule with the box-office on the inner wall directly behind the entrance doors. There are two entrances to the main theatre, the first beside the box-office and the second at the mid-point of the theatre. Both entrances have their original deep red velvet curtains. The vestibule is painted in a light colour and around a mirror behind the splayed corner, above the doors, box-office windows and along the walls at the two-metre mark is very decorative lighter coloured plasterwork in art-nouveau style. The plasterwork partially overlaps the top of the door entrances. The architrave plasterwork is simpler in style and the ceiling lighting has banks of four circular lights, each in a diamond pattern, edged with decorative plaster applique and separated by pairs of fluorescent tubes.

As the interior of the property was not accessed, the following interior description is based on the State Heritage Register listing sheet for the item.

*The original candy bar is sited on a higher level at the rear of the vestibule with two doors on the rear wall giving access to the toilets. The Crest and the Castle at Granville were the first to be permitted to use stainless steel flat back urinal stalls, the use of which the Water Board had not previously approved.*

*The auditorium floor was sloped to accommodate the stalls seating, and has a stepped platform gallery towards the rear, with the projection box behind this 'lounge' section. In recent years, the sloped floor was removed and replaced with a flat floor. The curved proscenium splay walls swept up to the curve of the acoustic ceiling, following the line of the roof arch. Shell-like light fittings are arranged one above the other on either side of the stage opening, from ceiling to floor. The front of the stage is edged with polished wooden panelling and at its centre is a protruding alcove in which the Hammond organ was originally installed. On either side of the organ is a curved stairway of six steps narrowing at the stage level. Between each of the steps and the proscenium are curved stage projections forming an edging to the steps.*

*Exit doorways on the angled proscenium wings have elaborate art nouveau plasterwork particularly around the circular ventilators above the doors. The proscenium wings do not extend to the ceiling and their top edge which curves downwards to the side walls is accented with large plasterwork decoration which projects into the space above each wing. This plasterwork extends along each wall to the rear of the theatre with semicircular decoration above each doorway. There is an exterior door on the opposite side of the theatre to the vestibule and this door opens onto the grassed area beside the cinema.*

*The main curved acoustic ceiling has an elaborate plaster pseudo latticework decoration reminiscent of the theatre ceilings of the early 1920s. On the lower curve above the walls this breaks into bands of different styles of plasterwork in vertical panels with the higher panels in a pink colour. Plasterwork extends over and incorporates air vents on the sidewalls.*

*The cinema's original pelmet drapes in deep crimson and outlined in gold brocade are still in position. The proscenium arch is highly decorated in large art nouveau style plasterwork. The main theatre auditorium lighting is provided by two rows of five chandeliers along each edge of the main curved ceiling. At the rear of the auditorium along each side wall is a thirteen-step stairway to the upper gallery, edged in polished timber and with the original "Hoyts" carpet still in position.*



The Crest is currently in good condition with some elements in a fair condition. The majority of its interior and exterior decoration is fairly intact from the late 1940s. Overall it is in a good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

Major alterations and additions:

- The removal of the raked flooring in the auditorium.
- Minor exterior signage changes along the prominent, triangular concrete pier with five protruding circles which originally contained the letters - H - O - Y - T - S was replaced with the letters B - I - N - G - O in the 1990s and with B-L-O-U-Z-A in the 2000s.
- In the early 1990s, the exterior was repainted, new Colourbond roofing was installed and the lavatories modernised.

Minor alterations and additions:

- Commercial signage situated on the upper façade fronting Redfern Street\*.
- The carpark has been concreted and features contemporary metal fences and gate.
- The awing features contemporary energy efficient light bulbs along the trim.
- AC units along Blaxcell Street.

Overall the integrity of the building is considered to be high. All modifications have been sympathetic and do not detract from the significance of the item.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	1947-1948
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The first purpose-built cinema building in the western suburbs was the Granville Picture Palace which opened on Saturday 3rd September 1910, on land adjacent to the old Post Office in Railway Parade. In 1911, Alfred James Beszant organised screenings of films at Granville Town Hall on Tuesday and Thursday evenings. In 1919, Beszant became the sub-lessee of the Picture Palace. The Queen's Theatre, Auburn soon followed in 1913 and was built from fibreboard and timber and opened on 21 November 1913. In February 1914, Alfred James Beszant also took over as manager of this cinema. By 1920, Beszant had gained control of the Queens Cinema which became part of his Parramatta Cinema Ltd chain. Beszant came to be the principal stakeholder of several other cinemas within the area.

In 1923, Granville Cinema Ltd was formed with the principal shareholder Alfred James Beszant of the Avenue, Granville. This company took over the operations of both the Castle and Picture Palace. This company built the Granville Cinema on the corner of Parramatta Road and Good Street, which opened on 28th April 1924 and which has since been demolished.

By 1934, Beszant had founded the company 'Western Suburbs Cinemas Ltd', which controlled suburban theatres in Western Sydney. Theatres were constructed in Auburn, Parramatta, Burwood and Granville. By 1937, it was reported the company had a chain of fourteen theatres. The Western Suburbs Cinemas were known for being continually built or upgraded to include the latest technological advancements in sound and picture quality.

In March 1944, it was reported that the chain Hoyts Theatres Ltd had acquired a shareholding in the Western Sydney Cinemas. This saw the formation of Hoyts' Western Suburbs Cinemas. Granville Hoyts Castle was the first of two Quonset cinemas built by Hoyts' Western Suburbs Cinemas. This opened on 26 December 1947 and was built on the site of the original 1911 Castle Theatre. The Crest Theatre followed in 1948.

