


Heritage Inventory Sheet

Recommended Name	Post-War Austerity Style House		
Site Image			
Address	38 Bolton Street, Guildford NSW 2161		
Lot/Section/DP	3	10	4047
Heritage Study ID	HS51		
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 38 Bolton Street is of local significance for its historic, aesthetic, and representative values. Built in 1946, the dwelling relates to the Post-War development of Guildford. Historically, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Lackey Estate, in which this land parcel was acquired by William Swift in 1911. The house is of aesthetic significance as a highly intact and well-kept example of the Post-War Austerity style, with modern influences contemporary with the late 1940s. The house is readily identifiable as part of the historic building stock of the area and makes a strong contribution to the streetscape. The dwelling demonstrates representative qualities of a high-quality Post-War residence built in Guildford in the mid to late 1940s.

Criteria Assessment

a) Historic	Built in 1946, the dwelling relates to the Post-War development of Guildford. Historically, the dwelling is located on one of the oldest subdivisions in Guildford, known as the Lackey Estate, in which this land parcel was acquired by William Swift in 1911.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The house is of aesthetic significance as a highly intact and well-kept example of the Post-War Austerity style, with modern influences contemporary with the late 1940s. The house is readily identifiable as part of the historic building stock of the area and makes a strong contribution to 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 dwelling demonstrates representative qualities of a high-quality Post-War residence built in Guildford in the mid to late 1940s.
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Physical Description

The house at 38 Bolton Street, Guildford is a good example of a late 1940s Post-War Austerity style house constructed of red brick, with modern influences. The hipped roof with a projecting hip to Bolton Street is tiled with Marseilles tiles and has Colorbond gutters and boxed eaves, and one large brick chimney. The windows on the front façade are timber double hung sashes, painted yellow. There is one bullseye window with a brick sill on the north elevation under the projecting hip. The front entrance is recessed and accessed via a porch. The porch is tiled with a metal balustrade of geometric design along the edge and is addressed by four brick steps. This is fronted by a brick retaining wall and garden bed. The garden bed has two dwarf conifers framing the steps, and one mature conifer northern corner of the garden bed.

The remaining front landscape is a neat, formal garden space, predominately grassed with a hedge along the fence line. The fence line is a low red brick fence, contemporary with the main building. A concrete strip driveway is located along the northern boundary and leads to a weatherboard garage with a gabled roof and roller door. The boundary fence at driveway is terminated with rounded piers and has metal gates with a modernist geometric pattern, matching the porch. A contemporary metal fence is located further down the drive. The building has not been extended.

The building is well maintained and in an excellent condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Contemporary fence located further down the drive.

The house at 38 Bolton Street is highly intact and retains a number of key architectural features and landscape qualities typical of a Post-War Austerity style house.

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

Historical Notes

Construction years	c.1946
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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. A large portion of Guildford was also Crown land alienated for the purposes of a church and glebe. This land was known as the Church and School Estate. The Church and School Estate was also subdivided in the early 1870.

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.

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.

38 Bolton Street

The land on which 38 Bolton Street, Guildford is located on land known as Lackey's Estate, a crown grant received by William Lackey in 1838. In 1902, several land parcels in Guildford were purchased by James Cannon, a Sydney manufacturer and subdivided. The land acquired by James Cannon comprised 99 acres 3 roods 29 perches, extending from Dog Trap Road (now Woodville Road) to Guildford Road. Cannon's subdivision sectioned the area into ten sections of which the subject site formed Lot 3 of Section 10 in DP4047. Lots 3-6 of Section 10 was purchased by Edward Brown, a labourer in Merrylands. In 1911, Edward Brown transfer Lots 3-6 to William Swift in 1911. William Swift built a brick cottage on the corner of Bolton Street and Rhodes Avenue on Lot 4. This building is extant today and known as 36 Bolton Street. Swift was the one-time Mayor of Granville in 1921 and a prominent local resident in Guildford known for investing in local property and building the commercial buildings at the corner of Guildford Road and Railway Street known as 'Swift's Buildings'. The rest of the allotment remained cleared of structures until William Smith's death in 1940 and the remaining allotments, lot 3, 5 and 6 were sold and developed.

Lot 3 was purchased in 1946 by Allen Mitchell Slater, a builder from Guildford who constructed the building shortly after. The building 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.	X	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:

- None

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Post-War Austerity Style House	HS51
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 house, as viewed from Bolton Street.



View to brick fencing as it sits against 36 Bolton Street, Guildford.