

Heritage Inventory Sheet

Item Name	Late Victorian Cottage/Cumberland Model Farms Estate		
Recommended Name	Late Victorian Cottage/Cumberland Model Farms Estate		
Site Image			
Address	130 Jersey Road, Merrylands NSW 2160		
Lot/Section/DP	1-2	-	1145417
Current LEP ID	I202 (Cumberland LEP)		
Former LEP ID	I64 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Building (private)	

Curtilage Map



Revised curtilage recommended – refer below.

Statement of Significance

The cottage at 130 Jersey Road, Merrylands is of local significance for its historic and aesthetic values. Built c.1897, the cottage historically relates to the semi-rural subdivision of William Puckey's estate by George Mobbs in c.1890, known as the Cumberland Model Farms. The building has some aesthetic significance as a late Victorian cottage although roof extensions to the north and east have modified the character of the building, the original building form is still visible. The aesthetic value is enhanced by the item's prominent location on the corner of Jersey Road and Kooba Street, and its level of intact fabric and detailing which makes a strong contribution to the streetscape character. The residence is representative of the small-scale cottage constructed in this period on the Cumberland Model Farms estate.

Criteria Assessment

a) Historic	Built in c.1897, the cottage historically relates to the semi-rural subdivision of William Puckey's estate by George Mobbs in c.1890, known as the Cumberland Model Farms.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant for its relatively intact fabric and detailing. Although the character of the building has been modified to the north and east, the original building form is still visible. The aesthetic value is enhanced by the item's prominent location on the corner of Jersey Road and Kooba Street, which makes a strong contribution 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 is representative of the small-scale cottage constructed in this period on the Cumberland Model Farms estate.
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Physical Description

The subject building is a single storey face brick cottage in a late Victorian style. The brickwork is laid in the English garden wall bond. The cottage roofscape features a variety of forms. The main body of the cottage has a steep pitched double gabled roof, with a steep pitched hipped roof to the north and a contemporary skillion roof at the rear. The gabled and hipped roof is clad with Decramastic metal pressed roof sheeting with a bituminous coating, profiled to resemble concrete tiles. This roofing material was likely replaced in the c.1970s. The rear skillion extension is clad in corrugated galvanised iron. The roof contains two brick chimneys, one located between the gables and one at the northern end, have brick string course and terracotta chimney posts. A box gutter between gables runs to a central downpipe on the southern elevation. A hipped verandah extends along the front and around the northwest corner and has similar roof sheeting and simple timber posts with simple neck mouldings. Contemporary canvas awnings are affixed to the verandah.

The symmetrical front facade has a central door obscured by steel security screen and framed either side by timber framed double hung sash windows. The window and door openings have segmental arched heads with soldier course. The windows on the front façade have painted timber shutters and rendered sills. To the north of the verandah is an early side addition (likely dates c.1970s when the roof was reclad) accessed from the verandah through a set of timber French doors and is enclosed by a diagonal timber lattice balustrade infill. This entry includes a timber framed four-pane double hung sash window and another door fronted by a security screen. The dwelling features a significant rear skillion addition constructed of corrugated galvanised iron and concrete with large windows and a Colorbond roof.

Located on a deep corner block, the cottage forms an important streetscape element. The dwelling features some established trees and contemporary plantings along the front fence. The item is framed by a low timber picket fence to the front boundary. The timber picket fence extends around the corner of Kooba Street where an untreated timber fence extends the rest of the length.

The building is well maintained and appears to be in a good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- New Decramastic roof sheeting, c.1970s
- North hipped roof addition
- Rear skillion extensions c.1990s
- Contemporary fencing along southern elevation

Although modified with the inclusion of a rear extension the building retains a moderate level of integrity. The extension located at the rear of the property is an architecturally interesting addition that makes a notable contribution to the dwelling. The item retains its scale and form as the extension has been carefully designed to not adversely impact the heritage significance of the item.

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

Historical Notes

Construction years	c.1897
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Merrylands is located within the Parish of St John, County of Cumberland. In an undated map of the parish (likely circa 1835), the area that would later become Merrylands was divided into land grants to Richard Atkins, John Bowman, John Watts, and E. Lombley from as early as 1793. The main roads marked would later become known as Parramatta Road to the east and Woodville Road to the south. Liberty Plains was marked to the south-east of the area, which includes some areas of the later Merrylands locality.

Merrylands was named after the English home of politician and explorer Arthur Todd Holroyd who acquired land in the area in 1855. The area of Merrylands grew into an intensive agricultural settlement by 1850s and remained sparsely populated until the 1880s.

With the opening of the railway station in 1878, land surrounding the area was subdivided for housing and small farms. Brick and pottery production became a prominent industry in the area, and brickyards operated to supply local demand. Moderate estates were advertised in the 1880s, using the proximity to the station as a selling point. By this time, the pottery and brick making industry was flourishing and larger facilities were constructed, such as Goodlet and Smith Brickworks.

The subject site is located on land that formed part of 100 acres granted to William Puckey in 1810. Puckey's estate formed part of 338 acres, comprising 6 separate Crown Grants dating from 1810-1818, purchased by George Mobbs, an auctioneer, in 1892. Mobbs subsequently subdivided the land into approximately 2-4 acre allotments, which were sold as the "Cumberland Model Farms". The Advertisements of the Cumberland Model Farms subdivision note the Sydney Water Supply touches the South West boundary and would enable buyers to irrigate their holdings. Other merits for buyers included the proximity to various railway stations and public schools located nearby.

Lot 1-4 Section B of the Cumberland Model Farms subdivision comprising over 6 acres at the corner of Jersey and Irrigation Roads were purchased by Martin, Edmund and John Wilkinson in 1896, and subsequently sold to Ada and David Kirk in 1897. This cottage dates from the late 19th century, possibly constructed for Kirk as part of the early subdivision.

The property was purchased by George and Annie Hunt in 1921, who appear in the Sands Directory between 1923-27, when the property was purchased by Azariah and Louisa Montgomery. Montgomery resided at the property until at least 1949, when it passed briefly to Alexander and Stanley Montgomery, and then to Kenneth Montgomery in 1950. Applications for building work have included garages in 1950 and 1969, septic tank in 1960, and additions in 1978 and 1979.

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.	X

				paint scheme, materiality, style, landscape elements).	
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.		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:

- Due to the subdivision and redevelopment of Lot 2, DP1145417, the revised heritage curtilage shown below should be considered for the Cumberland LEP.



Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Late Victorian Cottage/Cumberland Model Farms Estate	l197
Heritage Study	Late Victorian Cottage/Cumberland Model Farms Estate	l197
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 & Associates	Heritage Inventory Review	Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

Other References

- Karskens, G. 1991. *Holroyd - A Social History of Western Sydney*. Sydney: University NSW Press

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 cottage from Jersey Road.



Northern elevation of cottage.



View to northern side of front façade.



Northern side of front façade.



Cottage viewed from corner of Jersey Road and Kooba Street.



View to front of property from Kooba Street.



Southern elevation showing rear extension.
Viewed from Kooba Street.



View to southern elevation.



View to rear extension of cottage.