


## Heritage Inventory Sheet

<b>Item Name</b>	Victorian/Georgian Cottage		
<b>Recommended Name</b>	Victorian/Georgian Cottage		
<b>Site Image</b>			
<b>Address</b>	48 Albert Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	6	-	27045
<b>Draft Cumberland LEP ID</b>	I130		
<b>Former LEP ID</b>	I30 (Holroyd 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 building at 48 Albert Street, Guilford, is of local significance for its historic and aesthetic values. Built in 1888, the item historically relates to the 1884 land subdivision of Sherwood Estate, which was granted to William Sherwin in 1831, and came to be known as the Sherwood Heights. The residence is one of the earliest remaining houses in Albert Street. The item has aesthetic significance as a fine and largely intact example of a Victorian cottage built in the late nineteenth century and the quality of its detailing which makes a strong contribution to the character of the streetscape. The item is a representative example of a Victorian cottage.

### Criteria Assessment

a) Historic	Built in 1888, the property historically relates to the 1884 land subdivision of Sherwood Estate, which was granted to William Sherwin in 1831. The subdivision of the Sherwood Estate from 1884 to 1887 came to be known as the Sherwood Heights. The residence is one of the earliest remaining houses in Albert Street.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as a fine and largely intact example of a Victorian cottage built in the late nineteenth century and the quality of its detailing which makes a strong 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 is a representative example of a Victorian cottage.

## Physical Description

The item is a symmetrical brick Victorian cottage with Georgian features. The dwelling has a hipped roof clad in painted corrugated steel cladding to three sides, with a bullnose verandah to the street (north) and western side. The roof also features two rendered brick chimneys with cornice detailing and two glazed terracotta chimney pots on each. At the rear are two hipped wings, flanking a skillion verandah. At the south-eastern corner are the former stables which have a wide gabled roof. It appears the house is presently divided into two residences, with access either from the front or rear.

The walls are painted brick set in an English bond on a rendered masonry base. The front verandah has simple timber posts, beam and posted balustrade and modern Colorbond cladding. It appears the verandah has been modified at an early stage from four equal bays to five bays and has been partially infilled along the western side with fibro sheet cladding. The verandah is addressed by splayed concrete steps which lead to a central door with top and leadlight or mottled glass sidelights. The main door is not visible behind an intrusive metal security door. On either side is a single set of French doors, also hidden behind intrusive metal security doors with top lights. The window and door openings have segmental arched heads.

The site is bound to the north by Albert Street and to the south by Frank Street, which cuts across at a diagonal. There is a white aluminium loop top fence along the north and west boundary of the property that replaces a timber picket fence which still frames the eastern and rear boundaries. The residence features a deep setback with some plantings. There are two mature trees to Albert Street, and a row of three similar trees to Frank street. The verandah is fronted by a garden bed with three frangipani trees that are not significant. It appears the curtilage to this house has been reduced with later subdivisions.

The house generally appears in fair condition. There is some cracking to the base of the verandah and steps and flaking of paintwork. Timber verandah elements show signs of age and wear. The roof appears in good condition, as do the chimneys.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- Fibro infill to front verandah along western elevation\*
- Painted masonry infill footing and masonry access stairs possibly added during the 1920s/30s.
- Replaced roof cladding.
- Security screens have been added to door openings to the front elevation\*
- Altered door and window openings at the rear (i.e. conversion of door to window opening).
- Replaced timber picket fence along the north and west boundary with white aluminium loop top fence\*

Although the building has been modified, it retains much of the earlier form and character. The integrity of the item is reduced by later intrusive elements such as the security screen doors, infill of the western portion of the verandah and the contemporary fence. Overall, the item is considered to have moderate integrity.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1888
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century, the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject property forms a part of 1165 acres of land known as the 'Sherwood Estate' that was granted to William Sherwin in June 1831. In 1884, William Joyce Hobbs purchased Lot 28 and part lots 18, 19 & 29 of Sherwood Estate which amounted to over 185 acres of land. In April 1885, Albert Elington and Andrew McCulloch purchased a little over 131 acres of the Hobbs estate and subdivided this parcel, known as Lots 1 & 2 of Section 16 to Elizabeth Bedford in June 1885. It seems that the National Permanent Building Land Investment Co Ltd took over Lots 1 & 2 in 1887 and incorporated it into the "Sherwood Heights" subdivision.

It appears the house was constructed c.1888, as the Sands Directory lists the Bedford's at "Gracemere" from 1889 to 1892. In 1892, the site was transferred to Robert Walker, listed in the Sands Directory from 1892, and in 1901 to his widow, who sold the lots to Frances Thompson in 1904. The site changed hands a number of times by 1913, when it was purchased by Jane Jones who consolidated lots 1 and 2 with adjoining lots 3, 12, 13 and 14. In 1928, Lot 12 was purchased by the Metropolitan Water Sewerage and Drainage Board (MWSDB) and the residue was sold to Daniel Wakeley who retained ownership until 1943.

By 1954, the site was again subdivided and lots sold. The current site, lot 6 spans diagonally from Albert Street to Franks Street and was purchased by Joseph Podricks. Since that time, the site has been sold a number of times. In 1968, an application was made for the construction of a garage. 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.		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:

- Consideration should be given to the removal of the fibre cement infill to the verandah.
- The window and door openings, particularly in the front façade, should not be enlarged or filled in.
- There should be no roof additions or dormers allowed in the roofline visible from the street.
- Consideration should be given to the reinstatement of a timber picket fence along the north and west boundary of the property.
- Consideration should be given to the removal of intrusive additions, such as white security screen doors for the inclusion of more sympathetic door options.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Victorian/Georgian Cottage	1130
Heritage Study	Victorian/Georgian Cottage	1130
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 façade of cottage from Albert Street.



View of setting and landscaping to front of cottage.



View from Albert Street of eastern side of cottage.



View to cottage as it is situated on Albert Street.



Detail of verandah and deterioration of timber.



Detail of stairs leading to front entrance.

## Heritage Inventory Sheet

<b>Item Name</b>	Federation / Queen Anne Cottage		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	12 Amherst Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	C	-	949414
<b>Draft Cumberland LEP ID</b>	I131		
<b>Former LEP ID</b>	I31 (Holroyd 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 12 Amherst Street, Guildford is locally significant for its historic, aesthetic and representative values. Built c.1914, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling was constructed during a time when the area was still considered a 'tiny village', just prior to a building boom in the 1920s. The dwelling is a largely intact Federation style residence, which represents the prevalent style of construction in the area at the turn of the century. Though, it is also notable for its Queen Anne decorative motifs. The building is located on a prominent corner site on Amherst Street, with an unusual setback from Bangor Street in comparison to other structures along this road. The dwelling is visually balanced out by an identical residence located on the opposite corner at 25 Berwick Street. Both buildings appear to mark a gateway to the Church and School Estate subdivision. The cottage is readily identifiable as part of the historic building stock and contributes positively to the streetscape character.

## Criteria Assessment

a) Historic	Built in 1914 on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision, the Federation dwelling was constructed during a time when the area was still considered a 'tiny village', just prior to a building boom in the 1920s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling is a largely intact Federation style residence which represents the prevalent style of construction in the area at the turn of the century. Though, it is also notable for its Queen Anne decorative motifs. The building is located on a prominent corner site, with an unusual setback from Bangor Street in comparison to other structures

	along this road. The dwelling is visually balanced out by an identical residence located on the opposite corner. Both buildings appear to mark a gateway to the Church and School Estate subdivision. The house is readily identifiable as part of the historic building stock and contributes positively to 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	The dwelling is a largely intact Federation style residence.

### Physical Description

The dwelling is a small T-shaped weatherboard cottage set on brick piers, with an intersecting gabled main roof clad in corrugated iron. The front of the house features a small hipped roof over an entrance portico and a shallow bullnose roof supported by pairs of decorative timber posts with arched timber frieze. The main roof end gables have battened fibro ends and simple timber barge boards and finial. Each gable end features a pair of double hung sash windows with decorative sills as well as carved timber and pressed metal fixed awnings above. The entry portico has a pair of timber framed casement windows with small panes at the top and bottom. The house appears to have retained its original weatherboard cladding and timber detail. A skillion lean-to features on the secondary street frontage (Bangor Street). It has weatherboard walls flush with the gable end and a similar fixed awning over a double hung window. There is a single painted brick chimney to the skillion lean-to.

The dwelling is located on a large corner block and the building is set close to the street edges, allowing for a large yard to the east and south. The landscaping is unkept and informal, with some mature plantings located along the secondary street frontage (Bangor Street). The front boundary (Amherst Street) does not have a boundary fence. The western boundary (Bangor Street) has an unpainted timber fence in extremely poor condition.

Opposite Amherst Street at 25 Berwick Street a cottage has similar characteristics however has been heavily modified, including new terracotta roof tiles and an addition on the eastern side.

Overall, the condition of the dwelling is considered to be good with no signs of deterioration. Unkept landscaping around the base of the building may lead to deterioration of timber elements at the base of the structure over time. The timber fence is in poor condition.

Condition	Good	Fair	Poor
-----------	------	------	------

### Alterations and Additions

- Timber fence along Bangor Street boundary
- Skillion lean-to addition
- New paint scheme

The building is largely intact with minor alterations and additions. All alterations have respected the buildings heritage values and follow the principle of replacing heritage fabric on a like-for-like basis. The buildings integrity is considered to be high.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c1914
--------------------	-------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject site is located on one of the oldest subdivisions in Guildford. Originally granted in 1825, the 1000 acre Church and School Estate was located on Dog Trap Road (present Woodville Road) south of Parramatta. Much of this land was initially let during the 1830-40s to local landowners and probably used for grazing. Although Guildford had residents from 1799, it was not until the subdivision of this estate from 1871 and the opening of the first railway station in the district in 1876 that much development occurred.

In 1874, James Henderson purchased the land portion on which this site is located. In 1881 he sold this to Thomas Issac Boyd and George Kennedy King who began to subdivide it during the next year into small narrow allotments. William Mundy purchased a number of lots and in early 1914 they were sold by his widow to John Nelson, a builder. The house may have been constructed at this time and in December of the same year the property was sold to Arthur Henderon. In 1920 the Sands Directory lists Curby Herber as residing at this property but it is not until 1943 that he purchased the property. In 1963 the property was passed to Vincent Monson.

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:

- The timber boundary fence is in poor condition. Should the opportunity arise, this should be replaced with a low timber picket fence which surrounds the property boundary on each street frontage.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Federation / Queen Anne Cottage	1131
Heritage Study	Federation / Queen Anne Cottage	1131
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, Holroyd Heritage Study Thematic History, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, Pictorial History Holroyd, Kingsclear Books, Alexandria.
- Karskens, G 1991, Holroyd: a social history of Western Sydney, NSW University Press Kensington.

### 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 from Amherst Street.



View of dwelling from corner of Amherst Street and Bangor Street.



Detail of timber fence and view of rear of the property.



Overview of dwelling from Amherst Street, showing the eastern (side) elevation.

## Heritage Inventory Sheet

<b>Item Name</b>	Guildford Public School, circa 1915		
<b>Recommended Name</b>	Guildford Public School		
<b>Site Image</b>			
<b>Address</b>	1A Apia Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	69, 69A and 70	A	5018
	1 to 6	-	797894
	415	-	820561
<b>Draft Cumberland LEP ID</b>	I132		
<b>Former LEP ID</b>	I32 (Holroyd 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

Guildford Public School is locally significant for its historic, aesthetic and representative values. The school has served as a public educational institution for the local community since 1915. The most significant building on the site, the 1929 Infants' School building, provides evidence of the major population boom of the Inter-War period in Guildford when residential development and associated civic infrastructure grew at pace. It also reflects the educational and social policies of the State Government's Dept of Education of the period, specifically with regards to the provision of new schools throughout the State. The Infants' School building has aesthetic significance as a well detailed and, from the exterior, substantially intact example of "Inter-War Mediterranean" architecture, which is a style not particularly common within this area of Sydney. The siting of the building and the integrity of its aesthetic qualities also make it a notable and attractive landmark in its local area.

## Criteria Assessment

a) Historic	The school is historically significant for its role as an educational institution for the community since 1915. The most significant building on the site, the 1929 Infants' School, provides evidence of the major population boom of the Inter-War period in Guildford when residential development and associated civic infrastructure grew at pace. It also reflects the educational and social policies of the State Government's Dept of Education of the period, specifically with regards to the provision of new schools throughout the State.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The Infants' School building has aesthetic significance as a well detailed and, from the exterior, substantially intact example of "Inter-



	War Mediterranean" architecture, which is a style not particularly common within this area of Sydney. The siting of the building and the integrity of its aesthetic qualities also make it a notable and attractive landmark in its local 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 Infants' School building is a representative example of Inter-War Mediterranean" architecture.

### Physical Description

The Guildford Public School complex comprises of a number of one, two and three storey buildings, constructed in various styles and materiality. They are situated around large asphalt outdoor play areas and yards. A large arched canopy sits adjacent to the Infants' School building.

The historic Infants' School building is a single storeyed with a symmetrical front elevation, featuring hip-roofed wings projecting at either end, a central gable roofed wing with curved pedimented end (similar to a "Dutch gable") and flat roofed connecting wings in between. Windows to front elevation are multi-paned timber framed, double hung sashes with half-round heads. Recessed porches in the end wings have arched doorways. The basecourse is face brickwork.

The school contains several mature trees of varying species scattered throughout the play areas. There appear to be a few eucalyptus trees. The school is fenced off by a palisade style steel fence painted black.

As viewed from the street, the historic building appears to be in good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Air-conditioning units\*
- Covered play area canopy adjacent to the Infants' School building

As viewed from the street, the historic building appears to have high integrity. Though, as is the nature of school buildings, they are subject to incremental change overtime and it is likely that the interiors and some elevations are of moderate integrity.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1915
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the twentieth century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

Guildford Public School opened in 1915. The main classroom block, known as the Infants' School building, was constructed in 1929. It is contemporary with and similar to a school building at Merrylands East Public School which was constructed in 1928. The site remains in use as a school site.

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).	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 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 application should be accompanied by a detailed fabric analysis to understand which buildings are significant and how to manage change.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Guildford Public School, circa 1915	I132
Heritage Study	Guildford Public School, circa 1915	I132
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

#### 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 school yard, with the Infants' School building in the background.



View through palisade fence on Apia Street of the Infants' School building.




View through palisade fence on Apia Street of the Infants' School building.



View through palisade fence on Apia Street of the school site.



## Heritage Inventory Sheet

<b>Item Name</b>	"Kelvin" Federation / Queen Anne Bungalow		
<b>Recommended Name</b>	Kelvin - Federation Bungalow		
<b>Site Image</b>			
<b>Address</b>	67 Berwick Street, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	7 and 8	10	734
<b>Draft Cumberland LEP ID</b>	I133		
<b>Former LEP ID</b>	I33 (Holroyd 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 67 Berwick Street, Guildford is locally significant for its historic, aesthetic and representativeness values. Historically, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. Built between c.1901-1911, the Federation Bungalow was constructed in a time when the area was still considered a 'tiny village', just prior to a building boom in the 1920s. It is a contributory element that reflects the growth and development of the district throughout the early decades of the twentieth century. The house has aesthetic significance as a well-kept and early example of a small-scale suburban Federation Bungalow in the area which contributes positively towards the streetscape. The item is representative of the Federation Bungalow type common to the Guildford area during the early decades of the 1900s.

## Criteria Assessment

a) Historic	Built between c.1901-1911 on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision, the Federation Bungalow was constructed in a time when the area was still considered a 'tiny village', just prior to a building boom in the 1920s. It is a contributory element reflecting the growth and development of the district throughout the early decades of the twentieth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The house has aesthetic significance as a well-kept and early example of a small-scale suburban Federation Bungalow in the area which contributes positively towards 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 representative of the Federation Bungalow type common to the Guildford area during the early decades of the 1900s.

### Physical Description

The dwelling is of face brick construction, supported on a brick base, tuck pointed, set in a stretcher bond and painted with a red ochre. The hipped roof with a projecting gable roof has slate tiles with terracotta ridge caps and decorative end pieces. The roof extends over the front verandah. Two chimneys are stucco rendered and have brick tops and single terracotta pots. The gable end features stucco rendered infill with radial sun motif and a central square bay window with a flat roof. The bay window has three casement windows featuring multi-paned coloured glass top lights. The front verandah features decorative timber posts, frieze and balustrade, supported on face brick piers. The front door is obscured by a modern aluminium security screen and has a lead lighted top and side light. Adjacent to the door is a pair of timber framed double hung windows with painted sills and thin steel security grilles. Window and door openings have segmental arched heads. The rear section of the dwelling has a shallow hipped roof of zincalume. At the rear of the dwelling is a timber framed and clad lean-to with modern sliding windows.

The dwelling has a consistent setback with other dwellings along the street and has retained its original subdivision boundary. The front setback is landscaped with grass, a medium sized wattle tree and a hedge near the front door. A recently documented tree has been removed. A concrete pathway leads from the street to the front porch. The dwelling is bound by a low face brick fence with an art deco iron gate to what would have originally been a northern driveway. The rear yard contains a large mature tree.

The dwelling is framed by medium density development to the south and east.

While the timber barge board and timber elements to the verandah show signs of water damage, the dwelling is in good condition overall.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Timber lean-to addition at the rear
- Modern landscaping to front yard
- Driveway removed and re-landscaped as grass

The building is largely intact with minor alterations and additions. The integrity is considered to be high.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c1901-1911
--------------------	------------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the

adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The site is located on land granted (Lots 7 and 8 of Section 10) to James Henderson, awarded in May 1874 and formerly part of the 1871 Church and Schools Estate. In 1881 Sarah Henderson sold the parcel to Thomas Boyd and George Kennedy King who subsequently subdivided the land and began to sell various allotments. In 1883 Robert Napier purchased Lots 7, 8, 24 and 25 of Section 10 of the subdivision. In 1901 the site was transferred to William Hobson who sold to William and Florence Fussell in 1911.

Based on the style of the dwelling, it is likely that it was constructed between 1901 – 1911. The Sands Directory does not list the Fussells until 1918. In 1928 Frederick Napier Hobson purchased the property and is listed in the Sands from 1929. Frederick Hobson retained ownership until 1977 when the property was transferred to Keith Frederick Hobson and Ellen McNeil. In the following year Keith Hobson became the sole proprietor of Lots 24 and 25, thus dividing the property. Hobson remained as joint tenant of Lots 7 and 8 until 1985 when the present owners purchased the property. 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	“Kelvin” Federation / Queen Anne Bungalow	I133
Heritage Study	“Kelvin” Federation / Queen Anne Bungalow	I133
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 from Berwick Street, as viewed from in front of the neighbouring modern property.



Front façade.



Overview of dwelling from Berwick Street, as viewed from in front of the neighbouring modern property.



Overview of dwelling and front fence.

## Heritage Inventory Sheet

<b>Item Name</b>	Federation Bungalow		
<b>Recommended Name</b>	Federation Bungalow		
<b>Site Image</b>			
<b>Address</b>	77 Berwick Street, Guildford, NSW, 2161		
<b>Lot/Section/DP</b>	31 and 32	5	734
<b>Draft Cumberland LEP ID</b>	I134		
<b>Former LEP ID</b>	I34 (Holroyd 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 77 Berwick Street, Guildford is locally significant for its historic, aesthetic and representative values. Built c.1914, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision, and is a contributory element reflecting the growth and development of the district throughout the early decades of the twentieth century. The building has aesthetic and representative significance as a good example of a small-scale suburban Federation Bungalow. The building fabric and detailing is in good condition and the building presents well within the street as part of the historic building stock. It has significance as a reflection of the type of residence that was common to the Guildford area during the early decades of the 1900s.

### Criteria Assessment

a) Historic	Built c.1914, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision, and is a contributory element reflecting the growth and development of the district throughout the early decades of the twentieth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building has aesthetic and representative significance as a good example of a small-scale suburban Federation Bungalow. The building fabric and detailing is in good condition and the building presents well within the street as part of the historic building stock. It has significance as a reflection of the type of residence that was common to the Guildford area during the early decades of the 1900s.
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 is a good example of a small-scale Federation Bungalow.

### Physical Description

The dwelling on site is a single storey face brick residence in the Federation Bungalow style. The face brick front facade has been painted with a red oxide and tuck pointed. There are polychromatic quoins to the corners. The main roof is half gabled, with a gabled protrusion extending towards the street. The roof is clad with terracotta tiles and features profiled ends and exposed timber rafters. The gable end features a stucco rendered detail with a geometric pattern and brick string course. The broken back verandah is supported by decorative timber posts grouped in pairs on face brick piers and features a decorative timber frieze and brackets. The verandah extends around the gable end with similar detailing and a flat metal roof, which is possibly a later addition. A double chimney on the southern side of the dwelling is face brick and stepped at the top, with two terracotta chimney pots. The main door is timber and glass panelled, with similar top and side lights. Windows are grouped in pairs to the front façade and are timber framed double hung sash. Windows have segmental arched heads and decorative rendered sills.

The front of the house has a small cottage style garden, with non-significant plantings across the front of the verandah as well as a grassed area. The dwelling is bound by a 1m high stone boundary wall with capped piers. A cyclone fence style gate has replaced an earlier gate. The boundary wall is lined with a neat hedge, placed behind the boundary wall. The sandstone wall and hedge contribute positively towards the heritage character of the place. A small set of painted brick stairs has been provided between the driveway and the yard. A concrete driveway along the northern boundary leads past the house to a fibro garage at the rear.

The property appears to retain its original subdivision boundaries, though there is no consistency in setback between the contemporary and historic buildings.

Although the verandah posts and timber awning over the window have peeling paint, the remainder of the building appears to be in good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Flat roofed verandah extension to the front\*
- Lean-to addition to the rear
- Cyclone fence gate

The verandah has been extended over the gable end on the front façade. Therefore, the overall integrity of the building is considered to be moderate.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	c.1914
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner.

In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject site is located on one of the oldest subdivisions in Guildford. Originally granted in 1825, the 1000 acre Church and School Estate was located on Dog Trap Road (present Woodville Road) south of Parramatta. Much of this land was initially let during the 1830-40s to local landowners and probably used for grazing. Although Guildford had residents from 1799, it was not until the subdivision of this estate from 1871 and the opening of the first railway station in the district in 1876 that much development occurred.

The site, Lots 31 and 32 Section 5, is located on land granted to James Henderson in February 1875. In 1881 Sarah Henderson sold to Thomas Boyd and George Kennedy King who subsequently subdivided the land and began to sell various allotments. In May 1883 David Sands purchased over 1 acre being the whole of Section 5. David Sands then began to sell sections thereafter. In December 1885 George Parker Jones purchased Lots 31 and 32. The Parker Jones family retained ownership until 1915 when property was transferred to William Fisk. In 1918 it was passed to his widow Ella Fisk who retained ownership until 1945 when it was sold to William and Eileen Yates. The Sands Directory indicates that the Yates had occupied the property since 1928. An application was made in 1951 for a laundry addition. Some work was carried out to the property in the early 1970s. In 1991 the property was transferred twice, finally to its current owners at the end of that year.

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.	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 front verandah should be reinstated to its original form. In particular, it should sit behind the front building line to re-expose the gable end of the façade.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Federation Bungalow	I134
Heritage Study	Federation Bungalow	I134
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 and boundary fence.



## Heritage Inventory Sheet

<b>Item Name</b>	Guildford School of Arts, Community Building, circa 1901–1925		
<b>Recommended Name</b>	Guildford School of Arts		
<b>Site Image</b>			
<b>Address</b>	1 Calliope Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	46	-	9748
<b>Draft Cumberland LEP ID</b>	I135		
<b>Former LEP ID</b>	I36 (Holroyd 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 / Monuments and Memorials	

## Curtilage Map



## Statement of Significance

The Guildford School of Arts is of local significance for its historic, social and representative values. The building is important for the community's sense of place, having provided educational community services since the 1920s. The Guildford School of Arts was established as an institution dedicated to the "progress" of both individuals and the local community. Originally aimed at providing "education" and "access to high culture" for the working classes, Schools of Arts like the one in Guildford provided venues for educational lectures, trade courses and cultural activities. The rapid growth of residential development in the area in the Interwar period and the perceived needs of this new population are clearly evidenced in the construction of the School of Arts, as its changing functions have also reflected new demands. Architecturally the building is a relatively intact and modest representative example of a scaled "Inter-War Domestic" suburban hall. The site also has historic and social significance for its relation to the returned servicemen, having been renamed the "Soldiers Memorial School of Arts" in 1933, which was followed by the inclusion of a sandstone World War I memorial. The war memorial remains extant on site today. This memorial was later adapted to include an honour role for World War II.

## Criteria Assessment

### a) Historic

The Guildford School of Arts established as an institution dedicated to the "progress" of both individuals and the local community. Originally aimed at providing education and "access to high culture" for the working classes to create better citizens, Schools of Arts like the one in Guildford provided venues for educational lectures, trade courses and cultural activities. The rapid growth of residential development in the area in the Interwar period and the perceived needs of this new

	population are clearly evidenced in the construction of the School of Arts, as its changing functions have also reflected new demands. The site also has historic and social significance for its relation to the returned servicemen, having been renamed the "Soldiers Memorial School of Arts" in 1933, followed by the inclusion of a sandstone World War I memorial which is extant on site today. This memorial was later adapted to include an honour role for World War II.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The building is important for the community's sense of place, having provided community services since the 1920s. The Guildford School of Arts established as an institution dedicated to the "progress" of both individuals and the local community.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Architecturally the building is a relatively intact and modest representative example of a scaled "Inter-War Domestic" suburban hall.

### Physical Description

The community building is a single storey face brick structure with "T" shaped layout. One wing of the building, which addresses the main street frontage, is set slightly higher at right angles than the rest of the building. The building has gambrel (half-gabled) red rile roofs with sheet-metal ventilators to the ridge of main wing (known as the hall). All windows to major elevations are timber-framed, double-hung sash with margin-bar glazing detail to the top & bottom sashes (i.e. small square & rectangular panes along edges). All windows have flyscreens. There is a fanlight above the main entry door. Memorials in recessed "porch" centred in front elevation of lower wing.

There is no significant landscaping, although the building has a prominent position within the wider landscape due to its sitting within the street. The building is set against several sections of concrete and an asphalted driveway along the Calliope Street side of the building.

In the front setback of the site, along Calliope Street, there is a sandstone World War I war memorial which inscribes in the centre plaque "In memoriam: the Guildford district soldiers who made the supreme sacrifice in the great war 1914-1918. Their memory is ever green". The war memorial also includes a tribute to World War II on either side of the main plaque. The war memorial is in good condition.

The building is well-kept, showing no signs of deterioration from the exterior.

Condition	Good	Fair	Poor
-----------	------	------	------

### Alterations and Additions

- Flyscreens to all windows
- Sections of concrete around the base of the building\*
- Asphalt around the front of the building
- World War I memorial added c.1933
- Green low-scale fence around war memorial

The building is highly intact as viewed from the street, with minor alterations which are reversible.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1920s
--------------------	-------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

During the nineteenth and early twentieth centuries, about 140 schools of arts or mechanics' institutes were established in Sydney, sometimes also known as literary, railway or workingmen's institutes. In many inner-city and interwar suburbs, the buildings remain, prominently located on the main street or near the train station. Most have now been taken over by local councils, or the properties sold to private interests. But they were originally established by volunteers as independent community organisations, assisted by a small government subsidy, and they thrived as centres of local community life. Today, their legacy in Sydney is more than just the surviving buildings. Out of these humble voluntary operations developed the local public library, the modern community or neighbourhood centre, and formal systems of adult and technical education.

The Guildford School of Arts was built in the 1920s. The building was used regularly by the local RSL and also contained a public library.

The building was named the "Soldiers Memorial School of Arts" in 1933. On the 3<sup>rd</sup> of June 1933, a stone war memorial was also laid by MW. Milligan Esq.J.P and Senator Major-General Charles Frederisk Cox. At this time, the School of Arts commemorated the fallen of World War II. The memorial included the Honour Roll which is located in a sandstone column in the front of the building. The memorial was officially dedicated on Wednesday the 4<sup>th</sup> of October 1933. At a later stage, the memorial was expanded to include an honour role dedicated to those who dies in service or were killed in action during World War II.

The Sydney Morning Herald, 9 October 1933 described the official opening of the Soldiers Memorial School of Arts:

*There was a large crowd at the official opening of the Guildford Soldiers' Memorial School of Arts on Saturday including 100 ex-servicemen and six officers and 50 men of the 4/3 battalion of the militia, together with the battalion's band.*

*Commissioner Mackenzie ("Fighting Mac") in unveiling a fine honour roll erected outside the building and containing the names of 27 men from Guildford who were killed in the Great War, said the sacrifices of the dead had not been in vain. He urged the returned men to stick together*



*in the same spirit that had manifest itself in war, and to give one another the same help in days of peace as they had in days of war.*

*Major- General Chas. Cox officially opened the building and unveiled an honour roll erected inside upon which were 175 names of men from the district who had enlisted appeared. He praised the work of Mr. W. Milligan in bringing the building into existence. Representatives of religious bodies and civic bodies attended. The building, which is a large hall, a well-stocked library, and billiard-room, is of brick, and cost approximately £2000.*

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.	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 opportunity arise, the concrete sections around the base of the building should be removed and replaced with a more permeable material to ensure the building is protected from rising damp.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Guildford School of Arts, Community Building, circa 1901–1925	I135
Heritage Study	Guildford School of Arts, Community Building, circa 1901–1925	I135
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- Catherine Freny, 2010, *The School of Arts Movement*, [https://dictionaryofsydney.org/entry/the\\_school\\_of\\_arts\\_movement](https://dictionaryofsydney.org/entry/the_school_of_arts_movement)
- Monuments Australia, Guildford Memorial School of Arts, <http://monumentaaustralia.org.au/display/21420-guildford-memorial-school-of-arts->

### 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 eastern elevation, including war memorial.



Overview of eastern elevation, including war memorial.



War memorial.

## Heritage Inventory Sheet

<b>Item Name</b>	Electricity Substation		
<b>Recommended Name</b>	Electricity Substation		
<b>Site Image</b>			
<b>Address</b>	83 Cardigan Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	34	3	734
<b>Draft Cumberland LEP ID</b>	I136		
<b>Former LEP ID</b>	I37 (Holroyd 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	Utilities-Electricity	



## Curtilage Map



## Statement of Significance

The Electricity Substation at 83 Cardigan Street, Guildford is locally significant for its historic, technical and representative values. Built in 1928, the substation was an important building in the supply of electricity in the early twentieth century for the Guildford area. It illustrates the early twentieth century technology utilised in the generation and distribution of electricity supply in the area. This type of technology is now redundant; however, this substation is one of a small group of remaining intact industrial infrastructure items representing a specific function for the community.

### Criteria Assessment

a) Historic	Built in 1928, the substation was an important building in the supply of electricity in the the early twentieth century for the Guildford area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The substation illustrates the early twentieth century technology utilised in the generation and distribution of electricity supply in the area. This type of technology is now redundant.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	This type of technology is now redundant; however, this substation is one of a small group of remaining intact industrial infrastructure items representing a specific function for the community.
g) Representativeness	The item is representative of a simple Federation style suburban substation.

## Physical Description

The substation is a single-storey face brick structure with a gable roof. The roof features red tiles and timber eaves, and has a simple timber barge board on each end painted white. The primary (eastern) elevation features the words 'ELECTRICAL SUPPLY 1928' and a geometric pattern set into the gable end relief. The building is entered on the primary elevation via a set of large metal doors with a large concrete lintel to the top. The doors have been marked with graffiti. The footpath leading up to the building is concrete.

The building is set within a small grassed park area which sits between Cardigan Street and Stimson Street. A footpath connects to the two roadways.

The building appears to have undergone recent restoration and painting works to the brickwork and timber elements. The building is in very good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

## Alterations and Additions

- Recent restoration works to the building.
- Removal of transformer yard.

The building itself has high integrity, though the former transformer yard to the side and rear has been converted into a green space.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1928
--------------------	------

### Guildford

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

### Electrical Supply

The Sydney Municipal Council's Electric Lighting Bill was passed in October 1896 and a power station was built in Pyrmont in 1900. Meanwhile, the NSW Railways and Tramways had commenced generating power at Ultimo in 1899. Both organisations quickly moved into supplying electrical power in bulk to local councils, for local reticulation. However, many local councils established municipal electrical supplies and Parramatta and Granville Electrical Supply Company commenced operation in 1913. It ceased generating for itself after 1917, taking bulk supply from the Sydney Municipal Council via a substation at Merrylands. It later swapped to supply from the Railways and was purchased by the ELPSC in the 1940s, with supply then provided from Balmain.

In the eastern part of Cumberland, supply was generally acquired from the Sydney Municipal Council and several substations were constructed in Auburn, Lidcombe, Guildford, Wentworthville, Merrylands and Westmead to a standardised design.

These supply arrangements changed very little when the Electricity Commission was formed in 1950 and took control of all generation facilities. The commission became the bulk supplier to county councils and municipalities. The supply from individual generation authorities ceased and supply was acquired from the NSW State electricity grid.

The former Holroyd local government commenced supplying electricity to its municipality in 1923. The local authority purchased its supply in bulk from the Sydney Municipal Council at 5.5kV. The State Heritage Register listed substation located in Auburn (No. 167) was the former bulk supply receiving station. The number of substations constructed in the Sydney region exploded from the late 1920s, with dozens of substations being constructed to cope with the expanding demand. While in the early years of network construction many substations had unique characteristics and were sited in response to demand. However, from the late 1920s onwards a standardised design was employed, and expansion was based on the need to establish and expand the electricity grid rather than in response to localised or site-specific issues.