The Granville South Crest cinema was built by Hoyts' Western Suburbs Cinemas Ltd on land leased at the corner of Blaxcell and Redfern Streets from its owners, the Roman Catholic Church. The Crest Theatre was the second of two Quonset cinemas built in Granville by Western Suburbs Cinemas, the first being the Granville Hoyts Castle in South Street which opened on 26th December 1947 and was built on the site of the original 1911 Castle Theatre.

The Crest opened on Easter Saturday, 27th March 1948, with 'The Swordsman' and 'Dangerous Years.' Both theatres were designed by Cowper, Murphy and Associates and built by A. W. Edwards Pty Ltd. The Crest was a large cinema and could seat 852 guests. Mr L. (Nobby) Clark was the Crest's first manager and he stayed until 1956.

A Hammond electric organ was installed in front of the stage and, for a time in its early years, Miss Ruby Coulson (well-known in the Auburn area) played at picture screenings. In the early 1960s, the Crest operated only on Saturdays before screening its final programme on Saturday 24th August, 1963. The theatre then reverted to its previous owner, the Roman Catholic Church. At this time the raked floor was rebuilt as a flat floor and the theatre was converted into a ballroom and used for a variety of social functions, particularly as a Bingo centre. The original projection equipment was removed when Hoyts vacated the building.

In the early 1990s, the exterior was repainted and the asbestos roofing was replaced with new Colorbond roofing, the interior ceiling was repaired and the lavatories were modernised. The five circle 'Hoyts' lettering on the facade's vertical concrete triangular plane was also replaced during this period with five letters making up the word 'Bingo'. In late 2001, Bingo ceased to be played at the former Crest Theatre. The concrete triangular plane now features the letters 'Blouza'.

In more recent past the Crest has been the venue for the annual Cointreau Ball, the Annual General Meeting of the Australian Cinema & Theatre Society and was featured in Anthony Buckley's television series of Poor Man's Orange (adapted from the novel by Ruth Park) and more recently the movie 'Ladies in Black' adapted from the bestselling novel by Madeleine St John in 2018.

At present, the building is used by the Australian Blouza Association as a community and conference centre.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	X

<b>4.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>	
<b>5.</b> The heritage curtilage for this item should be revised/reduced.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>	
		<b>11.</b> The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The existing Conservation Management Plan (CMP) for the *Former Hoyts Crest Theatre* prepared by Weir and Phillips in 2007 should be updated for this site to understand in greater detail the history and significance of the place, as well as how to manage change and monitor conditions of the site.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	Crest Theatre	I01664
Local Environmental Plan	Crest Theatre	I01664
Heritage Study	Crest Theatre	I01664
National Trust Australia Register	Former Hoyts Crest Theatre	No ID number

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Written	R. Thorne L. Tod K. Cork.	1996	Movie Theatre Heritage Register for New South Wales 1896-1996.
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

## Other References

- NSW Office of Environment and Heritage, State Heritage Register listing sheet for Crest Theatre, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053520>
- Sharp, B. 1982. A Pictorial History of Sydney's Suburban Cinemas, Volume 1.
- Cork, K.J. 1985. Beszant: (A Boy from Parramatta) The Story of a Showman. Endeavour Printing: Rooty Hill.
- Fowle, T & Granville Historical Society. 2001. The History of Granville 1919. Granville: Granville Historical Society.
- Watson, J. 1992. Granville, from forest to factory. Granville: Granville Historical Society.
- Weir and Phillips architects and Heritage Consultants. 2007. *Former Hoyts Crest Theatre*, prepared for the Australian Blouza Association.
- Professor Ross Thorne. 1996. Movie Theatre Heritage Register for NSW.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.


## Additional Images



Crest theatre as it sits on the corner of Blaxcell and Redfern Streets.



## Heritage Inventory Sheet

<b>Item Name</b>	Granville Town Hall		
<b>Recommended Name</b>	Granville Town Hall		
<b>Site Image</b>			
<b>Address</b>	10 Carlton Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	1	-	910484
<b>Draft Cumberland LEP ID</b>	I01679		
<b>Former LEP ID</b>	I01679 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	STATE		
<b>Site Type</b>	Level 1	Built	
	Level 2	Community Facilities	

## Curtilage Map



## Statement of Significance

The Granville Town Hall is of State significance as a rare and intact example of a Victorian Free Classical government building. It is thought to be one of only two intact nineteenth-century council chamber buildings extant in Sydney's west. It demonstrates aspects of the history of Granville and the Parramatta locality in the late nineteenth century. Built in 1888 following the incorporation of Granville in 1885, it is an important symbol of the growth of Granville and its sense of identity. Although the seat of local government has since moved to Parramatta, the building is a well-known local landmark and continues to be used as a major venue for community events and activities.

## Criteria Assessment

a) Historic	The Granville Town Hall is of State significance in demonstrating the development of Granville and nearby Parramatta in the late nineteenth century following the opening of the railway in 1855. The building of the Town Hall in 1888 followed closely after the incorporation of Granville as a local government district in 1885. It is an important symbol of the growth of the Granville locality and the rapid development of its sense of identity, from a minor settlement to a fully-fledged local community complete with its own local government authority and its own Town Hall.
b) Associative	The Granville Town Hall is locally significant for its associations with the following people of note:  CHARLES ASSINDER HARDING: was born and trained as an architect in England before arriving in Sydney in 1876. He initially

