

Heritage Inventory Sheet

Item Name	Former Bank and Cottage		
Recommended Name	Former Bank and Residence		
Site Image			
Address	8 Mary Street, Granville NSW 2142		
Lot/Section/DP	-	-	SP20693
Current LEP ID	I67 (Cumberland LEP)		
Former LEP ID	I147 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Civic Precinct		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential building (private)	

Curtilage Map



Revised curtilage - refer below.

Statement of Significance

The Former Bank and Residence at 8 Mary Street, Granville is of local significance for its historic, associative, aesthetic, rarity and representative values. Built between 1883 and 1897, the item relates to the commercial development of Granville that occurred between 1880 and 1930 with the relocation of large manufacturing industries to the area, facilitating the urban growth of Granville. The item is associated with Augustus Neich, an active and progressive townsman in Granville who was instrumental in the amount of buildings erected around Granville; the Commercial Banking Company of Sydney, who built the bank; and prominent local John Raynor, who later occupied the building for the office of Registrations of Births, Deaths and Marriages. The item retains its aesthetic significance as a modest, and intact Victorian cottage paired with an early Federation commercial building, built in the Free Classical architectural style. The item has a high level of integrity with much of its original fabric and architectural detailing intact. The item has additional aesthetic significance for its association with the Granville Conservation Area – Civic Precinct which the item makes a striking contribution to. The item demonstrates representative qualities of an intact Victorian cottage. However, the former bank is a rare building type in the Granville area and more broadly Cumberland LGA.

Criteria Assessment

<p>a) Historic</p>	<p>The item has historic significance as it relates to the commercial development of Granville that occurred between 1880 and 1930 due to the relocation of large manufacturing industries to the area. The industrial development of Granville facilitated the urban growth of the area in from 1880, the cottage and former bank directly relate to this development.</p>
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b) Associative	The item is associated with Augustus Neich, an active and progressive townsman in Granville who was instrumental in the amount of buildings erected around Granville. It is also associated with the Commercial Banking Company of Sydney, and later John Raynor who used the property as an office for the Registration of Births, Deaths and Marriages.
c) Aesthetic/Technical	The item has aesthetic significance as an intact Victorian cottage and later commercial premise built to the Federation Free Classical style. The item retains is aesthetic significance as intact examples of their respective building types with much or their original detailing and architectural detail intact. The item also makes a striking contribution to the streetscape of Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item has rarity values as an early Victorian cottage with an adjoining commercial bank. The Bank demonstrates rarity values as a commercial building built in the Federation period Free Classical style.
g) Representativeness	The item demonstrates representative qualities of an intact Victorian cottage built in Granville, in the mid-1880s to mid-1890s.

Physical Description

The Residence

The residence is a single storey Victorian cottage of rendered brick with an iron hipped roof attached to the former bank building on the corner of Lumley and Mary Streets, Granville. The cottage has ashlar markings, and some plaster moulding and imitation stone quoins. The cottage has two tall rendered brick chimneys with cornices, string courses and octagonal glazed terracotta pots. The verandah roof is skillion, with corrugated iron and hipped corners, extending across the front façade (north elevation) and returns to eastern elevation. The verandah is supported on decorated cast iron open work posts. Awning sails are affixed to the verandah fascia. The eastern elevation of the verandah is partially infilled with fibro sheeting and a large door. The floor along the verandah is new with replaced timber floorboards and a concrete ramp leading to the entrance. There is a transom light over the French doors with bolection mould panels below and glazed panels above. There are timber louvre shutters beneath the verandah on two sides.

Former Bank

The former bank is a Federation Free Classical commercial building. The façade of the former Bank features simple plaster ornamentation in the form of banded pilasters flanking a pedimented gable parapet enclosing an arched vent. The building's windows have painted rendered sills with curved rendered arches. The porch of the bank building has a segmented arch above a glazed fanlight and timber panelled bolection moulded door.

Apartment Block

At the rear of the property is a large multi-storey brick apartment building. It is unknown when the building was constructed however appears to date between late-c.1980s to early 2000s. The building has an asymmetrical gabled roof clad with terracotta tiles. All windows on the external elevations are aluminium sliding windows with fibro inserts above and below.

The item retains a prominent position within the streetscape with no significant landscaping elements obscuring views to the item. Other notable features that contribute to the item include the sandstone gutters along Mary Street.

The overall condition of the two buildings is considered to be good. The former Bank appears to have been painted recently and the residence has replaced guttering.

Condition	Good	Fair	Poor
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Alterations and Additions

- Modern signage*
- Awning sails to verandah of residence
- Concrete ramp to access verandah
- Enclosed verandah space on the east elevation
- Replaced guttering
- The former bank features a refreshed paint scheme
- Multistorey residential development to the rear

The item retains a high a level of integrity with much of its original fabric and architectural detailing and form intact. Although the item features a four-storey residential development to the rear, the development has been carefully designed and set back from the item so as not to overwhelm and negatively detract from the heritage item.

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

Historical Notes

Construction years	c.1882 (Residence), c.1897 (Former Bank)
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

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

The cottage was built between 1882 and 1884 for Augustus Neich. Neich took out many mortgages over the land, presumably though not all were for the construction of this cottage. Neich was an active and progressive townsman in Granville and was instrumental in the amount of property erected around Granville.

In 1897 the Commercial Banking Co. of Sydney Ltd took possession of the villa and its surrounding land and built the commercial bank adjoining the cottage. The cottage was used as the residence for the bank manager. In 1914, the company had removed the banking business from this site. The land was sold to Samuel Wallington, who in turn sold it to Mr John Rayner.

During Mr Raynor's occupation of the former bank and residence, the site was used as an office for the Registration of Births, Deaths and Marriages.

At present, the site is occupied by the Vietnam Veterans' Federation of Australia. The organisation provides support to all present and past members of Australia's defence force and families and are compensation advocates. The group was formerly known as the Vietnam Veterans Association of Australia.

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

Other recommendations and/or comments:

- Due to the rear development at the back of the property it is recommended the curtilage, as shown below, is revised and updated as the new heritage curtilage for the item in the Cumberland LEP.
- Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Former Bank and Cottage	I70
Heritage Study	Former Bank and Cottage	I70
National Trust Australia Register	Former Bank and residence	N/A

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

Other References

- 1880s Liberty Plains Parish A Map

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>

- Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf

- Fowle, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.

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

Limitations

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

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

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

Additional Images



View to Former Bank and Residence from the corner of Lumley and Mary Street, Granville.



View from Mary Street to front façade of the Former Bank and Residence.