

Item Details

Name
Watts Cottage
SHR/LEP/S170
LEP #
Address
2 Watt Street ROOTY HILL NSW 2766
Local Govt Area
Blacktown
Local Aboriginal Land Council
Unknown

Item Type	Group/Collection	Category
Built	Residential buildings (private)	House

All Addresses

Addresses									Records Retrieved: 1
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type	
2	Watt Street	ROOTY HILL/NSW/2766	Blacktown	Unknown			Unknown	Primary Address	

Significance

Statement Of Significance

Watts’s cottage, curtilage and Outbuilding is a significant Victorian Villa Establishment remaining from the 1880 subdivision of the Charles McKay Estate. The cottage is rare within Rooty Hill and also has social significance as the remaining home of members of the families of two significant historical families in the area, that of William Dean - an early convict settler, and the Learmonth Family who still remain in the area.

Criteria a)

Historical Significance

Watts cottage is of historical significance to Rooty Hill as a remaining cottage of one of the early land holders in the area, Francis Watt. It contributes to an understanding of the development of Rooty hill through the Victorian Era.

Criteria b)

Historical Association Significance

Watts cottage is associated through the wife of Francis Watt - Mary Anne (nee) Learmonth, to William Dean who was a pioneer convict settler and land owner in Rooty Hill, and also to remaining residents - the Learmonth Family who have been prominent members of the Rooty Hill community throughout a long history of residency in the area.

Criteria c)

Aesthetic/Technical Significance

Watts cottage is a rare intact example of a Victorian Italianate villa for the wealthier middle class. The building demonstrates typical features such as the rendered frontage and return verandah with filigree iron work, lath and plaster ceilings, and sandstone Sills.

Criteria e)

Research Potential

The site a curtilage of Watts cottage may contain archaeological remains of earlier structures on the site, land use and garden patterns.

Criteria f)

Rarity

The cottage is a rare remaining brick Victorian Villa in the area.

Owners

		Records Retrieved: 0
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

DesignerBuilder/Maker

Physical Description

Updated

A Victorian cottage in brick with a double front hipped galvanised iron roof and bull-nose return verandah. The cottage consists of 12 rooms and is constructed of face red brick with sandstone sills and arched heads. The frontage bay and verandah is rendered with decorative render trims, Render quoins, iron lace fretwork and window detailing typical of a Victorian Italianate villa styling. The original cottage would have consisted of the four front rooms and the kitchen / bathroom wing with a verandah wrapping from the front bay around to the kitchen wing. Five rooms have been added along the southern side of the house in the Edwardian / interwar era. The verandah is likely to have originally been a tessellated tile verandah with slate edging. The slate edging remains but the tiling has been replaced with a concrete screed. Chimneys are rendered with terracotta chimney pots. The site contains remaining trees and palms, as well as a detached early 19th outbuilding close to the house (brick with a hipped roof) and a number of galvanised iron sheds to the south of the site. The cottage has significant interiors including lath and plaster ceilings with decorative plasterwork, timber boarded ceilings to service rooms internal timber joinery skirtings doors and windows.

Physical Condition

Updated 10/03/2012

Good condition after restoration in 2008-10

Modifications And Dates

Rear Skillion addition c 1900
Side Verandah conservatory c 1930

Further Comments

Current Use

residence

Former Use

Listings

Listings

Records Retrieved: 2					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Amend No 143		4/12/2002 12:00:00 AM	72	2262
Local Environmental Plan	Blacktown Local Environmental Plan 2015	I105	7/7/2015 12:00:00 AM	430	

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

The property is part of land that was subdivided from the estate of Charles McKay in the 1880's. The house is likely to have been built in the 1890's for Francis Watt, who lived there with his family until 1963. Francis Watts Wife Mary Jane was a Learmonth, and was descended from William "Dumpy" Dean, an early convict grantee in Rooty Hill. Blacktown City Council acquired the property in 1972, and leased it to a Council Staff member. The cottage underwent restoration in 2008 by Blacktown City Council. The works included the repair of flooring, windows and ceilings and brick pointing, replacement of roofing, and provision of adequate stormwater drainage. The Cottage was added to Councils open space register in 2010 to incorporate it into the surrounding park. It is currently tenanted.

Historic Themes

Records Retrieved: 1		
National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Settlement in the 19th Century

Recommended Management

Management Summary

Continue to review wall cracking and termite activity.

Management

Records Retrieved: 0		
Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 3

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
In House Heritage Items Review			2009		Margaret Fallon
Blacktown Heritage Study			1995		(not stated)
Blacktown Heritage Study			1988		Jonathan Falk Planning Consultants in association with Rodney Jensen and Assoc.s

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Written	Graham Edds and Associates	2006	Fabric Analysis and Condition Report	
Written	Hughes Trueman	2006	Structural Report Watts Cottage	
Written	File - 624 197			

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Blacktown City Council	1140121

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to council@blacktown.nsw.gov.au

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