

Heritage Inventory Sheet

Item Name	Dwelling		
Recommended Name	Federation Dwelling		
Site Image			
Address	24 James Street, Lidcombe NSW 2141		
Lot/Section/DP	1	-	868904
Current LEP ID	I178 (Cumberland LEP)		
Former LEP ID	I28 (Auburn 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- refer below.

Statement of Significance

The cottage at 24 James Street, Lidcombe is locally significant for its historic, aesthetic and representative values. Built c. 1921, the dwelling was constructed during a time when Lidcombe experienced a housing and industrial boom. The item is a representative example of a Federation cottage which contributes towards the heritage character of Lidcombe. It has aesthetic significance as a well-presented Federation dwelling which is highly intact as viewed from the public domain. Modifications to the building have been sympathetic and the building contributes positively to the streetscape.

Criteria Assessment

a) Historic	Built c. 1921, the cottage is demonstrative of a time when Lidcombe experienced a housing and industrial boom.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as a well-presented Federation dwelling which is highly intact as viewed from the public domain. Modifications to the building have been sympathetic and the building contributes positively to the streetscape.
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 is a representative example of a Federation style residence.

Physical Description

The site consists of a single-storey, Federation period dwelling constructed of weatherboard. The dwelling is long and rectangular in shape, with a simple gable roof, recently replaced with Colorbond. The gable end features an unornamented timber barge board with a profiled finial. The roof also contains two face brick chimneys with terracotta cowls. The front façade consists of a bullnose verandah roof of corrugated iron, set on profiled timber verandah posts with decorative timber brackets. There is an offset timber front entry door with leadlight windows. The windows to the façade consist of a set of two double-hung timber sash windows.

An extension at the rear of the dwelling is a timber skillion structure. An open timber carport with lattice is located at the rear of the dwelling, accessed by a paved driveway along the western side of the dwelling which also provides access to the eight other dwellings on site. A second driveway frames the eastern side of the building, providing access to the neighbouring property. Each side elevation contains three timber windows with a timber and Colorbond awning.

The rear of the site is occupied by eight modern brick and weatherboard dwellings with Colorbond roofs. All of the dwellings have been given the same colour scheme as the historic dwelling. Nevertheless, these elements are considered to be a detracting addition to the site which have altered the overall setting of the heritage item.

The Federation dwelling is screened from the street by some mature vegetation which does not appear to be native plantings or formal plantings. A long hedge lines the western driveway.

The Federation dwelling on site is in good condition overall, showing no signs of deterioration and having undergone recent repair and replacement works.

Condition	Good	Fair	Poor
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Alterations and Additions

- Weatherboard skillion addition to the rear
- Open timber car port
- Colorbond roof and contemporary guttering
- Security screens to door and windows on front façade
- Eight new dwellings to the rear*

While the property contains a series of modern dwellings, altering the spatial setting of the original dwelling and detracting from the overall setting of the item, the fabric of the original dwelling is highly intact. However, the integrity of the setting is low.

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

Historical Notes

Construction years | c.1921

The suburb of Lidcombe is located 14 kilometres west of Sydney and was first seen as an exploring party rowed up the Parramatta River came close to the area on 4 February 1788. Early land grants in the area were given to settlers around 1804 such as H.G. Douglas, Joseph Hyde Potts, and Samuel Haslam, who established the first farms in the area. These early land grants ranged between 60 to 200 acres and were focused around Parramatta Road and the small tracks deviating from it.

The name "Lidcombe" is derived from the combination of the names of two former Mayors. When the name Rookwood no longer appealed to residents (due to its association with the expanding necropolis), a new name was created for the suburb. This combined Frederick Lidbury, an active local government figure and Mayor of Rookwood on several occasions with Alexander Larcombe, his main Mayoral opponent. The suburb was renamed to "Lidcombe" on 15 October 1913.

The opening of the railway station at Lidcombe (known as Haslam Creek station) in 1859 led to the subdivision and subsequent development of Lidcombe. The New South Wales government was an active subdivider in the area, specifically in a portion of land north of Rookwood cemetery not incorporated into the Rookwood Necropolis. The land now bounded by Bachell Street, Nicholas Street, Swete Street and the railway was subdivided and sold at auction by the government from the 1880s onwards. Other prominent subdividers at Lidcombe and Rookwood included land, building and investment companies. Groups such as the Sydney and Provincial Land and Building Company Ltd, Land Company of Australasia, and National Permanent Building, as well as others were responsible for much of the subdivision and sale of estates.

Lidcombe experienced a housing and industrial boom in the 1920s. High-tech industries that were established in the area at included the manufacture of electrical goods, motor car manufacturing, steel construction and wool and knitted industries. The Ford Motor Company of Canada, Jantzen (Australia) Ltd and Associated General Electric Industries are only some examples of the industrial companies that developed within Lidcombe.

The subject property is located within part of land that was originally granted to George and John Sunderland, who were granted 60 acres and 100 acres respectively. Subsequently, these 160 acres of land were purchased by Reverend Father Therry, the first official Catholic Chaplain to Australia. The estate was known as the 'Therry Estate of Haslam's Creek' and was later subdivided as the 'Township of St Joseph at Liberty Plains' in May 1867 by J. V Gordon. The subject property can be traced back to John Ryall who lived at 24 James Street from 1921.

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.	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 listing concerns the dwelling only and the rear of the site has been subdivided to include eight new dwellings, 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 correct 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	Dwelling	I180
Heritage Study	Dwelling	I180
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	Neustein & Associates	1996	Auburn Heritage Study
Heritage Study	Terry Kass	1995	Draft Historical Context Report: Auburn Heritage Study

Other References

- Kass, T 2008, *Lidcombe*, retrieved 27 March 2019, <https://dictionaryofsydney.org/entry/lidcombe>
- Godden Mackay Logan 2002, *Lidcombe Hospital Site – Conservation Management Plan*, Godden Mackay Logan.
- Cumberland Argus, Xmas Number, 19 Dec 1907, p. 25
- Liberty Plains Parish Map no. 235, Sydney NSW.
- c.1800 Liberty Plains Parish Map B, Lands and Property Department.
- Birmingham, F 1867, Subdivision Map of the Township of St. Joseph
- Father R. McElligott 1935, 'Historic Memories of Lidcombe (Rookwood) Parish', Catholic Freeman's Journal, 30 May, p. 15

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.



Detail to verandah.



Front and side elevations of dwelling.



View to driveway and carport.



View of roof elements.



Overview of dwelling and rear subdivisions