


Heritage Inventory Sheet

Item Name	"Nelyambo", Federation period bungalow		
Recommended Name	'Nelyambo' - Federation Bungalow		
Site Image			
Address	42 Garfield Street, Wentworthville, NSW 2145		
Lot/Section/DP	55	-	1129817
Current LEP ID	I274 (Cumberland LEP)		
Former LEP ID	I132 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	February 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 dwelling at 42 Garfield Street, Wentworthville is of local significance for its historic, aesthetic and representative values. Built c.1919-1921, the dwelling relates to the residential development of Wentworthville that followed the establishment of the railway station and subsequent attraction for people to move to the area. The item has aesthetic significance for its external form and detailing which presents as a largely intact Federation cottage which retains much of its original detailing. It has additional aesthetic significance for the contribution it makes to the character of Garfield Street generally. The building is a representative example of Federation cottages built in the area.

Criteria Assessment

a) Historic	Built c.1919-1921, the dwelling relates to the residential development of Wentworthville that followed the establishment of the railway station and subsequent attraction for people to move to the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact and fine quality Federation period cottage which retains much of its original detailing. It has additional aesthetic significance for the contribution it makes to the character of Garfield Street generally.
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 building is a representative example of Federation cottages built in the area.

Physical Description

The dwelling is a single storey Federation cottage. The cottage has an asymmetrical layout with face brick walls which have been tuck pointed to the street facades. The corrugated iron roof is hipped with two gabled wings projecting to the streets on the south and west. A verandah extends along the south and west elevations, and forms part of the main roof. The verandah is supported by pairs of timber posts on a curved brick balustrade. The timber posts feature simple timber brackets. The verandah also features tiled base and steps. The gabled wings have a faceted bay windows with brick spandrels and narrow multi-paned casement windows with multi-paned top lights and coloured glass panes at the bottom. The bay windows have a flat roof awning supported by carved timber brackets. The windows along the recessed verandah are timber framed, multi-paned casement windows. The front door adjacent the west wing is timber panelled, with glazed top and side lights. A second door into south wing terminates the south verandah. At the rear is a face brick skillion which appears to be original, and timber windows have segmental arched heads. An open verandah at the rear has a bullnose roof profile and is a later addition.

At the rear south east corner of the property is a small gabled entry portico off Bennett Street. A gabled carport is located off Garfield Street to the north and is addressed by a concrete driveway. The dwelling is situated on a deep corner block to Garfield and Bennett Streets, with an established garden setting. There two rows of five established palm trees located along entrance footpath. They form a significant component of the landscapes setting. They are surrounded by hedges along the dwelling and small contemporary plantings along the boundary fence.

The block appears to be subdivided at the rear with a contemporary building which addresses Bennett Street. The original subdivision boundary is therefore compromised.

Overall, the condition of the building is considered to be fair and the house presents as well-maintained from the street. The roof appears worn, however not dilapidated and operational. There is, however, some cracking to brickwork along the verandah brick infilled balustrade.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear bullnose verandah
- Gabled entry portico to Bennet Street
- Carport off Garfield Street
- Repointing to mortar joints along street façade*
- Roof sheeting replaced in c.1980-90s
- Subdivision of lot to create two lots

Overall, the integrity of the building is considered to be moderate. Although this is the case, the dwelling remains largely intact with alterations primarily at the rear of the property that do not detract from the dwellings overall form, scale or key detailing.

There are, however, obvious sections of brickwork which have been repointed on the principle façade (west elevation) and along the brick verandah balustrade that do not match the existing tuck-pointed mortar joints. The patch repairs have inadvertently negatively impacted on the aesthetic of the dwelling. The tuck pointing along these principle façades should be maintained using traditional techniques to match the existing.

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

Historical Notes

Construction years | c.1919-1922

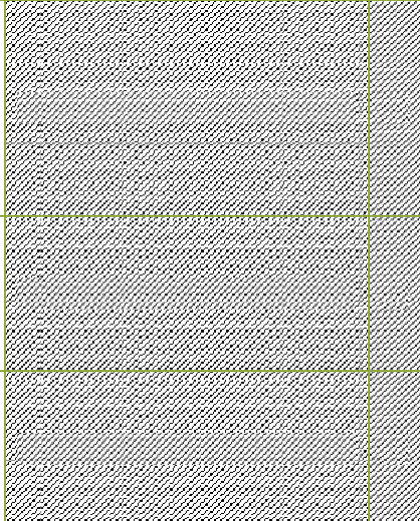

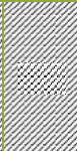
In 1819, after European settlement, the Wentworthville area came under the tenure of D'Arcy Wentworth. Wentworth was a substantial land holder in the early colony, he appears to have obtained his first grant of about 147 acres at Parramatta from Governor Hunter in 1799; by 1821, he had been awarded a 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, Wentworth's holdings were subdivided into 600 lots. Wentworthville was proclaimed a town in 1890.

The subject dwelling is located on the land originally granted to D'Arcy Wentworth in 1819. In 1882, the land formed part of 488 acres between the Great Western Railway and Road acquired by Fitzwilliam Wentworth. The land was progressively subdivided and sold from 1883, and allotments between Garfield and Station Streets were purchased by the Wentworthville Estate Land and Building Company Limited in 1888. The subject property formed part of 6 acres 1 rood and 8 perches purchased by John Hamilton in 1894. The land was further subdivided and progressively sold between 1913-1919, forming the boundaries evident along the street today. A covenant placed on the property in 1913 required any building constructed on the property within the following 20 years should not cost less than 250 pounds. The property was purchased in 1917 by Leslie and Harry Thompson, and by Charles Miller in 1918. A mortgage taken out by Miller between 1919-22 to William Hitchcock and George Folkard, timber merchants, most likely was for the construction of the cottage. The Sands Directory first notes Miller at the property in 1921. W E Thomas is listed at the property between 1926-1928, and H T Murray 1930-33.

The dwelling remains in use as a private residence. However, it does not retain the original allotment boundary formed with the 1913-1919 subdivision as the rear of the property was subdivided to now include a contemporary dwelling addressing Bennett Street.

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.	

<p>4. Consider additional research to nominate this item for the State Heritage Register.</p>		<p>9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).</p>	<p>X</p>	
<p>5. The heritage curtilage for this item should be revised/reduced.</p>	<p>X</p>	<p>10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).</p>	<p>X</p>	
		<p>11. The condition of this item is poor. Condition and maintenance should be monitored.</p>		

Other recommendations and/or comments:

- Repointing of brickwork should make an attempt to match existing mortar joints and be tuck-pointed.
- Due to the rear development and subdivision of the original allotment, the heritage curtilage of the item now only includes Lot 55 in DP1129817. 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	“Nelyambo”, Federation period bungalow	I260
Heritage Study	“Nelyambo”, Federation period bungalow	I260
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



Overview of dwelling on the street corner.



View along Bennet Street showing the dwelling on the left.



Detail of brickwork which has been poorly repointed.



Detail of brickwork which has been poorly repointed.



Boundary fence visible from Bennet Street.