The substation at 83 Cardigan Street is one of many built during this period to service the expanding population of the district and shares a similar design, size, and construction to other electrical substations provided in the former Holroyd municipality during the 1920s. The building has been decommissioned and is no longer in use.

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.	

<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 timber barge board should be painted to match the existing colour scheme of the building.
- As this area is a public park/walkway, it would be beneficial to implement heritage interpretation on the history and significance of the building for the area and its context within the wider history of Sydney's electricity supply.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Electricity Substation	I136
Heritage Study	Electricity Substation	I136
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.



### 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 substation from the footpath along Cardigan Street.

## Heritage Inventory Sheet

<b>Item Name</b>	"Kia Ora", Federation/Queen Anne Cottage		
<b>Recommended Name</b>	'Kia Ora' - Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	138 Fowler Road, Guildford NSW 2161		
<b>Lot/Section/DP</b>	43	-	9006
<b>Draft Cumberland LEP ID</b>	I137		
<b>Former LEP ID</b>	I38 (Holroyd 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 138 Fowler Road, Guildford has local significance for its historic, aesthetic values. Built c.1918, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision, and is a contributory element reflecting the growth and development of the district throughout the early decades of the twentieth century. The building has aesthetic significance as an early, although slightly modified, example of a small-scale suburban Federation cottage with some Queen Anne detailing. The building fabric and detailing is well maintained, and the building presents well within the street as part of the historic building stock of Guildford. It is a representative example of a Federation period cottage.

### Criteria Assessment

a) Historic	Built c.1918, the item has historic significance as a contributory element reflecting the growth and development of the district throughout the early decades of the twentieth century, particularly the land within the Church and Schools Estate subdivision.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building has aesthetic significance as an early, although modified, example of a small-scale suburban Federation Queen Anne cottage. The building fabric and detailing is well maintained, and the building presents well within the street as part of the historic building stock.
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 a Federation period cottage.

## Physical Description

The dwelling is a single storey timber framed weatherboard cottage with wider boards to the front than the sides. The main roof is hipped with a gabled breakfront extending towards the street. The roof has concrete tiles with terracotta ridge caps and profiled trims. The gable end is stucco rendered and the timber rafters are exposed at the boarded eaves. There is a single stucco rendered chimney with two terracotta chimney pots. The roof extends over the front verandah, supported by decorative timber posts and brackets grouped in pairs on a stucco rendered base to waist height. The front door is timber and glass panelled and has a modern aluminium security grille door. Windows to the front elevation are 2x2 pane double-hung, featuring timber architraves and sills. Windows feature under the verandah and to the gable end. There is a decorative fixed timber and metal awning over the gable end window. A weatherboard lean-to addition and timber framed, skillion style roof cover has been added to the rear, integrating timber detailing in a sympathetic style.

The rear yard contains a large timber board shed with a Colorbond roof, in a light green/blue colour. A gabled carport projects from the northern side of the shed, connecting to a concrete driveway from Donnelly Street.

The front garden consists of tall hedges that heavily screen the front of the building. A palm tree is evident in the rear yard. The property is fronted by a low timber picket fence painted to match the dwelling. The side boundaries contain a taller Klip Lok fence in cream with bottle green framing.

The subject property is located on a corner block and appears to retain its original subdivision boundaries.

While the dwelling is not highly visible from the public domain, the building appears to be in good condition.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- Weatherboard lean-to addition with a timber framed verandah
- Klip Lok boundary fence
- Shed and gabled carport to the rear yard
- Creation of separate driveway entrance to the shed

While the dwelling is not highly visible from the public domain, the integrity of the building appears to be high.

Integrity	High	Moderate	Low
-----------	------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1918
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the



adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject site is located on one of the oldest subdivisions in Guildford. Originally granted in 1825, the 1000 acre Church and School Estate was located on Dog Trap Road (present Woodville Road) south of Parramatta. Much of this land was initially let during the 1830-40s to local landowners and probably used for grazing. Although Guildford had residents from 1799, it was not until the subdivision of this estate from 1871 and the opening of the first railway station in the district in 1876 that much development occurred.

The dwelling at 138 Fowler Road, Guildford sits on land originally granted to John Hodgson in July 1872. It was subsequently passed to John Booth Jones and Charles Smith Jones who sold Lots 12, 9 and part lots 8 and 5 to Josephine Janetta McCredie in January 1890. In 1900, part of the land was resumed by the Minister of Public Works and it seems that part of the remaining land was leased for Market Gardening shortly after. In 1916, the property was transferred to Margaret Agatha Veron. It appears that the property was subdivided after 1916 and from 1918 the various lots were sold. In 1918, Lot 43 was purchased by John Lewis Spencer Ellis and it is assumed that the cottage was constructed at this time. The property was subsequently transferred in 1938, 1942, 1946, 1947, 1948, 1960 and in 1973, when the current owners purchased the site. In 1998, an application was made for the erection of a garage and pergola. 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.	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:

- None

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Kia Ora', Federation Cottage	I137
Heritage Study	'Kia Ora', Federation Cottage	I137
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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



Southern elevation.



View of dwelling from corner of Fowler Road and Donnelly Street, showing heavy vegetation cover.




Northern elevation and fence.



View of shed to the rear and associated carport (Source: Google streetview, 2018).

## Heritage Inventory Sheet

<b>Item Name</b>	"Hazeldene", Late Victorian/Federation/Queen Anne Cottage		
<b>Recommended Name</b>	'Hazeldene' - Late Victorian / Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	379 Guildford Road, Guildford NSW 2161		
<b>Lot/Section/DP</b>	3	-	212724
<b>Draft Cumberland LEP ID</b>	I138		
<b>Former LEP ID</b>	I39 (Holroyd 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 379 Guilford Road, Guilford is locally significant for its historic and aesthetic values. Built in 1898, the dwelling is one of the earliest remaining and most intact dwellings along the main thoroughfare of Guilford Road. The site marked the subdivision boundary of one of the oldest subdivisions in Guildford, known as the Church and School Estate. It was an early dwelling associated with this 1871 subdivision, being one of only seven properties along the street when it was constructed. Later, the property was used as a local police station between 1926-1933, during which time it was given the name 'Hazeldene'. The dwelling has aesthetic significance as an early Federation style dwelling which is largely intact. The building is a prominent heritage feature within the streetscape as it is set amongst a group of twentieth century shops and offices of varying styles.

## Criteria Assessment

a) Historic	Built in 1898, the dwelling is one of the earliest remaining and most intact dwellings along the main thoroughfare of Guilford Road West. The site marked the subdivision boundary of one of the oldest subdivisions in Guildford, known as the Church and School Estate. It was an early dwelling associated with this 1871 subdivision, being one of only seven properties along the street when it was constructed. Later, the property was used as a local police station between 1926-1933, during which time it was given the name 'Hazeldene'.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance as an early Federation style dwelling which is largely intact. The building is a prominent heritage

	feature within the streetscape as it is set amongst a group of twentieth century shops and offices of varying styles.
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 subject building is a single storey face brick house in the Federation style. It features polychromatic brick detail at the corners, as well as to window and door openings. The roof is hipped with a gabled breakfront extending towards the street. The gable end features a simple timber barge board painted white. The roof consists of painted corrugated iron. Three sets of chimneys are stucco rendered and have terra cotta chimney pots. The front verandah, which is a later addition, is flat roofed and supported by metal posts. The front door is timber and glass panelled, with glazed top and side lights. Windows are generally timber framed double hung and all openings feature segmental arched heads in polychromatic brickwork. A brick lean-to at the rear appears to be original or close to the original construction.

The property appears to have retained its original subdivision boundaries. A driveway along the eastern boundary leads to a fibro garage at the rear, and on the western boundary a high chicken wire fence separates the property from the neighbouring industrial driveway. The property is bound to the front by a low timber picket fence which is overgrown with vines, and the front setback contains some moderately sized plantings of no heritage significance.

The subject building is the only house set amongst a group of shops and offices on busy Guildford Road West. Shop buildings are typically one or two storey structures with cantilevered awnings over wide footpaths, and large shop front windows. The dwelling is a rare built element within this streetscape.

The condition of the building is good overall, although some areas of the building requires repointing work and the stucco render on both chimneys show signs of water and pollution damage.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Addition of front verandah
- Chicken wire fence\*
- Painted roof and new sheet metal

Although the verandah is not original, it is in keeping with the character of this style of dwelling. Taking into consideration the painted roof and the verandah addition, the integrity of the building is considered to be moderate.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1898
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject site is located on one of the oldest subdivisions in Guildford. Originally granted in 1825, the 1000 acre Church and School Estate was located on Dog Trap Road (present Woodville Road) south of Parramatta. Much of this land was initially let during the 1830-40s to local landowners and probably used for grazing. Although Guildford had residents from 1799, it was not until the subdivision of this estate from 1871 and the opening of the first railway station in the district in 1876 that much development occurred.

The subject site formed one part of several allotments purchased by James Henderson in 1871. From the Sands Directory it would appear the house was constructed for George Alexander, a storekeeper, in 1898, which is consistent with the architectural style of the building. At this time there were only seven properties noted on the street. Alexander remained at the property until 1921 and between 1922-25 RH Morris is noted in occupation. The property is first noted as 'Hazeldene' in 1926 and appears to have been used as a police station between 1926-1933 before going back into private residential occupation. By 1962, the adjacent shop buildings had been constructed.

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	"Hazeldene", Late Victorian/Federation/Queen Anne Cottage	I138
Heritage Study	"Hazeldene", Late Victorian/Federation/Queen Anne Cottage	I138
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 front façade.




View along east (side) elevation.



View along west (side) elevation.

## Heritage Inventory Sheet

<b>Item Name</b>	George McCredie Memorial Church, Federation church, circa 1905		
<b>Recommended Name</b>	George McCredie Memorial Church		
<b>Site Image</b>			
<b>Address</b>	486 Guildford Road, Guildford West, NSW 2161		
<b>Lot/Section/DP</b>	78	Section A	2403
<b>Draft Cumberland LEP ID</b>	I139		
<b>Former LEP ID</b>	I40 (Holroyd 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 George McCredie Memorial Church is locally significant for its associative, aesthetic, social and representative values. Built in 1905, the Church was constructed as a memorial to prominent local architect George McCredie who was Mayor of Prospect in 1892 and Member for Central Cumberland in 1893. Donated by his wife, the Church has aesthetic significance as an intact example of a Federation Gothic style church that retains significant original fabric. It is a representative example of the style of church that was constructed during the developing period of Guildford. The Church has social significance as a community building which has been used for religious activities since its construction.

### Criteria Assessment

a) Historic	The item does not meet this criterion.
b) Associative	Built in 1905, the church was constructed as a memorial after the death of architect George McCredie who was Mayor of Prospect in 1892 and Member for Central Cumberland in 1893.
c) Aesthetic/Technical	The church has aesthetic significance as a good example of a Federation Gothic style church that is largely intact and retains significant original fabric.
d) Social	The building has social significance as a community building which has been used for religious activities since its construction.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.



g) Representativeness

The Church is a good example of a Federation Gothic style church. It is a representative example of the style of church that was constructed during the developing period of Guildford.

## Physical Description

The George McCredie Memorial Church site includes three church buildings; the Federation Gothic church, an L-shaped weatherboard hall and the Hewitt House Neighbourhood Centre (former parsonage). The church itself is the most dominant and significant feature on the site.

### George McCredie Memorial Church

The church is of face brick construction, set in a stretcher bond on a Flemish bond base. The roof is corrugated iron, formed by a single gable of slate tiles with terracotta ridge caps and three sheet metal air vents. There is a parapet at the front and skillion section at the rear. The parapet features a triple lancet window, sandstone and brick details and a triangular pediment. Two gabled bays flank a recessed entrance at the front. These gables have sandstone parapets and single lancet window openings with sandstone label moulds and sills, and painted heads in red oxide. The stepped parapet above the entrance has a pointed arched opening and a rendered plaque inscribed 'George McCredie Memorial' above it. Brickwork to the front elevation has been tuck pointed, and there is a red oxide string course at 3/4 height up the facade. Entrance doors are timber panelled. The church is divided into three equal sized bays by stepped buttresses. Each bay, and the rear skillion section, contains pair of lancet windows with similar detail to those at the front, and are generally timber framed with a central awning panel. Western wall of the church has been painted, and at the rear is a timber framed fibro lean-to. The church is entered via a wide coloured concrete footpath framed by low-scale, ad hoc plantings and timber footpath edging.

### Hall

The weatherboard hall is a single-storey building, constructed post 1943 (SIX Maps) but more likely between the 1950s or 1960s. The L-shaped building is set on a face brick base, with horizontal weatherboard walls. The gabled roof has Colourbond sheet metal. The building has two wide, timber board and brace style doors which are entered via sets of brick stairs. Windows are aluminium.

### Hewitt House Neighbourhood Centre (former parsonage)

The former parsonage is a single-storey, 1960s era red face brick and tile building. The building has a concrete tiled hipped roof with tile ridge capping, and two projecting hipped sections which create a U-shaped structure overall. Windows are aluminium in sets of two panes, and the door is covered with a modern security screen. There is one air-conditioning unit in one window to the façade. The building is bound by a low brick wall with concrete stairs and a steel handrail leading to the front entrance.

### Landscape

The buildings are located on a wedge-shaped block. The property appears to have retained its original subdivision boundaries. The Sydney Water pipelines (S170 heritage item 4570097) forms the southern boundary of the property.

A number of mature gum trees form the street boundary, and a single pine tree and small gravel carpark are located to the northeast of the site. Other plantings are ad hoc and non-significant.

The church is visible along the length of Chetwynd Road, which runs perpendicular to Guildford Road and is directly opposite the property.

The condition of each structure is as follows:

- Church – fair, there is severe cracking around the whole structure, generally to the front parapet, above window and door openings, and adjacent to the buttresses and front bays. There are also patches of severe mortar deterioration. Water ingress is likely occurring from the roof drainage and surrounding mature trees.
- Hall - good
- Parsonage – good

Condition	Good	Fair	Poor
-----------	------	------	------

### Alterations and Additions

- Church:
  - Painting of the eastern side wall
  - Addition of the timber framed fibro lean-to at the rear
  - The front parapet and bays have been tuck pointed in the last 10 years
  - Reroofing of brick construction on the rear skillion
- Hall:
  - None
- Parsonage:
  - Air-conditioning unit in window\*

The integrity of each building is high, in particular the Church.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1905
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The George McCredie Memorial Church formed part of 36 acres, 1 rood and 18 perches, bound by the present Guildford Road on the north and the Great Western Railway on the east. This area was originally granted to Henry Whitaker in 1875. Whitaker was the first granted land in Guildford in 1842, which he farmed. His property, known as "Orchardleigh", was subdivided in 1876 after the opening of a nearby railway station. The land was subdivided and progressively sold from 1889, and the present boundaries were formed at this time. The triangular property was purchased by architect Susan McCredie, wife of George McCredie, in 1901. George and Susan McCredie constructed the State Heritage Register listed Linnwood (SHR item I01661) property, of which the house is a notable feature. After McCredie's death in 1905, the property was donated to the Trustees of the Presbyterian Church, and the George McCredie Memorial Church was constructed.

McCredie was mayor of Prospect in 1892, voted into parliament as Member for Central Cumberland in 1893, and was appointed to organise and administer quarantine and cleansing operations in Sydney slums during the bubonic plague in 1900. He established Presbyterian services in 1894 in the schoolroom of his property 'Linnwood' at Guildford. A timber church "Linnwood Hall" was constructed on that property soon after. During the 1890s to early 1900s, many churches were constructed in the Guildford area in the wake of subdivisions and slow population growth. The site remains in use for religious activities.

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:

- Given the cracking evident in the Church building, it should be assessed for its overall structural stability and investigated for sources of water ingress to remediate rising or falling damp issues. Following this, the building should undergo mortar repointing work.
- 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	George McCredie Memorial Church, Federation church, circa 1905	1139
Heritage Study	George McCredie Memorial Church, Federation church, circa 1905	1139
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- NSW Office of Environment and Heritage S170 listing sheet 2018, State Heritage Inventory Listing for Linnwood, retrieved 05 April 2019, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052822>

### 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



Church.



Side elevation of church.




Parsonage.



Hall.

## Heritage Inventory Sheet

<b>Item Name</b>	"Carsons", Federation Period Cottage		
<b>Recommended Name</b>	'Carsons' - Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	128 Harris Street, Guildford NSW, 2161		
<b>Lot/Section/DP</b>	247	-	628
<b>Draft Cumberland LEP ID</b>	I140		
<b>Former LEP ID</b>	I41 (Holroyd 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 128 Harris Street, Guildford is of local significance for its historic and aesthetic values. Most likely built at the turn of the century, the site has significance as part of the early pattern of subdivision and residential development of Guildford in response to the coming of the railway in 1891. The property formed part of the land granted to Arthur Holroyd in 1873 following the major subdivision of the Church and School Estate. The house has aesthetic significance as a well-kept and intact Federation cottage with some Victorian detailing. It is an important historic element in the streetscape and contributes strongly to the heritage character of the area.

### Criteria Assessment

a) Historic	Most likely built at the turn of the century, the site has significance as part of the early pattern of subdivision and residential development of Guildford in response to the coming of the railway in 1891. The property formed part of the land granted to Arthur Holroyd in 1873 following the major subdivision of the Church and School Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The house has aesthetic significance as a well-kept, intact Federation cottage with some Victorian detailing. It is an important historic element in the streetscape and contributes strongly 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 does not meet this criterion.

## Physical Description

The dwelling is a single-storey weatherboard cottage, set on a brick base with a hipped roof and projecting gable end. The roof has replaced Colourbond sheet metal and guttering/downpipes, and includes a profiled face brick chimney with a terracotta chimney cowl. The gable end features a simple timber barge board and decorative finial. The bullnose verandah, replaced in 1992, is of Colourbond sheet, extending across the front of the property to intersect with the projecting gable. The verandah floor is concrete slab and is supported on three timber posts with decorative timber brackets. The front façade consists of a panelled timber door with a four-pane door light. Windows are double hung sash with sets of three coloured glass panels at the base. Timber window sills have a decorative moulding below. The pair of windows on the gable end are sheltered by a timber window awning clad with mini orb corrugated sheet. The dwelling has a weatherboard rear extension.

A modern carport has been added on the northern side of the dwelling, provided in a Federation style towards the end of the concrete and paved driveway. The carport is built of timber with matching timber brackets and finial to the dwelling. The carport was likely added at the same time as the verandah in 1992. A large steel gate encloses the carport from the street.

The front boundary fence is a painted timber picket fence with arrow head post tops and square structural posts. There is one large mature tree in the front yard which has some landscape significance and several evident in the rear yard. The dwelling has a deep setback which is consistent with neighbouring dwellings. The site appears to have retained its original subdivision boundary.

The dwelling appears as a neat and well-kept residence. It is in good condition, having undergone roof replacement works and repainting works in the recent past.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

## Alterations and Additions

- Roof sheeting, guttering and downpipes replaced
- Bullnose verandah replaced in 1992
- Verandah floor replaced with concrete\*
- Carport added in a 'Federation' style, c.1992
- Weatherboard rear extension
- Timber picket fence replaced

The house generally retains its scale, form and some original decorative detailing, although it has been modified. On the most part, significant fabric has been replaced on a like for like basis conserving the built heritage values of the item.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	c.1893 - 1912
--------------------	---------------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.



Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

Although Guildford had residents from 1799, it was not until the advent of the subdivision of the Church and School Estate and the opening of the first railway station in the district in 1876 that there was much development. The subject property formed part of two 16 acre grants originally granted to Arthur Holroyd in 1873. Holroyd was a member of Parliament in the mid to late 19th century, and the first mayor of the municipality.

The subject property formed part of 18 acres purchased by Philip Holdsworth and John Henty in 1881. It appears Holdsworth and Henty subdivided and progressively sold the land from 1881. An allotment of 36 perches on Wright Street (present Harris Street) was purchased by fruiterer John Scholl in 1893, and the present boundaries were formed at this time. It appears the house may have been constructed for the Scholl's, who resided at the property until 1912, when it was purchased by Margaret Lewis. In 1942, the property passed to Thomas Carson. Upon his death in 1977 it was then passed to widow Elsie Carson. Ownership passed to Joseph Culican in 1984.

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.	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 concrete verandah floor should be replaced with timber.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	“Carsons”, Federation Period Cottage	I140
Heritage Study	“Carsons”, Federation Period Cottage	I140
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- NSW Office of Environment and Heritage S170 listing sheet 2018, State Heritage Inventory Listing for Linnwood, retrieved 05 April 2019, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052822>

### 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 front façade and landscaping.



Overview of dwelling and associated driveway.



Detail of front façade.



View of carport.



Overview of front boundary fence.



View of the site from the roadway.

## Heritage Inventory Sheet

<b>Item Name</b>	Guildford Railway Station		
<b>Recommened Name</b>	Guildford Railway Station		
<b>Site Image</b>			
<b>Address</b>	Great Southern Railway (primary), Military Road (alternate), Railway Terrace (alternate), Guildford NSW 2161		
<b>Lot/Section/DP</b>	2161	–	1127114
<b>Draft Cumberland LEP ID</b>	N/A – this item should be de-listed from the LEP		
<b>Former LEP ID</b>	I43 (Holroyd 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 - Rail	



## Curtilage Map



## Statement of Significance

Guildford Railway Station, first opened in 1876, played a critical role in the early development boom of Guildford, transforming the area from a 'Tiny Village' to an area of residential expansion. Original structures included an 1876 platform and station building, a 1891 platform, the purchase of a Station Masters Residence in 1924 and a 1937 timber station building. However, all structures and remnants relating to this early station development have now been removed. The remaining structures on site date from c.1970, c.2002 and 2016-2017, and have no heritage value. The overall loss of historical fabric including all the original and early platform buildings greatly reduces the significance of the railway station.

### Criteria Assessment

a) Historic	Guildford Railway Station has limited historic fabric to demonstrate its associations as one of the early railway stations built on the Main South Line from Granville Junction to Goulburn.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The modern platform buildings, canopies, footbridge and lifts at the railway station are a common example of this type of building in the Sydney metropolitan area. Therefore Guildford Railway Station does not fulfil 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 following physical description has been quoted from the NSW Office of Environment and Heritage State Heritage Inventory listing sheet for 'Guildford Railway Station', dated 2008. As the description features a comprehensive physical description of both external and internal station elements, only minor amendments were made with regards to recent station upgrades.

### **PLATFORM BUILDING- Platform 1 (c1970s)**

*External: A long rectangular skillion roofed building consisting of a Booking Office, Station Manager's Room and Staff facilities in the southern half and Male, Female and equitable access toilets at the northern end. The external walls are a combination of painted concrete block and aluminium panels set in expressed aluminium mullions. The windows are fixed and sliding aluminium set high in the walls. On the Military Road elevation the southern end is characterised by a projecting section of wall which is sandstone clad in random rubble fashion. A smaller concrete block concessionaire is separated from the main building by a short flight of access steps from the Military Road footpath. The skillion roof which rises gently to the platform side cantilevers to provide weather protection, and is finished with a 400mm high metal fascia.*

*Internal: The interior walls and ceilings are finished in plasterboard with a small coved cornice. Except for the toilets, which are finished in ceramic tiles, the floors are carpet finished.*

### **FOOTBRIDGE (c2002)**

*The footbridge spans the railway lines about midway along the platforms, slightly south of the concessionaire on Platform 1. The main span consists of precast concrete planks supported on circular concrete piers with squared haunches. An easy access lift is located at each end of the footbridge, where the structure terminates with a second circular pier. Full height glass encloses the footbridge beneath a skillion metal deck roof, with this enclosure continuing down each platform access stair. Each glazed lift shaft is topped with a louvred motor room which rises above the surrounding bridge structure.*

### **PLATFORMS (unknown)**

*Platform 1 has an asphalt surface, with a concrete edge supported on a flush faced concrete retaining wall. Platform 2 has an asphalt surface and retains the original brick edge and facing for the length of the platform. Both platforms have been reconstructed since the first timber ones of 1891.*

### **CANOPIES (2000-2003)**

*On Platform 2 a modern open steel framed flat roofed canopy extends from the bottom of the footbridge access stairs for some 25 metres north along the platform. On Platform 1 a similar canopy extends from the side of the footbridge stair and abuts with the platform building roof. Light framed steel canopies continue into the streets on each side of the station complex.*

### **SUBWAY (c1975)**

*A concrete walled pedestrian subway connects Military Road to Railway Terrace near the northern end of the platforms. The walls of the subway have been painted with natural bush scenes, while the floor finish is asphalt.*

As all station elements and buildings are contemporary, their condition is good.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------



### Alterations and Additions

- 1891: New timber Up and Down platforms constructed with the duplication of the line
- 1892: Standard Lamp Room built on Platform 1
- 1900: Awnings provided over platform buildings.
- 1911: Platforms extended.
- 1920: Improved office accommodation and cover over signal frame.
- 1924: House for SM purchased
- 1929: Railway electrified.
- 1937: New timber platform building on Platform 2
- c1975: Subway between Military Road and Railway Terrace constructed
- c2000: Platform canopies added to toilets and adjacent to kiosk on Platform 1
- c2002: Easy Access lifts including new footbridge, stair access and toilets converted on Platform

Note: there is no date for the removal of the 1930s timber building.

As all historic elements and buildings have been removed, the integrity of the station is **NIL**.

Integrity	High	Moderate	Low
-----------	------	----------	-----

*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1876 - 1937
--------------------	-------------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

After completion of the initial rail line from Sydney to Parramatta, work soon proceeded on the Main South line from Granville Junction to Goulburn. The first section from Granville to Liverpool was constructed quickly over easy terrain and was opened on 26 September 1856. Campbelltown was reached in 1858, that section opening on 17 May 1858. The line was duplicated in 1891. This line was constructed as a rural railway and had no suburban purpose until well into the twentieth century. Its stations served what were then rural settlements and only later were adapted as commuter stations.

Guildford Station was opened in April 1876. In 1891 new side platform buildings were constructed with new platform buildings for duplication of the line. In 1924 a house was purchased for use as a Station

Master's residence. A number of changes have been made to the station since construction including the addition of a new timber station building in 1937 (now demolished).

All structures and remnants relating to this early station development were gradually modified or removed from 1970 onwards. The remaining structures on site date from c.1970, and c.2002. The site remains in use as a railway station.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.		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).	
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.	X	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 all historic evidence has been removed from the site, it no longer meets any of the NSW heritage criteria. This site should be de-listed as part of the review for the Cumberland City Council LEP.

### Listings

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

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Conservation Management Strategy	Australian Museum Consulting	2015	Heritage Platforms Conservation Management Strategy
Heritage Study	State Rail Authority	1999	State Rail Authority Heritage Register Study
Heritage Study	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- NSW Office of Environment and Heritage, S170 Heritage and Conservation Register listing sheet for 'Guildford Railway Station',  
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4801065>

### 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 platform and footbridge (Source: NSW Office of Environment and Heritage, S170 Heritage and Conservation Register listing sheet for 'Guildford Railway Station').



View of footbridge (Source: NSW Office of Environment and Heritage, S170 Heritage and Conservation Register listing sheet for 'Guildford Railway Station').

## Heritage Inventory Sheet

<b>Item Name</b>	Fibro and Weatherboard Cottage, circa 1938–1946		
<b>Recommended Name</b>	Fibro and Weatherboard Cottage		
<b>Site Image</b>			
<b>Address</b>	11 O'Connor Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	56 - 58	2	886
<b>Draft Cumberland LEP ID</b>	I142		
<b>Former LEP ID</b>	I45 (Holroyd 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 11 O'Connor Street, Guildford is of local significance for its historic values. The site has significance as part of the early twentieth century development of Guildford, which was supported by the coming of the railway in 1891. The dwelling was constructed in a time when the area was still considered a 'tiny village', prior to a building boom in the 1920s. While the building retains its overall form, it has been heavily modified with mid-twentieth century fabric and is therefore not a representative example of early twentieth century residences for the area. It has some aesthetic significance within the streetscape as a neat cottage which retains its overall form and an established informal landscape.

## Criteria Assessment

a) Historic	The site has significance as part of the early twentieth century development of Guildford, which was supported by the coming of the railway in 1891. The dwelling was constructed in a time when the area was still considered a 'tiny village', prior to a building boom in the 1920s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item has some aesthetic significance within the streetscape as a neat cottage which retains its overall form.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	While the building retains its overall form, it has been heavily modified with mid-twentieth century fabric and is therefore not a representative

	example of early twentieth century residences for the area. The item does not meet this criterion.
--	--

### Physical Description

The building is a single-storey cottage set on brick piers with a corrugated iron hipped roof painted green, modern guttering, a face brick chimney and a corrugated iron bullnose verandah. The dwelling has a yellow and green colour scheme. The building was originally constructed in weatherboard but has since had large sections of wall neatly re-clad in fibro sheeting. This has occurred along the side elevations, above a section of remaining weatherboard, as well as around the verandah in place for a balustrade. The verandah roof is supported on simple timber posts. Windows are timber sash, painted cream with a row of three small panes at the bottom of each. The architraves are simple timber elements painted green. The front door is covered with a modern screen door. The dwelling has been extended to the rear with a fibro skillion structure.

There is no front boundary fence for the property. Instead, the front setback consists of various European plantings including conifers informally spread across the yard, and a large grassed area. There are large mature trees in the rear yard as well. A concrete footpath leads along the eastern boundary, from the yard to the side of the verandah.

The dwelling has been well maintained and is in good condition overall.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Walls re-clad with fibro sheeting\*
- Replacement of bullnose verandah, including widening from original shorter form (see SIX Maps, 1943 aerial)
- Roof sheeting and guttering replaced
- Concrete footpath added to front setback landscaping
- Skillion fibro extension to the rear
- Modern screen door\*

While the overall form of the dwelling has remained largely the same, the building has been altered significantly through the use of fibro sheeting. The dwelling therefore has moderate integrity.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c1900s
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school

being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

Although Guildford had residents from 1799 it was not until the advent of the subdivision of the Church and School Estate and the opening of the first railway station in the district in 1876 that there was much development. The subject property formed part of 23 acres 1 rood originally granted to John Hodgson in 1872. Ownership of the grant changed hands a number of times, until 1876, when it was purchased by John Murphy. Murphy subdivided and subsequently sold the land off in parcels. While the exact construction date of the dwelling is unclear, the architectural form indicates that it was most likely constructed in the 1900s. It appears that the dwelling underwent modifications in the 1950s to include fibro sheeting. 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.	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.		
--	--	---	--	--

Other recommendations and/or comments:

- Should the opportunity arise, the fibro sheeting should be removed and replaced with a more appropriate material and finish. Specifically, the walls should be reclad with weatherboard and timber to the verandah balustrade.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Fibro and Weatherboard Cottage, circa 1938–1946	I142
Heritage Study	Fibro and Weatherboard Cottage, circa 1938–1946	I142
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 and landscaping from the street.



Front façade, screened by landscaping.



## Heritage Inventory Sheet

<b>Item Name</b>	"Myrnville", late Victorian period cottage		
<b>Recommended Name</b>	'Myrnville' - Late Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	45 O'Neill Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	13 and 14	32	875
<b>Draft Cumberland LEP ID</b>	I143		
<b>Former LEP ID</b>	I46 (Holroyd 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

This dwelling at 45 O'Neill Street, Guildford is locally significant for its historic and aesthetic values. Built in c.1883, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling was constructed in a time when the area was still considered a 'tiny village', prior to a building boom in the 1920s. Although modified from its original Victorian form, the dwelling has aesthetic significance as a striking heritage building that exhibits a notable form and detailing. The dwelling appears to have had a 'Federation' style verandah added. The building is an important historic element and a strong contributor to the heritage character of the street.

### Criteria Assessment

a) Historic	Built in c.1883, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling was constructed in a time when the area was still considered a 'tiny village', prior to a building boom in the 1920s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	Although modified from its original Victorian form, the dwelling has aesthetic significance as a striking heritage building that exhibits a notable form and detailing. The dwelling appears to have had a 'Federation' style verandah added. The building is an important historic element and a strong contributor to 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	The item does not meet this criterion.

## Physical Description

The house is a single storey timber framed weatherboard cottage with a steep hipped roof of painted corrugated iron construction and modern PVC pipes. There is a double brick chimney on the southern side. The front facade is symmetrical around a central timber panelled front door with a top light above. It is covered by a screen door. Single timber framed double hung windows are located on either side of the door and a name plate adjacent to the door reads 'Myrnaville'. A timber framed verandah across the front facade has been enlarged and a second skillion roof now steps down from the original. As part of the verandah modifications, Federation style detailing was also added to include timber brackets, frieze and slated balustrade. Lattice enclosures on both ends have been removed. The verandah has a timber boarded floor and painted corrugated iron roof. All timber elements to the dwelling have been recently repainted.

The property appears to retain its original subdivision boundaries and the dwelling itself is set back significantly from the street compared to other dwellings. A landscaped garden occupies the front setback, including a mature palm tree. A gravel driveway is located on the northern boundary of the dwelling. The front boundary is lined with a painted timber picket fence which was added in 1989.

