

## Heritage Inventory Sheet

<b>Item Name</b>	New York Street Group		
<b>Recommended Name</b>	New York Street Group		
<b>Site Image</b>			
<b>Address</b>	12-14, 13 and 18-24 New York Street, Granville NSW 2142		
<b>Lot/Section/DP</b>	10	-	1037057
	1-2	-	137124
	1	-	152709
	A	-	318121
	102	-	827912
	11	-	84371
	14	-	999601
<b>Current LEP ID</b>	I75		
<b>Former LEP ID</b>	I154 (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



**Revise curtilage - refer below.**

### Statement of Significance

The New York Street cottages in Granville are of local significance for their historic, aesthetic, rarity and representative values. The group is historically related to the subdivision of the New Glasgow Estate which occurred in 1878 onwards. The item was built in 1910, as workers cottages for employees of Hudson Brothers, located on the Duck River at Clyde. The workers cottages are directly related to the residential growth of Granville that occurred between 1890 and 1930 with the relocation of large manufacturing industries to the area. In this particular area of Granville, the cottages are now a rare example of a group of workers cottages built in the late nineteenth and early twentieth centuries for the industrial centre of Granville. This is enhanced by their retention of architectural detailing and form. They are able to demonstrate representative qualities of an intact group of early Federation workers cottages.

### Criteria Assessment

a) Historic	The group is historically related to the subdivision of the New Glasgow Estate which occurred in 1878 onwards. The item was built in 1910, as workers cottages for employees of Hudson Brothers, located on the Duck River at Clyde. The workers cottages are directly related to the residential growth of Granville that occurred between 1890 and 1930 with the relocation of large manufacturing industries to the area.
b) Associative	The group does not meet this criterion.
c) Aesthetic/Technical	The group has some aesthetic significance as an intact group of Federation workers cottages that retain their built form and some architectural detailing.
d) Social	The group does not meet this criterion.
e) Scientific	The group does not meet this criterion.
f) Rarity	The cottages are now rare examples of workers cottages built in the late nineteenth and early twentieth centuries for the industrial centre of Granville.
g) Representativeness	The group demonstrate representative qualities of an intact group of early Federation workers cottages.

## Physical Description

The cottages are a group of single-storey weatherboard cottages of varying styles.

### 12 New York Street, Granville

No. 12 has a single gable roof which has been replaced with Colorbond. The gable ends have a decorative barge board. The awning has also been replaced in a matching material, though the timber posts remain in place. The central door is varnished timber, as are the timber double hung windows in sets of two on either side of the entrance. The property has a wide paved driveway, Colorbond fencing to either side of the dwelling and a grassed area in the front setback. The property does not have a front boundary fence.

### 13 New York Street, Granville

No. 13 is a hipped roof cottage with Colorbond sheeting which extends over the awning. The awning is supported on decorative timber posts set into a timber porch. The centrally placed door is covered by a modern security screen. The door is flanked by timber double hung windows in sets of two. The dwelling has a building name panel spelling out "Stirling". The property is bound by a green, low style pool fence and the front setback is largely grassed with some young plantings along the fence line. A concrete driveway has been provided along the eastern edge of the property.

### 14 New York Street, Granville

No. 14 has a gabled hipped roof with a central gable with decorative timber detailing. The central door is covered by a modern security screen as are two timber double-hung sash windows flanked on either side of the door. The property is bound by a white, low pool-style fence and the front setback is largely grassed with some young plantings along the fence line. The building has a single-storey skillion extension to the rear.

### 18 New York Street, Granville

No. 18 has a single gable roof which has been replaced with Colorbond. The awning has also been replaced in a matching material, along with the timber posts which are now steel. The central door is covered by a modern security screen as are two timber double-hung sash windows flanked on either side of the door. Along the eastern elevation, the building is clad with fibro sheeting. The property is bound by a modern palisade fence and the front setback is largely paved, with some young plantings along the fence line. The building has a single-storey skillion extension to the rear.

### 20 New York Street, Granville

No. 20 has a single gable presenting forward towards the street with a decorative timber bargeboard, corrugated iron roofing and a rendered brick chimney with a cornice and single terracotta cowl. The bullnose awning is corrugated iron with timber posts onto a concrete porch slab. The Federation style

five-panelled door, offset from the centre of the building, has two small glazed panels above a large square glazed pane with two timber bolection mould panels below lock rail. To the right of the door are three timber windows with sets of six colour panes and a transom window at the top. The dwelling has been extended to the rear with a single-storey skillion structure in weatherboard.