	<p>worked for Thomas Rowe preparing the drawings for the new Sydney Hospital in Macquarie Street. He left in 1880 to set up his own business as an architect and building surveyor. Examples of his private work include the Grand Central Coffee Palace, the Victoria Arcade, aquariums in Bondi and Manly, the Kiama Hospital and the Granville Council Chambers (1888). Between 1890 and 1904 he was an architect in the Harbours and Rivers Branch of the Department of Public Works and examples of his public work include four new lighthouses, buildings on Garden, Spectacle and Cockatoo Islands, cottages at Trial Bay Prison, government cargo stores, and additions to the pilot stations on the Macleay, Clarence and Manning Rivers.</p> <p><b>JAMES WHITMORE HILL:</b> was born and educated in Melbourne, and joined the Victorian Public Works Department at the time it was managed by William Wardell. In 1881, he moved to Sydney and opened an office in Elizabeth Street, then another office in Parramatta where he also lived for the rest of his life. He was active in the life of Parramatta and served as an alderman on the Council. He was a successful and prolific architect, and responsible for many domestic and commercial buildings in Parramatta and surrounding districts. Examples of his work include: the Jubilee Hall addition to Parramatta Town Hall; the Convent of the Sisters of Mercy, Parramatta; the Blacktown Council Chambers; Parramatta Primary High School (now the Arthur Phillip High School) and the main auditorium addition to the Granville Council Chambers in 1900. According to the 1907 Cyclopaedia of NSW, even though domestic work formed the major part of his practice, he was also responsible for over 100 business premises, four theatres and public halls, and 11 churches and convents.</p> <p><b>JOHN NOBBS:</b> the first mayor and “Father of Granville”, who was instrumental in the development of Granville and the construction of the Town Hall.</p>
c) Aesthetic/Technical	<p>The Granville Town Hall is of State significance as a rare and intact example of a Victorian Free Classical government building. Its size, prominence and classical details indicate its public status as the seat of local government, and its façade is a confidently executed example of the Italianate Civic Palace style. It is thought to be one of only two intact nineteenth-century council chamber buildings extant in Sydney's west.</p> <p>The original 1888 Council Chambers building is a fine example of local government building which uses stucco in a decorative manner to provide a veneer of respectability to a brick building.</p> <p>The building has undergone extension and minor alterations during the twentieth century, and internally there is an eclectic mix of styles and fashions that reflect the growth of the building over time. Although not in public view, the auditorium has an unusual ceiling of ripple iron with decorative ventilation domes. The decorative use of ripple iron in a large auditorium is considered rare and unusual.</p> <p>The Granville Town Hall is also a well-known local landmark in Granville.</p>
d) Social	<p>Granville Town Hall is of high local significance to the Granville community. It has been used throughout its history as the venue for many major functions and festive occasions in the Granville area. Such activities have included regular meetings for social and cultural</p>

	<p>activities and these uses are ongoing. Dancing was, and still is, a regular activity held within the auditorium.</p> <p>The significance of the Granville Town Hall for the wider Sydney and NSW community is reflected in its listing in the following heritage schedules: the Parramatta City Council LEP, the Register of the National Estate and the Register of the National Trust of Australia (NSW). It has been the subject of conservation work by Parramatta City Council since 2000, reflecting the community's high regard for the building.</p>
e) Scientific	<p>The auditorium of the Granville Town Hall has some technical significance as an early example of extant ripple iron ceiling combining ventilation domes and exhaust cowls to provide air circulation.</p> <p>The archaeological potential of the site is considered to be low. This is due to the Town Hall being the first building on the site and occupying the whole site.</p>
f) Rarity	<p>Granville Town Hall is of State significance in being a rare example of a Victorian Free Classical government building built in the nineteenth century. It is thought to be one of only two intact nineteenth-century council chamber buildings extant in Sydney's west.</p> <p>The building is an almost intact, although extended, government building. It has retained its original character and nearly all its fabric, both internally and externally. The decorative use of ripple iron in a large auditorium is considered rare and unusual.</p>
g) Representativeness	<p>Granville Town Hall is of State significance as a largely intact example of a council chambers building (1888) with an early auditorium (1900). Few such buildings were built and it is thought to be one of only two left in Sydney's west.</p>

## Physical Description

The following physical description has been quoted from the NSW Office of Environment and Heritage, State Heritage Register listing sheet for 'Granville Town Hall'. As the description is comprehensive, no addition assessment has been undertaken aside from a condition assessment as viewed from the street.

*The Granville Town Hall is a largely intact example of a Victorian Free Classical local government building.*

*The original 1888 section is a two-storey, rendered brick building on an almost square plan with a hipped corrugated iron roof. The faade to Carlton Street is designed in the Italianate manner and features a two-storey projecting port and flanking piers with second-storey paired pilasters. Fenestration is bi-partite on the ground floor and tri-partite on the upper floor. The interior consists of offices and the original Council Chamber. Of interest is the timber joinery, especially the elaborate architraves and the timber Honour Boards in the Council Chamber. The auditorium or hall, added in 1900, is a plain painted brick gabled structure running westward behind the front section. Internally the large hall is distinguished by restrained Doric pilasters supporting a panelled vault ceiling. Restoration work undertaken in early 2003 by architect Graham Edds involved removing the modern plaster covering the walls and ceiling of the auditorium, and revealing an unusual ripple iron ceiling, painted pale blue with gold stars, and three large decorative ventilation domes (Parramatta Advertiser 26/03/03). To the south of the front section of the town hall there is a former council workers office, now used by the Granville Historical Society. This is a Federation brick building, with the stretcher brick bond tuck pointed on the northern and eastern sides. It has a gabled Marseilles tiled roof and exposed beams in the eaves. It has two equal sized rooms. On the west and south-western sides of the hall there is a variety of non-significant skillion roof structures.*



*The current allotment covers an area of 2739.4 sqm and is located on a gentle sloping site fronting Carlton Street, Granville. Today it is bounded along the northern side by a laneway leading to the library carpark. To the south and west of the property now abuts residential development. A driveway from Carlton Street located south of the Town Hall and between it and the former council workers office provides limited on-site vehicular access and carparking.*

*The site contains the: former Council Chambers / Town Hall complex, former council officer's building, now used by the Granville Historical Society, galvanised storage shed and additional toilet.*

Overall, the exterior of the building is in fair condition. The building shows signs of severe deterioration to the decorative elements as a result of damp salt attack.

