

Heritage Inventory Sheet

Item Name	Federation Period Cottage		
Recommended Name	Federation Cottage		
Site Image			
Address	20A The Esplanade, Guildford NSW 2161		
Lot/Section/DP	445	-	1039110
	-	-	SP 73518
Current LEP ID	I167 (Cumberland LEP)		
Former LEP ID	I50 (Holroyd LEP), Federation Period Cottage		
Heritage Conservation Area	Not included		
Date Updated	September 2019		
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 20A The Esplanade, Guildford is locally significant for its historic and aesthetic values. Built c.1906, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling is a timber Federation residence which represents the prevalent style of construction in the area during a period of subdivision at the turn of the century with the coming of the railway in 1891. The dwelling has aesthetic significance as a well-kept, well-presented timber Federation dwelling with elaborate Victorian style decorative timberwork. The house is readily identifiable as part of the historic building stock and strongly contributes to the streetscape character.

Criteria Assessment

a) Historic	Built c.1906, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Church and School Estate subdivision. The dwelling is timber Federation residence which represents the prevalent style of construction in the area during a period of subdivision at the turn of the century with the coming of the railway in 1891.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance as a well-kept, well-presented timber Federation dwelling with elaborate Victorian style decorative timberwork. The house is readily identifiable as part of the historic building stock and strongly contributes to the streetscape character.
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.
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Physical Description

The subject building is a small L-shaped weatherboard cottage which features intersecting gable roofs clad in corrugated iron and a verandah to the south of a projecting gable roofed wing. The gable ends have projecting decorative barge boards and finials, and the front gable also features timber shingle cladding. The main roof extends over the front verandah and is supported on simple timber posts with capitals supporting arched frieze. The posts appear to be original. The verandah also features modern flooring. The front facade of the cottage has a panelled door with a toplight. The door is covered by a stained timber screen door. The façade also features two pairs of casement windows with decorative framing and sections of coloured glass. The window in the projecting wing also features a simple timber bracketed hood. Two different weatherboard profiles are visible on the side facades. The rear of the building has a skillion roofed extension.

A new carport has been added to the eastern side of the dwelling in recent years, constructed in a style which is highly sympathetic towards the aesthetic of the dwelling. This work includes the form of the timberwork, integration of small openings to match the windows panels and a replication of the roof pitch in the skillion.

The front boundary has a timber picket fence and a driveway have been provided along the southern boundary. A number of mature trees are located on the south side of the house, in the open backyard and to the front. While significant in size, these appear to be contemporary plantings which were not on the site in 1992 during the previous assessment.

The property has not retained its original subdivision boundaries, having had a new dwelling constructed at the rear in recent years. The building retains its setting and setback from the street, though there is now an additional concrete driveway which occupies the southern boundary.

The dwelling has been renovated in recent years, showing a big improvement to the overall condition from the previous heritage assessment of the place.

Condition	Good	Fair	Poor
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Alterations and Additions

- Skillion extension to the rear
- Demolition of former fibro clad garage
- Demolition of weatherboard out-building on the southern side of the dwelling
- Refurbishment of timber elements and repainting
- Addition of new carport to eastern side of the dwelling
- Addition of timber picket fence post 1992
- Subdivision of site into battle-axe formation and construction of modern dwelling constructed at the rear

While the building was renovated in recent years, the work was undertaken on a like-for-like basis and sought to retain fabric where possible. As a result, the integrity of the building is high.

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

Historical Notes

Construction years	c.1906
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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.

A large section of the suburb of Guildford is located on the Church and School Estate, first offered for sale from 1871, and progressively re-subdivided after the opening of the first railway station in the district in 1876. The site formed part of approximately 18 acres purchased by Arthur Holroyd in 1875, who also acquired other sections of the first subdivision of the Church and School Estate at this time. Holroyd was Member for Parliament from 1861, and the first Mayor of the Municipality in 1872. Holroyd subsequently subdivided and the site formed part of 7 acres purchased by Henry William Jackson in 1882. Lots 44 & 45 of the subdivision were purchased in 1906 by William Henry Wright, and the present property boundaries were formed.

The cottage dates from the early 20th century, on one of the early subdivisions in Guildford. It was possibly constructed for Wright shortly after 1906. Wright is listed in the Sands in residence on The Esplanade as early as 1898. The early narrow fronted allotment subdivision pattern remains unchanged since 1906. The location of the cottage, close to Guildford Station serves as a reminder of the early influence of the railway line on the development of Guildford. The property changed hands a further 9 times until 1973, when it was purchased by the present owners. 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.		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:

- As the eastern portion of the current site includes a modern dwelling of no heritage value, the heritage curtilage shown below should be considered as a revised curtilage for the new Cumberland LEP. Note: the curtilage follows the boundary of 20A vs the strata lot.
- 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	Federation Period Cottage	I147
Heritage Study	Federation Period Cottage	I147
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



Front façade.



Fence.