While there are signs of wear and tear, the dwelling is in good condition overall. The iron roof requires repainting.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

## Alterations and Additions

- Verandah enlarged, 'Federation' style timber detailing added and addition of a second skillion roof.
- All timber has been recently repainted
- Downpipes replaced with modern PVC
- Lattice removed from each end of the verandah
- New fence constructed in 1989

The house retains its scale and form, however it has been modified from its original Victorian style with the addition of Federation style elements. The building has moderate integrity.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1883
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886

Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

Although Guildford had residents from 1799, it was not until the advent of the subdivision of the Church and School Estate and the opening of the first railway station in the district in 1876 that there was much development. The subject property formed part of 17 acres originally granted to Arthur Holroyd in 1874. Holroyd was a member of Parliament in the mid to late 19<sup>th</sup> century, and the first mayor of the municipality. Holroyd subsequently subdivided and the present property boundaries were formed. In 1883, four allotments were purchased by Charles Coffey, a brick worker. O'Neill Street was known as 'The Parade' at this time.

The subject cottage was constructed over two allotments. Based on the architectural style, it appears to have been constructed in 1883 for Charles Coffey. In 1904 the property was transferred to Emily Collins, and then to Hermann Otto Bentlin in 1913. Bentlin is noted in residence at 'Myrnville' between 1913-1933 in the Sands Directory. Upon his death in 1979, the property passed to Hermann Herberts Bentlin, most likely his son, and then to Juan Conzales in 1988. 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.		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	"Myrnaville", late Victorian period cottage	I143
Heritage Study	"Myrnaville", late Victorian period cottage	I143
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 and mature tree in the front yard.

## Heritage Inventory Sheet

<b>Item Name</b>	'Montrose' - Late Victorian Cottage		
<b>Site Image</b>			
<b>Address</b>	63 O'Neill Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	101	—	1193096
<b>Current LEP ID</b>	I156 (Cumberland LEP)		
<b>Former LEP ID</b>	I47 (Holroyd 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 dwelling at 63 O'Neill Street, Guildford has local heritage significance for its historic value and some significance for its aesthetic value. Built in 1896, the dwelling is an early construction in the area which is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling was constructed in a time when the area was still considered a 'tiny village', prior to a building boom in the 1920s, and is a reflection of the type of property constructed in the area at the time. While the building has some aesthetic significance as a timber cottage with notable features such as the hipped corrugated iron roof and wrap around verandah, the dwelling has been poorly modified over time which has led to a reduction of its aesthetic value.

## Criteria Assessment

a) Historic	Built in 1896, the dwelling is an early construction in the area which is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling was constructed in a time when the area was still considered a 'tiny village', prior to a building boom in the 1920s, and is a reflection of the type of property constructed in the area at the time.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	While the building has some aesthetic significance as a timber cottage with notable features such as the hipped corrugated iron roof and wrap around verandah, the dwelling has been poorly modified over time which has led to a reduction of its aesthetic value.
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 has a single storey weatherboard cottage with a corrugated iron hipped roof. The roof has a gable wing extending towards Grove Street. The hipped roof extends at the rear to form a verandah and an original single brick chimney is located at the rear. A broken back verandah wraps around the front, northern and southern sides of the dwelling, with simple timber posts and boarded floor on a brick base. The O'Neill Street main elevation is symmetrical, with a central timber and glass panelled door and single timber 2x2 pane double hung windows. Window and door openings have profiled timber architraves and sills, and aluminium security grilles. A small gable to the verandah over front entrance has battened fibro sheeting. A single timber door on north elevation has multi-paned coloured glass infill panel. A section of the northern verandah has been enclosed with fibro sheeting. A pair of French doors open out onto the verandah on the Grove Street elevation. The gable end to Grove Street is half timbered and stucco rendered, with deep timber barge board and single window with fixed timber shingle awning above. Windows on the western side of the gable have a smaller, simpler fixed awning. The second entrance from the verandah through the gable end is marked by a slatted valance. The rear verandah is partially infilled with fibro sheeting to form a bathroom.

The dwelling has a large rear yard which contains a single weatherboard garage, built in 1949, which is accessed off Grove Street. A modern timber and Colorbond enclosed carport was added to the north of the building between 2014-2017 and is accessed off O'Neill Street. The boundary fencing is predominantly an open steel loop fence, with taller timber boarded fence at the rear. There are two moderately sized but young trees in the front yard. A concrete footpath leads from O'Neill Street to the primary elevation.

The dwelling was once located on a large corner block. The property has not retained its original subdivision boundaries, having had a new dwelling constructed on the site to the west in 2014. The dwelling retains its frontage to both O'Neill and Grove Streets.

The condition of the building is fair overall, with signs of wear and tear over time in the roof sheeting and timber detailing. Sections of the weatherboards are warping, pulling away, cracking and chipping, caused by age and low maintenance. Guttering is also rusting.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- Steel loop fence\*
- Modern dwelling constructed on site in 2014\*
- Modern carport added to the northern side of the dwelling, added between 2014-2017
- Infill to verandah on the northern side\*
- Second entrance door created from the verandah
- Rear verandah infill to create a bathroom\*
- Garage added in 1949

The house retains its scale and form but has been modified in a several locations, seeing the removal and alteration of key elements on the wrap around verandah. These modifications are considered to be reversible. The dwelling has moderate integrity overall.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* element detracts from the overall cultural significance of the place



## Historical Notes

Construction years	1896
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

Although Guildford had residents from 1799 it was not until the advent of the subdivision of the Church and School Estate and the opening of the first railway station in the district in 1876 that there was much development. The subject property formed part of 17 acres 30 perches originally granted to Arthur Holroyd in 1874, who subsequently subdivided. Holroyd was member of Parliament in the mid to late 19th century, and the first mayor of the municipality. The subject property formed part of over 1 acre (4 allotments) purchased by John Fowler in 1879. Fowler also acquired other allotments on The Parade (O'Neill Street) and The Esplanade at this time.

The property was purchased by Charles Shipton in 1893, and it appears the house was constructed for Shipton in 1896, as it first appears in the Sands in 1897. Only two properties are listed on the street at this time. Shipton resided at the property until 1913. Eaton Hume is briefly listed in residence between 1916-19. Goodwin Packer between 1920-25, and M J Harwood between 1926-33. The residence is first noted as 'Montrose' in 1924. The site was subdivided, and a new dwelling built on the second lot in 2014. 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.	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, intrusive infill works to the verandah should be reversed to expose the entire wrap around verandah and appropriate timber detailing reinstated. This work would assist in increasing and reinstating the aesthetic significance of the item which has been adversely impacted by these incremental changes.

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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



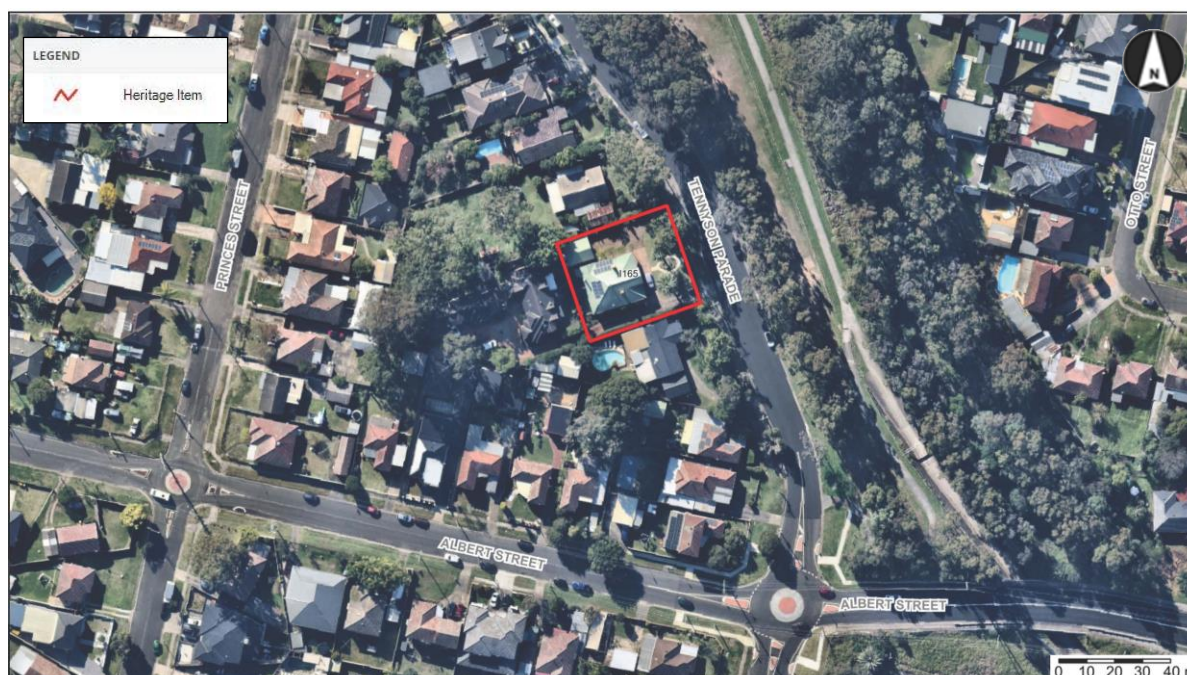
Overview of dwelling from corner of O'Neill Street and Grove Street.

## Heritage Inventory Sheet

<b>Item Name</b>	'Maringa'- Victorian Residence		
<b>Site Image</b>			
<b>Address</b>	9A Tennyson Parade, Guildford NSW 2161		
<b>Lot/Section/DP</b>	1	-	1100976
<b>Current LEP ID</b>	I165 (Cumberland LEP)		
<b>Former LEP ID</b>	I48 (Holroyd LEP), Late Victorian/Federation Residence		
<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 Victorian residence, 'Maringa', at 9A Tennyson Parade, Guildford, is of local significance for its historic and aesthetic values and as a representative example of an early Victorian Residence. Built in 1893, the item is historically linked to the 1885 'Sherwood Heights' subdivision of William Sherwin's 1831 estate. The dwelling would appear to be one of the earlier houses constructed in this residential subdivision of Sherwood Heights. The building is of high aesthetic significance as a largely intact Victorian residence that retains much of its original fabric, detailing and landscaping elements. The aesthetic value is enhanced by the unique architectural style of the front gabled portico, the siting of the building and the surrounding landscape, which make a strong contribution to the streetscape. The residence has landmark qualities and is a rare architectural expression of a Victorian residence in the local Guildford area and more broadly in the Cumberland LGA.

## Criteria Assessment

a) Historic	Built in 1893, the item is historically linked to the 1885 'Sherwood Heights' subdivision of William Sherwin's 1831 estate. The dwelling would appear to be one of the earlier houses constructed in this residential subdivision of Sherwood Heights.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of high aesthetic significance as a largely intact Victorian residence that retains much of its original fabric, detailing and landscaping elements. The aesthetic value is enhanced by the unique architectural style of the front gabled portico, the siting of the building and the surrounding landscape, which make a strong 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 residence has landmark qualities and is a rare architectural expression of a Victorian residence in the local Guildford area and more broadly in the Cumberland LGA.
g) Representativeness	The item is representative of the Victorian residences constructed in Guildford during the late nineteenth century.

### Physical Description

The residence at 9A Tennyson Parade, Guildford, is a single storey, symmetrical, Victorian residence. The dwelling is constructed of painted brick walls and has a hipped roof clad in corrugated steel. The roofscape features replaced roof sheeting, solar panels and whirly bird and retains three tall brick chimneys with string course detailing. Two of the tall chimneys retain a painted metal cowl.

The front façade features a gabled roof portico with half round arch over main entrance extended from the main roofline. The gable features a timber bargeboard and finial, while the gable end features timber battens with fibro sheet panel infill above a face brick elevation laid in the Flemish bond pattern and decorated with shallow string mouldings. A replaced sandstone keystone, cartouche and sandstone course are located on this elevation of the portico.

A recessed verandah extends along the north, south and east elevations. The verandah roof is an extension of the main roof and is supported on stop chamfered timber posts and a shallow arched timber valance. The window openings are generally timber framed double hung sash windows fronted by contemporary flyscreens and with a rendered brick sill. The front door features a toplight and is fronted by a contemporary security screen door. A set of French doors are located either side of the front door.

The dwelling features a deep setback with a formal garden setting. There are two established palms, a large gum tree and a central rose garden that are significant landscape features. The property is bounded by a front fence which is constructed of rendered brick piers with pipe and mesh panels. A paved brick and gravel driveway encircle the property and front garden creating two entrances to the property. The northernmost entrance leads to a sympathetically designed garage with a gabled roof clad in colorbond sheeting atop rendered walls. The southernmost entrance is a driveway that leads to a rear subdivision and development. The rear development consists of approximately eight town houses with a similar roof form to the residence.

Overall, the condition of the building is considered good. It appears the building has undergone recent conservation works.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Subdivision of the former allotment in conjunction with a substantial rear development, c.2006s.
- Replaced roof sheeting.
- Solar panels added to roof c.2016.
- Painted timber verandah elements.
- Altered portico entrance – render removed, structural bars installed, replaced sandstone elements.

The residence is highly intact and is considered to have high integrity. Although the rear of the property is redeveloped, the development has been carefully designed to be as minimally invasive as possible. This is achieved through respectful height, form, scale and materiality.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1893
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century, the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject property forms a part of 1165 acres of land known as the 'Sherwood Estate' that was granted to William Sherwin in June 1831. In 1884, the Sherwood Estate was subdivided and became known as 'Sherwood Heights'. The property was constructed in 1893 and became known as 'Maringa' in Sands Directory from 1911 onwards. It was occupied by W.F Mason from 1911-14. Tennyson Parade was known as Sherwood Parade at this time. The property passed between several hands before it was occupied by John Harwin from 1920 to 1930.

The property was sold again in 2014, where it 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.	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 Study	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

#### 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 residence.



View of driveway to residence.



View to front facing gable.



Front of residence.



View of front and northern elevations.




Verandah to the northern side the residence.



Overview of residence from Tennyson Parade.

## Heritage Inventory Sheet

<b>Item Name</b>	Inter-war Bungalow		
<b>Recommended Name</b>	Inter-War Bungalow		
<b>Site Image</b>			
<b>Address</b>	33 Tennyson Parade, Guildford NSW 2161		
<b>Lot/Section/DP</b>	3	-	786707
<b>Draft Cumberland LEP ID</b>	I146		
<b>Former LEP ID</b>	I49 (Holroyd LEP), Inter-war Bungalow		
<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 Inter-war bungalow at 33 Tennyson Parade, Guildford, is of local significance for its historic and aesthetic values, and as a representative example of an Inter-War bungalow in the Guildford area. The item is located on land that originally formed William Sherwin's Estate, which was subdivided in 1885 as part of the Sherwood Heights subdivision. Built in 1926, the dwelling relates to the residential development of Guildford that followed the building boom in 1920. The item is of aesthetic significance as a highly intact Inter-War bungalow that retains much of its original fabric and detail.

## Criteria Assessment

a) Historic	The item is located on land that originally formed William Sherwin's Estate, that was subdivided in 1885 as part of the Sherwood Heights subdivision. Built in 1926, the dwelling relates to the residential development of Guildford that followed the building boom in the area in 1920.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as a highly intact Inter-war bungalow that retains much of its original fabric and detail.
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 good representative example of an Inter-War bungalow built in the Cumberland LGA. It retains its key architectural features, giving it good integrity.

## Physical Description

The item is a single storey brick bungalow with a gable and hipped roof clad in terracotta tiles. The roofscape features a rendered chimney and exposed timber rafters. The front facade features a prominent gable with decorative timber beams. Large rendered masonry columns and a colonnaded balustrade bounds the verandah area which features a chequered mosaic tile border to the floor and two sets of double doors with multipaned glass and screens. This is largely obscured by a passionfruit vine and various other plantings. There is a defined entry platform to the east. The front façade features a timber framed casement window with three multipaned sashes and flat timber hood over.

The building is set back from the front boundary, which is marked with a painted brick fence with lattice infill. A gravel driveway extending from the street sweeps past the house to the side and rear. The front area also features a number of mature trees and formals plantings that obscure views to the house.

The building's external condition appears to be good. Minor repairs to the timber gable screen are required as paint is starting to peel and a timber panel from the ladder infill is missing.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

## Alterations and Additions

- Gutters and terracotta tiles have been replaced.
- New Fence

The building appears to have high integrity as an intact Inter-War bungalow.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1926
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.



The subject property forms a part of 1165 acres of land known as the 'Sherwood Estate' that was granted to William Sherwin in June 1831. In 1884, the Sherwood Estate was subdivided and became known as 'Sherwood Heights'. The residence was constructed in 1926. Tennyson Parade was known as Sherwood Parade at this time. The property remains in use 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	Inter-War Bungalow	1146
Heritage Study	Inter-War Bungalow	1146
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	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 bungalow.



View to southward towards bungalow.



View to bungalow showing entrance gate.



Detail of eastern side of front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	20A The Esplanade, Guildford NSW 2161		
<b>Lot/Section/DP</b>	445	-	1039110
<b>Current LEP ID</b>	I167 (Cumberland LEP)		
<b>Former LEP ID</b>	I50 (Holroyd LEP), Federation Period Cottage		
<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 dwelling at 20A The Esplanade, Guildford is locally significant for its historic and aesthetic values. Built c.1906, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling is a timber Federation residence which represents the prevalent style of construction in the area during a period of subdivision at the turn of the century with the coming of the railway in 1891. The dwelling has aesthetic significance as a well-kept, well-presented timber Federation dwelling with elaborate Victorian style decorative timberwork. 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.1906, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling is timber Federation residence which represents the prevalent style of construction in the area during a period of subdivision at the turn of the century with the coming of the railway in 1891.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance as a well-kept, well-presented timber Federation dwelling with elaborate Victorian style decorative timberwork. The house is readily identifiable as part of the historic building stock and strongly contributes to 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	The item does not meet this criterion.

## Physical Description

The subject building is a small L-shaped weatherboard cottage which features intersecting gable roofs clad in corrugated iron and a verandah to the south of a projecting gable roofed wing. The gable ends have projecting decorative barge boards and finials, and the front gable also features timber shingle cladding. The main roof extends over the front verandah and is supported on simple timber posts with capitals supporting arched frieze. The posts appear to be original. The verandah also features modern flooring. The front facade of the cottage has a panelled door with a toplight. The door is covered by a stained timber screen door. The façade also features two pairs of casement windows with decorative framing and sections of coloured glass. The window in the projecting wing also features a simple timber bracketed hood. Two different weatherboard profiles are visible on the side facades. The rear of the building has a skillion roofed extension.

A new carport has been added to the eastern side of the dwelling in recent years, constructed in a style which is highly sympathetic towards the aesthetic of the dwelling. This work includes the form of the timberwork, integration of small openings to match the windows panels and a replication of the roof pitch in the skillion.

The front boundary has a timber picket fence and a driveway have been provided along the southern boundary. A number of mature trees are located on the south side of the house, in the open backyard and to the front. While significant in size, these appear to be contemporary plantings which were not on the site in 1992 during the previous assessment.

The property has not retained its original subdivision boundaries, having had a new dwelling constructed at the rear in recent years. The building retains its setting and setback from the street, though there is now an additional concrete driveway which occupies the southern boundary.

The dwelling has been renovated in recent years, showing a big improvement to the overall condition from the previous heritage assessment of the place.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- Skillion extension to the rear
- Demolition of former fibro clad garage
- Demolition of weatherboard out-building on the southern side of the dwelling
- Refurbishment of timber elements and repainting
- Addition of new carport to eastern side of the dwelling
- Addition of timber picket fence post 1992
- Subdivision of site into battle-axe formation and construction of modern dwelling constructed at the rear

While the building was renovated in recent years, the work was undertaken on a like-for-like basis and sought to retain fabric where possible. As a result, the integrity of the building is high.

Integrity	High	Moderate	Low
-----------	------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1906
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

A large section of the suburb of Guildford is located on the Church and School Estate, first offered for sale from 1871, and progressively re-subdivided after the opening of the first railway station in the district in 1876. The site formed part of approximately 18 acres purchased by Arthur Holroyd in 1875, who also acquired other sections of the first subdivision of the Church and School Estate at this time. Holroyd was Member for Parliament from 1861, and the first Mayor of the Municipality in 1872. Holroyd subsequently subdivided and the site formed part of 7 acres purchased by Henry William Jackson in 1882. Lots 44 & 45 of the subdivision were purchased in 1906 by William Henry Wright, and the present property boundaries were formed.

The cottage dates from the early 20th century, on one of the early subdivisions in Guildford. It was possibly constructed for Wright shortly after 1906. Wright is listed in the Sands in residence on The Esplanade as early as 1898. The early narrow fronted allotment subdivision pattern remains unchanged since 1906. The location of the cottage, close to Guildford Station serves as a reminder of the early influence of the railway line on the development of Guildford. The property changed hands a further 9 times until 1973, when it was purchased by the present owners. 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.			

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.



### 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.



Fence.

## Heritage Inventory Sheet

<b>Item Name</b>	Glencoe		
<b>Recommended Name</b>	'Glencoe' – Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	3 Barbers Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	2	-	226836
<b>Draft Cumberland LEP ID</b>	I148		
<b>Former LEP ID</b>	I217 (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 'Glencoe' is of local significance for its historic and aesthetic values as a representative example of a Federation workers cottage. Built in 1910, the cottage was constructed for the maintenance workers who maintained the nearby water supply pipeline. The building retains its aesthetic significance through its form, although this is reduced by the fibro sheet cladding.

### Criteria Assessment

a) Historic	The cottage is historically significant as a Federation era dwelling constructed in 1910 as accommodation for the maintenance workers who maintained the water supply pipeline.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building retains its aesthetic significance through its form, however, this is reduced by the fibro sheet cladding.
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 workers cottage built c.1910.

### Physical Description

The item is a single storey Federation workers cottage built in c.1910. The cottage is clad in fibro sheet (possibly with weatherboards underneath). The gabled roof is clad in galvanised steel with a skillion roof at the rear. The front verandah is also a skillion roof clad in galvanised steel and supported on squared timber posts. Window openings are generally timber framed double hung sash windows with contemporary flyscreens. Two contemporary carports with sheet metal roofs supported on metal posts are located to the north of the property. The carports front a weatherboard clad garage with a gabled roof located at the rear of the property. There is another large carport located along the east elevation.

The house is a small four-room cottage sited adjacent to the water pipeline. This cottage is the only house in the vicinity. The property features a highly vegetated and informal landscape with several established trees along the southern boundary and in the northwest corner of the property that are of some significance. A timber picket fence that fronts the property along Barbers Road is impacted by this vegetation growth. The water pipeline from Pipehead to Lidcombe (where it goes underground to Crown Street Reservoir) forms the rear boundary of the property.

Overall, the cottage is in a fair condition. The timber verandah elements require repairs to treat peeling paint, timber rot, and warped galvanised iron.

<b>Condition</b>	Good	<b>Fair</b>	Poor
------------------	------	-------------	------

### Alterations and Additions

- Several rear skillion extensions
- Carports added post-1943
- Flyscreens
- Replaced weatherboard cladding with fibro sheeting\*

Overall, the integrity of the item appears to be moderate. The cottage appears to retain some original fabric, however, this is in a deteriorated state and if left unaddressed the item is at risk of reduced integrity.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c.1910
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.



Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject cottage is located on land which had previously formed part of John T. Campbell's 1000-acre land grant, gazetted in 1881. In 1902, the land was resumed for the purposes of City Water Supply. The workers cottage was built in 1910. Due to the item's location and proximity to the water pipeline, it appears the cottage was a Water Board cottage for maintenance men looking after the water pipeline. The property is no longer the property of the Water Board but it is in use as a private residence. The building appears to have been refurbished, however, it is unknown when.

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.	X		

Other recommendations and/or comments:

- Should the opportunity arise, consideration should be given to reinstate the weatherboard cladding.
- The verandah is in need of conservation repairs, this should be undertaken in conjunction with the principles of the Burra Charter and by a suitably qualified heritage trades person.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Glencoe	I148
Heritage Study	Glencoe	I148
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 cottage and overgrown landscaping.




View to driveway at Glencoe.



Overview of cottage.

## Heritage Inventory Sheet

<b>Item Name</b>	Swift's House		
<b>Recommended Name</b>	'Swift's House' – Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	36 Bolton Street, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	4	10	4047
<b>Draft Cumberland LEP ID</b>	I149		
<b>Former LEP ID</b>	I218 (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 36 Bolton Street, Guildford is locally significant for its historic, aesthetic, associative and representative values. Historically, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Lackey Estate. Built between c.1912-1915, the dwelling relates to the early development of Guildford when the area was still considered a 'tiny village' prior to the building boom in the 1920s. The dwelling is a contributory element that reflects the growth and development of the district throughout the early decades of the twentieth century. The dwelling has additional associative significance as the house built for William Thomas Swift. Swift was the one-time Mayor of Granville in 1921 and a prominent local resident in Guildford known for investing in local property and building the commercial buildings at the corner of Guildford Road and Railway Street known as 'Swift's Buildings'. The dwelling is of aesthetic significance as a well-kept Federation cottage with Victorian influences. The house is readily identifiable as part of the historic building stock of the area and makes a strong contribution to the streetscape. The dwelling is a representative example of a quality Federation period house.

## Criteria Assessment

### a) Historic

Historically, the item is located on one of the oldest subdivisions in Guildford known as the Lackey Estate. Built between c.1912-1915, the dwelling relates to the early development of Guildford when the area was still considered a 'tiny village' prior to the building boom in the 1920s. The dwelling is a contributory element that reflects the growth and development of the district throughout the early decades of the twentieth century.

b) Associative	The item was the house built for William Thomas Swift. Swift was a one time Mayor of Granville in 1921 and a prominent local resident in Guildford known for investing in local property and building the commercial buildings at the corner of Guildford Road and Railway Street known as 'Swift's Buildings'.
c) Aesthetic/Technical	The item is of aesthetic significance as a well-presented Federation Cottage with Victorian influences. The house is readily identifiable as part of the historic building stock of the area, and makes a strong 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 quality Federation period houses in the local area.

### Physical Description

The item is a single storey brick Federation cottage which originally had some Victorian influences in the detailing of the building and in its central siting within the landscape. The prominent elevations appear to have been painted with a red oxide and the brickwork tuck pointed. The roof features a pyramid hipped roof and bullnose verandah with hip corners that extend along the both side elevations. The roof, which was originally slate, is now clad with concrete tiles retains a rendered brick chimney with corniced decoration and Chinese lanterns. The guttering and downpipes have also been replaced. The verandah supports were originally cast-iron columns, with cast iron lacework brackets and frieze. The verandah is now supported on turned timber posts with painted detailing and a simple timber valance. Windows are generally timber framed casements in sets of three with colours top lights and sloping brick sills. The front entry has a transom light above the sidelight and a five-panelled door with two small glazed panes above a large square glazed pane, with two timber bolection mould panels below lock rail. The rear of the building features two phased extensions, a brick addition followed by a skillion weatherboard addition. The rear additions terminate with a rear bullnose verandah. Window openings at the rear contain aluminium framed sliding windows. The building appears to have undergone a refresh with a new picket fence and posts at front and side, replaced verandah roof sheeting, and new timber floorboards to verandah.

The dwelling is located on the corner of Bolton Street and Rhodes Avenue. Although it has a deep setback, it retains a prominent position within the landscape. The boundary of the property features a variety of established trees that shield the building from the streetscape and contribute to the sites aesthetic.

The building appears to be in good condition having undergone a refresh in the recent past including replacing roof sheeting, guttering, verandah posts and brackets, as well as a fresh coat of paint.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- New roof sheeting with concrete tiles, c.2017-18
- New Colorbond verandah roof, c.2017-18
- Replaced timber floorboards to verandah
- Removal of cast iron columns with cast iron lacework brackets and frieze
- Rear additions
- Replaced picket fence

Although the building has had some modifications the building retains a moderate level of integrity. The replacement of fabric is sympathetic the built form and aesthetic values.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years      c.1912-15

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject property was situated on land subdivided in the Lackey's Estate in c. 1904. The house was built c. 1912-15 for William Thomas Swift, a retired grazier from Burrinjuck. Swift became an alderman on Granville Council and Mayor in 1921. Although unknown if he lived here, Swift is known to have invested in local property and built the shops at the corner of Guildford Road and Railway Street, known as Swift's Buildings. 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.	<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>

<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:

- Should the future opportunity arise, cast iron lacework should be reinstated along the verandah (brackets and frieze).

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Swift's House	I149
Heritage Study	Swift's House	I149
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	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Study	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.



### 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 corner of Rhodes Avenue and Bolton Street.



Front façade and wrap around verandah.



Detail of verandah awning, roof and chimney.



Rear of the dwelling.

## Heritage Inventory Sheet

<b>Item Name</b>	Bolton Street Group		
<b>Recommended Name</b>	Bolton Street Group		
<b>Site Image</b>			
<b>Address</b>	45-49 Bolton Street, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	16 - 18	2	1647
	6	-	1085567
<b>Draft Cumberland LEP ID</b>	I150		
<b>Former LEP ID</b>	I219 (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 Bolton Street Group of Federation cottages in Guildford is of local heritage significance for its historic and aesthetic values. Built between 1910 and 1920, the dwellings relate to the c. 1906 Avisford Heights subdivision which further subdivided the Stimson's subdivision of 1884. The Group makes a notable contribution to the streetscape due to similarities in age, design, use and materials of the buildings.

### Criteria Assessment

a) Historic	Built between 1910 and 1920, the group relates to the c1906 Avisford Heights subdivision of Guildford.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The group has some aesthetic significance for its similarities in age, design, use and materials of the buildings.
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 Bolton Street Group consists of three Federation style houses. The dwellings present a consistent setback in the streetscape and present a homogenous group of Federation period cottages, although slightly modified. They retain their original subdivision plans.

### No. 45

The dwelling at No. 45 is a single storey weatherboard Federation cottage with a gabled roof clad in pressed metal sheeting that replaces an earlier galvanised iron cladding system. The rusticated weatherboards sit atop brick foundations. The roof has a projecting gable to the front and side, a gablet roof and two rendered brick chimneys with a single terracotta chimney pot on each. The replaced roof sheeting extends to include the verandah and has altered the original form. The verandah's form, originally bullnose, is now a skillion extension from the main roof. The verandah roof is supported on chamfered timber posts with Art Nouveau brackets and exposed eaves, atop a concrete floor.

The windows along the main elevations are timber framed casement windows in sets of four. They feature multipaned coloured glass along the bottom, as well as top lights. The windowsill is a simple timber cornice with decorative timber undersill. The front door has a transom light above a timber door with a large glazed pane above the lock rail. This is fronted by an aluminium screen door. The front boundary fence is a steel palisade fence with a spear head.

The dwelling has a rear addition that extends along the rear elevation. The roof is gabled and clad in Colorbond sheeting.

A concrete driveway leads to a double fronted garage along the northern boundary. The garage is clad in fibro and features a low-pitched roof clad in pressed sheet metal. The front yard features some established plantings in an informal landscaped area.

### No.47

The dwelling at No. 47 is a single storey weatherboard Federation cottage with a corrugated iron roof. The rusticated weatherboards sit atop brick foundations. The hipped roof has a projecting gable to the front and a central gablet, with two brick chimneys with a rendered course and stepped cornice. The roof sheeting appears to have been replaced. A verandah extends along the north, east and west elevations. The return verandah retains a bullnosed verandah roof and is supported on stop chamfered timber posts with timber floorboards.

The windows are two paned timber framed double hung sash windows. They are fronted by aluminium flyscreens. The front door has a transom light and is fronted by a security screen door.

The dwelling has a rear addition which extends from the southwest corner of the western elevation. A concrete strip driveway leads to a paved area at the rear. The front boundary fence is a timber picket fence. There is no formal landscaping, however there are some contemporary plantings in the front yard and at the rear.

### No.49

The dwelling at No. 49 is a brick Federation cottage with a hipped roof clad in Marseille tiles. The hipped roof has a central gablet and with a brick chimney with a stepped brick course and chimney pot. A return verandah under the main roof has terracotta tiles, paired timber posts set on brick piers, with brick balustrade and timber ladder valance. The façade appears to be repointed, however no longer shows signs of its former red tuck-pointing. The brickwork is laid in the stretcher bond pattern.

The dwelling features notable leadlight windows on the front elevation, they are contained in a timber framed casement windows in sets of two. This window has a simple timber sill with a brick cornice and a skillion awning on decorative timber brackets. The window along the recessed verandah has a sloping brick sill and roller shutter. The exterior front door has a transom light and half sidelight. The door is a contemporary security screen.



A red concrete driveway extends the length of the northern boundary and leads to a fibro clad garage at the rear of the property. A large contemporary Colorbond steel carport fronts the garage. A Colorbond fence and gate with horizontal panels replaces a timber picket fence at the front. The landscape contains some planting beneath the brick balustrade of the verandah and one established tree to the south. There appears to be more established plantings at the rear of the property.

### Condition

Overall the condition of the buildings is considered good. The dwellings appear to be well maintained and have undergone various forms of repair and maintenance.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

#### 45 Bolton Street

- Replaced roof cladding (pressed metal sheeting) and verandah form
- Replaced palisade fence
- New garage door
- Security screen door
- Rear extension

#### 47 Bolton Street

- New roof sheeting
- New timber posts
- New paint scheme
- Replaced fence
- Rear extension

#### 49 Bolton Street

- Brickwork repointed,
- Non-original roof form\*
- Roller shutters
- New fence
- New carport

The integrity of the Bolton Street Group is considered Moderate. It is evident a number of modifications have occurred which have changed the roof form and massing of the item.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c1910-1920
--------------------	------------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school

being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The land was auctioned as Stimson's Subdivision in November 1884 as lots 45 and 47. The land was again subdivided as part of Avisford Heights subdivision, c. 1906 (No. 49). All houses are shown on the Water Board plan of February 1938.