Condition	Good	Fair	Poor
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### Alterations and Additions

The following list of modifications have been quoted from the NSW Office of Environment and Heritage, State Heritage Register listing sheet for 'Granville Town Hall'.

*1888 construction of the Town Hall commenced.*

*There have been 5 main stages of construction (more detailed information is included in the Conservation Management Plan).*

*Phase 1 (1888 - 1889):*

*The original Council Chambers (designed by Charles A Harding) comprised four offices for staff and library on the ground floor, and the Council Chambers and Mayor's Room on the first floor with a balcony located over the entrance porch.*

*Phase 2 (1900 - 1921):*

*In 1900 a main Hall or auditorium (designed by James Whitmore Hill) including a gallery, stage and two 'retiring rooms' on one side with lavatory accommodation was constructed. The upstairs gallery was accessed by a new door opening cut into the former external western wall. A timber external fire stair was constructed to provide fire egress from the gallery.*

*Phase 3 (1922-1927):*

*A separate building was added to provide offices for the council engineer and health inspector. It is the thought that additional toilets were added during this period. In 1923 the iron palisade railings to the flower beds fronting Carlton Street were removed.*

*Phase 4 (1928 - 1929):*

*This phase involved major additions to the western end of the main auditorium with the relocation of the stage and the two dressing rooms. The auditorium ceiling was underclad with decorative fibrous plaster replicating the panelled vaulted from of the original ceiling. This ceiling with a latticed plaster grill obscured from view the original domed ventilators. The 1928 works also included the infilling of the area beneath the gallery to extend the hall and create new toilets and a strong room. The earlier toilets were converted to a kitchen.*

*Phase 5 (1930 - 2000):*

*This phase did not involve major additions, only minor alterations. The dance floor and some floor joists to the auditorium were replaced in 1934. In 1938 the flooring of the Council Chambers was upgraded.*

*1948:*

*With the amalgamation of Granville within the Parramatta City area, the Town Hall became a community hall and a place for lease, although some Council staff were still located in the offices. It is probable that at this time that two ground-floor rooms were amalgamated into one large room to provide additional library space. The conversion probably involved the removal of two walls, renewal of the*

flooring and the ceiling and the insertion of a large steel-framed window and narrow door and two windows. Internally these changes are supported with the walls revealing that the original fireplace and window openings have been bricked up and evidence of foundation walling beneath the floor.

Further works prior to 2000 included:

Suspended ceilings were installed in three ground-floor rooms and a plasterboard ceiling in another. The walls of some ground-floor rooms were offset clad with timber lining, presumably to cover damage from rising damp as well as provide another decoration phase although considered unsympathetic.

- The walls above the dado line in the main auditorium were clad with plasterboard and the original ventilator shafts were 'vandalised' during electrical works.
- A room was converted for use as a bar, and the room presently used as a kitchenette and the small downstairs meeting room, are thought to be later alterations.
- The kitchen has been recently upgraded to meet current health standards with stainless steel benches and tiled splashback and floors.
- Electrical services have been upgraded and modern facilities, phone, computers etc have been installed to some areas. A smoke detector system and security system has been installed.
- The galvanised steel shed and the detached WC located in the north-western corner of the site and the commercial grease arrester are intrusive elements and their removal at a future date should be considered.

In 2000 a Conservation Management Plan was prepared and has guided subsequent conservation works:

- The removal of the unsympathetic suspended ceilings, wall panelling within the original Council Chambers and the restoration and reinstallation of finishes and joinery and fireplace details.
- Repairs to the external parapet and wall claddings and membrane painting of the former Council Chambers.

In early 2000 urgent repair works including re-roofing and installing damp-proof course commenced. Since 2000, conservation works on the Council Chambers involving both interior and exterior painting (Form, 2016 (2), 15).

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1888
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The following history has been quoted from the NSW Office of Environment and Heritage, State Heritage Register listing sheet for 'Granville Town Hall', dated 2012. As the history is comprehensive, no addition research has been undertaken.

*The territory of the Dharug (or Sydney language grouping of) Aboriginal people is thought to have stretched from the narrow neck of land between Sydney Harbour and Botany Bay, spreading in a widening arc towards and through the Blue Mountains. Within the Dharug language area were two distinct sub-groups who differed both in language and culture. One comprised those who lived by the coast and harbour, whose main food supply was fish and other types of seafood - called the "katungal" group (also known as the Eora). The other Dharug sub-group included all those who lived inland - the "paiendra", who used stone tomahawks to hunt possums in the trees (Flynn, 1995b, 10).*

*The Aboriginal people of Parramatta ("the place where the eels sit down") were the Burramattagal. Their land marked the border between the two Dharug cultures of the harbour and the inland (Flynn, 1995a, 7). It is uncertain as to which Dharug grouping they belonged, but the evidence suggests that they were the westernmost Katungal clan. The early colonial commentator Watkin Tench states that the Aboriginal people of Parramatta spoke the coastal dialect. Yet, although the Burramattagal fished in the Parramatta River at the narrow western extremity of the harbour, like the Katungal, it*

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seems likely that they derived most of their food from land and freshwater sources, like the paiendra. "Theirs was undoubtedly a borderline culture" (Flynn, 1995b, 10).

