


Heritage Inventory Sheet

Recommended Name	Federation Bungalow		
Site Image			
Address	214 Guildford Road, Guildford NSW 2161		
Lot/Section/DP	2	-	9694
Heritage Study ID	HS52		
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 house at 214 Guildford Road is locally significant for its historic, aesthetic and representative values. Historically, the house was built in c.1905 following its sale as a part of the Lackey's Estate subdivision. The house provides evidence of the early development of the Guildford as a result of the commercial and residential development in proximity to Guildford Railway Station. It has aesthetic significance as a well-kept and early example of a small-scale suburban Federation Bungalow with Queen Anne stylistic influences. The house contributes positively towards the streetscape. The item is an early representative example of the Federation Bungalow type common to the local area during the early decades of the 1900s.

Criteria Assessment

a) Historic	Historically, the house was built in c.1905 following its sale as a part of the Lackey's Estate subdivision.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	It has aesthetic significance as a well-kept and early example of a small-scale suburban Federation Bungalow with Queen Anne stylistic influences. The house contributes positively towards 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 an early representative example of the Federation Bungalow type common to the Guildford area during the early decades of the 1900s.

Physical Description

The house is a double fronted Federation bungalow with Queen Anne stylistic influences. The walls are constructed of polychromatic face-brick, laid in a stretcher bond and are supported on a rendered brick base. The house has a hipped roof with a projecting gable and gabled entrance porch. The roof is clad with terracotta tiles and terracotta ridge capping and decorative end pieces all glazed in a liver colour. The roof extends over a front verandah which returns towards the east elevation. There is one tall face-brick chimney that has expressed brick, stepped cornice and a terracotta cowl.

The gable end wall features a roughcast rendered upper gable with half-timbered effect, and a bay window with skillion hood clad in dark terracotta tiles. Each gable has timber barge boards that have been painted black. The lower wall of the gable beneath the window is rendered. The bay window consists of six timber framed casement windows with glazed stained-glass panes and fixed transom light.

The front verandah features Art Nouveaux style timber brackets and timber posts painted white and set atop face brick piers with rendered coping. The verandah has a brick balustrade to which glazed tiles have been inset in a vertical arrangement in sets of four tiles. A central gabled porch provides access to the verandah via a set of modern stone steps between two rendered piers. The front door is obscured by a modern aluminium security screen. Adjacent to the door is a set of three timber framed casement windows with glazed stained-glass panes and fixed transom light. Along the side elevation there is another bay window, identical to the window on the façade.

Aerial imagery shows the house has been extended to the rear and that there is an early large addition that is of a similar style to the house. All additions have a corrugated metal sheeted roof to which solar panels are fixed.

The residence has a deep set back and vegetation surrounds the edges. The verandah is fronted by newly planted cacti which are stabilised by metal supports and a single Paw Paw tree. The house has a brick paved driveway that encompasses the majority of the front landscape. There is one tree located in front of the house and some hedging that are not of any significance.

The house has been well-maintained and is considered to be in a good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Verandah floor retiled
- New steps to verandah*
- Roof and bargeboards repainted*
- New garden bed in front of verandah with metal supports*
- New rear extension
- Early rear addition added prior to 1943 aerial
- New paint scheme*

Overall, the house is considered to be have moderate integrity. The roof tiles and timber bargeboards have been glazed or painted in a darker colour that is not sympathetic to the heritage value in of the building.

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

Historical Notes

Construction years	c.1905
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Guildford

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

214 Guildford Road

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject house is located on part of 30 acres of land granted to John Lackey in Guildford and subdivided as a part of the Lackey's Estate Subdivision in 1900. The second subdivision of the estate occurred in 1914. The Sands Directory shows Mark Windebank occupying the house from 1907 until 1923. In 1925 the property was vacant and in 1926 property occupied by Thomas Meehan. The house was one of the earliest built along Guildford Road and it retains its original subdivision pattern.

Presently, the house 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).
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.	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).

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.	
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:

- Should the opportunity arise, a paint analysis should be undertaken and a more appropriate paint colour scheme should be implemented. The liver coloured glaze/paint used on the terracotta roof tiles and on the timber bargeboards is not sympathetic to the heritage values of the building.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Heritage Study	Federation Bungalow	HS50
National Trust Australia Register	N/A	-

Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

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



Overview of cottage.



Detail of projecting wing.



Verandah.



View of cottage from Guildford Road.