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.	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 original roof form of 49 Bolton Street should be reinstated.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Bolton Street Group	I150
Heritage Study	Bolton Street Group	I150
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

#### 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.45



No.45



No.47



No.47



No.49



No.49




Overview of Bolton Street.



Overview of Bolton Street.



## Heritage Inventory Sheet

<b>Item Name</b>	Electrical Substation		
<b>Recommended Name</b>	Electricity Substation		
<b>Site Image</b>			
<b>Address</b>	Opposite '121 Robertson Street, Guildford NSW 2161'		
<b>Lot/Section/DP</b>	27 & 28	-	1112619
<b>Draft Cumberland LEP ID</b>	I151		
<b>Former LEP ID</b>	I221 (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	Utility - Electricity	

## Curtilage Map



## Statement of Significance

The electricity substation is of significance for historic, aesthetic, technical and representative reasons. The item illustrates the early-mid twentieth century technology utilised in the generation and distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co. The item is an intact and representative example of the standardised electricity substations constructed in the inter-war period, designed and built to harmonise with surrounding houses.

### Criteria Assessment

a) Historic	The item illustrates the early-mid twentieth century technology utilised in the generation and distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact example of a standardised electricity substation constructed in the Inter-War period, designed and built to harmonise with surrounding houses.
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 an intact and representative example of the standardised electricity substations constructed in the Inter-War period.

## Physical Description

The item is a single storey electricity substation with rendered brick walls atop a brick base with a hipped roof clad in pressed metal and boxed eaves. The side elevations feature expressed brick piers and recessed window openings. The front façade features a face brick entrance that steps out and extends to include a square parapet with letters that read 'P. & G. E. S. Co. Ltd SUB-STATION'. A central timber tongue and groove door features a concrete slab awning above.

The substation is elevated on a concrete slab. The concrete slab is framed by a low brick retaining wall with a cyclone wire mesh fence with barbed wire atop to enclose the item. The item fronts Robertson Street, Guildford and is situated within a park. The item is a prominent feature in the streetscape.

Although the building is no longer operational, the building appears to be in a fair condition. The pressed metal roof is discoloured and possibly corroding, the timber fascia and soffits feature paint peeling and the cyclone wire fence requires a repair to mend the gap in the panel. There appears to be some small cracking due to structural movement.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- New guttering
- New paint scheme

The integrity of the building is considered to be high.

Integrity	High	Moderate	Low
-----------	------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1950
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

In 1938, the Parramatta and Granville Electricity Supply Co Ltd stated in their advertising that "Substations [were] built to harmonise with surrounding houses." This policy is evident in the attempt to design a pleasant sub-station on this site with the building's form, scale and proportions typical of domestic buildings. This is enhanced by the hipped roof, and the use of brick and fibro sheeting.

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 building is at risk of vandalism, efforts to reduce that risk should be employed.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Electrical Substation	I151
Heritage Study	Electrical Substation	I151
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 and southern elevations of substation.



Southern elevation of substation.



Southern elevation of substation.



View to rear and southern elevations of substation.




Detail of southern elevation.



Front entrance to substation.

## Heritage Inventory Sheet

<b>Item Name</b>	House		
<b>Recommended Name</b>	Federation Arts and Crafts Residence		
<b>Site Image</b>			
<b>Address</b>	10 Cross Street, Guildford, NSW, 2161		
<b>Lot/Section/DP</b>	1	–	381894
<b>Draft Cumberland LEP ID</b>	I152		
<b>Former LEP ID</b>	I224 (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 Arts and Crafts residence at 10 Cross Street, Guildford is of local significance for its historic, aesthetic, associative and representative values. Built in 1914, the house is historically linked to the early development of Guildford when the area was still considered a 'tiny village' prior to the building boom in the 1920s. The house is associated with William Carthew, who served as an alderman on Granville Municipal Council from 1914 to 1918. The building has aesthetic significance as an intact and well-presented Federation Arts and Crafts dwelling. The item, although partially obscured by an established hedge, is readily identifiable as part of the historic building stock of the area and makes a strong contribution to the streetscape. Further, the item is a representative example of quality Federation period Arts and Crafts style house built in Guildford, c.1914.

## Criteria Assessment

a) Historic	Built in 1914, the house is historically linked to the early development of Guildford when the area was still considered a 'tiny village' prior to the building boom in the 1920s.
b) Associative	The item is associated with William Carthew, who served as an alderman on Granville Municipal Council from 1914 to 1918.
c) Aesthetic/Technical	The item has aesthetic significance as an intact and well-presented Federation Arts and Crafts dwelling. The item, although partially obscured by an established hedge, is readily identifiable as part of the historic building stock of the area and makes a strong 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 demonstrates representative qualities of a highly intact Federation period Arts and Crafts residence built in Guildford c.1914.

### Physical Description

The dwelling at 10 Cross Street, Guildford is a large single storey brick Federation Arts and Crafts dwelling built of brick. The item has a hipped roof clad in Marseilles tiles with a projecting gable to north and west and a central gablet. The roofscape has three tall polychrome brick chimneys with brick arched cowl, polychrome bricks and roughcast render. The walls make extensive use of polychrome patterning in the brickwork as additional decorative features of the facade.

A return verandah is located along the north and west elevations. The verandah roof is an extension of the main roof, however, it features a gable entrance on the northwest corner. The verandah roof is supported on stop chamfered timber posts with timber brackets and extensively decorated timber ladder valance and balustrade. The verandah also features tessellated tiled floor and slate steps. A decorative timber arch and finial are located beneath verandah gable.

The windows on the west gable have label moulds above segmented soldier brick arches and rendered cornice sills. The windows are timber framed casement in sets of four with tops lights. The front doors have transom lights and sidelights with glazed upper panels.

The building appears to have a rear skillion extension with a roof clad in Colorbond sheeting. The property features a concrete strip driveway that encircles the residence along the southern and eastern elevations. This leads to a large garage/shed located at the northeast corner of the property.

The grounds retain a large hedge along Cross Street which has overgrown the boundary fence that was a solid brick fence with brick coping and brick posts connected by galvanised pipe. A wrought iron gate remains. There are some mature large trees along the item's perimeter.

The building appears to be in a fair condition. There are some deteriorated timber elements along the verandah that require repainting.

<b>Condition</b>	Good	<b>Fair</b>	Poor
------------------	------	-------------	------

### Alterations and Additions

- Rear skillion extension,
- Garage

Although modified with the inclusion of a rear extension, the extension is a discrete addition to the dwelling that does not represent an adverse impact to the integrity of the item. The item is considered to have high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years | 1914

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The property is located on land auctioned as Stimson's Estate in December 1876. The allotment was transferred to William Carthew, a local engineer in Guildford, in April 1908. Carthew later served as an alderman on Granville Municipal Council from 1914 to 1918.

In January 1913, Carthew took out a mortgage to build the house at 10 Cross Street. The Sands Directory lists Carthew as occupant from 1914 to the 1930s. 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	House	I152
Heritage Study	House	I152
National Trust Australia Register	N/A	-

#### Previous Studies

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

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 streetscape.



View through hedge along Cross Street.




Detail of projecting gable with timber fretwork.



View to established hedge along Cross Street boundary.



## Heritage Inventory Sheet

<b>Item Name</b>	Wingello		
<b>Recommended Name</b>	'Wingello' – Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	55 Cross Street, Guildford, NSW, 2161		
<b>Lot/Section/DP</b>	SP 89901	-	-
<b>Draft Cumberland LEP ID</b>	I153		
<b>Former LEP ID</b>	I225 (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 cottage, 'Wingello' at 55 Cross Street, Guildford is of local significance for its historic, aesthetic and representative values. Historically, the dwelling is associated with significant land subdivisions that facilitated the development of Guildford, notably the Guildford Farm subdivision in 1876. Wingello was built in c.1905, for Edgar Charles Friend, a prominent schoolmaster of Guildford. Later subdivisions established Wingello Street, named after the dwelling. The house is aesthetically significant as an intact Federation cottage which is enhanced by its recent conservation works which have restored original elements. The house is indicative of the original streetscape and makes a strong contribution to the character of Guildford. The item demonstrates representative qualities of an intact Federation-period cottage built in Guildford, c.1905.

## Criteria Assessment

a) Historic	The dwelling is associated with significant land subdivisions that facilitated the development of Guildford, notably the Guildford Farm subdivision in 1876. Wingello was constructed in 1905 and is historically significant as it is the house of Edgar Charles Friend, a prominent schoolmaster of Guildford.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance as a highly intact Federation style cottage that retains its original deep setback. It is indicative of the original streetscape of the area and is significant in 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	Wingello is representative of the high quality Federation period houses characteristic of the Guildford area, built c.1905.

### Physical Description

Wingello is a single storey Federation style, weatherboard cottage. The cottage has a projecting gable and return verandah with a roof clad in galvanised iron. The gable end features a timber bargeboard and circular timber finial. The roof has two tall brick chimneys with stepped courses. The verandah is bullnosed, with hip corner across front and returning to one side. The verandah roof is supported on turned timber posts with decorative fretted timber brackets and timber floorboards. The windows have coloured glass and decorative undersills. Exterior doors have transom light above French doors with bolection mould panels below and glazed panels above. Front door has transom lights and sidelights flanking timber door with upper panel glazed and white screen door. A modern black aluminium fence surrounds the front of the cottage.

The cottage retains its deep setback and is surrounded at the western and rear elevations by medium sized hedges and mature trees. The building is been surrounded by a concrete driveway lined by a brick fence which provides access to the property and the large apartment complex to the rear. The property is consequently subject to large development pressures particularly towards the rear and side elevations.

Overall, the condition of the building is good as it has been well maintained and recently restored.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Aluminium black metal fence surrounds the façade\*
- New galvanized roof and bullnose verandah roof
- Relandscaped block for the construction a multistorey residential complex at the rear
- Concrete driveway surrounding building
- Brick fence lining driveway and streetscape\*
- White front screen door
- Repainting

The house generally retains its scale and form, although has been significantly modified. Although it has undergone some sympathetic alterations and additions, the complete relandscaping of the item for the construction of a multistorey residential complex at the rear, a concrete driveway lined with a brick retaining wall and modern fence encircling the building detract from the overall heritage value. The integrity of the building is moderate.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	1905
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the

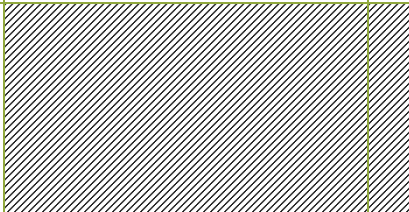
adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject property was part Lieutenant Samuel North's 640 acres which appears to have been later subdivided as part of Guildford Farms in 1876. The house appears to have been built c. 1905 for Edgar Charles Friend, schoolmaster, of Guildford which is shown on Water Board plan of February 1938. Part of the grounds of the house were subdivided later when Wingello Street, named after the subject property was constructed through the area in c.1930s.

This cottage continued to change hands and remains in use as a private dwelling. A large apartment building has been constructed towards the rear of the property.

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 more sympathetic fencing treatment and landscaped setting be reinstated.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Wingello	I153
Heritage Study	Wingello	I153
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 property from Cross Street.



View along Cross Street to neighbouring development.

## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	'Oswald' - Inter-War Bungalow		
<b>Site Image</b>			
<b>Address</b>	66 Cross Street, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	3	—	4907
<b>Draft Cumberland LEP ID</b>	I154		
<b>Former LEP ID</b>	I226 (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 Inter-War bungalow at 66 Cross Street is of local significance for its historic, associative, aesthetic and representative values. Built c. 1920, the dwelling is historically associated with several individuals of the local area, such as John Olive and Leslie McDougall. The cottage has some aesthetic significance such as the geometric Japanese-influenced valence detail to verandah. However, as it has been extensively modified and many of its significant elements such as the corrugated iron roof and rusticated weatherboard dado have been removed it has lost much of its former aesthetic value. While the item has been modified, it still retains its overall form and some of the modifications can be reversed. However, at present, the site is not architecturally representative of Inter-War bungalows in the local area.

### Criteria Assessment

a) Historic	Built c. 1920, the item historically relates to the twentieth century development of Guildford.
b) Associative	The dwelling is historically associated with several individuals of the local area, such as John Olive and Leslie McDougall.
c) Aesthetic/Technical	The bungalow has been significantly modified and many elements have been removed or altered. It has some aesthetic significance such as the geometric Japanese-influenced valence detail to verandah. However, as it has been extensively modified and many of its significant elements such as the corrugated iron roof and rusticated weatherboard dado have been removed it has lost much of its aesthetic significance. The current paint scheme is a significantly detracting element.



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 some representative significance as vernacular architecture common in Post-War suburbia, it is not an exemplary Inter-War bungalow.

### Physical Description

The listing sheet for 'Cottage' from the Office of Environment and Heritage dated to 2004 describes the item as:

*Single storey timber framed bungalow cottage with corrugated iron roof. It has asymmetrical gable to front and roof sweeping down over verandah, with no change in pitch. Upper wall is sheeted with fibro which has been rough cast rendered, above a rusticated weatherboard dado of broad Edwardian-style boards. Leadlight glazed casement sash windows in board multi-sash window assemblies. 1910s style glass with blown medallions. Geometric Japanese-influenced valence detail to verandah with short latticed posts set upon shaped roughcast piers, integral with the rendered brick balustrade to verandah. Fibro gable panel. Originally, house had a front door with a leadlight assembly, and the property fence was timber framed cyclone mesh fence.*

Presently, the Inter-War bungalow has been significantly modified for its adaptive reuse as a childcare centre. It has been rendered and repainted in multi-colours that do not align with the item's heritage values. The weatherboard dado has been removed, and there does not appear to be any fibro sheeting or weatherboards remaining. The roof has been replaced, as have the original leadlight glazed casement windows. The original geometric Japanese-influenced valence detail to verandah has been painted yellow. There is a new concrete framed timber fence that replaces the cyclone mesh fence. A large addition extends from the rear of the building and shade cloth sails have been added to the rear and northern side. The majority of the property has been paved with concrete. The property is bounded by contemporary fence consisting of rendered concrete piers with aluminium panel infill.

The building is in a good condition given the nature of the building's use and extensive renovation for the building's adaptive reuse as a childcare centre which occurred c.2013.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- New fencing and signage- adapted to preschool
- Cottage rendered and repainted\*
- Significant rear extension
- Concrete driveway\*
- Landscape of front yard substantially altered with original vegetation cleared\*
- Windows and sills and awnings removed and replaced\*
- Fibro gable panels removed\*
- Timber weatherboard around base of house removed\*
- New roof
- New shade cloth sails added to the northern extension
- New contemporary fence\*
- Contemporary paint scheme\*

The cottage has been extensively modified and no longer retains much of its original fabric. The item's extensive modifications and external paint scheme detract from the overall cultural significance of the item. The item is considered to have low integrity.

<b>Integrity</b>	High	Moderate	<b>Low</b>
------------------	------	----------	------------

*\* element detracts from the overall cultural significance of the place*

<b>Historical Notes</b>	
Construction years	c.1920

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The 66 Cross Street allotment plus two others adjacent were transferred to John Olive, manager of a woollen mill and Leslie McDougall, a bank manager in January 1911. In January 1918, this allotment was sold for £66 to George Brenton, a carpenter from Kempsey who probably erected the cottage. It was named "Oswald" in 1924.

The building remained in use as a private residence until c.2013. The building is currently occupied by 'Baby Beginners Learning Centre' for which the property was extensively renovated in 2013.

<b>Recommendations</b>					
<b>Heritage Management</b>		<b>Existing Built and Landscape Elements</b>		<b>Future Development and Planning</b>	
<b>1.</b> Maintain this item's heritage listing on the LEP.	<b>X</b>	<b>6.</b> Original fabric is highly significant and should be maintained.	<b>X</b>	<b>12.</b> 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:

- In its current form the dwelling is not a highly significant local item. While the dwelling has some historic and representative significance, it is not an exemplary example of its type, of which there are many examples. In order to conserve the cultural value and significance of the item, the building should have its original features reinstated. This should include reinstating original cladding material (weatherboard and fibro sheeting), and window features (leadlight glazed casement sash windows in board multi-sash window assemblies, and timber sills).
- At present the paint scheme is highly intrusive. A sympathetic and appropriate paint scheme should be employed.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I154
Heritage Study	Cottage	I154
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- Office of Environment and Heritage Listing sheet for 'Cottage',  
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2245036>

## 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 and driveway of dwelling viewed from Cross Street.



Overview of dwelling from Cross Street.



## Heritage Inventory Sheet

<b>Item Name</b>	St Mary's Anglican Church		
<b>Recommended Name</b>	St Marys Anglican Church		
<b>Site Image</b>			
<b>Address</b>	246a Guildford Road, Guildford NSW 2161		
<b>Lot/Section/DP</b>	1 - 4	1	4047
<b>Draft Cumberland LEP ID</b>	I155		
<b>Former LEP ID</b>	I227 (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

St Marys Anglican Church is of local significance for its historic, aesthetic, social and representative values. Built in 1937, the church replaced an earlier timber church hall which was constructed in c.1903. The church is historically linked with the suburban development of Guildford in the twentieth century. The Church is of aesthetic significance as an Inter-War Gothic church. Although modified, the building still makes an important contribution to the streetscape and presents a local landmark when viewed from the Bolton Street and Guildford Road. The church site has some social significance having served as local community church from 1903 and from 1938 in the Inter-War Gothic church. The church demonstrates representative qualities of an intact Inter-War Gothic church, built c.1937.

### Criteria Assessment

a) Historic	Built in 1937, the church replaced a wooden church hall from c.1903. The Church is historically linked with the suburban development of Guildford in the twentieth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The Church is aesthetically significance as an Inter-War Gothic church. Although modified the building still makes an important contribution to the streetscape and presents a local landmark when viewed from the Bolton Street and Guildford Road.
d) Social	The item has some social significance having served as local community church from 1903, and from 1938
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 Gothic Inter-War period church buildings built c.1937.
-----------------------	--

### Physical Description

The St Marys Anglican Church is an Inter-War Gothic style church built of light-coloured bricks in Flemish bond pattern with parapeted gables and Marseilles-tiled roof. The windows feature ornate tracery of moulded stone and diagonal lattice lead lighting.

The church makes use of expressed brick for façade decoration. Features of note include the simple expressed brick detailing along the gable, an expressed brick arch and the stepped, sloped brick sills. Each window section along the north elevation is separated by stepped brick buttress. Within each buttress is a garden bed with a single sandstone retaining wall. The east elevation features a wall constructed of sheet metal with a narrow window along the elevation. The brick buttress located on the corner of the west elevation features a bricked pinnacle.

The southern elevation features a later entrance. The new entrance is constructed of red brick. The structure has a gabled roof clad in Marseille tiles and makes use of the Gothic detailing of the main building including a small brick buttress, expressed brick detailing along the gable and a brick arch over the new entrance way.

The building has a c.1970s addition at eastern elevation and to the south of the main church hall that are not significant. The 1970s addition adjoins the eastern elevation of the Church hall with a flat roofed section constructed of brick with the flat roof hidden behind an aluminium weatherboard printed rectangular parapet. The parapet consists of three courses of these weatherboard-like panels. The eastern end of the 1970s addition terminates in an A-frame structure. The structure features a tall angular roof form clad in Marseille ties on a brick base with exposed timber eaves and recessed windows and door openings. This design is a typical church form from the modernist movement, however rather than using the tall angular form for natural light, the east and west elevations have been clad in sheet metal.

The property allotment has a low brick fence with brick coping. The church is surrounded by a garden bed with a carpark located at the centre of the allotment to the south of the church. A concrete path with three concrete steps from Bolton Street is framed by a small stone retaining wall.

The church appears to be in a fair condition. There is some cracking at the peak of the brick arch along the west elevation that may be a result of structural movement. It should be closely monitored that the garden beds do not impact on the building, physically or in terms of water and drainage.

<b>Condition</b>	Good	<b>Fair</b>	Poor
------------------	------	-------------	------

### Alterations and Additions

- 1970s addition to the east elevation and to the south
- New brick entrance on the southern elevation
- Carpark

Although the church features a modified eastern elevation and addition, the newer structures are carefully designed to ensure the visual curtilage of the church is not adversely impact and the main building remains the main focal point within the streetscape. Overall the church hall appears to be relatively intact, the integrity is considered to be moderate.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1937
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickwork, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The site of the church transferred to the church's trustees on 18 Dec 1902 and in 1903 a mission hall was built on this site. The site became a separate parish in 1912. The foundation stone of the present church was laid by H. W. K. Mowll, on 17 April 1937. The Church is shown on a Water Board plan of January 1938 as complete. The brick church replaced an earlier timber church, which became the parish hall.

The church underwent modifications in the 1970s to cope with the increase use of the Church. A large rear extension was constructed. It appears the original timber church building (later used as a parish hall) was removed and a new parish hall constructed.

At present the church hall remains used for Church services. The 1970s extension is a childcare 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).	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:

- Monitor impact of garden beds and associated plantings to the condition of the building.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	St Mary's Anglican Church	I155
Heritage Study	St Mary's Anglican Church	I155
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 St Mary's Church from Bolton Street.



View from Guildford Road to rear 1970s addition to church.



Detail of tracery with moulded stone and lattice lead lighting.




Detail of 1970s rear addition to church.



View to garden beds along north elevation.

## Heritage Inventory Sheet

<b>Item Name</b>	Guildford Fire Station		
<b>Site Image</b>			
<b>Address</b>	263 Guildford Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	24	3	683
<b>Draft Cumberland LEP ID</b>	I156		
<b>Former LEP ID</b>	I228 (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	Utilities – Fire Control	



## Curtilage Map



## Statement of Significance

Guildford Fire Station is of local significance for its historic, aesthetic and representative values. The original fire station, built in 1915 at 287 Guildford Road, Guildford provides evidence of the suburban development of Guildford's town centre with the provision of fire and emergency services to the area. The current station opened in August 1928. The station's design is associated with William McNiven, architect to the Board of Fire Commissioners. The structure is of aesthetic significance as an intact Inter-War period fire station, that makes an important contribution to the streetscape and presents one of the local area landmarks. The item readily demonstrates representative qualities of a fire station built in the Inter-War free classical architectural style, c.1928.

### Criteria Assessment

a) Historic	The fire station provides evidence for the suburban and industrial growth of Guildford during the twentieth century. Built in 1928, this fire station is historically linked to the Board of Fire Commissioners.
b) Associative	The item is associated with William McNiven, architect to the Board of Fire Commissioners, who designed the fire station.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact interwar period fire station, that makes an important contribution to the streetscape and presents one of the local area landmarks
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 Inter-War Free Classical style.

## Physical Description

The fire station is built in Inter-War Free Classical style. The two-storey structure is constructed of dark brick with expressed brick piers and a hipped roof. The hipped roof is clad with Marseilles tiles and has a projecting gable to the front which houses the engine bay. There are two brick chimneys with stepped string courses on the eastern side of the roof. The engine bay originally had a timber tongue and groove double doors to engine garage; however, this is replaced with a modern roller door. The gable end features a wide timber barge and finial and a boxed timber eave. The windows are timber framed double hung sash windows with sloped brick sills and brick lintel. The window openings on the lower façade are fronted by security screens, while the upper storey features aluminium flyscreens. Semi-circular windows are located along the eastern elevation of the building.

The building retains some external fittings associated with its earlier operations. The fire station sign appears to be c.1940s/50s and has an old fire alarm.

The building is built to the street alignment. The surrounding landscape is bare and largely consists of a concrete slab driveway and asphalt front area. A grassed area and established tree are located at the rear.

The building is considered to be in fair condition. It appears the brickwork is damp in which some sections which will, in time, require repointing. The damp may be associated with the draining of water away from the building. The surrounding concrete and asphalt may be exacerbating the deterioration.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- Replaced fire door
- Security screens and flyscreens added to windows
- Airconditioning units along western elevation

The integrity of the item is considered to be moderate. A series of modifications, such as the replaced engine bay door are in line with operational standards. This modification does not reduce the significance of the item as the building retains many other intact features.

Integrity	High	Moderate	Low
-----------	------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1928
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that

Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickwork, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The current fire station was built in 1928. The building is constructed in the Inter-War Free Classical style and built to the design of William McNiven, architect to the Board of Fire Commissioners. The building remains in use as an active fire station.

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.	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:

- None.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Guildford Fire Station	I156
Heritage Study	Guildford Fire Station	I156
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 Guildford Road to front façade of Fire Station.



View from Guildford Road to Guildford Fire Station.

## Heritage Inventory Sheet

<b>Item Name</b>	Guildford Shop Group		
<b>Recommended Name</b>	Guildford Road Shop Group		
<b>Site Image</b>			
<b>Address</b>	317, 323, 327, 329-331, 333, 335-337, 345 and 347-351 Guildford Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	1	—	514685
	42	—	503291
	A-C	—	403299
	2	—	504315
	1 & 2	—	626032
	22 & 23	—	129060
<b>Draft Cumberland LEP ID</b>	I157		
<b>Former LEP ID</b>	I229 (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 Guildford Road Shop Group is of local significance for its historic, associative, aesthetic and representative values. Historically, the group of shops are some of the earliest commercial developments in Guildford, as a result of the coming of the railway. Built c.1910-1920, they are also associated with former Mayor of Granville, William Thomas Swift, for whom Swift's Buildings (at No. 347-351) were constructed. The shops are aesthetically significant as a relatively intact commercial shopfront which makes a notable contribution to the streetscape of Guildford Road. The shops are relatively intact and represent a collection of Inter-War period commercial buildings in the Guildford area and more widely in the Cumberland LGA.

### Criteria Assessment

a) Historic	Guildford Road Shop Group are some of the earliest commercial developments in Guildford as a result of the coming of the railway.
-------------	---

	They are also associated with former Mayor of Granville, William Thomas Swift, for whom Swift's Buildings were constructed.
b) Associative	The group of shops are associated with former Mayor William Thomas Swift.
c) Aesthetic/Technical	The shops are aesthetically significant as a relatively intact commercial shopfront which makes a notable contribution to the streetscape of Guildford Road.
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 shops are relatively intact and represent a collection of Inter-War period commercial buildings in the Guildford area and more widely in the Cumberland LGA.

## Physical Description

The Guildford Road Shop Group consists of 8 Inter-War style freestanding shop fronts that date from c.1910-1920. The buildings were constructed at a similar time and are an intact representation of some of the earliest commercial buildings built in Guildford. Collectively, the group have a strong visual rhythm along this part of the street which is assisted by their architectural detailing, form and height. The majority of the buildings feature corrugated iron roofs on red brick walls. Some are rendered and feature stepped parapets. No. 343 -351 are rendered and have a parapet with incised oval niches above brick plastered building.

### No. 317

The shop at No. 317 is a two-storey brick Inter-War shop front with a flat roof hidden behind a stepped parapet. The upper façade and parapet have been roughly rendered and painted, with no decorative features. The upper façade features three aluminium framed windows that are a later alteration. The shop front features a cantilevered awning with contemporary signage that relates to the current occupancy, a small supermarket and grocer.

### No. 323

The shop at No. 323 is a two-storey, free-standing, Inter-War Free Classical style building with a symmetrical facade. The building has a three-sectioned parapet which obscures a flat roof clad with Colorbond sheeting. The façade is a rendered brick building with two classical columns that extend up the façade to the parapet on either side of the front door and central window. The window openings have been modified to include aluminium framed windows with glazed windowpanes. A cartouche is located above the side window openings, with a decorative rendered spandrel below. There is a cantilevered awning with pressed metal fascia and contemporary signage. The building, a former bank, has been adaptively re-used for a gym.

The lower façade is slightly more modified with a darker paint scheme along the base and an ATM machine embedded in the façade which is addressed by a low scale ramp with steel rail. The entrance to the gym is addressed by three steps with a steel handrail.

### No.327

The shop at No.327 is a single-storey brick building. The flat corrugated iron roof is hidden behind a simple square parapet of painted brick. The shop front features a cantilevered awning with contemporary signage along the fascia. A butchery and grocer occupy the premises. The façade appears to be highly modified with modern window openings and contemporary stained timber cladding.

### No. 329-331

The shop at No 329 -331 is a two-storey brick Federation building with a wide pitched parapet capped with concrete. The parapet features a recessed rendered name plate that reads 'RUSTS BUILDINGS' with the year 1922 above. There are two window openings on the upper façade that feature segmented arches and sloped brick sills. One window appears to retain the original timber framed double hung



sash windows with coloured multipaned windows along the upper sash and flyscreen attached to the lower façade. The window opening above the No. 329 shopfront features a contemporary aluminium slide window with a toplight.

The commercial building features a cantilevered awning with contemporary signage along the fascia. The lower façade is highly modified and occupied by two cafes. The awning of No.331 is corroded. The awning from No 329 has been replaced with a flat roof.

#### **No. 333**

The shop at No.333 is a single storey commercial building with a flat roof hidden behind a square parapet. The parapet appears to be rendered brick with contemporary signage affixed to the parapet and extending above at the centre. The commercial building features a cantilevered awning with contemporary signage affixed to the fascia. The lower façade is a highly modified shop front, occupied by a chemist.

#### **No. 335-337**

The shop at No.335 is a brick two-storey Inter-War commercial building with a stepped parapet. The parapet features blue painted capping and fins. The main body of the façade is rendered, primarily painted yellow with the bakery name also painted on the façade which reads 'Guildford's Hot Bread'. The shop has a cantilevered awning with a simple metal fascia. The lower façade features a modified shopfront occupied by a bakery. The lower façade walls are clad with rectangular tiles.

#### **No. 345**

The shop at No.345 is a two storey Federation Free Style brick building with a square parapet and narrow expressed columns separated by square recessed sections with roughcast render. A rendered string course runs below. This design is repeated below the rendered string course and above the windows. The windows are aluminium framed sliding windows. The entire façade is painted white. The lower façade has a cantilevered awning with a simple metal fascia with contemporary signage affixed. The lower façade features a highly modified shop front occupied by a nail salon and barber.

#### **No. 347-351: Swift's Building**

Swift's Building is located on the corner of Railway Street and Guildford Road. The building is two-storey Federation Free Style commercial building with a high parapet. The parapet reads 'Swift's Building' and is dated 1915. The curved parapet features rendered cornices with roughcast rendered middle sections. Timber framed windows are double hung sash with a rendered architrave and sill surrounded by a roughcast render. The window sections are divided by brick piers with darker bricks along the edge. The corner façade contains painted brickwork, with a narrow semi-circular window with a narrow face brick arch. The parapet features a decorative rendered motif, inset to the parapet. The building features a cantilevered awning with a simple metal fascia with contemporary signage affixed along the lower façade. The building contains three shops along the lower façade.

#### **Condition**

Overall, the buildings appear to be in a fair condition. Generally, the brickwork is sound with some discolouration along facades to the brick. Elements that will require some repairs are largely restricted to the cantilevered awnings along the lower facades of the building that show signs of corrosion.

Condition	Good	Fair	Poor
-----------	------	------	------

#### **Alterations and Additions**

##### **No. 317**

- Lower façade is a modified commercial premise operating as a supermarket. Features associated signage along lower cantilevered awning
- Façade and parapet rendered
- New aluminium framed windows\*

##### **No. 323**

- New contemporary paint scheme\*

- Contemporary door\*
- An ATM in-built into front façade\*
- Contemporary signage
- Windows replaced with aluminium framed windows\*
- Contemporary steel handrail

#### **No.327**

- Contemporary shopfront\*
- Contemporary signage
- Contemporary paint scheme\*

#### **No.329 - 331**

- Modified lower façade for shopfront\*
- Contemporary signage
- Modified windowpane
- Modified awning roof\*
- Air conditioning unit\*

#### **No.333**

- Contemporary signage
- Modified lower façade for contemporary shopfront\*

#### **No. 347-351 Swift's Building**

- Right side window and awning removed\*
- Air conditioning units\*

The building group features individual items of varying levels of integrity and intactness due to their continued use. Some items have been better adaptively re-used and sympathetically altered. Modifications are generally associated with their use by new commercial premises, which include modern signage and contemporary paint schemes. Collectively the building group retains its form and scale. It is considered the item has moderate integrity.

<b>Integrity</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>
------------------	-------------	-----------------	------------

\* *element detracts from the overall cultural significance of the place*

#### **Historical Notes**

<b>Construction years</b>	c.1910 - 1920
---------------------------	---------------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The Guildford Road Shop Group along Guildford Road was subdivided as Stimson's Estate and the Shrewsbury Estate in the 1880s. The existing shops were largely constructed between 1910 and into the 1920s. In particular, Swift's Buildings were built for William Thomas Swift a retired grazier who became Mayor of Granville in 1921. Almost all the buildings are shown on the December 1937 Water Board plan.

The shops along Guildford Road remain in use as a strip of commercial shops that service the suburb of Guildford. The shops contain a barber, gym, chemist, nail salon, café and grocer.

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 opportunity arise, an appropriate historic paint scheme should be reinstated to the façade of 317 and 345 Guildford Road, Guildford.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Guildford Shop Group	I157
Heritage Study	Guildford Shop Group	I157
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

- Broomham, R and T Kass 1992. *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013. *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991. *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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



Commercial premise at No.317 Guildford Road.



View to Commercial premise at No. 323 Guildford Road.



Commercial premise at No.327 Guildford Road.



Commercial premise at No. 329-331 Guildford Road.



View to No. 329-335 Guildford Road.



View to No.335 -333 Guildford Road.



View of No. 329-331 Guildford Road.



Not included in listing. Infill commercial building between No. 335 and No.345.




View to Swift's Building at No. 347-351 Guildford Road .



View to Swift's Building at No. 347-351 Guildford Road.