Thomas Fowlie's unpublished "History of Granville", 1918, incorporated his own observations from living in the district since 1886 as well as oral history testament from elderly residents of the area, whose memories stretched back to the first half of the nineteenth century. Fowlie described middens along Clay Cliff Creek, Duck River and the Parramatta River, suggesting that for thousands of years the Buttamattagal economy incorporated fish and shellfish. He also mentioned two significant Aboriginal camping and ceremonial sites in the area: one on the corner of Union Street and Woodville Road, Granville, just a few blocks from the current location of the Granville Town Hall; the other within the Elizabeth Farm Estate. He noted that:

"The whole of the district and surrounding country was covered with a dense large timbered forest. Granville was especially noted for its fine trees, which were a source of wealth for years afterwards to the timber getters. . . The district being well watered and heavily timbered was naturally a great resort of native fauna. . . I have been assured by old Colonists of the vast numbers of wild ducks and other water frequenting fowls that disported in the river and creeks in the early days" (Flynn, 1995a, 162-3).

Fowlie also noted that "in those early days" of the colony, Aboriginal people camped in their preferred two sites when they visited the district to receive their allocation of blankets:

"During those visits they indulged in great revelry and held corroborees nightly. They were patronised and visited by many of the youth of Parramatta till they became a public nuisance and had to be moved on. Those yearly visits of aborigines gradually became less in numbers . . . Till by the close of the seventies they had ceased to come" (Flynn, 1995a, 164).

When Europeans first explored the Parramatta and Duck rivers in 1788, the area now known as Granville was covered in a dense forest of stringybark, blackbutt, box and ironbark trees. The junction of the two rivers (site of the suburbs of Camellia and Rosehill) was a significant meeting place for the Cadigal from the east and western Dharug peoples, such as the Wategora, Burramattagal and Bidjigal. An Aboriginal forest track also connected the coast and the headwaters of the main river feeding the harbour, and it appears that colonial authorities adopted it to build the road connecting the settlements at Sydney Cove and Rose Hill (Parramatta). This road - the colony's major artery - ran through what is now Granville (Dictionary of Sydney staff writer, 2008).

The 10th Governor of NSW, Charles FitzRoy, set up a hunt club in Granville in the late 1840s to pursue the wild dogs that infested the area. The main road in the area was called Dog Trap Road until 1879 when it was renamed Woodville Road (Parramatta Sun, 16/9/2010). Another pest of the highway (Parramatta Road/Great Western Highway) was the bushranger, preying upon settlers. The first industry in Granville was timber-getting, with the surrounding country heavily covered with gum, box and ironbark trees. The timber, cut by pit-sawyers, was used in many Parramatta district buildings and quantities were also transported to Sydney via the Duck and Parramatta Rivers. Charcoal burners were also active in the early years, providing fuel for householders and blacksmiths' forges (Pollen & Healy, 1988, 114).

The township developed following the construction of the railway in 1855 from Sydney to Granville, which was originally called Parramatta Junction. It was initially a fruit-growing area for the colonists and well-known for its oranges and other citrus fruit (Graham Edds & Associates, 2000).

Subdivision of the area began after the railway came through in 1855, and from 1862 the (Garnham Blaxcell's) Drainwell estate was being subdivided (Pollen & Healy, 1988). By the mid-1870s Granville had become a popular site for the erection of "gentlemen's villas". John Nobbs was a major figure among the early group of gentlemen, tradesmen and workers who settled at Granville (Graham Edds & Associates, 2000).

In 1878 the locality received its own post office, which was then part of the station master's house. In 1880 the population was 372, of which 172 were male. In this era German settlers Joseph Klein and P.W. Merckell tried to establish vineyards in the area, but eventually found the land was not suited for

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*this type of agriculture. More farmers discovered the limitations of the local soil and fruit growers complained about damage from flying foxes (bats). The only practical use for the grasslands, which replaced the original bushland, was for dairy cattle. The township retained the name of Parramatta Junction until 1880 when public meetings voted to change the name to Granville, in honour of the Earl of Granville, a former colonial secretary (Parramatta Sun, 16/9/10)/ in honour of the then British Foreign Minister, Lord Granville (Dictionary of Sydney staff writer, 2008).*

*A significant boost to the area came with the establishment in 1881 of the Hudson Brothers engineering works nearby at Clyde. A workforce had to be recruited and housed. On 12 February 1884, a petition calling for incorporation of the area was published in the Government Gazette, and in January 1885, Granville was officially gazetted and incorporated as a municipality. John Nobbs was elected the first Mayor and enjoyed a reputation as the "Father of Granville". Council meetings were initially held in the School of Arts building in Good Street, north of the railway line.*

*In 1888 Granville Council decided to erect its own Town Hall to celebrate the centenary of European settlement in Sydney. Architect Charles A. Harding of Sydney designed the Town Hall, and Banks and Whitehurst were selected to complete the building. The foundation stone was laid by John Nobbs on 5 September 1888.*

*In his speech at the ceremony, John Nobbs as Mayor referred to the rapid growth of Granville over the decade. From 12 or 13 houses, it had grown to 900 buildings including 760 houses, 60 shops, two banks, three public halls including a School of Arts, seven churches, two public schools and 13 factories, of which, two were the largest in the colony: Hudson Brothers and Brunton's (Flour) Mills.*

