


Heritage Inventory Sheet

Recommended Name	'Deskford' - Victorian Gothic Residence	
Site Image		
Address	41 Hawkesbury Road, Westmead NSW 2145	
Lot/Section/DP	Existing heritage curtilage	
	6 - 7	-
	15726	
	Curtilage extension (recommended for listing)	
	1-5	-
	15726	
Heritage Study ID	HS95	
LEP ID	This listing sheet addresses the recommended curtilage extension for 'Deskford' - Victorian Gothic Residence, I152 (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 'Deskford' property at 41 Hawkesbury Road, Westmead is of local significance for its historic, associative and aesthetic values. Built in 1874, the building is historically linked to the early subdivision of the Government Domain that facilitated the subdivision and development of Westmead. The dwelling is associated with prominent local figure Andrew Payten, magistrate for the Parramatta Park Trust. The building has some aesthetic significance as a Victorian Gothic residence. Although notably altered, the building retains important original components and fabric, making it an important member of the relatively small group of substantial 19th century gentlemen estates and residences left in the Cumberland Local Government Area. The building is a representative example of a substantial gentlemen's estate constructed in Westmead in c.1870s.

The land north of the main residence contributes to the historic and aesthetic significance of Deskford. The subdivision pattern of the subject property, which includes of Lots 1-7 of DP15726, originally formed a part of Nathaniel Payten's land received by Crown Grant following the subdivision of the Government Domain in 1959, and Andrew Payten's Deskford Estate. Deskford Estate was subdivided in the early 1920s and was developed for residential use between the 1930s and 1950s. The removal of these dwellings along Cotswold Street has enabled the continued appreciation of Deskford from the public domain and re-established a historic link to the early subdivision of Westmead and Deskford Estate. The extended curtilage celebrates the history of Deskford and contributes to the interpretation of the site as a gentlemen's estate in a rural setting.

Criteria Assessment

a) Historic

Deskford was built in 1874, the building and surrounding land is historically linked to the early subdivision of the Government Domain that facilitated the subdivision and development of Westmead. The

	subdivision pattern of the subject property, which includes of Lots 1-7 of DP15726, originally formed a part of Nathaniel Payten's land received by Crown Grant following the subdivision of the Government Domain in 1959, and Andrew Payten's Deskford Estate. Deskford Estate was subdivided in the early 1920s and was developed for residential use between the 1930s and 1950s.
b) Associative	The dwelling is associated with prominent local residents Nathaniel Payten and Andrew Payten. Nathaniel Payten designed and built Parramatta Gaol among other notable buildings in Parramatta. Andrew Payten was known as for his role as magistrate for the Parramatta Park Trust.
c) Aesthetic/Technical	<p>The building has some aesthetic significance as a Victorian Gothic residence. Although notably altered, the building retains important original components and fabric which makes it an important member of the relatively small group of substantial 19th century gentlemen's estate and residences left in Cumberland LGA. The surrounding landscape retains a substantial portion of the original estate and contributed to the interpretation of the site's historical use as a 19th century gentlemen's estate.</p> <p>The removal of some of these dwellings along Cotswold Street has enabled the continued appreciation of Deskford from the public domain and re-established a historic link to the early subdivision of Westmead and Deskford Estate. The extended curtilage celebrates the history of Deskford and contributes to the interpretation of the site as a gentlemen's estate in a rural setting.</p>
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 a substantial gentlemen's estate constructed in Westmead in c.1870s.

Physical Description

'Deskford' is a two-storey painted brick Victorian Gothic residence with filigree elements. The item has a steeply pitched gabled roof clad with slate tiles. The roofscape is 'T' shaped with projecting gables to the north, south and east. The dwelling features two tall brick chimneys with terracotta pots and two short rendered brick chimneys with corniced detailing at the gable peak. The gable ends have timber bargeboards and finial detailing characteristic of Victorian "Gothic" style.

The wrap-around verandah on the second storey of the north and east elevation has a bullnose verandah roof. This roof is sheeted with corrugated iron and is supported on decorative cast iron pilasters with a decorative cast iron balustrade. The upper level verandah is supported on a timber perimeter beam which sits on stop-chamfered timber posts on the ground floor verandah. The gabled end to the north wing features a small cantilevered balcony at first floor level with a hipped concave corrugated iron roof. The roof is supported on decorative cast iron columns, with a decorative cast iron balustrade and valence. Each gable end also features a small window opening with a rendered sill and lintel. The windows are generally timber framed double hung sash windows with four panes, with an angled brick sill and rendered lintel.

The gravel driveway culminates at a concrete slab located to the northeast of the property, located off Hawkesbury Road. This runs along the former northern boundary of the building. This boundary is reminiscent of the boundary seen in the 1922 auction of the Deskford Estate. There are some established palms located along the former boundary of the item, however there is minimal landscaping surrounding the building and it comprises predominately grassed areas. The proposed expansion of the curtilage includes a large area to the north of Deskford which consists of a large, grassed landscape which contains several palm trees.

The residence retains a prominent position within the landscape as viewed from the north from Hawkesbury Road and Cotswold Street, while the south is heavily modified owing to the construction of the Cabrini Nursing Home. The nursing home is located to the south of the main residence with a prominent street address to Amos Street. The nursing home structure is a large two-storey rendered brick complex. The nursing home structure features a similar form to Deskford with a gabled roof clad with dark concrete tiles. A similar paint scheme has been employed for both sites.

The residence is generally in a fair condition. The verandah roof and cast-iron elements show signs of corrosion and the slate roof has some biological growth on the tiles.