## Heritage Inventory Sheet

<b>Item Name</b>	House		
<b>Recommended Name</b>	'Wahroonga' - Inter-War cottage		
<b>Site Image</b>			
<b>Address</b>	73 Milner Road, Guildford, NSW, 2161		
<b>Lot/Section/DP</b>	17	9	4047
<b>Draft Cumberland LEP ID</b>	I158		
<b>Former LEP ID</b>	I231 (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 73 Milner Street is of local significance for its historic and aesthetic values and as a representative example of early (Inter-War) fibre cement and weatherboard cottages in the local area. Built in c.1923, the dwelling has local historic significance as one of the earliest houses constructed on Milner Road after the subdivision of the Lackey Estates in 1904. It has aesthetic significance as a neat example of a weatherboard and fibre cement house and makes an aesthetic contribution to the streetscape. While the item has been modified, it still retains its overall form and appearance and some of the modifications can be reversed. It is therefore a representative example of early Inter-War fibre cement and weatherboard cottages in the Guildford area.

### Criteria Assessment

a) Historic	The dwelling has local historic significance as one of the earliest houses constructed on Milner Road after the subdivision of the Lackey Estates.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as a stylish example of a weatherboard and fibre cement house. It makes an aesthetic 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	While the item has been modified, it still retains its overall form and appearance and some of the modifications can be reversed. It is



therefore a representative example of early Inter-War fibre cement and weatherboard cottages in the Guildford area.

### Physical Description

The building is a single storey house of weatherboard and fibre cement construction set on a brick base, with a galvanised iron hipped roof with projecting gables to front and side. The verandah has a skillion, galvanised iron roof, extending from main roof, supported by stop chamfered timber posts with timber fretwork. The floor tile, balustrade and steps are a later addition to the verandah. Windows are timber framed, casement and painted green. A simple skillion awning sits above the front and side windows. The front door is timber framed and has a transom light and sidelight. The front gable has a timber louvred ventilator. The dwelling has a yellow and green colour scheme.

There is an extensive aluminium front boundary fence around the property and a ramp added for side access to the building. A large fibre cement extension with a gabled roof has been added to the rear and a concrete driveway encompasses the front of the building. The landscape has been significantly modified and consists of new plantings to the front of the driveway.

The dwelling has been well-maintained and is in a good condition.

Condition	Good	Fair	Poor
-----------	------	------	------

### Alterations and Additions

- Brick steps leading to front entrance removed
- Modern fencing added to front façade\*
- Additional signage- dwelling adapted to preschool\*
- Verandah has new floor tile, balustrade and steps\*
- Concrete driveway to front\*
- Roof sheeting replaced
- Fibre cement extension with gabled roof
- Side accessibility ramp added with aluminium fencing\*
- Landscaping altered- trees and plantings removed and replaced\*
- Brick base has been repainted in red\*
- Decorative windows sills removed
- Repainting of roof guttering

The overall form of the dwelling has been significantly modified, and the later additions of modern aluminium fencing, concrete driveway, the modifications to the verandah and the removal of landscaping elements detract from the integrity of the building. However, the rear fibre cement extension to the dwelling is a sympathetic addition that does not adversely impact the heritage values of the site. It is considered to have moderate integrity.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	c. 1923
--------------------	---------

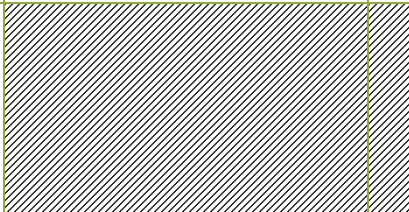
Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his

forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject property was constructed on land that was originally granted to William Lackey and was subdivided as Lackey's Estate in c. 1904. The subject dwelling appears to have been constructed c.1923 when it first appears in the Sands Directory. It is one of the earliest houses constructed on the west side of Milner Road. From 1923 the Sands Directory lists that the property was occupied by Albert and Rose Willingham. They lived here until their deaths in 1946. It is shown on the Water Board plan of April 1938 to be named 'Wahroonga'. Since 1946, the property changed hands several times and the dwelling has been used as a preschool since 2014.

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	House	I158
Heritage Study	House	I158
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- *The Broadcaster*, 11 December 1946, p.1.
- *The Biz*, 28 February 1946, p. 3.

### 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 front façade of item.



## Heritage Inventory Sheet

<b>Item Name</b>	Bakery (Former)		
<b>Recommended Name</b>	Former Bakery		
<b>Site Image</b>			
<b>Address</b>	332 Railway Terrace, Guildford, NSW, 2161		
<b>Lot/Section/DP</b>	4	–	661097
<b>Draft Cumberland LEP ID</b>	I159		
<b>Former LEP ID</b>	I232 (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 bakery at 332 Railway Terrace is of local significance for its historic and aesthetic values. The façade has historic significance as it provides evidence of early commercial development around Guildford in association with the development of Guildford Railway Station. While the building has aesthetic significance as a streetscape element and for its intact display window with multi-coloured display lights, the aesthetic value of the building has been reduced due to the removal of significant signage and original elements.

## Criteria Assessment

a) Historic	This item has historic significance as it provides evidence of early commercial development around Guildford facilitated by the development of Guildford Railway Station and in association with building boom that occurred in 1915.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has some aesthetic significance for its intact display window with multi-coloured display lights and as a streetscape element. However, the value of the building has been reduced due to significant modifications and removal of significant signage such as the 'Bakery 1917' signage on the front parapet.
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 former bakery at 332 Railway Terrace is a two-storey brick Federation shop and dwelling. The building is a painted pink brick building with a parapet of raised brick that has been enclosed to form a flat roof. It shares a wall with a contemporary two-storey brick building with a lower parapet and ground floor clad in green glazed tiles. This represents a later modification to the original building and is not evident in the 1943 aerial of Guildford.

The former bakery at ground level features a shop façade constructed of brick clad with red glazed tiles and has a timber panelled door with leadlight glazing. Fixed display windows encompass the door on either side which have glazed lead lights above. A distinctive feature is the cantilevered awning over original shop display window. Above the awning is a timber-framed oriel window with fibro infill supported by timber brackets, covered by a small hipped roof constructed of diamond shingles and terracotta hip flashing. It is painted in a pink and yellow colour scheme. There is a blank white aluminium signage inset into the parapet. The lower parapet with a curved centre features two large modern aluminium framed windows.

To the rear, there is a modern extension to the property and a large brick outbuilding. The outbuilding is located atop land that formerly contained several outbuildings, presumably associated with the operation of the bakery. The building does not contain any significant landscape elements having been enclosed by urban development with a modern paved, pedestrian footpath along the front elevation and the construction of a large concrete driveway to the side of the property leads to the rear.

Although, the shop has been highly modified, due to its current use the building has been well-maintained. There is some minor damage to the glass on the oriel window on the upper floor. Overall the item is in a good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

## Alterations and Additions

- Brick façade rendered and repainted to a pink colour scheme
- Repainting of oriel window to a pink and yellow colour scheme
- Oriel window is likely to be an early modification to verandah
- Signage "Bakery 1917" removed from front parapet
- Removal of signage on side elevation- "Railway Refreshment" and "Kirk's Guildford Radio Service"
- Modern signage covered with white paint on parapet\*
- Large grilled vent to side of building
- Concrete driveway leading to rear of building
- Rear extension
- Skillion roof and parapet modified to flat roof
- Construction of adjoining front façade\*

While the building still retains the form of its façade and the oriel window, it has been subject to many alterations and some significant historic signage has been removed. While the lower façade is more intact, the item is considered to have low integrity overall.

<b>Integrity</b>	High	Moderate	<b>Low</b>
------------------	------	----------	------------

\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1917
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The former bakery is situated on land auctioned as Stimson's Estate in December 1876. The land was purchased by William Thomas Swift, retired grazier, who built this shop in 1917 and shortly after sold it to William Manks, who operated it briefly in partnership with a Mr Adams. The shop was then operated briefly by a Mr Short. In 1921, the shop was sold to Henry Coleman who operated it as a bakery for many years. Henry Coleman lived nearby at 346 Guildford Road, another residence that is still present in the landscape today.

The building has remained a commercial premise and is now used as a funeral 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.		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>X</b>
<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>X</b>	<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	Bakery (Former)	I159
Heritage Study	Bakery (Former)	I159
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 Bakery, outlined in red. Neighbouring building is a later addition to the Former Bakery.

## Heritage Inventory Sheet

<b>Item Name</b>	House		
<b>Recommended Name</b>	'Aircourt' – Federation Residence		
<b>Site Image</b>			
<b>Address</b>	346 Railway Terrace, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	2	–	504399
<b>Draft Cumberland LEP ID</b>	I160		
<b>Former LEP ID</b>	I233 (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 346 Railway Terrace, Guildford is of local significance for its historic, aesthetic, and representative values. Built c.1920, the site is associated with significant land subdivisions that occurred with coming of the railway to Guildford, notably the Guildford Farm subdivision in 1876. It is also associated with prominent Guildford resident, H.C. Coleman, who operated a bakery on Railway Terrace. The dwelling has aesthetic significance for its deep setback and large allotment and as a well-maintained Federation style residence. The dwelling makes a positive visual impact to the streetscape along Railway Terrace and is demonstrative of a good well-kept example of a Federation-style residence.

## Criteria Assessment

a) Historic	The house, built c. 1920, is associated with significant land subdivisions that occurred with coming of the railway to Guildford, notably the Guildford Farm subdivision in 1876. It is also associated with prominent Guildford resident H.C. Coleman who operated a bakery further along Railway Terrace.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance for its deep setback and large allotment and as a well-maintained Federation style residence.
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 dwelling makes a significant impact to the streetscape along Guildford Road and is a good well-kept example of a Federation-style residence.
-----------------------	--

### Physical Description

The item is a single storey Federation style dwelling, weatherboard house with three rough cast chimneys with terracotta pots. The house has a narrow projecting roof clad in galvanised iron with an encircling verandah extending from the main roof. The verandah extends along the front and sides of the dwelling, which sits on paired timber posts at the entrance and on corners with single posts between decorative timber brackets. The verandah has timber floorboards and a new aluminium balustrade. There is a breakfront gable with intact timber bargeboards and imitation half-timbering fronts the verandah. The house sits on an exposed brick base and has a rendered brick staircase and balustrade with half-sphere ball shaped mouldings which lead to front door. The front door is a timber panelled door with glazed multi-coloured lights and half-glazed sidelights. Two French doors sit on either side of the front door and have a transom lights with bolecion mould panels below and glazed multi-coloured panels above. The French door windows are framed with decorative timber sills which likewise frame the front door sidelights. There are two sets of identical French doors on each side elevation of the building. The dwelling has a green and white colour scheme.

The dwelling retains its deep setback from the street and has a large allotment that assists the building in retaining a sense of its former setting. The context of the area s at present undergoing urban change with the construction of high, multi-storeyed developments in the vicinity. A green aluminium solid gate extends across the southern elevation of the building. There is a concrete path leading up to the property and there is no significant landscaping.

Overall the building has been well-maintained and is in a good condition, apart from the concrete pathway which has extensive cracking.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Repainted in a green and white colour scheme
- Aluminium balustrade added to verandah\*
- Concrete footpath leading to front steps

Overall, the dwelling has been well-maintained, and most modifications have had minimal impact on the heritage values of the building. Alterations are largely sympathetic to the overall cultural significance of the place. The dwelling therefore has high integrity.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	c.1920
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the

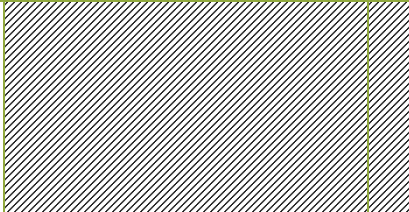
adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject property was part Lieutenant Samuel North's 640 acres which appears to have been later subdivided as part of Guildford Farms in 1876. The Sands Directory indicates that from 1920 a H. C. Coleman resided at the dwelling. Coleman was a prominent baker in Guildford and operated the nearby bakery further along Guildford Road. Coleman was also a well-known tennis player who with his wife lived at the property until his death in 1942. The dwelling was known as 'Aircourt', perhaps due to the Tennis Court which can be seen in the 1943 aerial photography of the property.

A portion of the property has been further subdivided at some point and thus the property is situated within an unusual L-shaped allotment. Although the dwelling has continued to change hands, the dwelling remains in use as a private dwelling.

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	House	I160
Heritage Study	House	I160
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- *The Biz*, 11 June 1942, p. 2.
- *The Broadcaster*, 9 December 1937, p. 1.

### 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 Railway Terrace.



View to item's deep setback in relation to neighbouring properties.



Detail of front façade.



## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	39 Rosebery Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	18	1	4047
<b>Draft Cumberland LEP ID</b>	I161		
<b>Former LEP ID</b>	I234 (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 39 Rosebery Street, Guildford is of local significance for its historic and aesthetic values and as a representative example of Federation period houses in the Guildford area. Built c.1910, the cottage has historic significance as a part of the early pattern of subdivision and residential development in the Guildford area in response to the coming of the railway. It was amongst some of the earliest houses built to the east of Guildford Railway Station as part of the Lackey Estate subdivisions in the early twentieth century. This cottage has aesthetic significance as a well-kept, intact triple fronted cottage which is an unusual architectural form present in Guildford. The cottage retains a deep setback and makes a strong contribution to the streetscape. Although it has been modified, the cottages' unusual triple fronted form remains a good representative example of Federation period houses built in Guildford, particularly within the Lackey Estate subdivision.

## Criteria Assessment

a) Historic	Built c.1910, the item has historic significance as a as part of the early pattern of subdivision and residential development in the Guildford area in response to the coming of the railway. It was amongst some of the early houses built along the eastern side of Guildford Railway station as part of the Lackey Estate subdivisions in the early twentieth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	This cottage has aesthetic significance as a well-kept, intact triple fronted cottage. It maintains its deep setback from the street and contributes 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	Although modified, the cottage, although unusual in its form (triple fronted) remains a good representative example of the Federation period houses built in the Guildford area, particularly within the Lackey Estate subdivisions.
-----------------------	--

### Physical Description

The dwelling at 39 Rosebery Road is a triple-fronted Federation timber cottage of uncommon plan form and presentation to street with double front-facing gables and linking transverse gable roof. The roof is of corrugated galvanised iron above rusticated broad weatherboards which are set on a roughly rendered brick base with plain bevelled boards to side walls. Both front facing gables have identical timber framed double hung sash windows and are covered by an awning of corrugated iron that stretches across all three faces of the cottage. This awning forms a short central verandah and is possibly an alteration, as are the brick piers and balustrade. Another central double hung sash window sits beside a timber-framed glass panelled door with aluminium flyscreen. Other features include an intact bargeboard to front facing gables and a single brick chimney. There is a weldmesh fence to street and solid metal fence to the rear yard.

The cottage has a deep setback from the streetscape. This area contains some contemporary landscaping which is not of heritage significance.

While there is some deterioration to the timber bargeboards, timber weatherboards and timber fascia the cottage is generally in a fair condition.

Condition	Good	Fair	Poor
-----------	------	------	------

### Alterations and Additions

- Central brick verandah and extended awning are a possible addition
- New paint scheme- blue weatherboards with yellow roof and barge boards
- Large rear extension to cottage
- New weldmesh metal fence leading to rear yard\*
- New aluminium handrail on front left gable
- In-built swimming pool

Although the cottage has had some modifications, in particular the central brick verandah, the building still retains its overall form scale and appearance including original glass panelled door and timber-framed windows. It is of moderate integrity.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	c. 1910
--------------------	---------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school

being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The land surrounding the subject property was a part of William Lackey's original land grant and was first subdivided in 1900 as part of the Lackeys Estate. In 1909, the two allotments of land here were transferred to Catherine Lundie, wife of Hamilton Lundie, a labourer in Guildford. By 1911, she was listed in this position in Sands Directory. In April 1913, she transferred the northern allotment, which was then vacant to a relative, William Scattergood for £15. Catherine Lundie and her husband continued to be listed at this address in the Directories until 1929 when Robert Lorimer is listed at the property. The cottage has changed hands several times since and 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		



		<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 more sympathetic fence style be provided.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I161
Heritage Study	Cottage	I161
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

### Other References

- Broomham, R and T Kass 1992. *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013. *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991. *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 Rosebery Road, Guildford to front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Catherine		
<b>Recommended Name</b>	'Catherine' – Inter-War Cottage		
<b>Site Image</b>			
<b>Address</b>	55 Rosebery Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	101	–	610924
<b>Draft Cumberland LEP ID</b>	I162		
<b>Former LEP ID</b>	I235 (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, known as 'Catherine' at 55 Rosebery Road is of local significance for its historic and aesthetic values. The dwelling, built c. 1915, is readily identifiable as part of historic building stock in the area constructed as part of Lackey's Estate subdivision. The dwelling has some aesthetic significance within the streetscape as a neat Georgian revival cottage with bullnose verandah. However, the building has been heavily modified as such the item is not a good representative example of an Inter-War Georgian revival timber cottages of its kind in the Guildford area.

### Criteria Assessment

a) Historic	The site has historic significance as one of the original dwellings built as a part of Lackeys Estate subdivisions in the early twentieth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance within the streetscape as a stylish Inter-war Georgian revival period 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 has been heavily modified, and as such does not constitute a good representative example of an Inter-War Georgian revival timber cottages built in the Guildford area.



### Physical Description

Single storey weatherboard cottage, with bullnose verandah to front on new timber posts and tiled floor. It has a colorbond hipped skillion roof with whirly bird, and a modern extension clad in fibro cement weatherboards. Double hung sashed windows are on either side of central front door, with broad architraves to windows and aluminium flyscreens. Front door is timber framed with transom light and aluminium screen door. A single brick chimney survives.

A new rear development with concrete garage constructed to the rear and side of the property. The landscape has been hedge planted and the original landscaping including brick base of original fence have been removed.

The dwelling requires some maintenance. The tiled verandah floor has loose tiles, and the verandah posts have an additional supporting post indicating possible structural issues. The brick foundations to the front of the dwelling also appear unstable. The building is in a fair condition overall.

Condition	Good	Fair	Poor
-----------	------	------	------

### Alterations and Additions

- Replaced timber verandah posts\*
- New tiled verandah floor likely replacing original timber floorboards\*
- Aluminium framed flyscreens\*
- Significant hedge planting- previous landscaping significantly altered\*
- Rear garage converted into rear dwelling
- Roof features a whirly bird
- Replaced window architraves\*

While the overall form of the dwelling remains, the building has been significantly modified and a new dwelling has been constructed at the rear. Furthermore, the rear addition, tiled verandah floor and stairs, verandah posts and screen door are unsympathetic additions to the building. The dwelling is considered to have low integrity.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* element detracts from the overall cultural significance of the place

### Historical Notes

Construction years	1915-
--------------------	-------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The land surrounding the subject property was a part of William Lackey's original land grant and was subdivided in 1900 as part of the Lackeys Estate. In May 1910, this allotment was purchased by Arthur Harrison, a wood worker of South Granville. This cottage appears to have been built about 1915-16. A cottage was first listed in this position in the Sands Directory in 1917 although it was not occupied by Harrison. In March 1918, it was transferred to Harriett Duncan for £450, and she lived at this address for some years until she sold the cottage.

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.	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 original verandah floor should be reinstated as the tiled verandah floor is not a sympathetic alteration. It is recommended that they be removed to expose the original steps and base of the property.
  - It is recommended the verandah posts be painted to an appropriate paint scheme that enhances the aesthetic values of the building.
  - The structure of the verandah and posts should be assessed. The brick foundations appear unsteady and not sound.
  - Rear garage should be repainted in colours sympathetic to the original fabric of the building.
- 

**Listings**

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Catherine	I162
Heritage Study	Catherine	I162
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

**Other References**

- Broomham, R and T Kass 1992. *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
  - Elias, J and Coppins. S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
  - Karskens, G 1991. *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.
- 

**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.



## Heritage Inventory Sheet

<b>Item Name</b>	House		
<b>Recommended Name</b>	Inter-War Bungalow		
<b>Site Image</b>			
<b>Address</b>	77 Rosebery Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	B	–	302615
<b>Draft Cumberland LEP ID</b>	I163		
<b>Former LEP ID</b>	I236 (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 Inter-War bungalow at 77 Rosebery Street, Guildford is of local significance for its historic and aesthetic values, and as a representative example of an Inter-War Bungalow in the local area. The dwelling was in c.1929 and has some historic significance as an early War Service Home in the Guildford area. The dwelling demonstrates some aesthetic significance as an intact Inter-War bungalow with unusually large brick piers that support a transverse gable roof to the front of the property. The property is well-maintained and demonstrates representative qualities of an intact Inter-War bungalow built in Guildford, c.1929 that makes an important contribution to the streetscape.

### Criteria Assessment

a) Historic	Constructed c.1929 the dwelling has some historic significance as an early War Service Home in the Guildford area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance as an Inter-War bungalow with unusually large brick piers that support a front gable. The item makes an important 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 residence demonstrates representative qualities of an intact Inter-War bungalow built in Guildford c.1929.

## Physical Description

The residence at 77 Rosebery Road is a substantial single storey brick and tile face Inter-War bungalow. It has a transverse gable roof with lower front gable that sits on unusually large brick piers. The lower gable has latticed shingles and features timber boarded eaves painted green and a barge board with battening painted yellow. There is a single brick chimney. The dwelling consists of two pane casements to front with multi-pane double hung sash windows at side. There are rendered lintels to the windows which are painted green. A recent carport was added to the front garden, with lattice panel to gable that is painted yellow and green. The boundary fence is a new timber picket fence, painted yellow. The front facade has been painted with a red oxide to the brickwork and tuck pointed.

The landscape has been significantly modified, with new hedging and plantings along the façade that are not of any heritage value.

The dwelling has been well-maintained and is in a good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

## Alterations and Additions

- Timber picket fence painted yellow
- Concrete paved driveway- significant cracking to front\*
- Aluminium side gate\*
- Pepper Tree removed\*
- Significant landscape and hedging along façade and driveway
- Front bay window removed\*

While the dwelling has been significantly modified with the inclusion of a carport, driveway and picket fence and the landscaping has been greatly altered, these modifications are sympathetic and do not adversely impact the heritage values of the item. It has moderate integrity.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1929
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The land surrounding the subject property was a part of William Lackey's original land grant and was subdivided in 1900 as part of the Lackeys Estate. The eastern side of this allotment facing Rosebery Road was transferred to Arthur Rutherford, a carter of Marrickville in April 1929. In August 1929, builders Enticknap Brothers applied to Granville Council on his behalf to erect a brick cottage worth £825 on this allotment. He took out two mortgages from the War Service Homes Commission to erect this dwelling. He was first listed in the Sands Directory as living at 77 Rosebery Road in 1931.

The property continues to be used 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	House	I163
Heritage Study	House	I163
National Trust Australia Register	N/A	-

### Previous Studies

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

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 front facade



Detail of front façade.

## Heritage Inventory Sheet

<b>Item Name</b>	Cloverdale		
<b>Recommended Name</b>	'Cloverdale' - Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	29 Salisbury Road, Guildford, NSW, 2161		
<b>Lot/Section/DP</b>	38	3	4047
<b>Draft Cumberland LEP ID</b>	I164		
<b>Former LEP ID</b>	I238 (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 29 Salisbury Road is of local significance for its historic, aesthetic, rarity and representative values. Historically, the cottage is associated with significant land subdivisions that facilitated the development of Guildford, notably the Lackey's Estate subdivisions. The land was purchased in 1908 by George Friend, a dairyman of South Granville and by 1912 the small cottage had been constructed. This cottage is aesthetically significant as a small, intact Federation workers cottage which is enhanced by its intact weatherboards and early rear extension dating to 1925. The building makes an important contribution to the streetscape character and is a representative and rare example of modest Federation-style cottages in the Guildford area.

### Criteria Assessment

a) Historic	The cottage is associated with significant land subdivisions that facilitated the development of Guildford, notably the Lackey's Estates subdivisions. The land was purchased in 1908 by George Friend, a dairyman of South Granville and by 1912 the small cottage had been constructed.
b) Associative	The item does not meet this criterion
c) Aesthetic/Technical	The cottage has aesthetic significance as a small, intact Federation worker's cottage which is enhanced by its intact weatherboards and early rear extension dating to 1925.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The cottage is a rare, intact example of an early workers cottage and is one of the last remaining of its kind in the area.



g) Representativeness	This cottage is a representative and rare example of modest Federation-style cottages in the Guildford area.
-----------------------	--

### Physical Description

The dwelling is a single storey Federation cottage that is timber-framed with bevelled weatherboard cladding and a new Colorbond roof. The roof is a transverse hipped roof with rear skillion extension and a brick chimney. A simple bullnose verandah with timber posts extends across the front elevation. The verandah floor is replaced with fibro cement sheet. The central front door is timber framed with transom light and has a new aluminium flyscreen door. Two casement windows are positioned on either side of the front door and consist of two panes with top and bottom margins of three small multi-coloured panes per sash on either side. The windows to the side elevations consist of new sliding windows that vary in size and alignment with each other.

To the rear, there is an extended verandah with skillion roof on timber posts. There is a modern garage with carport to the rear.

The landscape has been significantly altered with a new paved cement path to front and a double driveway. The landscaping is not significant.

Overall, the building is in a fair condition as there are some elements that require maintenance but generally the building has been well-maintained. Notably, there is paint chipping on the side weatherboards of the cottage and the timber verandah floor is exposed and tiling requires some maintenance.

<b>Condition</b>	Good	<b>Fair</b>	Poor
------------------	------	-------------	------

### Alterations and Additions

- Concrete double driveway
- Garage at rear
- New verandah with skillion roof to rear
- Cottage repainted white - (previously green and yellow)
- New Colorbond roof and bullnose verandah
- New flyscreen aluminium door
- Weldmesh fence removed

Overall the integrity of the building is moderate. The garage and extension of verandah to the rear, and the new Colorbond roof are a discrete addition to the dwelling which does not detract from the overall significance of the item. The double concrete driveway and path however detracts from the overall integrity of the building as they have altered the landscaping. The integrity of the building is moderate.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	c.1912
--------------------	--------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject cottage was constructed on land that was originally granted to William Lackey and was subdivided as Lackey's Estate in c. 1904. In 1908, George Friend, dairyman of South Granville, purchased 3 allotments which included this particular allotment and a house had been built on allotment 38 by c.1912. In the 1913 Sands Directory, it was shown as being occupied by Norman C. Mulligan who bought the house for £225 of 22 March 1913. The cottage was transferred to him in August 1917. In August 1925, Granville Council approved additions to this cottage worth £46. The cottage was then owned by Joseph Robinson from 1924-1933. It was during Robinson's ownership that the cottage was first shown with the name "Cloverdale" in the Sands Directory (1925).

This cottage continued to change hands and remains in use as a private dwelling.

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:

- If possible, the sides of the building should be repainted with an oil-based paint. Acrylic paint is not to be used.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cloverdale	I164
Heritage Study	Cloverdale	I164
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

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

#### 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 front and southern elevations to cottage.



View to front and northern elevations to cottage.



## Heritage Inventory Sheet

<b>Item Name</b>	House		
<b>Recommended Name</b>	Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	45 Station Street, Guildford NSW 2161		
<b>Lot/Section/DP</b>	11	4	1647
<b>Draft Cumberland LEP ID</b>	I165		
<b>Former LEP ID</b>	I239 (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 cottage at 45 Station Street, Guildford is of local significance for its historic, aesthetic, and representative values. Built c.1915, the building relates to the suburban development of Guildford that followed the residential growth of the area in the early twentieth century. The cottage has aesthetic significance as an intact and well-kept Federation cottage that makes a strong contribution to the streetscape. The item demonstrates representative qualities of an intact and modest Federation cottage built in Guildford, c.1915.

### Criteria Assessment

a) Historic	The item is historically linked to the suburban development of Guildford that followed the residential growth of the area in the twentieth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as an intact and well-kept Federation 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 demonstrates representative qualities of an intact, modest Federation cottage built in Guildford, c.1915.

## Physical Description

The item is a single storey Federation cottage with rusticated weatherboard cladding and a corrugated iron roof. The roof is hipped with a projecting gable to the side and front, with a brick chimney with steps and squat terracotta pots. The gable ends are wide and infilled with spatterdash render. A bullnose verandah extends across the front northeast elevations between the gables. The verandah is clad in corrugated iron and supported on turned timber columns with timber floorboards. The verandah also features a low concrete infilled balustrade in a poor condition, which is a later addition. The windows are single paned double hung sash windows with decorative timber under sills. The windows beneath the gable have a skillion roofed awning clad in corrugated iron with decorative timber brackets. The front door has timber glazed square upper panes with three recessed vertical panels below lock rail.

The dwelling has a rear weatherboard extension on brick foundations with a flat roof. A driveway along the northern boundary leads to a garage at the rear of the property. The front fence is marked by a low brick fence. There is a low retaining wall along the yard boundary and along a garden bed fronting the east elevation of the verandah. In the centre of the yard is an established tree as well as along front gable. The item retains its original subdivision boundaries.

Overall the condition of the building is good, however, there are elements in a fair to poor condition. There is substantial cracking in the brick retaining walls and infilled verandah balustrade. This appears to be as a result of the established tree root system. It should be carefully monitored to ensure that this does not impact the main building.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- Rear extension
- Brick boundary fence
- Concrete infilled balustrade\*

Overall, the integrity of the building is moderate. The rear extension is a discrete addition to the dwelling that does not adversely impact the significance of the item. The low concrete infilled verandah balustrade, however, is not a sympathetic addition to the building. The element is intrusive and should be removed.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c. 1915
--------------------	---------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and

residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The land on which this dwelling is located was subdivided in November 1884 as part of Stimson's Estate. Stimson was an active member in Guildford, known to have championed for the establishment of a local public school and was instrumental in obtaining the duplication of the railway line between Granville and Fairfield in 1891. The dwelling is shown on a Water Board Plan of February 1938 as No. 47. 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.	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.	X		

Other recommendations and/or comments:

- The low concrete infilled verandah balustrade is an intrusive element that should be removed given it is in a poor condition and detracts from the cultural significance of the property. A more sympathetic balustrade utilising appropriate materials should be reinstated.
- The root system of the mature tree to the front of the building should be monitored to ensure the building is not compromised as a result.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	House	I165
Heritage Study	House	I165
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 Review

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

#### 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.

## Heritage Inventory Sheet

<b>Item Name</b>	Talbot Road Precinct		
<b>Recommended Name</b>	Talbot Road Precinct		
<b>Site Image</b>			
<b>Address</b>	11–23 and 12–24 Talbot Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	1 & 2	–	126838
	20	–	665153
	1	–	964044
	A & B	–	332730
	3, 4 & 6	–	330485
	B	–	332578
	1	–	957333
	1	–	959726
	1	-	128842
<b>Draft Cumberland LEP ID</b>	I166		
<b>Former LEP ID</b>	I240 (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 Talbot Road Group is of local heritage significance for its historic, aesthetic and representative values. Built in between c.1920-1930, the dwellings are historically related to the c.1881 land subdivision known as the Shrewsbury Estate and form an intact example of that land subdivision. Collectively, the fourteen dwellings form a representative example of various Federation period styles built in Guildford. Due to their similarities in age, design and materials, they make a strong contribution to the streetscape and are an aesthetically significant group. Together, these houses make the most consistent streetscape in Guildford.

### Criteria Assessment

a) Historic	Built in c.1925, the dwellings are historically related to the c.1881 land subdivision known as the Shrewsbury Estate and form an intact example of that land subdivision.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	Due to their similarities in age, design and materials, they make strong contribution to the streetscape and are an aesthetically significant. Together, these houses make the most consistent streetscape in Guildford.
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	Collectively, the dwellings form a representative example of various Federation and Inter-War period residences built in Guildford.

## Physical Description

The Talbot Street Group consist of six Federations and eight Inter-War period dwelling. The properties share the same subdivision boundaries and are an intact representation of early subdivision patterns in Guildford.

### 11 Talbot Road, Guildford

The house at No. 11 Talbot Road is a Federation bungalow with a hipped roof clad with Marseille tiles with exposed rafters on tuck pointed brick walls which sit on rendered foundations. The roof also has a projecting gable to the front, terracotta ridge tiles and ram's horn finials along roof capping, a tall brick chimney with step and terracotta squat pots. The gable end features a sunrise motif in gable spatterdash render and has wide barge boards.

The verandah roof is an extension of the main roof to projecting gable. The verandah is supported by decorative timber posts and brackets set on brick piers and a balustrade with rendered coping. The verandah floor is of tessellated tiles.

The front windows are three-part casement windows with leadlight glazing and cantilevered timber sills. The window below the projecting gable has an awning on exposed rafters and decorative brackets. The front door has a transom light and sidelight. Beside front door is a plaque which states "Ariadne". The front fence is low brick wall with brick piers on both sides of metal gate and painted dark green.

The building has a rear brick extension with a flat Colorbond roof and timber framed casement windows with a single pane of glass. A concrete slab driveway is located along the northern boundary.

The building retains its original subdivision boundaries. The dwelling features a moderate set back with formal garden landscaping.

### Condition

Overall the condition of No.11 is good. The dwelling appears to be well-maintained with evidence for repointing in sections and a maintained landscape, however, there is some paint peeling from timber verandah elements and cracking in the brick retaining wall. While it appears to be in a good condition

---

at present, the concrete and garden beds along the front façade may result in poor water drainage and water ingress.