*The official opening of Granville Council Chambers was held on 16 January 1889. The opening ceremony was held in the Council Chamber which was lit by two chandeliers. According to the press report, the Council Chamber was built on "true Australian lines in the matter of ventilation freely afforded by windows all around the room." It was reported that the site had cost 600 pounds, and the building's contract price was 1090 pounds without fittings. Offices for the Council Clerk, Engineer, Overseer, Inspector of Nuisances, and library were on the ground floor. A spacious staircase led to the first floor where the Council Chamber was located, 11m x 9m and Mayor's Room. A balcony, 3m x 1.5m was erected over the porch.*

*The auditorium (i.e. the main hall) was added in 1900, designed by James Whitmore Hill, a Parramatta-based architect. For later development and additions to the Town Hall, see the description under 'Modifications and dates'.*

*In 1949 Granville was incorporated into Parramatta City Council. The Granville Town Hall, though no longer a seat of local government, has continued to be a municipal facility and is used for local events and ceremonies.*

*Its interiors were viewed globally as the location for dancing scenes in "Strictly Ballroom", the internationally acclaimed Australian feature film released in 1992 (Parramatta Advertiser, 26/03/03).*

*(Note: Except where other texts are quoted, this historical summary is taken from the Granville Town Hall Conservation Management Plan, prepared by Graham Edds & Associates, 2000).*

*Granville Town Hall site has been used and maintained for local government and community use since 1889. Over the last 10 years the Town Hall has undergone considerable conservation works (Form, 2016 (2), 17).*

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Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- The building shows evidence of damp and salt attack. This should be treated to mitigate further deterioration of the decorative elements.
- Update the existing Conservation Management Plan.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	Granville Town Hall	I01679
Local Environmental Plan	Granville Town Hall	I01679
Heritage Study	Granville Town Hall	I01679
National Trust Australia Register	Town Hall	No ID number

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

### Other References

- NSW Office of Environment and Heritage, State Heritage Register listing sheet for 'Granville Town Hall',  
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5054689>

### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.


3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

### Additional Images



Detail of front façade.

## Heritage Inventory Sheet

Item Name	Federation Cottage		
Site Image			
Address	8 Hewlett Street, Granville NSW 2142		
Lot/Section/DP	Part Lot 14	D	975348
Current LEP ID	I320 (Cumberland LEP)		
Former LEP ID	I123 (former Parramatta LEP); I48 (Cumberland LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Residential Precinct		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	



## Curtilage Map



## Statement of Significance

The residence at 8 Hewlett Street is significant at the local level for its historic, aesthetic, and representative values. Built c.1895, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The building has demonstrated aesthetic significance as an intact example of an early Federation cottage. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall historic character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The cottage demonstrates representative qualities as an intact and modest Federation brick cottage built in Granville, c.1895.

## Criteria Assessment

a) Historic	The cottage relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area and was built in conjunction with the early subdivision of the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has demonstrated aesthetic values as an intact Federation cottage that retains much of its original fabric and detailing. It has additional aesthetic significance for the positive contribution it makes to the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.



g) Representativeness	The item demonstrates representative qualities as an intact Federation cottage built in Granville, c.1895.
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### Physical Description

The building at 8 Hewlett is a brick, single storey Federation cottage, with a gabled roof. Sheeted in galvanised corrugated iron, the roof features a central gablet with a single timber bargeboard and timber louvers, and three brick chimneys with stepped string courses. The verandah features a bullnose roof with distorted metal sheeting, supported on timber chamfered posts, with a decorative timber valance. The timber posts are supported on brick piers and enclosed by a brick balustrade with coloured glass privacy screens. The building has Polychromatic brickwork around the sills and along the verandah balustrade which is finished with a pebble concrete capping. The brickwork also appears to have been tuck pointed. The verandah is accessed by a curved brick staircase that is also rendered with pebble concrete. The windows are double hung sashes, with multiplanes along the lower sash fronted by contemporary flyscreens. The windows have rendered sills with decorative apron. The front door has a transom light and arched glazed sidelights above timber door, which is fronted by a contemporary screen door.

The dwelling has a small front yard, with informal plantings along the fence line which is a steel welded wire mesh fence. The property shares a driveway with 6 Hewlett Street. The buildings footprint has not changed since 1943.

The building is well maintained and appears to be in a good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Sympathetically replaced roof sheeting
- Contemporary flyscreen and security door
- Pebblecrete stairway and capping\*
- Contemporary welded wire mesh fence

The building retains a high level of integrity with much of its original fabric and key architectural details intact.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c.1890-95
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#### Granville

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

### 8 Hewlett Street

The Drainwell Estate was subdivided into eight sections in 1866 by John Castner. The study area formed a part of Section A, lot 7 of this subdivision. Land parcels along Hewlett Street measured 66ft wide and 156ft deep. The land was purchased by William Adam in 1895, who built then built No.6 Hewlett Street, a weatherboard cottage. In 1910, the brick cottage at 8 Hewlett Street was constructed. The building first appears in the Sands Directory in 1910 occupied by Rowell William. Rowell William is listed as the resident for a number of years. It is unknown what the connection between numbers 6 and 8 Hewlett Street, but it is likely 8 Hewlett Street was constructed for the family of Adam William.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a new heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Include this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider additional research to nominate this item for the State Heritage Register.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. The heritage curtilage for this item should be revised/reduced.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. Not recommended for inclusion on the LEP.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the future opportunity arise a more sympathetic and appropriate fence for an early Federation period building should be investigated, such as a timber picket fence.

## Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

## Additional Images



View from Hewlett Street.



View from Hewlett Street to front façade and shared driveway.



View to north and west elevations.



Detail of roof



Detail of front verandah stairway.



Detail of windows along west elevation.



