

NSW State Heritage Inventory form

Blacktown Heritage Inventory – DRAFT 2009

PROPOSED HERITAGE ITEM 9

ITEM DETAILS						
Name of Item	Checkers Homestead					
Other Name/s Former Name/s	New Tribes Mission					
Item type (if known)	Built					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name						
Street number						
Street name	6 Gimi Place					
Suburb/town	Plumpton				Postcode	2761
Local Government Area/s	Blacktown City Council					
Property description	Part of Lot 216, DP 1068080 Gimi Grove, Plumpton					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	New Tribes Mission					
Current use	Unused					
Former Use	Homestead, accommodation					
Statement of significance	<p>Checkers is associated with the development of the Woodstock Estate by Walter Lamb in the 1870s and 1880s. The house was certainly built prior to his bankruptcy and subsequent subdivision of his Woodstock Estate in 1893. While it is not clear how the house was used by Walter Lamb, it is possible that it provided accommodation either for one of his sons or for visitors.</p> <p>Checkers is one of only a small number of large homesteads surviving from the nineteenth century development of the Plumpton and Rooty Hill area for agricultural and grazing use. It is a good example of a late Victorian homestead, having many similarities to the nearby Woodstock, built for Walter Lamb.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer						
Builder/ maker	John Mellor					
Physical Description	<p>Checkers is a late Victorian homestead of masonry construction with various twentieth century additions and infills. The main wing of the homestead has a simple plan with a central hall and rooms to each side. A verandah encircles the wing. The front door faces northeast and is flanked by two large openings, probably originally for bay windows. French doors open to the side verandahs. The verandahs have been largely infilled.</p> <p>A hipped rear wing providing kitchen accommodation is to the southwest.</p> <p>The roof is corrugated steel.</p> <p>A stair has been inserted into the southeast verandah to provide access to the roof space.</p> <p>Internally the house has plastered walls. The original ceilings appear to have been replaced with decorative plaster ceilings and cornices in the early to mid twentieth century.</p>					
Physical condition and Archaeological potential	The house is unoccupied.					
Construction years	Start year	1880	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	Verandahs have been largely infilled in the twentieth century. A wing has been added to the southwest side (north of the kitchen wing) in the mid to late twentieth century.					
Further comments						

HISTORY	
Historical notes	<p>Checkers is built on land purchased by Walter Lamb in the 1870s. Lamb purchased over 2,500 acres in the Rooty Hill area, initially using the land for grazing stock. By 1878 he had built a new homestead Woodstock and established a coursing ground on the land.</p> <p>In 1883, Lamb began to subdivide his Rooty Hill estates, marketing the allotments to prospective orchardists on the understanding that he would establish a cannery where they could sell their fruit.</p> <p>Following poor seasons in 1889 and 1892, and in part due to the general depression of the time, Walter Lamb filed for bankruptcy in 1893. His Rooty Hill land was heavily mortgaged at the time and was subdivided by his mortgagee, the Australian Mutual Provident Society. Lot 51 of the subdivision was bounded by the present Rooty Hill Road, Power Street, Glendenning Road and Woodstock Avenue. The subdivision plan indicates that the house presently known as Checkers had been built by that time.</p> <p>Mrs Roseanna Donnelly purchased the house (Checkers) from Lamb's Mortgagee in 1896. She died in 1901 and the property was transferred to Rosanna Donnelly and Eliza Jane Donnelly, both spinsters, Andrew Thompson, a master tanner and Thomas Donnelly, a salesman. After the death of Eliza Jane Donnelly the property was sold in 1911 to Otto Nelson of Sydney.</p> <p>Alfred Colless of Penrith advertised the house for auction in the Nepean Times of April 1906. The house was described as being built of brick and "containing a drawing room, dining room, six bedrooms with fixed wardrobes in three bedrooms, one plate glass mirror, kitchen with good range, scullery, two pantries with shelves and cupboards, bathroom with enamel bath (plunge and shower), linen presses, laundry with fixed tubs and large copper, two storerooms, good supply of water. House has verandahs all around."</p>