### **12 Talbot Road, Guildford**

The house at No. 12 Talbot Road is a Federation bungalow with dark red brick walls laid in the stretcher bond pattern atop a rendered brick foundation. The roof is hipped with a projecting gable to the front and to the side. The roof is clad with terracotta tiles and retains two brick chimneys with step and terracotta pots. Both gable ends have wide barge boards and spatterdash render.

The verandah has a flat metal roof with exposed rafters and is supported on decorative timber posts set on brick piers with decorative timber brackets. The verandah is enclosed by a brick balustrade with rendered coping. The decorative timber posts are paired in sets of two and three. The brick piers and balustrade are inset with spatterdash render. The brick steps with high brick balustrade and timber decorative posts form entry porch and lead to the elevated verandah.

Below the front projecting gable is a projecting bay with timber framed four-part casement window. This window has leadlight glazing and cantilevered timber sill dentils below a tiled hipped awning on exposed rafters. The side projecting gable also has a projecting bay with timber framed three-part casement window with leadlight glazing and flat metal awning on exposed rafters. The exterior timber door is flanked with two windows with leadlight glazing and is under very shallow awning on exposed rafters. The front door has a transom light and sidelights, with a shallow awning on exposed rafters. A modern contemporary security screen door fronts the timber door. The front fence is brick dwarf wall with metal pipes between brick piers with rendered coping.

The building retains its original subdivision boundaries, featuring a moderate set back with a manicured garden framing a central brick footpath.

#### **Condition**

The dwelling is in a good condition and appears to have been repainted in the recent past and had the guttering replaced.

### **13 Talbot Road, Guildford**

The house No.13 Talbot Road is a Federation bungalow with a gabled roof clad with Marseille tiles atop rendered spatterdash brick walls. The gable roof has projecting gables to the side and front elevation and a brick chimney has a flat cowl. A timber lattice ventilator is in the apex of gable with a timber shingle skirting below. A flat roof porch is located on the southern elevation (the side main entrance).

Windows on the eastern and southern elevations are timber framed three-part casement windows with a timber sill, timber shingle clad bays below and flat metal awning with exposed rafters above. The exterior door is a timber tongue and groove door. The front fence is a contemporary metal spearhead fence and gate. A concrete driveway is located along the southern boundary and leads to a contemporary garage.

The building retains its original subdivision boundaries, however, features a deeper setback than the neighbouring residents. The front yard contains a manicured garden with hedged conifers and garden beds.

#### **Condition**

The dwelling is in a good condition and appears to have been repainted in the recent past and had the guttering replaced.

### **14 Talbot Road, Guildford**

The house at No. 14 Talbot Road is a Federation bungalow with tuck pointed brick walls on rendered foundations. The gabled roof is clad with Marseille tiles and has two asymmetrical gables to the front elevation. The roof also retains a tall brick chimney with step and steel chimney pots. The main gable end features a timber shingled skirting while the smaller gables have lattice strap work. All gables have wide barge boards.

---



---

The large front gable extends over verandah and front entrance. The verandah is supported on short posts set on tall brick piers and balustrade. The floor is of tessellated tiles. The window openings have sloped brick sills and painted concrete lintels across windows and door. The front window below front gable is a multi-part casement window with leadlight glazing and skillion awning on exposed rafters and decorative timber brackets. The front door features transom lights and sidelights.

The dwelling contains a small rear skillion roofed extension with walls clad in fibro-sheeting.

The building retains its original subdivision boundaries and featuring a moderate setback with an established garden setting along the side boundary fences. A concrete tile footpath runs through the centre of the front yard. The front fence consists of a dwarf brick wall and metal pipes between brick piers with rendered pyramidal coping.

#### **Condition**

The dwelling is in a good condition, it appears the gables have been recently repainted. There are some signs of deterioration on the barge boards and awning.

#### **15 Talbot Road, Guildford**

The house at No. 15 Talbot Road is a Federation bungalow with a gabled hip roof clad with Marseille tiled atop rusticated weatherboard walls on brick foundations. The roof has a projecting gable with a simple timber barge board and a weatherboard lattice infill at its apex. A scalloped weatherboard infill extends from the below the lattice work and extends as an awning over the front windows. This awning features scalloped weatherboards, imitating shingled skirting, decorative timber brackets and Colorbond guttering. The roof retains a tall brick chimney with step and terracotta squat pots. The main entrance is located on the southeast elevation and is fronted by a flat roofed porch. The flat roof is supported by short timber post on a tall brick pier. The windows on the main façade (east elevation) consists of two sets of timber framed three-part casement windows with leadlight glazing, timber sills and painted concrete lintels. The front fence is an aluminium spearhead palisade fence and gate. Contemporary plantings are situated along the fence. A concrete footpath leads to the main entrance. A concrete driveway along the northern boundary leads to a garage. The garage has a gabled roof, fibro sheet walls and a timber panel door.

The building retains its original subdivision boundaries and features a moderate setback.

#### **Condition**

The building appears to be in a good condition.

#### **16 Talbot Road, Guildford**

The house at No. 16 Talbot Road a symmetrical brick Inter-War dwelling. The walls are constructed of yellow bricks laid in the stretcher bond pattern with expressed brick courses. The roof is hipped and clad with Marseille tiles and has a skylight. The front façade features a curved verandah with a flat metal roof and solid brick balustrade. The verandah roof is supported by two brick piers with stepped brick detailing. Two front doors open onto the verandah and feature brass lettering that reads 'Chequers'. The verandah is framed either side by large rectangular aluminium framed sash windows with a skillion metal roof on metal brackets.

The front fence is low brick wall with stepped brick piers matching the buildings. A concrete driveway runs along the northern boundary. The front yard features minimal landscaping. The building retains its original subdivision boundaries and features a moderate setback.

#### **Condition**

The building appears to be in a good condition.

#### **17 Talbot Road, Guildford**

The house at No. 17 Talbot Road is an Inter-War dwelling with a hipped roof clad with Marseille tiles atop walls constructed of weatherboard walls and fibro sheeting. The dwelling has a symmetrical façade with a central verandah with a flat cantilevered roof. The verandah roof has boxed eaves and

---

---

a fibro sheet ceiling. The verandah is addressed by concentric rectangular brick steps. The steps feature a small garden bed either side with a planted dwarf conifer. Windows either side have a timber sill and timber framed double hung sash windows with horizontal glazing. Below the windows are multi-coloured ceramic shingles.

A concrete slab driveway extends along the southern boundary to a rear garage. A low brick retaining wall is located along Talbot Road. The brick retaining wall has been physically impacted by a motor vehicle and is a pile of rubble to the southeast. The front yard is not landscaped however, has an established palm. The building retains its original subdivision boundaries.

**Condition**

The building appears to be in a good condition however there are some elements in a poorer condition. The timber sills below the windows require repainting and the boundary wall requires repairs.

**18 Talbot Road, Guildford**

The house at No.18 Talbot Road is a highly modified weatherboard clad Federation cottage. The house has a hipped roof clad in Marseille tiles, with a projecting hip to the street. The front façade has a modified verandah and front porch. The verandah has a flat roof clad with Colorbond sheeting, supported on painted brick piers with high fibro sheet infill. This is fronted by a steel gate. The flat roof of the verandah extends over the window on the projecting hip. The window is fronted by a roller shutter. A blue paved driveway is located along the northern boundary extends the length of the property and leads to a granny flat at the rear of the property. The house also features a rear extension. The front yard features contemporary formal landscaping with established Dragon trees and other low-lying shrubs. The property is bounded by a steel panel fence that matches the gate. The building retains its original subdivision boundaries.

**Condition**

The building appears to be in good condition.

**19 Talbot Road, Guildford**

The house at No.19 Talbot Road is a single storey dark brick Inter-War bungalow. The building has a hipped roof clad with Marseille tiles with a projecting hip to the street. The recessed verandah is supported on brick piers with a brick balustrade set on sandstone capping. The verandah has boxed eaves and fibro sheeting ceiling. The window under the projecting hip is fronted by a roller door. The window on the front elevation is a faceted bay window with a simple timber sill. The window consists of four timber framed double hung sash windows with leadlight glass infill.

A concrete slab driveway is located along the northern boundary. The front yard features an established lemon tree and some plants in pots along the front elevation. The building retains its original subdivision boundaries.

**Condition**

The building appears to be in a good condition.

**20 Talbot Road, Guildford**

The house at No.20 Talbot Road is a single storey dark brick Inter-War bungalow. The building has a hipped roof clad with Marseille tiles with a projecting hip to the street. The recessed verandah is supported on brick piers with rendered posts a steel balustrade. The verandah roof has boxed eaves and fibro sheeting ceiling. The window under the projecting hip is a faceted bay window with a simple timber sill. The window consists of four timber framed double hung sash windows with leadlight glass infill. The dwelling has two door openings within the verandah space, both featuring a rendered lintel and are fronted by security screen doors.

A concrete slab driveway extends the length of the northern boundary. The fence is constructed of brick and consists of brick piers, with a rendered cap infilled with a low brick balustrade and steel bar. An informal garden bed with a variety of established plants is located along the front façade. The building retains its original subdivision boundaries.

---

**Condition**

The building appears to be in a good condition.

**21 Talbot Road, Guildford**

The house at No.21 Talbot Road is a single storey brick Inter-War bungalow. The roof is hipped and clad in Marseille tiles with a projecting hip. The brickwork is multi-coloured. The verandah is a highly modified infilled space. The verandah flat roof is supported on brick piers with sandstone capping and a brick balustrade, infilled with a large aluminium framed window and fibro sheeting. The window on the projecting hip features a faceted bay window with three double hung windows with horizontal glazing and a flat roofed awning. The window features a sandstone sill.

A concrete slab driveway is located along the northern boundary. The fence is a steel triangular loop top. The front yard features some informal garden bed with some plantings. The building retains its original subdivision boundaries.

**Condition**

The building appears to be in a fair condition. The brickwork shows signs of efflorescence and the timberwork on the front elevation are deteriorated with paint peeling.

**22 Talbot Road, Guildford**

The house at No.22 Talbot Road is a single storey weatherboard clad Inter-War California Bungalow. The house has rusticated weatherboards and a roughcast rendered foundation. The roof is gabled and clad in concrete tiles with a projecting gable to the street. The gable ends feature fibro sheet infill and wide barge boards. The verandah is supported on roughcast rendered piers with timber posts. The floor is coated in pebblecrete and there is no balustrade. The verandah is accessed by three steps covered in pebblecrete. The all window openings are timber framed casement. Along the front façade, the single paned window is grouped in sets of four and two. The front door has two side lights and security screen.

The landscape consists of two dwarf conifers framing a concrete footpath. The fence is an arrow top steel palisade fence and gate, painted white. The entire house features a new paint scheme. The building retains its original subdivision boundaries.

**Condition**

The building appears to be in a good condition, however some of the roughcast render is starting to peel.

**23 Talbot Road, Guildford**

The house at No.23 Talbot Road is a single storey rendered brick T-shaped Inter-War bungalow. The bungalow has a hipped roof clad in Marseille tiles with a projecting hip at the centre. The dwelling has rendered brick walls on a rendered brick base. The windows are generally timber framed double hung sash windows grouped in pairs with simple timber sills. The front door has a security screen and two sidelights. The verandah features a curved roof supported on two rendered columns on a rendered brick base and balustrade. The verandah floor has terracotta tiles. A concrete slab driveway is located along the northern boundary. A stepped rendered concrete retaining wall with steel gate. This is located along the southern edge of the driveway and is framed on by an established garden bed.

The landscape contains many established trees along the front fence and driveway. There are two plantings that directly front and possibly impact the dwelling. The building retains its original subdivision boundaries.

**Condition**

The building appears to be in a good condition, however some of the roughcast render is starting to crack and there is a hole in the front façade.

**24 Talbot Road, Guildford**

The house at No.24 Talbot Road is a single storey brick Inter-War bungalow. The roof is hipped and clad in Marseille tiles with a projecting gable to street and side. A return verandah is located along the

---

north and west elevations. This is supported on brick piers with rendered posts and a brick balustrade and rendered base. The building appears to have been recently tuck pointed. The windows along the front façade are timber framed casement windows with leadlight glazing, in sets of three and have sloped brick sills.

A concrete strip driveway extends along the northern boundary and leads to a fibro garage with a carport fronting it. The dwelling appears to have a rear addition clad in weatherboard with a skillion roof. The front yard is well manicured with a garden bed located along the projecting gable and southern boundary. A large wattle tree is located in the front. The building retains its original subdivision boundaries.

### Condition

The building appears to be in a good condition.

Condition	Good	Fair	Poor
-----------	------	------	------

### Alterations and Additions

#### 11 Talbot Road, Guildford

- Rear addition
- Concrete slab driveway

#### 12 Talbot Road, Guildford

- Concrete slab driveway
- Repainted in heritage paint scheme
- Replaced guttering

#### 13 Talbot Road, Guildford

- Contemporary front metal spearhead fence and gate.
- Contemporary garage
- Replaced guttering

#### 14 Talbot Road, Guildford

- Rear addition
- Repainted with heritage colour scheme

#### 15 Talbot Road, Guildford

- Contemporary aluminium spearhead palisade fence and gate.
- Contemporary plantings along fence

#### 18 Talbot Road, Guildford

- Modified verandah and front porch - verandah has a flat roof clad with Colorbond sheeting, supported on painted brick piers with high fibro sheet infill\*
- Roller shutter over window openings\*
- Blue paved driveway
- Rear extension
- Garage converted into granny flat
- Front yard feature contemporary landscaping

#### 21 Talbot Road, Guildford

- Infilled verandah with with a large aluminium framed window and fibro sheeting\*

#### 22 Talbot Road, Guildford

- Repainted white\*

#### 23 Talbot Road, Guildford

- Contemporary front security screen

## 24 Talbot Road, Guildford

- Recently repointed
- Rear addition

Overall the integrity of the group is high, though some dwellings exhibit moderate integrity. Generally, the dwellings retain their original subdivision boundary and have been sympathetically repaired and repainted.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1920 - 1930
--------------------	---------------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

Land subdivided c.1881 as the Shrewsbury Estate (DP683). The Shrewsbury Estate sold half acre allotments for £21 per month and was further marketed for its close proximity to Granville and the new water supply. The condition of sale within the Shrewsbury Estate stated no house to be built at a value less than £200. Within the Shrewsbury Estate, the property was located on land acquired by William Stimson.

Stimson used the land for fruit growing and wood sawing as well as other industries. Stimson was an active member in Guildford, known to have championed for the establishment of a local public school and was instrumental in obtaining the duplication of the railway line between Granville and Fairfield in 1891.

The Water Board plan of December 1937 shows Nos. 15 to 23 and 10 to 14 and 18 to 24 as present.



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:

- Where facades been repainted with a contemporary paint scheme, a more sympathetic and appropriate heritage paint scheme investigated and implemented, should the opportunity arise.
- Retain the original subdivision pattern through the retention of the dwelling setback and allotment.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Talbot Road Precinct	I166
Heritage Study	Talbot Road Precinct	I166
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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.11



No.12



No.12



No.13



No.13



No.13



No.14



No.14



No.14



No.15





No.15



No.16



No.16



No.17



No.17



No.18



No.19



No.19





No.20



No.21



No.21



No.22



No.23



No.23



No.24



General overview.





General overview.



General overview.



General overview.



General overview.

## Heritage Inventory Sheet

<b>Item Name</b>	Cottage		
<b>Recommended Name</b>	'Woodstock Estate' - Victorian Late Cottage		
<b>Site Image</b>			
<b>Address</b>	27 Woodstock Street, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	46	3	990
<b>Draft Cumberland LEP ID</b>	I167		
<b>Former LEP ID</b>	I242 (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 27 Woodstock Street, Guildford is of local significance for historic and aesthetic values and as a representative example of a late Victorian cottage. Built c.1890, the item is located on one of the oldest estates in Guildford, known as the Church and School Estate, and was later subdivided in 1882 as part of the Woodstock Estate subdivision. The house is aesthetically significant as a relatively intact Victorian cottage and the dwelling makes a positive contribution to the streetscape.

### Criteria Assessment

a) Historic	Built c.1890, the item is located on one of the oldest estates in Guildford, known as the Church and School Estate, and was later subdivided in 1882 as part of the Woodstock Estate subdivision.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as a relatively intact Victorian cottage. The dwelling 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 is a representative example of a late Victorian cottage, built c.1890.

## Physical Description

The item is a single storey, double fronted brick Victorian cottage. The dwelling has a new galvanised steel roof and guttering that replaced a slate roof with a terracotta ridge capping atop painted brick walls. The cottage has a hipped roof with a projecting gable that features a simple timber bargeboard, finial and decorative timber bracket. The roofscape retains four tall brick chimneys (formerly rendered) with moulded brick and plaster decoration and solar panels at the rear. The verandah has a convex galvanised steel hip roof across the front facade to the projecting gable. The verandah roof is supported by timber columns and decorated with cast iron frieze and spandrels. A cast iron gothic arch is between paired columns in the centre. The windows are timber framed double hung sash windows with rendered brick sills and label mould with decorative stops above windows. The windows feature contemporary glazing. The windows along the side elevation are narrow casement windows. The front door has three glazed panels above lock rail with bolection mould panels below.

The property has a rear extension clad in weatherboard with a flat roof.

The dwelling features a highly vegetated front garden that is informal in nature and consists of a mix of native trees and plants. The front garden is an aesthetic contribution to the dwelling. The front fence is a timber picket fence replacing weldmesh panels attached to pipe posts. A carport was added to front of dwelling; however, this is now replaced with a garden.

At present, the building appears to be under renovation and due to the nature of the works, the building appears to be in a good condition.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- Replaced roof and guttering
- Render removed from chimney base
- New paint scheme
- Removed carport
- Rear flat roof extension
- Established front garden

Although modified, the building retains a moderate level of integrity. Although the roof fabric is replaced the building retains its overall form and significant detailing along the façade.

Integrity	High	Moderate	Low
-----------	------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c. 1890
--------------------	---------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and



residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century, the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The land the property is located on was subdivided in 1882 as part of the Woodstock Estate. The dwelling was built c.1890. The structure is shown on a Water Board plan, dating from June 1940, as "St Edmondsbury". Presently, the site 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	Cottage	1167
Heritage Study	Cottage	1167
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	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review

### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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 overgrown landscaping to front of cottage.




View to western elevation of cottage.



View of cottage from Woodstock Street.

## Heritage Inventory Sheet

<b>Item Name</b>	Granville South Public School		
<b>Recommended Name</b>	Granville South Public School		
<b>Site Image</b>			
<b>Address</b>	276 Woodville Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	7 & 14	-	2727
	1	-	724137
	2	-	558682
	A	-	381722
<b>Draft Cumberland LEP ID</b>	I168		
<b>Former LEP ID</b>	I243 (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

Granville South Public School is of local significance for its historic and aesthetic values and as a representative example of late Victorian period school buildings. Founded in 1889, the site and buildings are associated with the provision of public education to the growing population of the local area. 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 established plantings along Woodville Road and Oxford Street enhance the aesthetic significance of the school and are also historically significant as they relate to the school's extension in 1902.

### Criteria Assessment

a) Historic

Founded in 1889, the site and buildings are historically associated with the provision of public education to the growing population of the local area.

b) Associative

The item does not meet this criterion.

c) Aesthetic/Technical

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 established plantings along Woodville Road and Oxford Street enhance the aesthetic significance of the school and

	are also historically significant as they relate to the school's extension in 1902.
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 is representative of late Victorian period school buildings.

### Physical Description

The original school building is a single storey brick school building located on the corner of Oxford Street and Woodville Road, as shown in the main photograph. A 1902, brick extension adjoins the main building along Oxford Street. A later brick extension along the east elevation fronting Woodville Road now gives the two early school buildings its current U shape. The structure now presents as a large U-shaped building with a gabled roof clad in galvanised steel atop both painted and face brick walls. The gable end is decorated with timber bargeboards and a timber lattice screen. The roof retains tall brick chimneys with stepped course detailing. The windows are timber framed double hung sash windows with multipaned windows and painted sandstone sills. The main building also features a side addition clad in weatherboard with a skillion roof to enclose the original doorways. The front door is a timber tongue and groove door.

Within the school grounds are a range of contemporary departmental school buildings that are of low significance. The school landscape is quite modified with the inclusion of asphalt surfaces, sporting fields and the steel security palisade fencing that extends along the perimeter of the site. The school does however retain the ornamental plantings from c.1902 located along Woodville Road and Oxford Street.

The Granville South Public School buildings appear to be in a good condition and well maintained.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Rear additional school buildings, c.2009, c.2015 – 2016.
- Asphalt paving.
- Carpark.
- New boundary fence.
- New roof sheeting on main building.

Overall, the integrity of the building is quite high. The first school hall retains much of its original detail and fabric. Although the landscape has substantially changed, the new buildings have been carefully designed to ensure they do not adversely impact on the significance of the original buildings. It is likely however, that due to the continued use of the site as a public school the interiors are likely to be of a lower integrity grading.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

*\* element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1889 and 1902
--------------------	---------------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his

forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'.

Into the 20th century, the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The school was founded in 1889. It was located on the 150-acre land grant received by John Bowman. Later subdivisions in c.1900 saw the land owned by W.J. Baker. Soon after the school was established, an additional building was required to accommodate 100 more students. In 1902, the school celebrated the opening with the planting of a number of ornamental trees in the school grounds. Mr John Nobbs played a vital role in persuading the Department of Education of the need to construct another building. The school house and the new addition could now seat 300 students. This was constructed by Mr A.E Gould of Parramatta.

The school continued to expand throughout the twentieth century and has been continually added to with several new buildings. The two wings of the main building were extended again in 1929 with the need for additional space for larger classrooms. The increased attendance required two new classrooms. This was built to correspond with the earlier 1902 extension. The extension included alterations to the lavatories and verandah spaces. The building design was specified by the Education Departments architect and cost £996.

During the 1940s, with the construction of several Housing Commission homes in the area the 1940s, the school's attendance rapidly expanded. In 1948, a block of land at the rear of the present main building was selected as the site for a new Infants school promised by the Education Department. It is unlikely that the infants school building has been retained.

Many school buildings, built to the rear of the historic school building are later developments, likely post-1960. Additional school buildings were provided in 2009 and again in 2016 along the northern boundary.

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).	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.	X

				paint scheme, materiality, style, landscape elements).	
<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:

- Should new development be proposed for the site, the application should be accompanied by a detailed building assessment and fabric analysis to understand which buildings are significant and how to manage change.

#### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville South Public School	I168
Heritage Study	Granville South Public School	I168
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	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review



## Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

## 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 the corner of Woodville Road and Oxford Street.




View to main building from Woodville Road. To the right is the original school building constructed in 1889.



View to main building from Woodville Road, with 1902 brick extension.

## Heritage Inventory Sheet

<b>Item Name</b>	Electrical Substation		
<b>Recommended Name</b>	Electricity Substation		
<b>Site Image</b>			
<b>Address</b>	133 Guildford Road, Guildford, NSW 2161		
<b>Lot/Section/DP</b>	B	-	388453
<b>Draft Cumberland LEP ID</b>	I169		
<b>Former LEP ID</b>	I244 (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	Utility - Electricity	

## Curtilage Map



## Statement of Significance

The Guildford Road electricity substation is of local significance for historic, aesthetic, technical and representative reasons. The substation illustrates the mid twentieth century technology utilised in the generation and distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co. The building is an intact and representative example of the standardised electricity substations constructed in the Inter-War period, designed and built to harmonise with surrounding houses.

### Criteria Assessment

a) Historic	The item is historically linked to the distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co. in 1950s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as an intact and representative example of the standardised electricity substations constructed in the Inter-War period, designed and built to harmonise with surrounding houses. The substation illustrates the mid twentieth century technology utilised in the generation and distribution of electricity supply.
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 standardised electricity substations constructed in the Inter-War period.

## Physical Description

The item is a single storey face brick substation building in the architectural style of austerity modern. The substation has a gabled roof clad with terracotta tiles hidden behind a stepped square parapet. A central timber tongue and groove door is framed on either side by fin walls with a concrete slab awning. The letters "P & G E S Co Ltd SUB-STATION No 18" are inscribed above the entrance. Fixed glass louvre vent windows are located along the east and west elevations. The allotment is enclosed by a cyclone mesh fence with barbed wire along the north, east and west boundary. The street boundary features a low brick retaining wall and concrete driveway.

The building's condition appears to be good, although there is some discolouration of the upper course of brickwork.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

## Alterations and Additions

- Fence along Guildford Road removed
- Contemporary electrical box in the southeast corner of the property

Overall, the condition of the building is quite good. It appears the building is still operational and intact.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

*\* element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	1950
--------------------	------

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century, the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

In 1913, Parramatta & Granville Electricity and Supply Co commenced operation for to supply electricity for the local area including Guildford. In 1938, the company stated in their advertising that it promised substations to be built to harmonise with surrounding houses.



This particular electricity substation was constructed in 1950 and was supplied electricity by the Parramatta & Granville Electricity Supply Co.

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.	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	Electrical Substation	I169
Heritage Study	Electrical Substation	I169
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

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

### 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



Electricity Substation from Guildford Road.



Front and western elevations of Substation.

## Heritage Inventory Sheet

<b>Item Name</b>	"Linnwood"		
<b>Recommended Name</b>	Linnwood Estate		
<b>Site Image</b>			
<b>Address</b>	11-35 Byron Road, Guildford NSW, 2161		
<b>Lot/Section/DP</b>	1	-	169485
	1	-	183017
<b>Draft Cumberland LEP ID</b>	I01661		
<b>Former LEP ID</b>	I01661 (Holroyd LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	STATE		
<b>Site Type</b>	Level 1	Complex/Group	
	Level 2	Landscape – Cultural	

## Curtilage Map



## Statement of Significance

Linnwood Estate, including its associated buildings and landscape, is of State significance as a welfare site that was in operation and use for over 80 years. Since 1917, the site was continually adapted and developed specifically for various welfare uses such as housing and educating state wards. Of particular significance is the use of Linnwood Estate as the first and only Truant School that was in existence in NSW between 1917 and 1936 and was later used by the Department of Welfare as a Girls Home Science Domestic School for state wards.

Linnwood Estate is also significant as an example of a prominent and wealthy city businessman's country retreat that was constructed on a large estate beyond the then outskirts of Sydney in the late 19<sup>th</sup> century. The size and fine detail of this late Victorian residence demonstrates the wealth, aspirations and lifestyle of this class in society.

Specifically, Linnwood Estate is in part representative of its original designer and occupier George McCredie. George McCredie was prominent for a time in the local community through his involvement in the political arena and in community activities. On a broader level George McCredie is known historically for his role in conducting the cleansing of The Rocks following the outbreak of the bubonic plague in 1900, and the building activities of his family firm A.L. & G. McCredie and Sons. The remnants of Linnwood Estate can still demonstrate by its scale within its urban setting the former extent of the land holdings of Susan McCredie, who was also a prominent local figure in her own right.

## Criteria Assessment

a) Historic	Linnwood Estate is significant as a late 19th century country retreat constructed by a prosperous city businessman demonstrating a
-------------	--



	<p>pattern of land use that occurred during this time beyond the outskirts of Sydney. Linnwood Estate is historically representative of the wealth and aspirations of this class of Late Victorian Sydney self-made men, and also demonstrates the extensive local landholdings of Susan McCredie.</p> <p>From 1917 to 1936 Linnwood Estate was the first and only Truant School to exist in NSW. It is representative of a period in the history of NSW Education practice when truancy was a prevalent problem in government run schools. The recognition of this problem is in part due to the regulation of school attendance as part of the <i>Public Instruction Amendment Act 1916</i>. At this time truancy was considered an anti-social activity, that if not curtailed would eventually lead to delinquency. The Guildford Truant School at Linnwood Estate was part of the Department of Education's attempt to rectify this problem.</p> <p>Linnwood Estate is associated with state organised welfare activities in NSW. The Truant School, the Domestic Science School and McCredie Cottage Child Care Centre, Faulds House, as well as other, more recent welfare uses, demonstrate a continuous use of the site for these purposes for over 80 years. It is associated with the practice of the NSW government to educate female wards in domestic practices thereby preparing them for the adult world.</p>
b) Associative	<p>Linnwood Estate is associated with George McCredie, a significant figure in the cultural history of the local area, and to a lesser extent of NSW.</p> <p>As a mayor of the local municipality, state parliamentary member for the local Cumberland electorate and for his heavy and enthusiastic involvement in community affairs of the Guildford area including the Presbyterian Church and the Guildford Cricket Club, George McCredie was a prominent citizen in the local area between 1890 and 1903. His wife, Susan McCredie, was also a prominent member of the community, and maintained a respected profile in the local area after George McCredie's death.</p> <p>George McCredie is significantly associated with the history of NSW primarily through his management and action of cleansing The Rocks area in Sydney following the outbreak of the bubonic plague in 1900. George McCredie was contracted by the City to carry out the cleansing process which included the resumption of many buildings in the area, the cleaning of drains and sewers and catching and destroying rats. George McCredie's photographic records of The Rocks cleansing is an invaluable State significant historical resource.</p> <p>George McCredie and his company A.L. &amp; G. McCredie &amp; Sons, Architects and Consulting Engineers, were responsible or associated with the construction of many of Sydney's prominent buildings such as George Patterson House, the Burns Phillip Building, Mark Foys, and many of the former wharves in Darling Harbour. The firm was also responsible for the laying of the first underground telephone lines through tunnels beneath Sydney's streets and pavements.</p> <p>Linnwood House and the associated buildings on the site are significant for their association with the large number of state wards and truant boys that resided, and were schooled there, between the years of 1917 and 1999, notably the gangster Chow Hayes.</p>
c) Aesthetic/Technical	<p>Linnwood House is a reasonably well-preserved example of a late Victorian country retreat constructed by a prosperous Sydney businessman. The house, constructed in a slightly Italianate style, featured quality internal decoration and pleasure gardens displaying the high aspirations of the McCredies. The size, construction and detail (internal and external) of the dwelling give it considerable architectural significance in the local area.</p>

	<p>McCredie Cottage is a purpose designed building that makes it significant for its demonstration of the architect's intention, and the prevalent 'Sydney School' of design at the time. Originally designed to house pre-school age state wards, the cottage was designed to be of a smaller, non-threatening scale so that children would be more comfortable in their own environment.</p> <p>Linnwood House and its grounds has, since the period of construction, exhibited and retained landmark qualities in the local area due to the aesthetic character of the dwelling and it associated landscape.</p>
d) Social	<p>Linnwood House, particularly its grounds, are socially significant to the local Guildford community for the continuing association of the site with the local community through its use for community and social activities. Presently the community responds to Linnwood Estate and the site for its aesthetic and landmark qualities, and views it as a valuable community resource.</p> <p>Linnwood Estate is associated with the many groups of children and state wards that lived, schooled and worked at the site at various times. Linnwood Estate contributes to the identity of this extensive and diverse community, and greatly impacted upon their life.</p>
e) Scientific	<p>Linnwood Estate and its surrounding landscape is evidence of the use and moulding of the landscape to create a country estate. The site provides evidence of this pattern of land use in the local area.</p> <p>McCredie Cottage and Faulds House are evidence of purpose designed welfare dwellings. McCredie cottage is particularly significant as it was designed specifically for the preschool age children that would inhabit it.</p> <p>Linnwood House is evidence of the conversion of a late Victorian residence for specific welfare and education uses such as the Truant School and the Domestic Science School.</p> <p>Linnwood Estate is evidence of a 'welfare site' that was continually adapted over the course of eighty years in order to meet specific use requirements in regard to the housing and education of particular groups of state wards in NSW.</p> <p>The site is likely to have a high level of archaeological potential, owing to a limited degree of site disturbance. The demolished remains of the original stables and cottage at the South West corner of the site are likely to be fairly undisturbed. The site is also likely to reveal evidence of former paths, outbuilding, drains, waste disposal, gardens and fences. There is a remote possibility that the footings of the 1894 Linnwood church may be located in the vicinity of the Western boundary of the site. The significance of archaeological remains on the site is relative to the overall significance of the property.</p>
f) Rarity	<p>Linnwood Estate, as an example of a late Victorian country retreat constructed by a prosperous city businessman, is a rare survivor in the local area.</p> <p>The use of Linnwood Estate as a Truant School is rare in NSW. The Truant School was the only one of its kind in the history of NSW education/welfare.</p> <p>The continual use, development and adaptation of the site for various welfare and education purposes, for over 80 years, is rare in the history of NSW.</p>
g) Representativeness	<p>Linnwood House is a reasonably intact representative example of a late Victorian residence constructed in a slightly Italianate style, as a country home.</p> <p>Faulds House and McCredie Cottage are representative of the use of the site for specific welfare purposes, and of the Sydney School of Architecture translated into Government institutional buildings.</p>

## Physical Description

The following physical description and condition assessment is quoted from the Conservation Management Plan (CMP) for 'Linnwood' prepared by City Plan Heritage in 2004. Due to limited site access available no additional assessment was undertaken.

There are four primary building structures located on the property. The original home, 'Linnwood' (1891), a dormitory building (1923), McCredie cottage (1970) and Faulds house (1976). Linnwood Estate is situated within spacious grounds with many mature trees established. Several early elements from the initial phase of development of the property are evident within this curtilage including an unusual octagonal summerhouse, laundry and fountain. The original entrance is marked by substantial chamfered timber gate posts with unusual cast iron orb finials. The accompanying concrete post, pipe rail and wire mesh fence probably dates from the early 20th century. The drive is now bitumen paved and the main gate posts remain.

A long winding gravel driveway leads to Linnwood House which is built on rising ground. The gardens were at one time extensively landscaped and featured water fountains, summer house, schoolroom and a hall where church services for the small township of Guildford were held. Running close to the site's northern boundary, this drive is lined with mature Eucalypts many lemon scented gums (*Corymbia citriodora* and syn. *Eucalyptus citriodora*) that are dated as mid-20th century plantings.

