

Heritage Inventory Sheet

Item Name	Inter-War Bungalow		
Recommended Name	Inter-war Bungalow		
Site Image			
Address	32 Garfield Street, Wentworthville, NSW 2145		
Lot/Section/DP	1-2	-	1201355
Current LEP ID	I271 (Cumberland LEP)		
Former LEP ID	I128 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 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 dwelling at 32 Garfield Street, Wentworthville is locally significant for its aesthetic and representative values. Built c1923, the dwelling has aesthetic significance as a largely intact and fine example of an Inter-War bungalow with Federation period influences. Located on a large block on a prominent street corner, it is an important element to both streetscapes it addresses. While it has been slightly modified, the building remains an important part of the historic building stock in the area.

Criteria Assessment

a) Historic	The item does not meet this criterion.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling has aesthetic significance as a largely intact and fine example of an Inter-War bungalow with Federation detailing. Located on a large block on a prominent street corner, it is an important element to both streetscapes it addresses. While it has been slightly modified, the building remains an important part of the historic building stock in the area.
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 dwelling is a largely intact and fine example of an Inter-War bungalow with Federation period influences.

Physical Description

The subject building is a face brick bungalow with a prominent hipped main roof clad in terracotta tile, as well as a flat roof over the L-shaped front verandah. The roofscape features one brick chimney with a single terracotta cowl pot and a whirly bird. The verandah roof is supported on timber posts with screen detailing located on brick piers. There is a brick balustrade. The brick balustrade that spans between the piers features rendered capping which is painted blue. The verandah features tile and terrazzo finish to the floor. The facades addressing the street feature pairs of French doors which open onto the verandah, a panelled front door with sidelights and, timber framed windows with Edwardian style lead lights and brick and rendered arched heads. The rear of the house includes a skillion-roofed section clad in brick and Fibre Cement sheet with aluminium windows.

The property was subdivided into two parcels of land and a new dwelling constructed on the new parcel of land in 2017, now addressed as 11 Perry Street. A metal garage which was added in 1996 was subsequently been removed.

The property commands a prominent corner lot and is bound by a brick and decorative wrought iron fence. The building features a modest setback and is fronted by a mature garden with some contemporary landscaping. The back of the property is lined with a corrugated steel fence. While there is no specific landscape elements of value, the overall layout is contributory to the aesthetic significance of the place and should be managed accordingly.

Overall the condition of the dwelling is good. It appears to well-maintained having undergone general maintenance and repair works, including the repainting of timber elements, replacement of guttering to verandah and main roof, and the repointing of mortar joints in certain areas.

Condition	Good	Fair	Poor
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Alterations and Additions

- Council records indicate:
 - Works to the porch were carried out in 1950
 - The skillion-roofed section to the rear and the Fibre Cement additions were made in 1956
- Aluminium windows have been fitted along the side of the dwelling*
- A metal garage was added in 1996, this has subsequently been removed
- A recent rear brick addition fronted with a flat roofed carport has been added to the building
- Timber verandah elements have been repainted
- Mortar joints along the southern elevation have been repointed
- Whirly bird addition to roof, painted to match the roof tiles
- The property was subdivided into two parcels of land and a new dwelling constructed on the new parcel of land in 2017, now addressed as 11 Perry Street

Although slightly modified, the building presents as a highly intact interwar bungalow. The rear additions are sympathetic to the buildings form, scale and materiality and do not adversely impact on 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.1923
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In 1819, after European settlement, the Wentworthville area came under the tenure of D'Arcy Wentworth. Wentworth was a substantial land holder in the early colony, he appears to have obtained his first grant of about 147 acres at Parramatta from Governor Hunter in 1799; by 1821, he had been awarded a total of 17,000 acres, 2200 acres of which were located in the Wentworthville area. When

he passed away in 1827, his will disposed of approximately 22,000 acres of land which was eventually subdivided into the existing allotments of Wentworthville today. The sites closest to the railway line were sold and developed first because of its proximity to the railway line, although it was not until 1883 that Wentworthville received a station known as T.R Smith's Platform. The name Wentworthville was later adopted in 1880. The establishment of the railway station attracted residents to the area, and Wentworth's holdings were subdivided into 600 lots. Wentworthville was proclaimed a town in 1890 following this subdivision of the Wentworth Estate in 1881.

In 1893, a portion of Wentworth's estate was bought by William Pritchard, an Auctioneer, and the land was subsequently subdivided. In 1892 a portion of land was transferred to John Hamilton who sold it in 1913 to the Intercolonial Investment Land and Building Company Ltd. A covenant was placed on the property at this time to state that any building erected within the following 20 years should cost not less than 250 pounds. Intercolonial subdivided the land further and in 1916 sold part of the subdivision to Frederick Ebenezer Greenwood, who in turn sold part in the next year to Minna Catherine Flaes.

In 1918, this property was formed through a subdivided of a piece of land into two parcels. The site was purchased by Agatha Leddin in 1920 who subsequently sold it to Septimus Owen, a builder, in 1923. It is not clear when the house was constructed, however, its style would indicate that it was built at approximately this time. In 1931 the property was sold again and has been transferred a number of times since. The property was subdivided into two parcels of land and a new dwelling constructed on the new parcel of land in 2017, now addressed as 11 Perry Street. The original dwelling 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.	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		

						<p>11. The condition of this item is poor. Condition and maintenance should be monitored.</p>			
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Other recommendations and/or comments:

- As the eastern portion of the current site includes a modern two-storey dwelling of no heritage value and the two properties are subdivided, the heritage curtilage shown below should be considered as a revised curtilage for the Cumberland LEP. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Inter-War Bungalow	I257
Heritage Study	Inter-War Bungalow	I237
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

- Auchmuty, JJ 1967, 'Wentworth, D'Arcy (1762-1827)', Australian Dictionary of Biography.
- Elias, J and Coppins, S 2013, Pictorial History Holroyd: Girraween, Guildford, Mays Hill, Merrylands, Pemulwuy, Pendle Hill, Prospect, Smithfield, Toongabbie, Wentworthville, Westmead, Woodpark, Yennora, Kingsclear Books, Alexandria.
- 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



View of dwelling from Garfield Street, including garden setting and fence.



View of dwelling from Perry Street, including modern driveway and garden setting.



Detail of brick extension to dwelling.