### **22 New York Street, Granville**

No. 22 is a single gable cottage with a corrugated iron roof and awning, set over a concrete porch with chamfered timber posts. The gable end has a decorative bargeboard in timber. Decorative lace brackets have been added to the awning. The porch is closed in on both ends with fibro sheeting. The central door is covered by a modern security screen as are two aluminum windows flanked on either side of the door. The dwelling is bounded by a cyclone fencing to the front, unpainted timber slat fencing along the eastern side and Colorbond fencing along the western side. The building has a single-storey skillion extension in weatherboard to the rear.

### **24 New York Street, Granville**

No. 24 is a late twentieth century face brick building, constructed with Federation style detailing. It is a single-storey dwelling with a tiled hipped roof with four gables. Windows are aluminum with security bars across each. The dwelling is bound by a face brick fence with decorative palisade inserts.

### **Condition**

Overall the condition of the group is good. Many of the dwellings present as recently renovated cottages with new roofs and paint schemes. The cottage at 20 New York Street shows signs of rusting along the bullnose of the verandah roof and some slightly deteriorated timber weatherboards in the gable end.

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

### **12 New York Street**

- Rear single-storey hipped extension
- New Colorbond roof and awning
- New verandah floor cladding\*
- Replaced timber window architraves and door frames
- Windows fixed to the front façade
- Paved driveway

### **13 New York Street**

- Aluminium looptop and arrowhead boundary fence\*
- Skillion roof rear extension,
- Colorbond roof and verandah sheeting,
- Security screen door
- Paved brick footpath.

### **14 New York Street**

- Rear single-storey skillion extension
- Aluminium security screens to windows and doors,
- Aluminium looptop fencing to property boundary\*,
- Replaced roof sheeting
- Solar panels to roof of rear extension
- Colorbond pressed metal side gate/fence.

### **18 New York Street**

- Rear single-storey skillion extension,
- Replacement of bullnose awning with a skillion style awning clad in Colorbond\*,
- Replaced roof sheeting,
- Contemporary aluminium ladder fence\*,



- Security screens to windows and doors,
- Concrete driveway,
- Rendered side elevation – weatherboard cladding removed.
- Skillion carport

#### **20 New York Street**

- Rear single-storey skillion extension in weatherboard,
- Modern carport at the rear,
- Security screen door,
- Roller awning along east elevation,
- Replaced roof sheeting,
- Concrete verandah floor\*
- Weldmesh fence along the property boundary\*
- New paint scheme.

#### **22 New York Street**

- Rear single-storey gabled extension in weatherboard with Colorbond roofing,
- Security screens to windows and door openings,
- Contemporary aluminium window frames,
- Fibro privacy screen infills,
- Weldmesh fencing\*

#### **24 New York Street**

- Demolition of original dwelling\*

The group retains a moderate level of integrity. Collectively, the group of cottages retain their built form although modified with the inclusion of rear extensions, modified roof sheeting and refreshed paint schemes.

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

### **Historical Notes**

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

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

The land on which the cottages are located was subdivided and sold as part of the New Glasgow Estate from January 1878 onwards. They were built as workers cottages for the nearby railway site at Clyde established by the Hudson Brothers. The Hudson Brothers, manufacturers of railway rolling stock, opened this site in 1883 on the Duck River at Clyde. The site covered 14 acres. For 25 years from 1905, when Clyde Engineering was awarded large contracts to build locomotives, Granville saw

another great period of development, with the appearance of new small industries, new housing, new shops and businesses.

New York Street was put through by John Rayner, a local estate agent and speculator, in association with H. Mumford. Two houses, now numbered 22 and 24, are shown on the 1891 street alignment plan. All these houses are shown on Water Board plan of c1914, except No. 13.

The original cottage at 24 New York Street, shown in the 1943 aerial image for the site, was demolished and replaced with the current dwelling. This likely occurred in the 1990s or 2000s, based on the style of the current dwelling.

Today, the buildings remain in use as private residences.

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

Other recommendations and/or comments:

- Should the opportunity arise, the current front fences should be replaced with a sympathetic fencing treatment.

- Due to the demolition of and the subsequent modern development 24 New York Street, Granville, the heritage curtilage of this item should be revised to exclude the dwelling at 24 New York Street. It is recommended the revised curtilage shown below is updated as the accurate heritage curtilage of the item for 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	New York Street Group	I77
Heritage Study	New York Street Group	I77
National Trust Australia Register	N/A	-

### Previous Studies

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



## Other References

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

## Limitations

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

## Additional Images



13 New York Street, front façade.



18 New York Street, front façade.





14 New York Street, front façade.



20 New York Street, front façade.



22 New York Street, front façade.



24 New York Street, Granville, new build.