

Hurstville Heritage Inventory

State Heritage Inventory

SHI Number

1810162

Study Number

6

Item Name: **Weatherboard Cottages & Peppercorn Tree**

Location: **20 & 22 Botany Street, Carlton [Hurstville]**

Address: 20 & 22 Botany Street

Planning: Sydney South

Suburb / Nearest Town: Carlton 2218

Historic Region: Sydney

Local Govt Area: Hurstville

Parish: St George

State: NSW

County: Cumberland

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Residential buildings (Category: Cottage

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use:

Former Uses:

Assessed Significance: Local

Endorsed Significance:

Statement of Significance: The pair of weatherboard houses at 20 and 22 Botany Street, Carlton are of local heritage significance representing the development of the area in the Federation period. They were built soon after each other in 1910 and were part of the Roberts Estate subdivision, which was made in 1905. Number 20 has long association with the locally known Magrath family. Both cottages feature typical characteristics of a Federation style weatherboard cottage although they have some minor changes to their rear and front boundary of number 22. Both cottages are representative examples of Federation period weatherboard cottages and have asymmetrical facades with a projecting bay and a bullnose veranda. Number 20 is more intact than its adjoining neighbour including its timber picket fence and stripped corrugated metal window awning and veranda roof. Other typical detailing includes turned timber veranda posts, decorative frieze, timber double-hung windows with skirting and decorative brackets to window awning.

The listing includes the Peppercorn tree located within the garden of number 20 Botany Street. The tree is of historical significance due to its age of c100 + year, planted as part of the original farm (?) on the John Townsend's grant of Crown land in 1810.

Historical Notes or Provenance: 20 Botany Street:
Offered as lot 12, section 1, for sale in the 1905 subdivision of the Robert Townsend estate, which was granted from Crown land in 1810. It was then owned by the Magrath family through to the present day. It has had some minor changes made to the rear of the property.

22 Botany Street:
Offered as lot 13, section 1, for sale in the 1905 subdivision of the Robert Townsend estate,

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it was developed with a weatherboard cottage in 1910 for the Vickery family. at a similar time to its neighbour at 20 Botany Street.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)

Designer:

Maker / Builder:

Year Started:	1910	Year Completed:	1910	Circa:	No
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Physical Description: These Federation period weatherboard cottages feature similar form and asymmetrical facades with a projecting bay and veranda supported on turned timber posts with decorative frieze and simple balustrade. Number 20 is more intact than its neighbour number 22 and maintains its stripped corrugated metal bullnose veranda roofing and window awning with decorative brackets, decorative bargeboards and timber picket fence in matching colours. The windows are timber framed double hung windows with coloured glazing panels to the bottom sash and decorative skirting. The house is largely obscured from the street by the existing street trees. The site of number 20 also has considerable landscaping to the side and rear yard, which enhances its streetscape presentation to both Botany Street and to Xenia Avenue where both allotments have rear frontages. Number 22 has similar detailing in a different colour scheme with shingled awning to the window and tiles to the roof. Its boundary fence is replaced with rendered dwarf fence that would be more suitable for a later period masonry house rather than a weatherboard cottage. However, this change in the fence does not reduce its overall architectural presentation. A double garage is located at the rear of the site fronting Xenia Avenue. The Peppercorn tree was planted c100+ year ago on a land that was part of the original farm on the John Townsend grant of Crown land in 1810. It is approximately 40 metres high and is in good condition. Hurstville City Council approved pruning of 5 lower branches about 5 years ago with a condition that "not one leaf from the top" was allowed for removal.

Physical Condition: Very good and well maintained condition.

Modification Dates:

Recommended Management: Continue the ongoing maintenance. When opportunity arises replacement of the existing masonry fence of number 22 should be replaced with a timber picket fence similar to the number 20's fence to further enhance its streetscape presentation and architectural quality. Maintain the Peppercorn tree and continue to undertake regular tree maintenance as appropriate.

Management:	Statutory Instrument	List on a Local Environmental Plan (LEP)
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Further Comments:

- Criteria a) This pair of weatherboard houses were built soon after each other in 1910 and were part of the Roberts Estate subdivision made in 1905. Together they represent the development of the area in the Federation period.
- Criteria b) Number 20 Botany Street, Carlton was built for the Vickery family and has been under the ownership of the Magrath family until the present. Both families have long association with the local area.
- Criteria c) This pair of weatherboard cottages feature typical characteristics of a Federation style weatherboard cottage although they have some minor changes to their rear and front boundary of number 22. Both cottages have asymmetrical facades with a projecting bay and a bullnose veranda. Number 20 is more intact than its adjoining pair including its timber picket fence and stripped corrugated metal window awning and veranda roof. Other typical detailing includes turned timber veranda posts, decorative frieze, timber double-hung windows with skirting and decorative brackets to window awning.
- Criteria d) Social significance of a place requires a more detailed study in order to ascertain its value to the local community. It is, however, anticipated that these cottages will have some value to the local community as part of the main development that took place in the area.
- Criteria e) These cottages have ability to provide evidence on the construction techniques and characteristics of Federation period weatherboard cottages.
- Criteria f) These cottages are examples of Federation period weatherboard cottages that are becoming relatively rare due to the development pressure in the locality.
- Criteria g) The subject weatherboard cottages are representative examples of Federation style weatherboard cottages constructed within the local area.

Integrity / Intactness: Main parts and form of both cottages are intact externally and are in good condition.

References:

Studies:	Author	Title	Number	Year
	City Plan Heritage	Hurstville Community Based Heritage Study Review	6	2012

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:

Name:

Title:

Number:

Date:

Referred to local council to consider listing on LEP

Custom Field One:

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Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 03/07/2012

Date Updated: 11/02/2013

Status: Basic

Image:



Caption: Weatherboard Cottage at 20 Botany Street, Carlton

Copyright: Hurstville City Council

Image by: City Plan Heritage

Image Date: 17/06/2012

Image Number:

Image Path:

Image File: tn_20 Botany St, Carlton.JPG

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Image:



Caption: Weatherboard Cottage at 22 Botany Street, Carlton

Copyright: Hurstville City Council

Image by: City Plan Heritage

Image Date: 17/06/2012

Image Number:

Image Path:

Image File: tn_22 Botany St, Carlton.JPG

Thumb Nail Path:

Thumb Nail File:

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