The site retains many early tree plantings and formal garden arrangements, along with later plantings from the 20th century such as a grove of eucalypts along the entrance drive. Other significant trees plantings include:

- ♦ Canary Island palms (*Phoenix canariensis*),
- ♦ Black bean (*Castanospermum australe*),
- ♦ Camphor laurels (*Cinnamomum camphora*),
- ♦ Coral trees (*Erythrina* spp.),
- ♦ Himalayan or deodar cedar (*Cedrus deodara*),
- ♦ Brush box (*Lophostemon confertus*),
- ♦ African olive (*Olea africana*),
- ♦ Mulberry (*Morus alba*),
- ♦ Firewheel tree (*Stenocarpus sinuatus*),
- ♦ Hoop pine (*Araucaria cunninghamii*),
- ♦ Crepe myrtle (*Lagerstroemia indica*),
- ♦ Plums (*Prunus cerasifera* cv.s).

Shrubs include:

- ♦ Hibiscus (*H.rosa-sinensis*),
- ♦ Frangipani (*Plumeria rubra*),
- ♦ Jade bush (*Portulacaria afra*),
- ♦ Himalayan jasmine (*Jasminium mesnyi*),
- ♦ Photinia glabra (popular hedge species),
- ♦ Cape honeysuckle or tecoma (*Tecomaria capensis*)
- ♦ Two species of privet, (*Ligustrum ovalifolium* and *L.vulgare*),

Herbaceous plants include:

- ♦ Indian shot (*Canna indica*),
- ♦ Red hot poker (*Knifofia* spp.) and
- ♦ Adam's bayonet (*Yucca gloriosa*).

### Linnwood House (1891)

*The front façade is symmetrical with verandas to either side of a projecting central portico. The style is vaguely Italianate, however architectural detailing is minimal, restricted to brickwork arches, string coursing, recessed brickwork, and moulded window sills. Atypical of the Italianate style, the façade is not stuccoed, and was finished as painted brick. There is no evidence (documentary or physical) to indicate that the building was originally face brick, nor is there any evidence discovered so far for tuck*

pointing. The building may have been left in a partly unfinished state. Four French doors with timber shutters open onto the veranda. The central main entrance door features stained glass panels to the door, sidelights, and large arched fanlight. The floor of the veranda features tessellated tiles, whilst the central section beneath the portico is highlighted with patterned encaustic tiles. The veranda is edged with Carrara marble slabs. The entry steps also use marble for the treads and risers. The veranda is detailed with cast iron lacework and columns. The skillion roofed veranda is painted in striped bands reminiscent of the original scheme. The roof to the portico is hipped. All visible roofing is slated. The ground level slopes from North to South, and the southern end of the façade sits on a layer of fill, elevated above the drive.

The North elevation comprises two sections. The principal section comprises two projecting window bays at each end, with a veranda between. The rear section is plain and features only window openings. The walls are painted brick, with a shallow rendered base course. Architectural detailing is provided by string coursing and moulded window sills. The veranda has a corrugated iron skillion roof painted in striped bands reminiscent of the original. The floor of the veranda features tessellated tiles to the same pattern as the façade. Subsidence and structural movement has caused damage to the tiles and unevenness to the floor of the veranda. The veranda is fringed with cast iron lacework, heavily overpainted. The central door to the veranda from L5 is a reused original door inserted into an original opening. The rear wing is plain brickwork, with simple rendered window sills. Additions to the rear wing in the late 1930s resulted in reconstruction of the rear third of the elevation which is evident in changes to the brickwork. The additions were sympathetic to the original building. All visible roofing is slated. The ends to the projecting bays are hipped. There is some evidence of damp damage, and there are many drainage points along the base of the rear wing.

The South elevation comprises two sections. The front section comprises two projecting window bays at each end, with a veranda between. The rear section is plain, and relieved only by window openings. The walls are painted brick, with a shallow rendered base course. The footings to the rear wing are visible to below ground level and have been finished with ashlar lines. Architectural detailing is provided by string coursing and moulded windowsills. The veranda has a corrugated iron skillion roof painted in striped bands reminiscent of the original scheme. The floor of the veranda features tessellated tiles of the same pattern as the façade. Subsidence and structural movement has caused damage to the tiles. Due to the micro-climate on this side, the floor is affected by biological growth. The veranda ceiling is heavily mildewed. The veranda is fringed with cast iron lacework, heavily overpainted. The rear wing is plain brickwork, with simple rendered window sills. Additions in the late 1930s resulted in reconstruction of the West end of the rear wing, evident in changes to the brickwork. The additions were reasonably sympathetic to the original design. All window openings to the rear wing have been reconstructed and feature soldier course brick lintels (late 1930s). All visible roofing is slated. The ends to the projecting bays are hipped. The ground level outside the cellars was excavated in the later 1930s. The gardens edging the side of the house are heavily overgrown.

### **Dormitory Building (1923)**

The Dormitory building was constructed in two stages. The first stage was constructed c.1923, in order to provide additional accommodation for the Truant School. The second stage appears to date from c.1936-37, when a program of works was conducted for the 'Lynwood Girls School'. The South wings and the middle wing of the Dormitory were extended, with materials and detailing matching the 1923 fabric. Further extensions to Linnwood House and works to the courtyard in between the two buildings were conducted at the same time.

The dormitory is of face brick construction, with hipped roofing, currently cement tiled. The main corridor on the East side is roofed over with flat roofing covered in rubber sheeting which has detached. External window and door openings are detailed with soldier course lintels. The windows are all six paned double hung timber sash windows, a characteristic feature of the 1920s-30s works. The second stage extensions to the building are visible in changes to the brickwork, particularly at the rear of the building.

### **McCredie Cottage (1970)**

An extensive one and two storey brick building designed in the late 1960s and constructed and opened in 1970. The building was designed by Department of Education architects in the Sydney School



*architectural style, typical of the period. The building was designed for pre-school aged wards, and live-in accommodation for carers.*

*The building is located at the South end of the Byron Road frontage of the site, and the impact on the visual curtilage of Linnwood Estate is moderate. The building is planned around a central open courtyard. The Northern wing of the building has classrooms and office space on the ground level and two self contained units on the upper level.*

*The central courtyard is surrounded by wings on each side containing classrooms and bedrooms. The North East side of the building has a paved courtyard and swimming pool. The building has been unused for some time and is currently facing lifecycle maintenance and repair issues.*

*The building also comprises a large communal kitchen area and laundry. One of the features of the building are the fittings provided for use by young children (for example, basins).*

### **Fauld House (1976)**

*Single storey brick building designed in the late 1960s, and constructed in and opened in 1976. The building was designed by Department of Education architects in the Sydney School architectural style, typical of the period. The building was constructed to provide semi-independent accommodation for high school aged girls at Linnwood Estate.*

*The building is located within the immediate curtilage of the South side of Linnwood Estate. Its impact is reduced through being set into the slope of the site, and having low ceiling heights and roof planes. It is reasonably sympathetic to its setting despite its proximity to the house.*

*The building is planned around a central courtyard, and is configured to comprise four clusters of rooms joined by corridors. The North cluster comprises a lobby, recreation room, offices and a large communal kitchen. The remaining clusters each comprise a suite of rooms around a central light well core. Internally the building is detailed with timber panelling.*

### **Condition**

The condition for each structure is as follows:

- ♦ **Linnwood House** – Good, in 2016 the roof underwent restoration. The 2004 CMP notes the brickwork, especially around the portico, is suffering from rising damp and there is considerable efflorescence on the walls. The floor of the veranda has sunk and the tiles and marble edging are cracked in many places. The ironwork is in reasonable condition, with some corrosion evident at the base of the columns.
- ♦ **Dormitory Building** – Fair, the building underwent refurbishment in the 1990s. Although, as noted in the CMP there is structural damage at the southern end of the building and cracking is evident in the south wall. This was noted as being due to ground subsidence where the floor level is raised on high footings above the sloping ground level.
- ♦ **McCredie Cottage** – Fair, although as noted in the CMP water penetration to the building represents an important maintenance issue and has led to some conservation issues. The CMP also notes that the gutters are blocked with leaf litter and heavily corroded, in which many of the gutters have fallen off.
- ♦ **Faulds House** – Fair, although as noted in the CMP owing to lack of maintenance, the building is affected by damp penetration from blocked gutters. All windows and door openings are currently boarded up for security.
- ♦ **Main gate** – Fair, although the paint is peeling off.

Condition	Good	Fair	Poor
-----------	------	------	------

## Alterations and Additions

- The main residence has been adaptively re-used over many years to provide institutional care facilities for live-in clients of the Department of Community Services.
- The roof of Linnwood House underwent restoration in 2016.
- Bitumen driveway
- Lacework on verandah has been removed and posts have been repainted

Although there have been some alterations to the subject site such as the main roof and verandah, it is not irreversible. Linnwood House is considered to have high integrity as it retains much of its original form and features and the grounds still retain many original features. Many early tree plantings (including Araucarias, camphor laurels), garden layout (including entrance drive, and garden features such as outbuildings, an iron fountain, iron railing fence to street), large plantings (such as giant bamboo) remain, along with later plantings from the 20th century such as a grove of eucalypts along the entrance drive. Such a relatively intact large urban garden retaining early structure, plantings and detail is increasingly rare today.

<b>Integrity</b>	<b>High</b>	Moderate	Low
------------------	-------------	----------	-----

\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1891
--------------------	------

The following history is quoted from the Office of Environment and Heritage State Heritage Register's listing sheet for 'Linnwood'.

### ***The development of Guildford, and the building of Linnwood as the McCredie home:***

*Prior to the first land grants been given in the area the Merrylands and Guildford area was set aside for use as church and school lands for the district of Parramatta. Approximately 404 hectares were set aside following the settlement of Parramatta as a means of raising money for the continual upkeep of churches and schools in the Parramatta area through funds raised from the use of the lands. However, much of this land was never to be used in this manner, and in 1837 the first major land grant of the area was given. Guildford was named after the Earl of Guildford, a relative of Lieutenant Samuel North, the first major landowner in the area. In the 1860's and 1870's many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford with the permanent school built in 1876.*

*The Guildford area continued to grow slowly during the late 19th and early 20th century during which time the McCredies came to the area, purchased land, and built Linnwood. During this time the area was described as a 'busy though not populous fruit growing district' in 1886 and in 1888 a newspaper noted, "Like its name sake, the metropolis of Surrey, Guildford is a place of hills and also of fields and orchards; like the neighbouring districts it is known for its fruit." Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place." In 1915 a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens."*

*George McCredie, his wife Susan, and their nine children, moved to Guildford in early 1891, having constructed Linnwood as their country home. The McCredies, and George in particular, promptly proceeded to become involved in all facets of life in Guildford.*

*George McCredie was born in 1859 at 'The Glebe' in Pyrmont Sydney and was the son of a builder from Northern Ireland. He was educated at Fort Street Public School and left to become an apprentice carpenter with the Australasian Steam Navigation Company (ASN Co.) at the age of 14. At the age of 18 he was made a foreman and took a company of men to Townsville in North Queensland to construct the first large wharf in the area. In 1880 he married Susan Faulds Blackwood, daughter of James Blackwood of J. Blackwood and Sons Engineering Company. In 1880 he left the company and travelled overseas in a world trip and visited the 'old country' to gain practical experience and to acquaint himself with the wider and larger enterprises of the rest of the world. Following his return to Australia he joined*

---

*a partnership with his brother in A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers, and undertook professional training at night school under the supervision of a Professor Jones.*

*McCredie and Sons were associated with the construction of many large and important buildings in Sydney and along the waterfront and often worked for the government as private contractors to undertake their proposed works. The McCredies were involved in engineering works for warehouses, factories, stores docks and reclamation projects and were responsible for or associated with the building of many buildings around Sydney such as 'Montana' in Glebe (Sydney Home Nursing Service Headquarters), George Patterson House on George Street (The Establishment), the Burns Philip Building in Bridge Street, the Mark Foy Retail Building and the Sydney GPO in Martin Place. As well as the construction of such buildings the McCredies also worked for the government on larger projects such as the planning and construction of tunnels for telephone wires throughout the city and the cleansing of The Rocks area following the outbreak of the bubonic plague in 1900.*

*In 1891 George McCredie and his family moved from Glebe to Linnwood in Guildford and became heavily involved in the local community and political life. In 1892 he became a Justice of the Peace and in 1900 he undertook his most notable professional experience in co-ordinating the cleansing of The Rocks following the outbreak of the Bubonic Plague.*

*A long winding gravel driveway leads to Linnwood house which is built on rising ground. The gardens were at one time extensively landscaped and featured water fountains, summer house, schoolroom and a hall where church services for the small township of Guildford were held. Linnwood was designed in the Italianate style with a central portico flanked by French windows and segmented projecting bays. A feature to be noted are the stained glass windows and doors in the main house.*

*George became involved in the local community and was elected alderman of the Prospect and Sherwood Council and for some years served as Mayor. He had designed and constructed the maze of underground telephone cable tunnels that are still used today for that purpose and Linnwood was the first to be connected to the telephone system from Sydney.*

*George established Presbyterian services in a hall on his property in 1894. The family lived comfortably in this quiet rural estate until George McCredie passed away, aged 44, at Linnwood of unknown causes following a period of sickness in 1903. He had been appointed by the Government to take charge of the clean up and stop the advance of bubonic plague throughout Sydney. His first priority was to inspect and assess the infected districts. Areas were cleared one at a time of the "accumulation of filth, the utter disregard of sanitary arrangements and numerous sad cases of poverty". Volunteers were understandably reluctant to assist in clearing rubbish and demolition of buildings. 17,000 rats were killed during the demolitions that stretched from the Rocks to Chippendale and also to Manly, where a further 27,548 were destroyed at the quarantine depot. As a result of the close contact with the plague, George died "from an illness attributed to the effects of the plague".*

*He was survived by Susan Faulds McCredie and 8 children (James McCredie, his son, passed away in 1895 at the age of thirteen at Rewa in Glebe). Susan McCredie later left Linnwood, initially leasing it and then selling it to the Department of Education, before moving to Wahroonga where she passed away in 1936. After George's death the community contributed money to build the neat brick George McCredie Memorial Church in Guildford Road, on land donated by the family.*

***Linnwood as a state school and children's home:***

*In November 1889, Susan McCredie was formally registered as the owner of Lots 15, 16, 17, 24 and 25 of Section of Henry Whittaker's estate, via his executor, Joseph Byrnes. Linnwood was subsequently erected on Lots 25 and 24. George McCredie witnessed the transfer, but held no interest in ownership of the land. The land was purchased for (Pounds)750. Susan McCredie also purchased 6 lots adjoining the property to the North with a frontage to Guildford Road (lots 6 to 10, Sect D, DP 2403 - Vol 952 Fol 63).*

*In June 1892, after having been elected to the Mayoralty of Prospect and Sherwood, George McCredie entertained his fellow alderman, and two local press men, at Linnwood. Near identical descriptions of*

---

---

the property were published in the Cumberland Mercury and the Cumberland Argus in the following week. The report notes that the house and grounds were connected to town water (the Water Supply Pipeline to the North of Linnwood was connected in 1886) and the electric lighting was generated on site.

Linnwood is described not as a villa, or a mansion, but as an "extensive cottage". The interior was described as "comfort trenching on the confines of luxuriousness" - but certainly not opulence. This report confirms the others in the description of the rooms. At the rear, the breakfast room and kitchen were to the left of the court, the laundry and "other offices" to the right. For the grounds, the report describes roses, a tennis court in front of the house, "a Church behind the vines to the west, a range of model stables and coach-houses down south where the electric light plant is stored; a coachman's quarters fountains, a swimming bath, gigantic swings and summer-houses, growing crops, and avenues, and poultry yards.

Susan McCredie also purchased a substantial amount of the surrounding land of Whittaker's Estate, including all of Sections E, F, G, and 1, and substantial parts of Sections J, L, and A. By 1901, Susan McCredie owned most of the land between Guildford Road, in the North, Byron Road to the East, Whittakers Road to the West, and Pine Road and the Great Southern Railway to the south. In December 1901, Real Estate agents Mobbs and Hunt advertised for sale most of the large area of Whitaker's Estate purchased by Susan McCredie earlier in the year. Sales of land however did not begin apace for some years. The land was advertised as comprising "orchard, vineyard blocks, factory, villa & business sites".

In 1901, Susan McCredie purchased from Joseph Byrnes more allotments of land at Guildford (Vol.1368 Fol 4), including the triangular portion of land between the water pipeline and Guildford Road, on which the George McCredie Memorial Church was later erected (Lot 78 Sect A DP 2403). In May 1902, Lot 78 was transferred from Susan McCredie to her husband George, David Davidson, and Alexander George, in equal parts. All three were active committee members locally in the Presbyterian church, and it is tempting to see in this transfer an intention to alienate this land for construction of a Presbyterian church, and therefore the basis for the local lore that the McCredie family donated the land for the church.

In 1890, Susan McCredie's brother, Ludovic Blackwood, had purchased land from the Whittaker Estate, acquiring Lots 18 to 23 of Section D, which adjoined the property on which Linnwood was subsequently built, and fronted Carrington. In December 1901, Ludovic Blackwood's land was transferred to Susan McCredie. (Bk708 No86). However, in 1907, the same land was transferred back to her brother Ludovic. The nature or purpose of these transactions is unclear. From this time onwards, the substantial estate of Susan McCredie at Guildford was progressively sold. The sale of allotments was particularly frequent during the 1920s, especially in 1922 and 1925 providing Susan McCredie with a steady stream of income.

A Sketch plan has survived on PWD files illustrating the Linnwood property at the end of Susan McCredie's period of ownership. Perhaps drawn as early as 1917, the plan has been later stamped by the Miscellaneous Branch of the Lands Department in October 1921. Aside from the house itself, other buildings on the property at the time included the summer house, the stables, cottage and shed on the Southern boundary. Near the tennis courts is a small building, which given its location may have housed sporting equipment. The property was fenced into different sections. The East portion of the land was cleared, and featured tennis courts and baths (the nature of the latter is unexplained). The entrance drive was separately fenced. Linnwood itself was surrounded by gardens, including a lawn area on the North side of the house. At the South of the main garden area, a cultivated portion was fenced off. At the rear of the site, an orchard was planted and fenced. A narrow fenced path appears to have run between the orchard and the garden from the rear service wings of Linnwood to the stables and cottage. It appears from early photos that this might have been latticed, and provided a screen between the family recreation areas and the passage of staff and workmen. This presents an insight into physical barriers to reflect class segregation at the time.

In 1917, the Department of Education began looking for a suitable location for a new Truant School. A.L. Hinton, a Sydney real estate agent, was consulted, and offered several properties in the

---



---

Parramatta region. In July 1917, Linnwood was included in the list of properties and the particulars of the residence and grounds were described. By September negotiations were in progress for the lease of the land from Mrs McCredie, with an option of purchasing the property during the life of the lease for (Pounds)5,000. Among the reasons for choosing Linnwood for the Truant School were its location, and ample accommodation and grounds: "it is more or less isolated although within easy reach of the Railway Station. There is sufficient accommodation for the staff without any additions and ample ground to provide suitable occupation for the boys after school hours. A Department of Education architect's report in September 1917, stated that Linnwood was in a very good state of repair, and had only two or three slight cracks. A lease of the site from Mrs McCredie by the Crown was entered into, to commence at the beginning of December 1917.

The philosophy behind the measures taken to control truancy was that truancy is "the vestibule of all juvenile delinquency". The aim of the Truant School was to avoid the truant becoming a 'Juvenile offender'. One such truant was the notorious Sydney Gunman "Chow Hayes" (Cameron White, NSW Heritage Office) Though the truant school itself was run by the Education Department, the policing of truancy was conducted by the Child Welfare Department. All children between the ages of 7 and 14 were, by law, required to attend school. The position of Superintendent for the new Truant School was advertised at the end of 1917, and from nine candidates, the successful applicant was Charles Dawson.

The superintendent commenced duties on 1 February, 1918 and the final boys were admitted on 19 March, 1918. The staff consisted of the Superintendent (Charles. E. Dawson), Mrs Dawson, who was appointed as supervisor of domestic arrangements, a male attendant, a female attendant, a cook and a laundress-general. A residence, situated in 4.65 hectares of ground, was first rented and then purchased by the Department, The land has a frontage of 161 metres to Byron Road and a depth of 291.7 metres. The final accommodation consisted of twelve beds. In May 1918 the accommodation was increased to 20 beds, and in December 1918 a further six beds were installed. In November 1919 an additional male attendant was appointed and the accommodation was increased to 50 by temporary arrangements which meant much congestion.

"In April 1920 an additional female attendant was appointed. In October 1920 twenty five more beds were added and placed on outside verandahs which were most unsuitable in wet weather. In December 1920 a single portable class room with an attendant's bedroom attached, was erected. The class room was used as a dormitory. In September 1921 a nightwatchman was appointed, and in October 1921 a first assistant teacher commenced duties. In November 1921 a double portable classroom was completed. This was used as a dormitory and the single portable class room was used as a school in place of the small summer house which had been previously in use as a temporary class room. This summer house is now used as a manual training room. In November 1923 a new block of buildings containing three dormitories each holding 20 beds, a corridor, a lobby and dressing room was completed. A new W.C. block, boys' bathroom and a laundry block were also completed. Other structural alterations in the existing buildings were affected at the same time thus giving splendid accommodation for 100 inmates. In October 1924 we installed another twenty-five beds thus bringing the accommodation to 100 beds.

In July 1925 a new domestic water supply was installed and in August 1925 a 70cm fire service with three fire hydrants was completed. Thus, the school accommodation now stands at 100 with a staff consisting of superintendent, first assistant teacher, supervisor of domestic arrangements, two female attendants, a nightwatchman, two male attendants, a cook and a laundress general".

The Truant School was reserved for "confirmed and recalcitrant truants". The school was run like a boarding school, the boys living in dormitories and being schooled on site. The Child Welfare Department believed that its policy of sending "confirmed" truants to Guildford was, on the whole, successful. For example, in the years 1926 to 1929, between 13% and 16% of truants sent to the school returned after having been discharged. The Department could argue that this meant over 80% of truants sent to the school were 'cured' of their truancy. During these years, there was also a decrease in the number of truants admitted each year, but an increase in the number of residents at any one time.

During the Depression years, the Child Welfare Department recorded a substantial drop in rates of truancy across the State. This ran counter to expectations, which were that Depression would increase

---

---

truancy rates. In explanation, the Department believed that the presence of unemployed parents in the home was the principal cause for the drop in truancy. With parents at home, it was believed that there was more control over children's attendance at school, not to be found when one or both parents were absent from home in the workplace during the day. By 1931, the drop in overall truancy rates also translated into a drop in the number of residents and boys being admitted to the Truant School. At the end of 1931, there were 58 boys in residence at Linnwood. On average, most boys spent around 3 to 4 months at Linnwood.

The new dormitory building at the rear of Linnwood was constructed by the builder, Mr P Cameron of Harris Park. The Dormitory additions were completed towards the end of 1923. A sketch plan, probably post 1923 as it indicates works proposed in 1921-22 and seemingly completed, illustrates the proposed location of new water pipes through Linnwood, servicing the bathroom next to the best bedroom, and the proposed bathroom in the hallway.

Each of the architectural plans from the early 1920s were prepared by the Department of Education architect, John Smart. The first preliminary plan for a new dormitory building at the rear of Linnwood was prepared at the beginning of 1919. A pavilion building linked to Linnwood via a covered way. Departmental officials regarded the proposal as "a high expenditure for a rented property". It would appear that this was the primary reason for delays in providing additional accommodation. By December 1920, a handwritten note to the 1919 architect's memo stated that "it has been decided to purchase this property for (Pounds) 5,000". A significant impediment to capital works on the site was thus removed. The initial plans for a new dormitory were rapidly outdated and never implemented.

The desire for improved accommodation to meet the increasing needs of the school accelerated at the end of 1919, with a memorandum from Superintendent Dawson, requesting alterations to existing buildings, including a new door to the office (the former library), and laundry and bath accommodation attached to the gardener's residence. The alterations to the gardeners cottage for the baths and laundry were under construction in late 1919, thus pre-empting a more extensive package of works developed in 1921 and 1922, and implemented in 1923. A plan survives of proposals for a new door to the office, which proposed to utilise an existing external door from the sewing room.

In 1920, the superintendent wrote several times to the Chief Inspector, indicating that the present accommodation arrangements (including beds on the verandas) were insufficient, and calling for new accommodation to be constructed along the lines already proposed. Mr Dawson was insistent, and stated that the congestion "leaves no room for further admissions unless I follow the suicidal method of releasing boys before they are due, of which, I must confess, I have already been guilty".

The erection of the single and double portable classrooms commenced towards the end of 1921. A sketch plan of Linnwood in the 1922 bundle of papers presents an illustration of the existing floor plan of the building in its Truant School use. It illustrates the conversion of the building, with the dormitories located at the rear of the main building, with service rooms and staff quarters in the rear wings. A partition had been added in the middle of the hall. The superintendent's quarters were situated at the front, utilising the main bedroom and the drawing room. The McCredie' bathroom and dressing room had been converted to a "temporary bedroom" and bathroom with a partition installed. The dressing room at the rear on the North side appears to have been extended. This may therefore date after the 1922 plans for new works. The door to the office, the former library, had already been inserted.

On the basis of these plans, a report was prepared by the architect in November 1921, and acted upon in March 1922. The report noted that the existing dormitories within Linnwood were "inadequately ventilated and are very much overcrowded". The number of boys squeezed into each dormitory was only possible because the boys changed in a common dressing room, therefore "leaving the dormitories free from any furniture or fitments except the beds".

The report also notes that there was inadequate classroom space, only one classroom where there should be two. The report notes that a portable class room building was under construction at the time (1921), which was to be used at first as a temporary dormitory. It is also noted that there was an existing portable room on site, containing almost twice as many beds as it should. It was recommended that following provision of more dormitory space, this room should be converted to an "isolation dormitory".

---

---

*The architect concluded that the existing building could not accommodate the present, or expected needs, of the Truant School, and that the recommended option was to construct a new dormitory building at the rear of Linnwood. The simple dormitories were designed to provide "ample windows and doors for light and air", and it was noted that "though rather crowded they would be much superior from a health point than the present dormitories of the existing main building".*

*The report notes that the office - the former library - required a public entrance to avoid people passing the Superintendent's quarters at the front of the building. It was proposed to alter a window to a doorway (see Fabric Survey). For similar reasons, it was proposed to install a screen in the hall to separate the residential quarter from the dormitories and visitors. The report goes on to note further requirements, including new lavatories and an extended dressing room, reversion to the original sewing room, conversion of the existing laundry in the rear wing to a store room and the construction of a new laundry near the drying area, and the provision of shower baths "in another large stable building". The existing shower baths were located in a detached building occupied by a teacher and his family (wife and three children), and were considered to be an intrusion on privacy, and discharged waste water to the ground nearby.*

*The final architect's certificate for completion of the works is dated November 1923. The architect's report also includes a list of variations to the proposed works.*

*A 1935 memorandum from the then superintendent Mr Kably to the Director of Education details the schedule of the boys at the time. Junior boys were in class during the mornings, until dinner at midday, then 1/2 hour playtime at 1 pm. From 1:30 to 3:30, the junior boys were engaged in gardening duties around the grounds under the supervision of an attendant. On Friday afternoons, the boys were engaged in darning and similar activities. The Senior boys were in class from 1:30 to 3:30 in the afternoons. In the mornings, the Senior boys were put to work from 9 to 11:15 in chores, such as "laundry work, scrubbing dining room or dormitories, window cleaning, or polishing". They did their gardening chores from 11:15 until dinner at midday. The memorandum notes that Linnwood had no maids, and so all domestic chores fell to the boys. At the suggestion of full time schooling, the author made no objection, and noted that arrangements were already in place for full time schooling for the junior boys, except Friday afternoons.*

*A 1927 Annual Financial return for the school notes that the school raised some income from the sale of calves, indicating that at least a part of the property was used for cattle breeding. A 1929 memorandum addressed the issue of failing admissions during the preceding years. The memorandum questioned whether the Metropolitan Children's Court was making full use of the Truant School, as overall truancy numbers had not declined.*

*During the 1930s at Linnwood, there were only just over a dozen boys at the school. Enrolments continued to drop in the 1930s, and by 1935, there were less than 20 boys at the school each week (April 1935). In the summer break of 1935 to 1936, Superintendent Dawson took long service leave, and took a study tour of the UK and the United States, looking at schooling for 'maladjusted' children. Mrs Dawson was in charge during her husband's absence. It was suggested that the school be closed. From Linnwood, Mr Dawson became Principal of the Pymont Adjustment School.*

*The Director of Education's report made reference to a report by Mr Dawson on the UK and US schools he examined, and his recommendation that problem boys, including truants, should not be going through the court system. The decision to close the school was also primarily a result of the dropping numbers. The remaining boys at the school were discharged on 29 November 1936, and the Guildford Truant School officially closed its doors in 1936. A female attendant continued as a caretaker after the school closed. On 28 November 1936, the Child Welfare Department took over the site for use as one of their institutions.*

*Prior to opening Linnwood as a domestic science training school for female state wards, repairs were required, including renovation of the portable classrooms. Painting and repairs were required to the rooms of Linnwood, and heating needed to be installed. Converted in 1939 from the Truant school to a "residential domestic science school for female wards", Linnwood was home to 58 girls, from 12 to*

---



---

15 years of age. The selection of residents was based upon those who were "unable to settle down in foster homes, or for other reasons are considered more suitable for the hostel type of life" at Linnwood. The 1961 Annual Report says that Linnwood included a school with a curriculum adapted to the "varying mental abilities and ages" of the girls. "Cooking, needlework and home management" were central to the curriculum, plus "special courses". The report notes that many girls passed public service and nursing examinations, and many were placed in "clerical position". The report also notes that the girls were taken on excursions outside the home, including to the theatre, movies, exhibitions, and picnics. Other activities included "ballet, drama and choral work and such handicrafts as embroidery, needlecraft and flower arrangement." Sporting activities included basketball, softball and swimming. The playing fields were located on the expanse of land to the front of the house. The girls also had their own Girl Guides troop, and on at least one occasion hiked to Prospect.

A departmental publication from 1966 (CWD 1966) describes the purpose and activities at "Lynwood Hall" at Guildford. The report notes that Linnwood was for girls aged from 12 to 15, from a deprived background. The report claims that "worthwhile goals are set and the girls are encouraged to meet them" (CWD 1966, p.21). In addition to a "general emphasis on domestic science", an emphasis was also placed on "deportment, courtesy and correct social conduct". The report notes that organisations such as Rotary and the C.W.A were responsible for providing outings for the girls and facilitating contact with the community (a picture of the Queen presented by the CWA hangs in the central hall). Other outings included trips to the city to see the ballet. Ballet was apparently very important at Linnwood, and girls who performed well in classes were bound to be favourites of the staff.

In Departmental literature, Lynwood was described as an "home science training establishment", but which also "develops special courses where necessary for girls proposing to take up employment in particular avenues, e.g., commercial and industrial business and nursing" (DCWC Annual Report, 197, p. 55). Life at Linnwood, as described by former residents, appears to have been either harsh or rewarding, or both at different times and for different people. Punishments carried out at Linnwood varied depending upon the misdemeanour. Perhaps the most dreaded, was to be locked in the 'klink', the small, narrow room beside the laundry at the rear of the additions to Linnwood. The window was boarded up, and the room was used as a place of solitary confinement. Alternatively, girls who had misbehaved were made to scrub the tiled veranda floors, or the main hall, or the large dining area at the rear of the building. Another punishment was being forbidden to speak to the other girls for a period of time.

Activities for the girls at Linnwood included gardening. Plots were allocated and the best kept gardens were rewarded with prizes. The girls, like the boys before them, were also responsible for cooking. The girls were divided into groups, and each took turns to cook the meals and serve them. Of the two kitchens at Linnwood, one was used for cooking lessons. Another day was set aside for washing. The girls attended school on the remaining three days. Weekends were recognised, and these were the days for outings and activities. Staff never addressed the girls by their first name according to accounts. Surnames were commonly used, which was not atypical for any boarding school environment of the time, however, accounts are that girls were also often referred to by a number only. (Oral History).

On 12 July, 1956, Linnwood was extensively damaged by a fire. Former girls remember the fire starting in the rear kitchen, and then spreading from there and through the roof. The interior of the principal rooms within Linnwood itself do not appear to have been directly affected. Newspaper reports of the fire mention the girls carrying furniture, bedding, clothes and crockery from Linnwood to the front lawn, and also trying to help put out the fire with hoses. Assistance was provided by local residents until the arrival of the district fire brigades. The reports confirm that the fire started at the back of the house, extensively damaging the kitchen and dining area, and then spread principally through the roof. The Dormitory building was apparently undamaged, and was to be used for accommodation until the main building was repaired (SMH).