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	<p>In 1921 the house was owned by Francis Charles Sergeant who called the property Checkers. By this time the entry from Rooty Hill Road North had been established.</p> <p>By 1957 Checkers was owned by Edward John Cardlan, a grazier of Turramurra. He sold it that year to New Tribes (New Guinea). At that time the property included a house, shed and dairy.</p>
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THEMES	
National historical theme	<p>Developing local and regional economies</p> <p>Building settlements, towns and cities</p> <p>Developing Australia's Cultural Life</p> <p>Marking the phases of life</p>
State historical theme	<p>Agriculture, pastoralism</p> <p>Accommodation</p> <p>Religion</p> <p>Persons</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Checkers is one of only a small number of large homesteads surviving from the nineteenth century development of the Plumpton and Rooty Hill area for agricultural and grazing use.
Historical association significance SHR criteria (b)	Checkers is associated with the development of the Woodstock Estate by Walter Lamb in the 1870s and 1880s. The house was certainly built prior to his bankruptcy and subsequent subdivision of his Woodstock Estate in 1893. While it is not clear how the house was used by Walter Lamb, it is possible that it provided accommodation either for one of his sons or for visitors.
Aesthetic significance SHR criteria (c)	Checkers is a good example of a late Victorian homestead. Its design has similarities to the nearby Woodstock, built for Walter Lamb.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	The Rooty Hill and Plumpton area was dominated by agricultural and grazing activity until the twentieth century. Most homesteads associated with these pursuits have been lost. Checkers is a rare surviving example of a nineteenth century homestead built for a family of great influence in the development of the area.
Representativeness SHR criteria (g)	Checkers is a good example of a late Victorian homestead in the Regency style. It retains its original layout and a reasonable amount of original joinery.
Integrity	The original layout and form of the homestead is largely intact. Surviving joinery on the site and the surviving fabric of Woodstock could be used to guide conjectural reconstruction of missing elements.

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State Heritage Inventory Data Base Number:	
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HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written	George Nicolaidis	Confidential letter dated 29 February 2005. Telephone conversation with Sue Galt recorded in memo of 3 May 2005 in (File no. DA-05-670)	2005	Blacktown City Council
Written	Hubert Architects	Conservation Management Plan for Woodstock, Plumpton	2000	Blacktown City Council
Electronic	NSW Registry of Births Deaths and Marriages	Registration No. 15396/1901	1901	http://www.bdm.nsw.gov.au
Written	Jonathan Falk Planning Consultants Pty Ltd in Association with Rodney Jensen & Associates Pty Ltd	Draft Blacktown Heritage Study 1986 – Item 253	1986	Blacktown City council
Written		Certificate of Title Vol 1169 fol 227		Land and Property Information
Oral	Pamela Hubert interview with Mr Sharp of New Tribes Bible College		2002	Hubert Architects

RECOMMENDATIONS

Recommendations	<p>Twentieth century additions could be removed, including fibro infill and profiled cladding as well as the twentieth century wing on the southwest side. Bathroom and kitchen fitouts (excluding chimneys) could be removed.</p> <p>Windows and door openings should be boarded over until conservation works commence. Boarding over should be done in a manner that ensures the security of the building.</p> <p>Roof sheeting should be replaced with galvanised corrugated steel to prevent further water ingress.</p> <p>Reconstruction should be guided by surviving original elements</p> <p>The curtilage of the house should not be further reduced. Landscaping should allow the existing grounds to relate to the adjacent parkland to provide a sense of the original gardens.</p>
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SOURCE OF THIS INFORMATION			
Name of study or report		Year of study or report	
Item number in study or report			
Author of study or report			
Inspected by			
NSW Heritage Manual guidelines used?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
This form completed by		Date	

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption					
Image year		Image by		Image copyright holder	

