

Heritage Inventory Sheet

Recommended Name	Victorian Weatherboard Cottage		
Site Image			
Address	30 Abbott Street, Merrylands NSW 2160		
Lot/Section/DP	1	-	912820
Heritage Study ID	HS78		
LEP ID	Not currently included on the Cumberland LEP		
Heritage Conservation Area	Not included		
Date Updated	February 2021		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The Victorian weatherboard cottage at 30 Abbott Street, Merrylands is of local significance for its historic, aesthetic and representative values. Built c.1891, the item relates to the residential subdivision of Garnham Blaxcell's Drainwell Estate in 1883 by the Australian Mutual Investment and Building Company for the 'Granville Heights' subdivision. The cottage is one of the earliest residences built on the street and is associated with the 1880s development of Granville that occurred in conjunction with the increased industrial activity in the area. The building is aesthetically significant as a relatively modest and intact late Victorian workers' cottage which retains most of its original fabric and form. The cottage is a well-maintained representative example of a modest Victorian workers cottage that presents well to the streetscape.

Criteria Assessment

a) Historic	Built c.1891, the item relates to the residential subdivision of Garnham Blaxcell's Drainwell Estate in 1883 by the Australian Mutual Investment and Building Company for the 'Granville Heights' subdivision. The cottage is one of the earliest residences built on the street and is associated with the 1880s development of Granville that occurred in conjunction with the increased industrial activity in the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building is aesthetically significant as a relatively modest and intact late Victorian workers' cottage which retains most of its original fabric and form.
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 cottage is a well-maintained representative example of a modest Victorian workers cottage that presents well to the streetscape.

Physical Description

The cottage at 30 Abbott Street is a single storey late Victorian weatherboard cottage that is timber-framed and raised on timber and brick foundations. The cottage is clad in rusticated weatherboards at the across the façade and bevelled weatherboards along the sides. The roof is a transverse gabled roof re-sheeted in corrugated iron and featuring a whirly bird. A simple bullnose verandah extends across the front elevation. The verandah is supported on timber post, and features a filigree lace valance, brackets, and timber floorboards which have filigree lace detail below. The verandah is accessed by two face brick stairs.

The central front entrance is timber framed and timber panelled door with an arched-glass panel. A new aluminium flyscreen door is attached to the front door. Two timber framed, four-pane double-hung sash windows are positioned on either side of the front door. The windows to the side elevations consist of new sliding windows that vary in size and alignment with each other.

The cottage has been extended to the rear with a small flat roofed extension from which a modern pergola supported on metal posts extends. There is a modern shed to the rear.

The property is bound by a timber picket fence. The landscape has been significantly altered with a new paved cement path and driveway to the front. The landscaping is not significant.

The cottage is well-maintained and is in a good condition.

Condition	Good	Fair	Poor
------------------	-------------	------	------

Alterations and Additions

- Rear extension
- Shed
- New corrugated iron roof
- Whirly bird
- Paved cement path and driveway*
- Modern landscaping
- Filigree valance and brackets replaced

Overall, the cottage is considered to be of high integrity. The building retains a high level of significant detailing and original fabric. Where significant fabric has reached the end of its serviceable life, it has been sympathetically replaced on a like for like basis.

Integrity	High	Moderate	Low
------------------	-------------	----------	-----

* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	c.1891
--------------------	--------

Granville

Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evidence and there is still a predominance of buildings dating to the 1880s – 1930s.

30 Abbott Street

Although firmly established in the suburb of Merrylands, the subject property was historically located within Granville on a portion of land granted to Garnham Blaxcell on 1 January 1896. The property formed part of land subdivided in c. 1883 for the Australian Mutual Investment and Building Company, known as 'Granville Heights'. In 1883, Edward Ballard purchased a portion of this land from Thomas O'Neill.

Lot 27 Section 6, deposited plan 1118 (which now encompasses Nos 30-32 Abbott Street) was purchased by Robert Curry from Ballard on 25 November 1891. The land was further subdivided into two lots and the northern portion (now 30 Abbott Street) was sold to Jonathan Curry in December 1891. It is likely that the cottage at No. 30 was built around this time. The following people are recorded on the Certificate of Title as owning this property:

- Ann Kent (1910)
- S. Rose Harris (1916)
- Claude Leslie Porter (1917)
- John Currie (1933)
- Jack Hooke (1936)
- Sidney John Donnelley (1945)
- Mavis Eileen Phillips (1966)
- Edgar Roland Phillip (1978)

The cottage continued to change hands and remains in use as a private residence.

Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a new 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. Include this item's listing as part of or as a 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 additional research to nominate this item for the State Heritage Register.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	X
4. The heritage curtilage for this item should be revised/reduced.		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. Not recommended for inclusion on the LEP.		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:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Victorian Weatherboard Cottage	HS78
National Trust Australia Register	N/A	-

Other References

- Author unidentified 2008, *Granville*, retrieved March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

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 existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

Additional Images



Cottage.



View along Abbott street.



Overview of cottage.



View of extensions to cottage.



Modern landscaping at front of cottage.