McCredie cottage was opened on 17th July 1970, to accommodate 26 preschool aged children, all wards of the State. A departmental report states that the building was the "first cottage home to be specially designed and constructed for preschool children". The report contained the following description of the philosophy behind the design of the building: "The needs of the children have received special consideration in the architecture, such that the home, which is in fact quite extensive,

---



---

*never gives the impression to its true size "proportions and perspective have been so designed that no child will feel overawed or dwarfed by the establishment."*

*McCredie cottage also comprised a self-contained flat for senior female wards, who would assist in the care of the children, and at the same time receive experience for future employment as live-in child care workers.*

*Resident numbers at Linnwood during the late sixties to early seventies, was within the range of 30 to 50 residents. McCredie cottage housed 26 to 28 children at any one time. Though Linnwood for example housed on average around 40 residents at a time, during the year more than twice that number were admitted, half of whom were discharged within a twelve month period. At McCredie cottage, the total number of admissions each year was about triple the average number of residents at a time. (Departmental Reports, 1971 and 1972). The Annual Report also states that the children at McCredie were there only until such a time as they could be placed in foster homes (p.55). The opening of McCredie had assisted in reducing the demand at other facilities. (p.9)*

*At the end of the 1970s, McCredie cottage was adapted to also cater for children up to the age of 8. Faulds House was opened on 23d April 1976. It was designed to provide accommodation for girls who were of primary and high school age and attended local schools. The intention, according to the Department, was to provide "a family type setting with minimum restrictions" The report also noted that upon opening Faulds House, Linnwood was closed and renovated, "to be reopened as a hostel for working age girl wards".*

*Married couples were in charge of Faulds. Some girls would stay at Faulds until transferred into foster homes. Others who stayed at Faulds continued in schooling to School Certificate level.*

*In 1977, Linnwood was described as a "Group House" by the department. In the 1980s, Linnwood was used as a hostel for State Wards up to the age of 16. There was room at this time for 16 wards in the building, male and female. They paid for their board, and were given a degree of independence. The aim of the managers was to teach the teenagers to cope on their own, and an emphasis was placed on teaching living skills (1984 Newspaper Article).*

*In 1991, a reunion was held at Linnwood, attended by 75 former residents. In later years (e.g. 1995), Linnwood was used by the Auburn/Holroyd Disability Services Branch of the Department of Community Services (Parramatta Advertiser, 20/11/95). In 1996, it was noted that no children had lived in Linnwood itself for three years (1993). In 1996, staff and students from Minali, another DOCS home, were relocated to Linnwood, as well as an Education department "assessment and tutorial service and an outreach and aftercare service" (DOCS, 1996:20).*

*In 1984, a plan to provide a museum at Linnwood was advertised. On 21 March 1985, The Department of Community Services granted a license to the Holroyd and District Historical Society, to operate the 'Linnwood Museum', from the building. In September of that year, the museum was officially opened by the then Minister for Youth and Community Services, Frank Walker (Pamphlet).*

*The Friends of Linnwood was formed in 2002 following a successful community campaign to save it from being sold and redeveloped by the NSW Department of Education. The group has since raised \$200,000 towards restoration works for the historic house (Stevens, 2015).*

*In January 2002 Minister Yeadon announced that control of the property would be transferred to the NSW Heritage Office. A steering committee was formed with representatives from the Heritage Office, Heritage Council, Holroyd City Council and the community. Control of the whole site was transferred to the Heritage Office on 30 June 2002 (Draft CMP: Linnwood (City Plan Heritage 2001)).*

*The former Holroyd City Council debated handing back control of Linnwood to the state government in November-December 2015, after a proposal to subdivide the land and use sale proceeds to fund its restoration have been stalled (Stevens, 2015). Council will proceed with plans to subdivide the land and use proceeds from the Tamplin Road Reserve sale towards restoration of Linnwood house, following a series of meetings with the Heritage Division OEH to address long-running delays.*

---

### Additional notes

Susan McCredie constructed the 'George McCredie Memorial Church' (LEP item I139) in 1905 after the death of George McCredie.

On the 17<sup>th</sup> of March 2001, the Minister approved creation of two Crown Reserves over the Linnwood Hall Estate. One contains all buildings and heritage curtilage and will be managed by Holroyd Council. The other covers the open space fronting Tamplin Road, will be managed by the Land and Property Management Authority.

Faulds House and Dormitory currently utilised by Sunnyfield disability services / community services under lease. The Friends of Linnwood group also organise open days at the property.

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 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:

- It is recommended that the 2004 Conservation Management Plan be updated.

### Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	“Linnwood”	I01661
Local Environmental Plan	“Linnwood”	I01661
Heritage Study	“Linnwood”	I01661
National Trust Australia Register	Lynwood Hall Training School, formerly Linnwood, including Pottery Shed, Octagonal Wooden Building and Garden	No ID number

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

### Other References

- City Plan Heritage, 2004 ‘Conservation Management Plan: Linnwood’, Prepared for Holroyd City Council
- Kass, T, Liston, C. & McClymont, J 1996, *Parramatta: A Past Revealed*, Parramatta City Council, Sydney.
- OEH, State Heritage Register listing sheet ‘Linnwood’.  
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052822>
- The Friends of Linnwood n.d, *Linnwood*, <http://www.linnwood.org.au/publications-and-faq.php>

### 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



Office of Environment and Heritage identifying the heritage status and significance of the place.



Entry gates.



McCredie House (Source: City Plan Heritage, "Linnwood Conservation Management Plan" 2004).



Faulds House (Source: City Plan Heritage, "Linnwood Conservation Management Plan" 2004).



Dormitory (Source: City Plan Heritage, "Linnwood Conservation Management Plan" 2004).



Laundry (Source: City Plan Heritage, "Linnwood Conservation Management Plan" 2004).






Linnwood House (Source: City Plan Heritage, "Linnwood Conservation Management Plan" 2004).



North verandah, Linnwood (Source: City Plan Heritage, "Linnwood Conservation Management Plan" 2004).

## Heritage Inventory Sheet

<b>Item Name</b>	Pipehead, Water Supply Canal and Associated Works		
<b>Recommended Name</b>	Pipehead, Water Supply Canal and Associated Works		
<b>Site Image</b>			
<b>Address</b>	Frank Street (primary), Bowden Street (alternate), Parkes Street (alternate), Palmer Street (alternate), Guildford NSW 2161		
<b>Lot/Section/DP</b>	Part Lot 11		1175686
<b>Draft Cumberland LEP ID</b>	I01629		
<b>Former LEP ID</b>	I01629 (Holroyd LEP),		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	STATE		
<b>Site Type</b>	Level 1	Built	
	Level 2	Utilities - Water	

## Curtilage Map



## Statement of Significance

The Pipehead, water supply canal and associated works is of State significance for its historic, associative, aesthetic, social, scientific, rarity and representative values. It is an integral part of the Upper Nepean Scheme and for many years acted as the operational 'Headworks' for the Upper Nepean Scheme as a whole.

Historically, the Pipehead is significant for its importance in the history of water supply in Sydney, as one of the key components of the Upper Nepean System from 1913 until 1995. The Pipehead Site and its tangible historical components present evidence of a former work practice of water screening, unique in type and scale of operation in Sydney and NSW. Aesthetically and technologically, the Pipehead Site features elements notable in the State context for their technological qualities and construction, including surviving Screening Deck components (basin, chambers, penstocks, and cranes) and associated minor and auxiliary items.

The Pipehead Site contains elements of research potential for further understanding of the cultural history of the water industry and specific technological processes in NSW. Elements of particular significance are the Screening Basin, Rotor Screen and Deck Area. The Pipehead Site is unique in NSW for its technological role in the Sydney's water supply system. Rare or unique notable elements of the site include the Rotor Screen and Deck Area elements (basin, chambers, penstocks, cranes).

The Pipehead Site is also of significance for the local area and Sydney Water for its aesthetic and technological significance. The Pipehead Site is notable in the local and organisational context for its design and technological role within Sydney's water supply system. The Pipehead Site has strong associations with two Government agencies: with the historical development of Sydney Water as one of the oldest continuously occupied Corporation properties, and with the Public Works Department who



constructed the site and its original Basin in the 1880s. The Pipehead Site contains buildings and areas of research potential for further understanding of the specific technological processes of water industry and clear evidence of former work practices of a unique type of operation in Sydney. Surviving cultural plantings contribute to this potential. The site contains artefacts from past uses and installations that, by their contextual association, contribute to understanding of the site's development. The site also includes elements of qualities and construction notable in technological and research potential terms. Most important elements include: the Rotor Screen and Deck Area elements (basin, chambers, penstocks, and cranes), the segment of Lower Canal located within the site, segments of water supply mains within the site - including those from Pipehead to Potts Hill and from Prospect to Pipehead, surviving structures of the 1940s and earlier site configurations (including the 1917 Valve House and the Monitor Station for 2100mm and 1800mm pipelines), and associated minor elements.

#### Criteria Assessment

a) Historic	The Pipehead site is of considerable historic significance as an integral part of the region's gravitational supply of water known as the Upper Nepean Scheme, one of NSW earliest and most enduring schemes. Identifiable remains such as the Engineer's Residence (1913), the Valve House (1917), the Monitor Station (for 2100mm + 1800mm pipelines), Rotor Screen and Deck Area (basin, screening chambers, penstocks and cranes) (1913-1929), the Lower Canal (1888) and water mains are of historical significance as remnants of one of NSW's earliest and most enduring water supply schemes and as evidence of past work practices and technologies. The height of the Pipehead site's importance within the water supply scheme provides evidence of past work practices and technologies.
b) Associative	The Pipehead site and its structures are associated with the Upper Nepean Scheme commissioned in 1888. It is also associated with the historical development of Sydney Water as one of the oldest continuously occupied Corporation properties, and with the Public Works Department who constructed the site and its original Basin in the 1880s.
c) Aesthetic/Technical	The Pipehead Site features the Rotor Screen and Deck Area elements (basin, chambers, penstocks, cranes), notable in the State context for its technological qualities and construction. Several buildings at the Pipehead Site complex are notable in the local context for their aesthetic qualities, including the 1917 Valve House, the 1913 Residence and the Monitor Station for 2100mm and 1800mm Pipelines. The buildings, pipelines and canal are prominent features which as a collection visually display change in water supply construction and technology from 1888 to 1995. The site is notable for the introduced plantings including the Canary island palms and Washington Palms west of the Deck Area and along the canal to the northwest. These exotic common species create a parklike atmosphere.
d) Social	The Pipehead Site has been the place of employment for many people including many prominent engineers.
e) Scientific	The Pipehead Site was the operational "Headworks" for the Upper Nepean Scheme. Substantial fabric survives at the headworks which therefore provides a major research, educational and interpretive resource.
f) Rarity	The Pipehead Site is unique in Sydney's and NSW water supply system. The Pipehead Site contains the unique screening works that operated from 1913 until 1995.
g) Representativeness	The Pipehead Site is representative of water screen facilities in Sydney and NSW. The surviving fabric at the site allows interpretation of work practices from 1888 until 1995.



## Physical Description

The following physical description and condition assessment is quoted from the Office of Environment and Heritage State Heritage Register's listing sheet for 'Pipehead, water supply canal and associated works' (last updated 5 December 2005). Due to limited site access available no additional assessment was undertaken.

### **Pipehead**

*The following significant items are listed in the Upper Nepean Scheme Heritage Study, 1992 and are the only items on the site considered to be included in this listing:*

*Listed by Inventory Number, Precinct Name\*, Item Name, Item Type\*, Type No\* (\* if applicable).*

- ♦ Pipe Head Deck (Basin and Screening Chambers), Screening Chamber
- ♦ Screening Chamber No.2, Screening Chamber
- ♦ Travelling Jib Cranes, Cranes
- ♦ 72 inch mains, Pipe Head to Potts Hill, Mains Pipe
- ♦ Former Residence, now Environment Team office, Residence
- ♦ Former Ryde Valve House, Valve House.
- ♦ Supervisory Control Centre, Headworks, Control Room (now refurbished as an Incident Management Centre). (Note, this building is not of Heritage significance)

### **Lower Canal.**

*The following significant items are listed in the Upper Nepean Scheme Heritage Study, 1992.*

*Listed by Inventory Number, Precinct Name\*, Item Name, Item Type\*, Type No\* (\* if applicable).*

- ♦ 51, Canal Overbridge, Canal Overbridge, 18.

*Additional heritage items include:*

- ♦ WPS 22. Guildford, pumping to Holroyd Reservoir).
- ♦ WPS 42. Pipe Head.
- ♦ WPS 189. Pipe Head - Ryde.

### **Pipehead**

*The Pipehead Complex is situated off Frank Street, Guildford, at the termination of the Lower Canal from Prospect Reservoir, at 46 3/4 miles (74.8 Kilometres) from the commencement of the Upper Nepean Scheme. The Pipehead Complex is the Headquarters for the Water Board's former Headworks organisation for the supply of bulk water to Sydney and includes a wide range of buildings and ancillary structures to facilitate this purpose. These include steel sheds for equipment storage and maintenance, the Holroyd Pumping Station, outlets for the Ryde Pumping Station suction mains and Booster Station, a booster station for supply to Potts Hill, other ancillary plant, recent offices and administration buildings, and the former main supervisory control centre for the "Headworks" water supply system. A former residence is now in use as the Catchment Control and Management Office.*

*The complex also retains several items, which specifically relate to the supply of water to Sydney under the original Upper Nepean Scheme. Most notable amongst these is the Pipe Head Deck, comprising the basin and screening chambers, located at the end of the Lower Canal. Although two of the screening chambers (the two on the north, Nos. 1 and 3) have been modified, the No.2 chamber on the south side was "retained for emergency stand-by" and remains essentially in its original configuration with timber-framed plate screens, which are lifted by two travelling jib-cranes. On the east side of the Pipe Head Deck is the commencement of the three 72 inch (1800 mm) mains (Nos. 1, 2 and 3), which convey water from Pipe Head to Potts Hill. Pipe Head initially only formed the junction (basin) between the open canal or Lower Canal and the original 72 inch (1800 mm) pipeline, with screening being carried out at Potts Hill. The first screening chamber at Pipe Head was completed in 1913.*

*On the west side of the Lower Canal, just before it enters the basin is a concrete lined inlet, entering at an oblique angle. This was formerly the inlet for the 44 inch (1100 mm) woodstave pipeline,*

constructed in 1927 to amplify the supply between the Upper Canal, Pipe Head and Potts Hill. (This was part of the 54" - 46" line from Prospect to Potts Hill with a 44" offtake to Pipe Head). A section of this woodstave pipe and an associated butterfly valve were displayed at the Pipe Head Complex for many years, but have now been relocated to Prospect Reservoir. There is also a steel "trash rack" and stop-board grooves across the Canal at the entry to the Pipe Head Basin, which are typical of the remnant evidence throughout the Upper Nepean Scheme of past uses and operational technology.

The Upper 72 inch (1800 mm) main from the Upper Canal, constructed in 1937, passes to the south of the Pipe Head Deck and has a cross-connection to the No.3, 72 inch (1800 mm) main to Potts Hill, just east of the Pipe Head Deck.

Near the north-east corner of the Deck stands the picturesque, former Ryde Valve House constructed in 1917. A "Venturi" flow meter from this valve house is on display inside the main administration building.

Other major water supply structures at Pipe Head include the 84 inch (2,100 mm) pipeline from Prospect Reservoir, constructed between 1954 and 1958. This formerly entered the Deck, but now passes under the Lower Canal to join the 120 inch (300 cm) main to Potts Hill, which runs in an underground tunnel, completed in 1972. Additional structures include various (recent) valve installations, sub-stations etc.

### Condition

The condition for each component is listed below. Although the site was not accessible a number of components could be viewed from the outside.

- ♦ **Pipelines:** as the Pipehead, lower canal and pipelines remain a key component of Sydney Water's supply system they have been well maintained and are in a good condition.
- ♦ **The Valve House (completed 1917):** has been well-maintained and has been re-painted. It is therefore in a good condition.

The site is an operational asset, owned, managed and maintained by Sydney Water. The item is in a good condition.

Condition	Good	Fair	Poor
-----------	------	------	------

### Alterations and Additions

All of site is located within the Sydney Water property boundaries and was physically inaccessible. As a result, the degree and nature of possible alterations was not able to be observed from site inspection. Previous documentation from the Office of Environment and Heritage SHR listing sheet, notes:

- In 2007, the curtilage for this item had been modified as some of this item has been subdivided off by Sydney Water.
- The Valve House has been repainted.
- New fencing near the Valve House has been added to the property to increase security.

The integrity of the item could not be confirmed from the site inspection. It is likely that the item has been modified extensively during necessary upgrades to the system, though the route and function of the pipeline remains the same. Although modified in line with operational standards, the item retains moderate integrity.

Integrity	High	Moderate	Low
-----------	------	----------	-----

\* element detracts from the overall cultural significance of the place

## Historical Notes

Construction years	1880-1888
--------------------	-----------

The following history is quoted from the Office of Environment and Heritage State Heritage Register's listing sheet (last updated 5 December 2005) for 'Pipehead, water supply canal and associated works'.

*As early as 1817 retired army officer Lieutenant Samuel North was granted 640 acres south of Parramatta and south of today's suburb of Guildford. He named his property Guildford in honour of the Earl of Guildford. An area of 1000 acres west of Woodville Road was reserved by Governor Phillip and then passed to the Church and Schools Corporation. John Thomas Campbell, administrative assistant to Governor Macquarie in 1823 also received a grant of 1000 acres of land. Campbell's land which he called 'Quid pro Quo', lay west of Woodford Road and south of Rawson Road. William and John Lackey also received grants in the area in 1838. Their property was known as Woodville. Then in 1843 Henry Whitaker purchased North's Guildford property along with several neighbouring properties and called his land Orchardleigh.*

*The Quid pro Quo estate was subdivided for sale into 4 blocks in 1832. Additional subdivisions occurred in the 1860s and 1870s with land being purchased by Holroyd and Sherwin. Phillip's reserved area was subdivided in 1871. By 1870 a small settlement had developed with a school at William and John Lackey's Woodville and by 1880 a church had been erected.*

*In 1876 a railway station opened to the north, west of Woodville Road and at the west end of today's Guildford Road. As a new settlement began to develop around the railway station, the earlier settlement became known as 'Old Guildford'. Near the railway station the land of Stimson was subdivided in 1876 and 1884 and the new settlement of Guildford emerged. It was not until 1913 that Guildford began to grow into a busy town. A brickworks established in 1915 and the subsequent building industry contributed to its growth. New shops and houses were built for the increasing population. While the building boom lasted into the 1920s, a 1928 aerial photograph shows that much of the surrounding region was still undeveloped.*

### **The Upper Nepean Water Supply Scheme**

*A Commission was appointed in 1867 to resolve the problem of water shortages which had been exacerbated by the region's increasing population and periods of drought. The Commission recommended implementation of the "Upper Nepean Scheme". After years of debate, this particular scheme was sanctioned by the English civil engineer W.Clark, who had been employed by the government to assess the various options. According to this scheme, water would be directed from the Nepean River and its tributaries (the Avon, Cataract and Cordeaux) through a system of tunnels, canals and aqueducts known as the Upper Canal, down to Prospect Reservoir and from there through the Lower Canal to the Pipehead Basin. The Pipehead Basin was the junction at which the Lower Canal joined the 72" pipeline that would convey water to the screening facility at Potts Hill Reservoir and from there to the Crown Street Reservoir and reservoirs at Woollahra, Paddington and Waverley.*

### **Pipehead's Construction**

*The Public Works Department began contracting work on construction of the Upper Nepean Scheme in 1880. The following year the government purchased the narrow strip of land for the Pipehead Site from the area's major estates, land probably used for grazing and timber. According to technical documents from 1884, the Pipehead Basin was to be a 'simple reservoir built of brick with a mass concrete floor, on a roughly square plan with rounded corners'. It would have a strainer which spanned its width supported by the reservoir walls and 5 pylons and included a wrought iron grating to prevent coarse matter from reaching the water supply mains.*

*In 1888 the first water supply main from Pipehead to the Potts Hill Site became operational. This 72" pipe, known as Main No. 1, was constructed of 'wrought iron riveted pipes, connected with steel collars with lead joints'. In the same year the Pipehead Site was fenced and work commenced on the Pipehead Basin (which was completed in 1893). According to a c.1888 plan, the Pipehead Site consisted of the Basin, the canal and pipework and the perimeter fence with its 3 gates. There were no buildings on the plan: no residences, offices or other structures.*

---

Increasing demands on the water supply and efforts to upgrade sections of the mains in other areas led to the establishment of a second water supply main from Pipehead to Potts Hill. Main No.2 was constructed from 'mild steel pipes with angle iron flanged joints, and coated internally with asphaltum. It became operational in 1900. A water main for direct supply to Ryde was completed in 1909. For the first time, this allowed water to bypass the Potts Hill screening chamber. It would be screened instead in a single chamber that had been added to the Pipehead Basin in c.1903-5. A Venturi Meter was added to the Ryde main in c.1906 and a small valve house was constructed above it.

From 1902-12 the Lower Canal was relined and the level of water was raised by 1.5m, increasing the canal's capacity by approximately 75%. The Potts Hill screening chamber found difficulty coping with the increased supply of water and it became a 'major hold up point in the water supply network'. In order to resolve this problem a new screening facility was built at the Pipehead Site - with 3 Pipehead Basins completed in 1913, 1918 and 1928/9. The Potts Hill screening station was then dismantled. Cranes were introduced to operate the screening at Pipehead. These included the earliest crane (a traversing jib crane with an oil motor) possibly dating to 1909, a new travelling crane which was in operation by 1915 and a locomotive crane which was installed in 1916. After electricity powered the site in 1917 these cranes were converted to electric power and by 1922 there were 4 cranes in operation on the site.

A 3rd water supply main from Pipehead to Potts Hill, Main No. 3, was completed in 1925. It was constructed from electrically welded steel pipes with collars and 'full-run' lead joints. However, the Pipehead to Potts Hill mains were considered so silted that, in 1926, they had to be relined. Supply was again being amplified to meet consumer demand and a new temporary woodstave main was proposed. The preference for woodstave over steel was intended to avoid the delays anticipated by the need to obtain pipes. This new main was completed by the end of 1927. With supply still being amplified in 1929 the Chief Engineer proposed construction of a 72" water supply main between the Upper Canal and Pipehead. Work began on the new main in 1931 but the Depression interrupted the project. Work resumed in 1933 under a special unemployment relief programme and the main was completed by 1937. The temporary woodstave main ceased to operate in 1938 and was gradually dismantled and/or filled with sand from 1939-41.

### **Expansion of the Site**

A parcel of land (4 acres, 2 rods and 31.75perches) between the Pipehead Site and Parkes & Palmer Streets was purchased in 1906 as an addition to the site. There was a cottage on this land, situated about 150m west-northwest of the Basin. At the same time the section of Sydney Street which divided this land from the Pipehead Site was also acquired.

Around 1910 a detailed survey was undertaken of the Pipehead Site. This showed the site had 2 cottages. The first was originally built for the caretaker probably c.1880s as a 'typical unpretentious working class residence' with 4 rooms, timber cladding and a bull-nosed verandah. By 1910 there were plans to convert this into an office. The second cottage was purchased in 1906 with the Sydney Street property. This had been built as a private residence with brick foundations, pine weatherboard cladding, corrugated galvanised iron, brick fireplaces and a 4 panelled pine entrance door. This was evident in aerial photographs of 1928, 1951 and 1961. It was removed some time in the 1960s and the area on which it stood was cleared by bulldozers to make way for a stores and workshop area.

The detailed survey plan of 1910 also indicated the footprint of a 3rd cottage or 'new residence' (facing Parkes St. to the south of the Basin). The plan also showed the site held a 'machine shop, carpenter's store, general workshop/store' (built 1905). There was a 'boosting plant' with a 2nd boosting plant in the planning. An elevated tank of 100,000 gallons was proposed for construction, to be used in conjunction with the 2 boosting plants. This tank was installed in 1913.

Work began on the new or 3rd cottage in 1911 and was completed by 1913. Documents for this show a 'spacious house plan, characteristic for upper middle-class residences in outer suburbs of the time'. The plan featured 3 bedrooms, an office, large board and dining room, sitting room, 2 verandahs and an amenities wing.

---



---

*A 1915 survey plan of the Pipehead Site showed the 100,000 gallon Elevated Tank and original cottage (situated to the north of the screening basin) had, by this time, been demolished. Sydney Water Corporation's 2005 conservation management plan suggests that the original cottage footprint is 'still identifiable in its original location'.*

*The Pipehead Site was again expanded in 1928-9 with acquisition of 4 land allotments (c.7.5 acres) between Albert, Bowden and Frank Streets. This had previously been owned by orchardists Daniel and Edwin Wakeley. At the same time, part of Frank Street which separated these two purchases from the original Pipehead Site was also acquired and still more land was purchased in 1949.*

*The Carpenter's Store in the 1910 survey plan and 1928 aerial photograph was no longer shown in a 1951 aerial photograph. Sherwood Pumping House in the 1928 aerial photo had been removed by 1951 and replaced with new structures which housed Boosting Plants. The 1951 aerial photo shows addition of several auxiliary structures near the 1906 cottage and a large new building with a hipped roof east of the Canal.*

*In the 1950s there were 2 new structures built: a large rectangular building in the north-west portion of the site (between the Canal and Palmer Street) and a smaller rectangular building adjacent the Boosting Plants. Also, a new 84" steel pipeline was completed from Prospect to Pipehead in 1958. Aerial photographs show a number of changes made to the site between 1961 and 1970. The boosting stations north of the Basin were removed as was the 1905 workshop building. This was replaced by a Water Pumping Booster c.1967. The second cottage (bought in 1906) and large rectangular 1950s building were demolished, and the northwest portion of the site completely cleared. New buildings in this area included the Old Store Building, Storage Shed, Asset Management Workshop and Storage Building. The pre-1950s building with the hipped roof to the east of the Canal was replaced with the present Main Building and Conference Room 3 in c.1967. A residence was built for the Resident Site Operator and so were a Pipeline Control Room, Geological Office and Laboratory and several smaller structures.*

*In the years 1970-8 a Geological Sample Storage Shed and Water Pumping Station No. 189 were built and 2 of the main screen basins were replaced by a set of 4 rotary drum screens. Supply from Pipehead to Potts Hill was enhanced by the construction of an additional supply tunnel in 1972. A second Geological Sample Storage Shed and 'Hellodrome' were built between 1978-86 and No.1 and No.2 screening decks were enclosed by a steel shed in 1981.*

*In 1991 the Board decided to move screening operations from Pipehead to Prospect and in 1995 staff were relocated and the screening area was decommissioned. After the screening decks officially closed in July 1995 the site was used only for administrative offices.*

*In 2005 water was still piped from Prospect to Pipehead and from Pipehead to Ryde, Potts Hill and Holroyd. Sydney Water Corporation's 2005 conservation management plan says the elements to and from the Pipehead Site and the Screening Chambers completed in 1929 'are generally in their configuration as at the time of construction'. The now empty Lower Canal is also largely unaltered. Other historic elements such as the woodstave main, boosting and pumping stations and the pre-1913 screening facilities are no longer identifiable in the landscape (Stedinger & Associates, 2008, 9-14).*

*Pipehead has been the operational 'headworks' since 1888 for the Upper Nepean Scheme, Sydney's first reliable water supply. The scheme was the first of its kind in NSW, harvesting water in the Southern Highlands and transporting it via canals, aqueducts and pipelines. The storage was initially only at Prospect, but later major storages were added at Cataract, Cordeaux, Avon and Nepean.*

*The Pipe Head to Potts Hill Water Supply consists of 3 pipelines built between 1888 and 1925. In particular, Pipeline No.1 commissioned in 1888 was the first link between Pipehead (at Guildford) and the Potts Hill No.1 Reservoir, the scheme's major service reservoir. The pipelines display state-of-the-art technology of the time in Australia. Also, the pipelines illustrate the advancements in major pipeline construction over a span of some 37 years. 4 stages of land purchases to the current site started with an initial resumption in 1881, purchase in 1906, gradual purchases in 1928-9 and a further resumption in 1949.*

---

*Now the pipelines have not become obsolete, but by virtue of boosters, are still key components of Sydney's water supply system. It was the changeover from open canal to No. 1 pipeline that gave Pipehead its name. The site is now arguably the most important operations and control centre for Sydney's water supply system.*

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).	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 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 2005 Conservation Management Plan 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	Pipehead, water supply canal and associated works	01629
Local Environmental Plan	Pipehead, Water Supply Canal and Associated Works	I01629
Heritage Study	Pipehead, Water Supply Canal and Associated Works	I01629
National Trust Australia Register	Pipehead to Potts Hill Water Supply Pipelines and Boosters	9274

### Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study
Heritage Study	Edward Higginbotham & Associates Pty Ltd	1992	Heritage Study of the Upper Nepean Scheme
Conservation Management Plan	Sydney Water Corporation	2005	Pipehead Site

### Other References

- OEH, State Heritage Register listing sheet 'Pipehead, water supply canal and associated works', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053867>
- Sydney Water Corporation 2005, 'Pipehead Site: Conservation Management Plan' prepared for Sydney Water.
- Sydney Water S.170 Register listing sheet for 'Pipehead, Water supply canal and associated works', <https://www.sydneywater.com.au/SW/water-the-environment/what-we-re-doing/Heritage-search/heritage-detail/index.htm?heritageid=4575805&FromPage=searchresults>

### 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




Entrance gates to Pipehead complex showing Valve House in the background.



View to Pipehead Complex.



## Heritage Inventory Sheet

Item Name	Federation Bungalow		
Site Image			
Address	214 Guildford Road, Guildford NSW 2161		
Lot/Section/DP	2	-	9694
Current LEP ID	I322 (Cumberland LEP)		
Heritage Conservation Area	Not included		
Date Updated	August 2024		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

## Curtilage Map



## Statement of Significance

The house at 214 Guildford Road is locally significant for its historic, aesthetic and representative values. Historically, the house was built in c.1905 following its sale as a part of the Lackey's Estate subdivision. The house provides evidence of the early development of the Guildford as a result of the commercial and residential development in proximity to Guildford Railway Station. It has aesthetic significance as a well-kept and early example of a small-scale suburban Federation Bungalow with Queen Anne stylistic influences. The house contributes positively towards the streetscape. The item is an early representative example of the Federation Bungalow type common to the local area during the early decades of the 1900s.

### Criteria Assessment

a) Historic	Historically, the house was built in c.1905 following its sale as a part of the Lackey's Estate subdivision.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	It has aesthetic significance as a well-kept and early example of a small-scale suburban Federation Bungalow with Queen Anne stylistic influences. The house contributes positively towards 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 an early representative example of the Federation Bungalow type common to the Guildford area during the early decades of the 1900s.

## Physical Description

The house is a double fronted Federation bungalow with Queen Anne stylistic influences. The walls are constructed of polychromatic face-brick, laid in a stretcher bond and are supported on a rendered brick base. The house has a hipped roof with a projecting gable and gabled entrance porch. The roof is clad with terracotta tiles and terracotta ridge capping and decorative end pieces all glazed in a liver colour. The roof extends over a front verandah which returns towards the east elevation. There is one tall face-brick chimney that has expressed brick, stepped cornice and a terracotta cowl.

The gable end wall features a roughcast rendered upper gable with half-timbered effect, and a bay window with skillion hood clad in dark terracotta tiles. Each gable has timber barge boards that have been painted black. The lower wall of the gable beneath the window is rendered. The bay window consists of six timber framed casement windows with glazed stained-glass panes and fixed transom light.

The front verandah features Art Nouveaux style timber brackets and timber posts painted white and set atop face brick piers with rendered coping. The verandah has a brick balustrade to which glazed tiles have been inset in a vertical arrangement in sets of four tiles. A central gabled porch provides access to the verandah via a set of modern stone steps between two rendered piers. The front door is obscured by a modern aluminium security screen. Adjacent to the door is a set of three timber framed casement windows with glazed stained-glass panes and fixed transom light. Along the side elevation there is another bay window, identical to the window on the façade.

Aerial imagery shows the house has been extended to the rear and that there is an early large addition that is of a similar style to the house. All additions have a corrugated metal sheeted roof to which solar panels are fixed.

The residence has a deep set back and vegetation surrounds the edges. The verandah is fronted by newly planted cacti which are stabilised by metal supports and a single Paw Paw tree. The house has a brick paved driveway that encompasses the majority of the front landscape. There is one tree located in front of the house and some hedging that are not of any significance.

The house has been well-maintained and is considered to be in a good condition.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

## Alterations and Additions

- Verandah floor retiled
- New steps to verandah\*
- Roof and bargeboards repainted\*
- New garden bed in front of verandah with metal supports\*
- New rear extension
- Early rear addition added prior to 1943 aerial
- New paint scheme\*

Overall, the house is considered to be have moderate integrity. The roof tiles and timber bargeboards have been glazed or painted in a darker colour that is not sympathetic to the heritage value in of the building.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* *element detracts from the overall cultural significance of the place*



## Historical Notes

Construction years	c.1905
--------------------	--------

### Guildford

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

### 214 Guildford Road

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject house is located on part of 30 acres of land granted to John Lackey in Guildford and subdivided as a part of the Lackey's Estate Subdivision in 1900. The second subdivision of the estate occurred in 1914. The Sands Directory shows Mark Windebank occupying the house from 1907 until 1923. In 1925 the property was vacant and in 1926 property occupied by Thomas Meehan. The house was one of the earliest built along Guildford Road and it retains its original subdivision pattern.

Presently, the house 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).	
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.	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).	



<b>3.</b> Consider additional research to nominate this item for the State Heritage Register.		<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> The heritage curtilage for this item should be revised/reduced.		<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> Not recommended for inclusion on the LEP.		<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 paint analysis should be undertaken and a more appropriate paint colour scheme should be implemented. The liver coloured glaze/paint used on the terracotta roof tiles and on the timber bargeboards is not sympathetic to the heritage values of the building.

#### Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

#### 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 existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

### Additional Images



Overview of cottage.



Detail of projecting wing.



Verandah.



View of cottage from Guildford Road.