Condition	Good	Fair	Poor
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Alterations and Additions

- The verandah features replaced elements. The former listing sheet makes note of the removal of elements on the first-floor balustrade and ground floor valence and other detailing on the first-floor verandah.
- Various alterations and additions externally and internally to fit out site as a nursing home, c2008.
- Removal of building along Hawkesbury Road
- Air conditioning units*
- New paint scheme.
- Removal of buildings along Cotswold Street, c.2002-2008

Overall the integrity of the building is considered to be moderate.

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

Historical Notes

Construction years	c.1874
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Westmead

The suburb of Westmead is bounded by the suburbs of Wentworthville to the west, Parramatta to the east, Northmead to the north and Mays Hill and Merrylands to the south. The southern half of Westmead, south of Westmead Station lies in the area governed by Cumberland City Council.

Westmead originally formed part of the western portion of the Domain of Government House at Parramatta, which was laid out by Governor Philip in 1790. It originally comprised over 2000 acres of land established by Governor Macquarie as an administrative area for the penal colony and became a residential office for ten governors. By the 1850s the Domain became known as Parramatta Park. In 1859-1861, an extensive portion of the Domain was subdivided, and it was at this time that the suburb became known as Westmead ('West meadow'). The major landholder in the area was William Fullagar, a butcher and publican turned stock agent. Land was also allotted to James Houison, John Savery Rodd and George Oakes. These allotments comprised 50 acres, however, many of these individuals acquired multiple allotments. By the time of this subdivision, a number of main roads had been established including Hawkesbury Road, Pye Street, Oakes Street, Bridge Road, Good Street and Houison Street.

Westmead was relatively slow to develop, and it was only after the Westmead Railway Station was opened in 1883 that landowners began to subdivide in the area. By the 1920s, the station's facilities had improved and several estates such as Toohey's Palm Estate and Fullagar's Estate were further subdivided. By the late 1940s, the Westmead Housing Commission Estate was developed which comprised of 300 brick houses as well as a retail strip with 12 shops and a block of flats. Westmead owes much of its present street layout to the developments from this period.

Deskford

Deskford is sited on land which originally formed part of the Government Domain. The house was built on a large allotment (up to 50 acres – 20ha) by Nathaniel Payten following the subdivision of the Government Domain Estate in 1859. The property was passed on to Mr Andrew Payten, who occupied the site until 1895 when he passed away. He was survived by his widow, Miss Reid, who passed away in 1904.

The Deskford Estate was subdivided in 1922 by Hubert Heinrich Niesmann, a gentleman from Westmead. This first subdivision sold off land on the fringe of the estate, with frontages to Cotswold Street, Hawkesbury Road, Amos Street and Houison Street. Deskford formed part of lot 46, which was purchased by Alfred Charles Willis and John Herbert Willis in 1930.

In 1949, Ada Sparks occupied the site and used it to care for nineteen destitute elderly people. Ada Sparks was a remarkable local, who continued to care for the elderly residing at Deskford even after losing her sight.

In 1950 Margaret Butler, registered with the Australasian Trained Nurses' Association, purchased Deskford and ran it as a private maternity hospital. When Margaret retired in 1963, Maron Butler's daughter and son-in-law Aileen 'Joy' and Bob Harris took over Deskford and established the Cabrini Convalescent Hospital. Deskford remains part of the Cabrini Nursing home.

Landscape

The landscape surrounding Deskford is the result of several land sales undertaken in the early twentieth century by Hubert Henrich. The subject property (lots 1-7, DP15726) was purchased by Alice Slack, wife of journalist, William Frederick Slack. The 1923 purchase followed Henrich's 1922 auction which advertised 35 buildings sites with residence and grounds.

Following Slack's acquisition of the land encompassed in Lots 1-7, DP15726, the land along Cotswold Street and Hawkesbury Road was subdivided into five lots. By 1943, only lots 2, 3 and 4 of DP 15726 contained residential properties. By 1970, all allotments had been developed with single storey residential buildings. Residential buildings remained on site until the early 2000s, when by c.2008 they were demolished, and the site was established as Cabrini Nursing Home.

The removal of residential houses along Cotswold Street opened up views to the main residence, previously not seen for several decades.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a 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.	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 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.	X	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:

- This listing sheet addresses the recommended curtilage extension for 'Deskford' - Victorian Gothic Residence. The current curtilage for Deskford relates a residential subdivision that occurred c.1920s, visible in a 1943 aerial. Historical research shows that there is the opportunity to revise the curtilage to reflect a more historically accurate representation of the original c.1860s allotments, purchased by Nathaniel Payten after the 1859 subdivision of the Government Domain. There is the opportunity to extend the curtilage to include Lot 1-5, of DP15726, reflecting the original Deskford Estate, prior its subdivision in 1920s.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	'Deskford' - Victorian Gothic Residence	l152
Cumberland Heritage Study	'Deskford' - Victorian Gothic Residence	HS95
National Trust Australia Register	N/A	-

Other References

- Broomham, R and T Kass. 1992. Holroyd Heritage Study Thematic History. Sydney: Holroyd City Council.
- City Plan Heritage 2017, Westmead Station (South Precinct) Heritage Study, City Plan Heritage, Sydney.
- Elias, J and Coppins, S 2013, Pictorial History Holroyd, Kingsclear Books, Alexandria.
- Levins, C 2010, Parramatta Park, retrieved 14 May 2019, https://dictionaryofsydney.org/entry/parramatta_park

- Mauldon V 2012, Shaping the Domain: The World Heritage Site Old Government House & Domain at Parramatta Park, retrieved 14 May 2019, <https://www.parrapark.com.au/assets/Shaping-the-Domain-brochures/Shaping-the-Domain-World-Heritage-1788-1856-Parramatta-Park-Brochure.pdf>

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 to Deskford from Cotswold Street.



Detail of slate roof from Hawkesbury Road.



View to Deskford from Cotswold Street.



View of west elevation from Hawkesbury Road.