


## Heritage Inventory Sheet

<b>Recommended Name</b>	Inter-War Bungalow		
<b>Site Image</b>			
<b>Address</b>	74 Houison Street, Westmead, NSW 2145		
<b>Lot/Section/DP</b>	1	-	183429
<b>Heritage Study ID</b>	HS100		
<b>LEP ID</b>	Not currently included on the Cumberland LEP		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	February 2021		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Residential Buildings (private)	

## Curtilage Map



## Statement of Significance

The Inter-War bungalow at 74 Houison Street, Westmead is of local significance for its historic, aesthetic and representative values. Built c.1928, the item relates to the significant residential subdivisions in Westmead. The property was formerly part of the Old Government Domain, which was subdivided and acquired by James Houison in 1856. The house that now stands at this site was likely constructed in 1928 for Elma Alice Gazzard and formed a part of the second subdivision of this area. The item has aesthetic significance as a well-maintained and intact example of an Inter-War style bungalow, uncommon in the area due to its large setback, garden setting and prominent double gable with deep front verandah. The item makes a strong contribution to the character of Houison Street owing to its size, form, design, and materiality. The item demonstrates representative qualities of an Inter-War Bungalow built in Westmead in the late 1920s into the early 1930s.

## Criteria Assessment

a) Historic	Built c.1928, the item relates to the significant residential subdivisions in Westmead. The property was formerly part of the Old Government Domain, which was subdivided and acquired by James Houison in 1856. The house that now stands at this site was likely constructed in 1928 for Elma Alice Gazzard and formed a part of the second subdivision of this area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as a well-maintained and intact example of an Inter-War style bungalow, uncommon in the area due to its large setback, garden setting and prominent double gable with deep front verandah. The item makes a strong contribution to the

	character of Houison Street owing its size, form, design, and materiality.
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 demonstrates representative qualities of an Inter-War Bungalow built in Westmead, c.1930s.

### Physical Description

The house at 74 Houison Street, Westmead is an asymmetrical, double fronted, Inter-War style bungalow constructed of polychromatic face brick. The house is designed to an L-shaped plan with a transverse gabled main roof and with a prominent projecting double gable to the front. The roof is tiled in dark brown Marseilles tiles.

The two projecting gables are a prominent element of the façade and feature timber barge boards and a half-timbered effect in the gable. The house has a deep front verandah with broad eaves. The verandah is located beneath the smaller gable and is supported by brick piers and squat tapered cast concrete columns. A projecting window frame with original leadlight casement windows is featured on the primary façade. Beneath the verandah, lightweight security grilles have been added to original leadlight casement windows. The front entry door was not visible from the public domain.

A garage has been added immediately adjacent to the northern side of the building and is constructed using sympathetic forms and masonry materials to match the existing house. A terracotta coloured concrete stamped driveway leads to the garage. The house has a corrugated iron, skillion extension to the rear, which likely forms a verandah. Aerial imagery also shows that a small shed with a gabled roof sheeted in corrugated iron has been added to the rear.

The building retains its original allotment and has a substantial setback from the street. This has allowed for large front garden which is currently sympathetically landscaped. A terracotta coloured concrete stamped pathway leads to the front verandah via a set of newly tiled steps. The property is surrounded by a low face-brick fence which appears to have been partially restored and is missing most of the original metal railing. There is low hedging along the inside of the fence and high hedging in front of the verandah.

The item is in a good condition with some paint peeling from the timber barge boards.

<b>Condition</b>	<b>Good</b>	Fair	Poor
------------------	-------------	------	------

### Alterations and Additions

- Rear extension
- Sympathetic garage addition
- Modern concrete stamped driveway
- Lightweight security grilles attached to windows
- New concrete paved driveway and pathway\*

Although the building has been modified, most modifications are sympathetic to the original form and design of the building. The item is considered to be of moderate integrity.

<b>Integrity</b>	High	<b>Moderate</b>	Low
------------------	------	-----------------	-----

\* *element detracts from the overall cultural significance of the place*

## Historical Notes

Construction years	c.1928
--------------------	--------

### 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 a part of the western part of the Domain of Government House at Parramatta which was laid out by Governor Philip in 1790. It originally comprised of over 2000 acres of land established by Governor Macquarie as an administrative area for the penal colony and it 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 of 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.

### 74 Houison Street

The Inter-War Bungalow at 74 Houison Street is located a portion of land that originally formed a part of the Old Government Domain that was later granted to James Houison in July 1856. William Henry Lathan Hayes purchased the portion of Houison's land between Houison Street and Hawkesbury Road in 1925 which was then further subdivided by Lathan.

In 1928, the land that is now known as 74 Houison Street was purchased by Elma Alice Gazzard. It is likely that the house that now stands at this site was constructed at this time.

The building 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.	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

<b>3.</b> Consider additional research to nominate this item for the State Heritage Register.		<b>8.</b> Maintain heritage landscape elements and schemes.		<b>14.</b> Future uses for this item should be compatible with its historical functions/ associations.	<b>X</b>
<b>4.</b> The heritage curtilage for this item should be revised/reduced.		<b>9.</b> Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	<b>X</b>		
<b>5.</b> Not recommended for inclusion on the LEP.		<b>10.</b> Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	<b>X</b>		
		<b>11.</b> 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	Inter-War Bungalow	HS100
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](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 existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

### Additional Images



House frontage to Houison Street.



View alongside of house.