

Watts Cottage

Ward 4 Property 12



Ward 4 Property 12 – Watts Cottage

PROPERTY NAME	Watts Cottage
ADDRESS	2 Watt Street Rooty Hill. Lot 3 DP 624197
DESCRIPTION	Single storey Victorian brick cottage with galvanised iron roof and bull-nose verandah roof. Gabled fronting contains bay window. Stucco finish with cast iron decoration. Has a reversible extension on side elevation. One of the few houses of this type and quality in the Blacktown area. A Victorian cottage in brick and sandstone quoining with a hipped galvanised iron roof and bull-nose verandah. A side conservatory appears to be a more recent addition.
HISTORICAL CONTEXT	Home of the Watts family, descendants of William Dean, pioneer, publican and settler at Rooty Hill and Eastern Creek. This family house was built after Charles McKay subdivided his Rooty Hill estate in the early 1880s. One of the very few houses of this style in the Blacktown area.
LISTINGS	Blacktown City Council LEP
STRENGTHS	<ul style="list-style-type: none">• On substantial land – set back from road• Walking distance to Rooty Hill station and shops• Reasonable condition
WEAKNESSES	<ul style="list-style-type: none">• Small cottage/small scale• Currently let/caretaker• In residential area• No Conservation Management Plan or other plans in place
OPPORTUNITIES	<ul style="list-style-type: none">• Residence• Artist-in-residency space• Small office• Some room to build more structures

THREATS	<ul style="list-style-type: none"> Residential area limits use
CONCLUSION	Property has a current long-term tenant and this arrangement seems to be working. The residential use is in keeping with the heritage of the building.
RECOMMENDATIONS	<ol style="list-style-type: none"> Retain as residential use Review state of repair for possible immediate maintenance works Allocate funding for initial maintenance and repair works Undertake to allocate funding for major works if required at a later time Stipulate in any lease agreements that the property be open to the public at least twice a year for both Heritage and History Week

REFERENCES	<ul style="list-style-type: none"> BCC File 13/39/25 Blacktown Local Studies vertical File collection SHI1140121 Jonathan Falk Planning Consultants P/L et.al. <i>Blacktown Heritage Study</i>, 1988.
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Minimum Budgetary Requirements							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
Watts Cottage	4	Residential	Review state of repair for possible immediate maintenance works	2	no inspection for many years	2006-2007	20 000
Watts Cottage	4	Residential	maintenance and repair works	3	ensure survival	2006-2007	5 000 p.a
Watts Cottage	4	Residential	Conservation and repair works – 1 off	2	Serious state of disrepair	2006-2007	270 000

Non Budgetary and Optional Budgetary Items							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
Watts Cottage	4	Residential	Retain residential use	2	existing appropriate use	2005+	0

Recommended Use – Retain residential use

Minimum required budget	\$295 000
Recommended minimum non budgetary and optional budgetary items	<u>\$0</u>
Total upfront funding required	\$295 000