

## Heritage Inventory Sheet

<b>Item Name</b>	The Trongate Victorian Group		
<b>Recommended Name</b>	The Trongate Victorian Terrace Group		
<b>Site Image</b>			
<b>Address</b>	90, 92, 94, 96, 98 The Trongate, NSW 2142		
<b>Lot/Section/DP</b>	1 to 3	-	219451
	A and B	-	106943
<b>Current LEP ID</b>	I105 (Cumberland LEP)		
<b>Former LEP ID</b>	I193 (Parramatta LEP)		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	March 2020		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential buildings (private)	
<b>Ownership</b>	90 - Mr. Kwan So Ha Wong (19 Neich Parade, BURWOOD NSW 2134); 92 - Mr. Kon Daskalos (97 Bennalong Street, MERRYLANDS NSW 2160); 94 - Mr. Kevin Luke Hegarty (94 The Trongate, GRANVILLE NSW 2142); 96 - Mr. Antonio Jose Dos Santos Ramires (96 The Trongate, GRANVILLE NSW 2142); 98 - Mr. Steven Kenneth Orlowski, Ms Kathleen Orlowski (98 The Trongate, GRANVILLE NSW 2142); 100-102 - Mrs. Christina Kathleen Jenson, Mr Robert John Jenson (102 The Trongate, GRANVILLE NSW 2142)		

## Curtilage Map



**Revised Curtilage recommended – refer below.**

## Statement of Significance

The Trongate Victorian Group is of local significance for its historic association with the subdivision of New Glasgow Estate, specifically for workers of the Hudson Brothers Engineering company. Built c.1891, the cottages and terraces are of historical significance for their direct association with the subdivision of land for the Hudson Brothers Engineering works. The dwellings are highly modified and therefore no longer representative of early workers cottages and terraces created in conjunction with the establishment of large industries in Granville. The item exemplifies the impact of the early engineering works on the early residential development of Granville.

## Criteria Assessment

a) Historic	Built in c.1891, the cottages and terrace are of historical significance for their direct association with the subdivision of New Glasgow Estate for workers of the Hudson Brothers Engineering Company.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item does not meet this criterion.

## Physical Description

The item consists of five Victorian two-storey terraces.

The dwellings at No.98 and No.96 consists of a two-storey Victorian semi-detached terrace. The dwellings are painted brick with gabled roofs and skillion verandah clad in Marseilles tiles. The verandah roof of No.96 is removed. Both feature cast iron frieze and spandrels to both floors between privacy walls, however, have largely modified balcony balustrades. No original windows along the front façade of No.98 and No.96 remain. Both feature contemporary aluminium framed windows on the upper and lower façade with contemporary flyscreens and security grills. Other alterations include a concrete slab which fronts No.96, with a contemporary steel fence and gate. No.96 features a masonry brick boundary fence with decorative concrete bricks.

The dwellings at No.94, No.92 and No.90 consist of a row of three two-storey Victorian semi-detached terraces built to the footpath alignment. The dwelling set is rendered brick with a gabled roofs and skillion verandahs clad in Marseilles tiles. A rendered brick chimney with a string cornice is located at the ridge peak of No.94. The verandahs feature brick privacy walls with decorative brackets. The verandah of No.94 features non original cast iron lacework balcony inserts and brackets. The upper façade features a modified door on the balcony with a contemporary security door framed by shutters. The windows have been replaced with aluminium framed windows. No.94 is fronted by a steel fence set on sandstone plinth and gate with arrowhead inserts.

No.92 is a highly modified terrace. The upper balcony has been infilled and enclosed with fibro sheeting and aluminium windows. The lower façade is rendered brick and retains no notable features. The window and door have been replaced with contemporary fabric. The verandah floor is clad in tiles and retains a modern steel fence.

No.90 is also highly modified. The facade features modified windows and doors, as well as a contemporary balcony balustrade with a fibro fascia. The fence at No.90 is of rendered brickwork with a steel rail and gate. A newer terrace has been built to the north of No. 90 and shares a party wall with the property.

There are no significant plantings associated with terrace houses, nor is there a consistent set back to the buildings within the streetscape.

Overall the condition of the group is considered to be fair. No.94 shows signs of dilapidated metal inserts that are corroding as well as peeling paint from render. Paint is also peeling at No.92 and the fibro sheeting is in a poor condition.

Condition	Good	Fair	Poor
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## Alterations and Additions

### No. 90

- Contemporary rendered brick fence with aluminium gate\*
- Aluminium framed windows\*
- Contemporary balcony balustrade\*
- Fibro fascia to balcony\*
- New roof cladding
- New terrace built into the north wall of No. 90\*

### No. 92

- Upper balcony infilled and enclosed with fibro sheeting\*
- Aluminium framed windows\*
- Modern door and flyscreen\*
- Verandah floor clad in tiles\*

- New roof cladding

#### **No. 94**

- Contemporary steel fence\*
- Contemporary cast iron lacework balcony inserts and brackets
- Modified door on balcony with contemporary security and shutters
- Aluminium framed windows\*
- New roof cladding

#### **No.96**

- Contemporary a masonry brick boundary fence with decorative concrete bricks\*
- Verandah roof to balcony removed\*
- New balcony balustrade
- Contemporary windows with aluminium flyscreens\*
- Concrete slab to front
- New roof cladding

#### **No. 98**

- Contemporary steel fence\*
- New balcony balustrade
- Modern windows with steel security grills\*

The condition and integrity of the two-storey terraces is compromised by the inclusion of unsympathetic alterations to the building façade and the intrusive terrace built to the north of No. 90. The integrity of the item is considered low.

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

#### **Historical Notes**

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

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

The land on which the heritage item is located is associated with this period of industrial development that brought the higher employment opportunities to Granville and created the demand for housing. Notable amongst these new estates was the New Glasgow Estate, located on the land near Clyde for the Hudson Brothers Engineering company. This subdivision was offered for sale from 1878. The

terraces appear on the Street alignment plan of September 1891. All these terraces are shown on the August 1914 Water Board plan.

Presently, the terraces are used as private residences.

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

Other recommendations and/or comments:

- A detailed historical and physical assessment is required to better understand the heritage curtilage and relationship of the items.
- Should the opportunity arise, the intrusive elements to the façade of the terraces should be removed as this significantly detracts from the heritage value of the item and could potentially warrant a delisting in the future.
- Furthermore, of the opportunity arises, the original fabric should be restored and maintained as it is in a poor condition.
- It should be noted that the terrace to the north of No.90 which sits on the corner of The Trongate and Fifth Street is highly intrusive to the heritage values of the terraces. The curtilage has been revised to exclude this intrusive terrace.

- It is recommended that the heritage curtilage for I193 (Parramatta LEP) is revised as shown below due to the different styles of the dwellings. It is most appropriate to separate the site into two heritage listings including the single storey semi-detached cottage (No.100 and No.102), and the group of Victorian terraces (No.90, No.92, and No.94 No.98 and No.96). This listing sheet has been updated to reflect this recommendation. Please see I107 (Cumberland LEP) for the 'Victorian Semi-Detached cottage'. The noted Lot/DP for this listing sheet is accurate and reflects this revised curtilage.



Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	The Trongate Victorian Group	I106
Heritage Study	The Trongate Victorian Group	I106
National Trust Australia Register	N/A	-

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

### Other References

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

### Limitations

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

### Additional Images



Left to Right: No. 94, No. 92, No. 90.



Left to Right: No 98 and No. 96.