## Heritage Inventory Sheet

Item Name	St Aphanasius Ukrainian Orthodox Church and Hall		
Site Image			
Address	45 William Street, Granville NSW 2142		
Lot/Section/DP	1	-	521491
Current LEP ID	I321 (Cumberland LEP)		
Heritage Conservation Area	Not included		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Religion	

## Curtilage Map



## Statement of Significance

St Aphanasius Ukrainian Orthodox Church and Hall is locally significant for its historic, aesthetic, social and representative values. Historically, the Church was constructed in 1956 and reflects the influx of Ukrainian migrants to Granville in the Post-War period. The hall is historically significant as a memorial hall built in 1988 which commemorates the Millennium of Christianity in Ukraine. The Church and Hall have social significance for its associations with the Ukrainian Autocephalous Orthodox community in Granville who have continued to use this Church and Hall for religious practice. The Church demonstrates the rich religious and cultural traditions that Ukrainian migrants brought to Australia, and the continuation of those traditions in this country. The Church is notable as one of the first Ukrainian Autocephalous Orthodox churches established in Sydney and in Australia more generally during the Post-War period.

The Church has aesthetic significance as an intact example of a church built by the Ukrainian migrant community, with a layout and design that is derived from traditional Orthodox architecture in Europe. This includes the modified Basilican plan with five domes. The Church is also a distinctive and prominent landmark within Granville set in a unique location alongside the Duck Creek Canal. The Church is an excellent and quite early example of a Ukrainian Orthodox Church in the local area.

## Criteria Assessment

a) Historic	Historically, the Church was constructed in 1956 and reflects the influx of Ukrainian migrants to Granville in the Post-War period. The Hall is historically significant as a memorial hall built in 1988 which commemorates the Millennium of Christianity in Ukraine.
b) Associative	The item does not meet this criterion.

c) Aesthetic/Technical	The Church has aesthetic significance as an intact example of a church built by the Ukrainian migrant community, with a layout and design that is derived from traditional Orthodox architecture in Europe. This includes the modified Basilican plan with five domes. The Church is also a distinctive and prominent landmark within Granville set in a unique location alongside the Duck Creek Canal.
d) Social	The Church and Hall have social significance for its associations with the Ukrainian Autocephalous Orthodox community in Granville who have continued to use this Church and Hall for religious practice. The Church demonstrates the rich religious and cultural traditions that Ukrainian migrants brought to Australia, and the continuation of those traditions in this country. The Church is notable as one of the first Ukrainian Autocephalous Orthodox churches established in Sydney and in Australia more generally during the Post-War period.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The Church is an excellent and quite early example of a Ukrainian Orthodox Church in the local area.

### Physical Description

St Aphanasius Ukrainian Orthodox Church is a face-brick Church that draws on traditional Orthodox church design and planning. The Church has been built to a Basilica plan with a large rectangular nave, transept and a curved apse to the rear of the Church. The Church roof is clad in green terracotta tiles and features two prominent copper domes aligned along the centre of the Church that are crowned with a lantern and surmounted by a cross. These two domes are supported upon octagonal towers with tall arch-headed glazed windows. There are three smaller domes which cap the front entrance porch and the two gables ends of the transept. Each dome is crowned with a lantern and surmounted by a cross. The use of five domes is a traditional feature of Orthodox Church design and signifies Christ and the four evangelists.

The façade of the Church features a forward facing gable with four subtle brick pilasters and bullseye window with fixed glazing at the centre of the gable. The entrance portico is a structure of a timber panelled arched roof sheeted in copper supported on brick columns with bullnosed corners. The entrance is accessed by three pebblecrete steps which lead to a tessellated tiled floor. The front entrance door is a diagonal timber double door painted white and with a metal security door attached to it and segmented arch transom light. Two foundation plaques are inset into the façade wall.

There are tall segmented arch headed windows along the side elevations to which some windows have metal retracting awnings attached. A side entrance via to the Church is visible along William Street which consists of a diagonal timber double door painted white with segmented arch transom light. This entrance is accessed by a concrete ramp with metal railing.

St. Aphanasius Memorial Hall is located towards the rear of the Church. It is a simple face-brick hall with polychromatic brick detail and a gabled roof. The roof material was not visible on inspection. The Hall is sympathetic in design with the Church and features segmented arch headed windows along all elevations. Along the lower half of the walls there are long vertical elaborate metal vents. The facade to William Street features a front entrance to the Hall which is concealed by a projecting gable with brick screen wall and is accessed on either side by concrete steps with metal railing. A metal foundation and memorial plaque is fixed to the façade.

The Church and Hall are surrounded by a metal palisade fence with set atop a curved face-brick base and brick piers. There are some low plantings along the brick wall.

The Church and Hall have a unique, prominent siting, situated directly alongside Duck Creek canal. The Church has been built to front Enid Street and has an unusually deep setback from this street. It is a prominent landmark which is particularly visible at the intersection of Enid Avenue, William Street and Blaxcell Street.



Overall, the Church and Hall are well-maintained and are in a good condition. There is some brick cracking along the side wall of the Church.

<b>Condition</b>	<b>Good</b>	Fair	Poor
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### Alterations and Additions

- Memorial Hall added in 1988

Both the Church and Hall appear to have remained relatively unchanged and are highly intact. It should be noted that there is some high-rise development encroaching at the rear of the item. Nonetheless, the item is considered to have high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1956
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

In 1954, a proposal for the Ukrainian Autocephalic Orthodox community in Granville to build a Church at the corner of William Street and Enid Avenue Granville was tentatively approved. Prior to the construction of this Church members of the Ukrainian Orthodox Church were permitted to use St Mark's Church of England Parish Hall in Granville for Sunday worship. St Aphanasius' Ukrainian Autocephalic Orthodox Church was opened in 1956.

