

## Heritage Inventory Sheet

<b>Item Name</b>	Single Storey Residence		
<b>Recommended Name</b>	'Magnolia' – Federation Cottage		
<b>Site Image</b>			
<b>Address</b>	70 Railway Parade, Granville NSW 2142		
<b>Lot/Section/DP</b>	-	-	SP94811
<b>Current LEP ID</b>	I80 (Cumberland LEP)		
<b>Former LEP ID</b>	I168 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Included, Granville Conservation Area – Civic Precinct		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	

## Curtilage Map



Revised curtilage – refer below.

## Statement of Significance

The Federation cottage, known as ‘Magnolia’ at 70 Railway Parade, Granville is of local significance for its historic, aesthetic and representative values. The item relates to the 1893 residential subdivision of the Drainwell Estate known as the ‘J. Wetherill’s Subdivision’. Built in c.1913-14, the item is historically related to the residential growth of Granville that occurred between 1880 and 1930 with the relocation of large manufacturing industries to the area. The Federation cottage has a unique Australian character and is representative of a return to craftsmanship. The dwelling is readily identifiable as part of the historic building stock of the area and strongly contributes to its character of the Granville Conservation Area – Civic Precinct. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The item demonstrates representative qualities of an intact, fine quality Federation cottage built in Granville c.1913-1914.

## Criteria Assessment

a) Historic	The item relates to the 1893 residential subdivision of the Drainwell Estate known as the ‘J. Wetherill’s Subdivision’. Built in c.1913-14, the item is historically related to the residential growth of Granville that occurred between 1880 and 1930 with the relocation of large manufacturing industries to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as an example of a fine quality Federation cottage. The item strongly contributes to the historic character of the Granville Conservation Area – Civic Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact, fine quality Federation cottage built in Granville c.1913-1914.

### Physical Description

The item comprises of a single storey Federation cottage with Marseilles tiled roof decorated with terracotta ridge capping. The roof construction is hip with gablets and a projecting gable to front with rough cast infill. Chimneys are brick with strap work. The facade is of red, tuck pointed, stretcher bond brick with dark brick string courses and quoins. The verandah is in terracotta tiles extending from main roof, across front, to a projecting gable. The verandah floor is of tessellated tiles and white marble steps, supports are paired timber posts on curved brick balustrade. Casement windows have coloured panes, skillion awnings with timber ladder brackets. The front door has a transom light above seven-horizontal-panelled timber door. The dwelling has been extended on the eastern side to the rear with a rendered brick structure, patterned to appear like stone blocks, with casement windows and a skillion roof. The dwelling is framed by a low brick boundary wall.

The lot has been amalgamated with 72 Railway Parade. The dwelling at 72 Railway Parade is an inter-war period liverbrick dwelling with a tiled roof, casement windows with decorative timber awnings, and sandstone. The former sandstone porch to the front has been infilled with aluminium windows. The two dwellings are connected via concrete footpaths and open landscaping. It is surrounded by a liverbrick low boundary wall. The integration of this lot through landscaping detracts from the significance of the Federation dwelling, changing its spatial arrangement and setting.

The rear portion of the site has been heavily developed with a four-storey medium density residential building of face brick, with single hung aluminium windows and covered balconies. The building addresses Jamieson Street but is connected to the two dwellings at 70 and 72 Railway Parade by concrete footpaths and landscaping. The development visually encroaches upon the single storey dwelling and is considered to be intrusive.

The cottage is in a good condition having recently undergone refurbishment.

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

### Alterations and Additions

- The building remains intact, though the surrounding landscape and relationship to neighbouring building and to other structures in the area have been significantly altered\*
- Ramp and balustrade to new entrance along the western elevation of the dwelling\*

Although the landscape has been significantly altered the building retains a high level of integrity, having undergone a careful refurbishment.

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

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

## Historical Notes

Construction years | c.1913-1914

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

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

The land formed Section B, Lot 1 of J. Wetherill's residential subdivision of Drainwell Estate in 1893. The land remained unoccupied until the portion was purchased in March 1913 by Catherine and Florence Alice Sullivan. The dwelling was built 1913-14 as 'Magnolia' and was occupied by 1915.

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

## Recommendations

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

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

Other recommendations and/or comments:

- Due to the medium density development at the rear of the site, it is recommended that the heritage curtilage be reduced to encompass the heritage item alone. The new curtilage as shown below should be adopted in the new 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	Single Storey Residence	182
Heritage Study	Single Storey Residence	182
National Trust Australia Register	N/A	-

Previous Studies			
Type	Author	Year	Title

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

### Other References

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

### Limitations

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

### Additional Images



View south to new development encompassing 70 Railway Parade, Granville.



View to 70-75 Railway Parade, Granville.