

Heritage Inventory Sheet

Item Name	Late Victorian/Federation Residence		
Recommended Name	'Maringa'- Victorian Residence		
Site Image			
Address	9A Tennyson Parade, Guildford NSW 2161		
Lot/Section/DP	1	-	1100976
	-	-	SP78005
Current LEP ID	I165		
Former LEP ID	I48 (Holroyd LEP), Late Victorian/Federation Residence		
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 Victorian residence, 'Maringa', at 9A Tennyson Parade, Guildford, is of local significance for its historic and aesthetic values and as a representative example of an early Victorian Residence. Built in 1893, the item is historically linked to the 1885 'Sherwood Heights' subdivision of William Sherwin's 1831 estate. The dwelling would appear to be one of the earlier houses constructed in this residential subdivision of Sherwood Heights. The building is of high aesthetic significance as a largely intact Victorian residence that retains much of its original fabric, detailing and landscaping elements. The aesthetic value is enhanced by the unique architectural style of the front gabled portico, the siting of the building and the surrounding landscape, which make a strong contribution to the streetscape. The residence has landmark qualities and is a rare architectural expression of a Victorian residence in the local Guildford area and more broadly in the Cumberland LGA.

Criteria Assessment

a) Historic	Built in 1893, the item is historically linked to the 1885 'Sherwood Heights' subdivision of William Sherwin's 1831 estate. The dwelling would appear to be one of the earlier houses constructed in this residential subdivision of Sherwood Heights.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of high aesthetic significance as a largely intact Victorian residence that retains much of its original fabric, detailing and landscaping elements. The aesthetic value is enhanced by the unique architectural style of the front gabled portico, the siting of the building and the surrounding landscape, which make a strong contribution to the streetscape.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The residence has landmark qualities and is a rare architectural expression of a Victorian residence in the local Guildford area and more broadly in the Cumberland LGA.
g) Representativeness	The item is representative of the Victorian residences constructed in Guildford during the late nineteenth century.

Physical Description

The residence at 9A Tennyson Parade, Guildford, is a single storey, symmetrical, Victorian residence. The dwelling is constructed of painted brick walls and has a hipped roof clad in corrugated steel. The roofscape features replaced roof sheeting, solar panels and whirly bird and retains three tall brick chimneys with string course detailing. Two of the tall chimneys retain a painted metal cowl.

The front façade features a gabled roof portico with half round arch over main entrance extended from the main roofline. The gable features a timber bargeboard and finial, while the gable end features timber battens with fibro sheet panel infill above a face brick elevation laid in the Flemish bond pattern and decorated with shallow string mouldings. A replaced sandstone keystone, cartouche and sandstone course are located on this elevation of the portico.

A recessed verandah extends along the north, south and east elevations. The verandah roof is an extension of the main roof and is supported on stop chamfered timber posts and a shallow arched timber valance. The window openings are generally timber framed double hung sash windows fronted by contemporary flyscreens and with a rendered brick sill. The front door features a toplight and is fronted by a contemporary security screen door. A set of French doors are located either side of the front door.

The dwelling features a deep setback with a formal garden setting. There are two established palms, a large gum tree and a central rose garden that are significant landscape features. The property is bounded by a front fence which is constructed of rendered brick piers with pipe and mesh panels. A paved brick and gravel driveway encircle the property and front garden creating two entrances to the property. The northernmost entrance leads to a sympathetically designed garage with a gabled roof clad in colorbond sheeting atop rendered walls. The southernmost entrance is a driveway that leads to a rear subdivision and development. The rear development consists of approximately eight town houses with a similar roof form to the residence.

Overall, the condition of the building is considered good. It appears the building has undergone recent conservation works.

Condition	Good	Fair	Poor
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Alterations and Additions

- Subdivision of the former allotment in conjunction with a substantial rear development, c.2006s.
- Replaced roof sheeting.
- Solar panels added to roof c.2016.
- Painted timber verandah elements.
- Altered portico entrance – render removed, structural bars installed, replaced sandstone elements.

The residence is highly intact and is considered to have high integrity. Although the rear of the property is redeveloped, the development has been carefully designed to be as minimally invasive as possible. This is achieved through respectful height, form, scale and materiality.

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

Historical Notes

Construction years	1893
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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 brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject property forms a part of 1165 acres of land known as the 'Sherwood Estate' that was granted to William Sherwin in June 1831. In 1884, the Sherwood Estate was subdivided and became known as 'Sherwood Heights'. The property was constructed in 1893 and became known as 'Maringa' in Sands Directory from 1911 onwards. It was occupied by W.F Mason from 1911-14. Tennyson Parade was known as Sherwood Parade at this time. The property passed between several hands before it was occupied by John Harwin from 1920 to 1930.

The property was sold again in 2014, where it 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.		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.	X	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:

- As the rear of the property has been subdivided for the new development, the heritage curtilage should be considered for reduction to exclude non-significant elements. The below curtilage should be considered for the new Cumberland LEP to reflect the current Lot and DP of the item.
- 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	'Maringa'- Victorian Residence	I145
Heritage Study	'Maringa'- Victorian Residence	I145
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 residence.



View of driveway to residence.



View to front facing gable.



Front of residence.



View of front and northern elevations.



Verandah to the northern side the residence.



Overview of residence from Tennyson Parade.