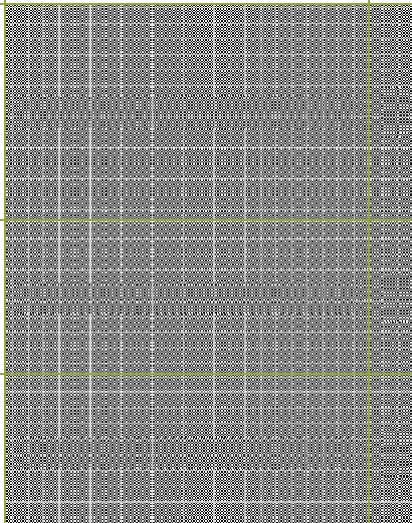
In 1988 a Memorial Hall was added to the rear of the Church building. The Memorial Hall of Saint Aphanasius Ukrainian Orthodox Church commemorates the millennium of Christianity in the Ukraine from 988 to 1988. A plaque fixed to the wall of the Hall reads:

THIS MEMORIAL HALL  
HAS BEEN ERECTED THROUGH THE EFFORTS OF THE PARISHONERS OF THE ST.  
APHANASIUS PARISH OF THE UKRAINIAN AUTOCEPHALIC ORTHODOX CHURCH  
IN AUSTRALIA, AND OTHER PEOPLE OF GOODWILL  
IN COMMEMORATION OF THE  
MILLENNIUM OF CHRISTIANITY IN UKRAINE  
988-1988



OFFICIALLY OPENED AND DEDICATED BY  
HIS GRACE ARCHBISHOP VOLODYMYR (DIOWYCZ)  
THE RULING BISHOP OF  
THE AUSTRALIAN & NEW ZEALAND DIOCESE  
OF THE UKRAINIAN AUTOCEPHALIC ORTHODOX CHURCH

Presently, the item remains in use as a Church and Church hall.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a new heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Include this item's listing as part of or as a Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider additional research to nominate this item for the State Heritage Register.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	X
4. The heritage curtilage for this item should be revised/reduced.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. Not recommended for inclusion on the LEP.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

#### Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Saint Aphanasius Ukrainian Orthodox Church Memorial Hall n.d. accessed June 2020, <http://monumentaaustralia.org.au/themes/culture/religion/display/108778-saint-aphanasius-ukrainian-orthodox-church-memorial-hall/photo/2>

- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.
- *The Cumberland Argus*, 1954 'Roundabout by "Brock", 31 March 1954, p.1.
- *The Cumberland Argus*, 1955, 'Ukrainian Church for Granville' 26 January 1955, p.13.

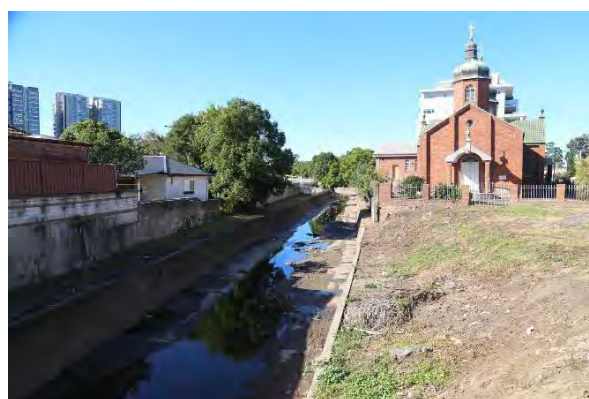
### Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

### Additional Images



Overview of Church and Hall along William Street.



Church as it sits alongside Duck Creek Canal.

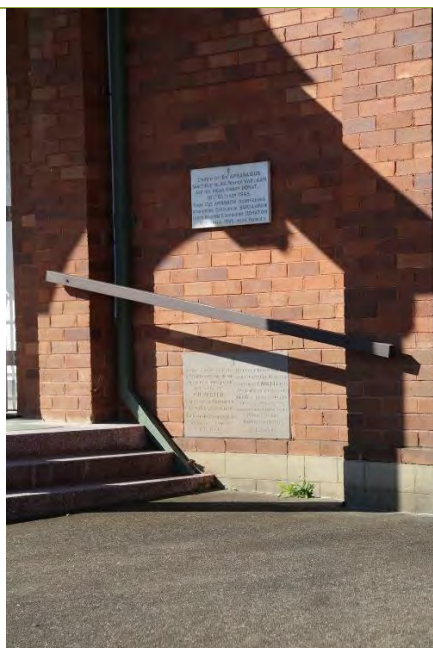


Side of Church along William Street.



Detail of cracking to Church wall.

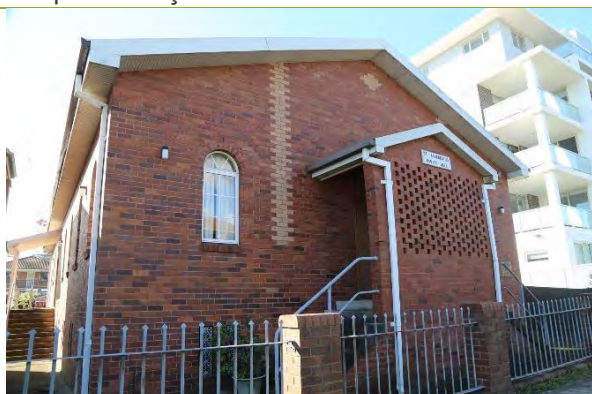




Plaques on façade of Church.



Detail of Church façade.



Hall.



Foundation plaque on Hall.