

Heritage Inventory Sheet

Item Name	Late Victorian Cottage		
Recommended Name	'Montrose' - Late Victorian Cottage		
Site Image			
Address	63 O'Neill Street, Guildford NSW 2161		
Lot/Section/DP	101	–	1193096
	1	-	1212444
Current LEP ID	I156 (Cumberland LEP)		
Former LEP ID	I47 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Revised curtilage recommended – refer below.

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
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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
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* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	1896
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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.
- As the western portion of the current site includes a modern dwelling (dated 2014) of no heritage value, the heritage curtilage shown below should be considered as a revised curtilage for the new Cumberland LEP.
- Should a revised curtilage be adopted, this listing sheet will no longer reflect the current Lot/DP and will need to be altered.



Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Late Victorian Cottage	I144
Heritage Study	Late Victorian Cottage	I144
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 corner of O'Neill Street and Grove Street.