

Heritage Assessment

7 Leslie Street, Bangalow.



15 January 2021

Prepared By Clarence Heritage
For Byron Shire Council

1. Background

A request was made to Byron Shire Council by the owners of 7 Leslie Street, Bangalow for inclusion of the property on the heritage schedule of Byron LEP 2014. This report considers the potential significance of the item against the heritage criteria. A site inspection of the building including the interior was made on 4 December 2020 by Deborah Wray Heritage Advisor to BSC.

2. Heritage Assessment Criteria.

There are seven criteria under which a place can be assessed in the context of State or Local heritage themes as outlined in the NSW Heritage Management System, Assessing Heritage Significance (NSW Heritage Office 2001). It will be considered to be of State or Local significance if it meets one or more of the following criteria.

Criterion a) Historical significance: *an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area.)*

Criterion b) Historical (Social /Associative) significance; *an item has strong or special association with the life or works of a person or a group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

Criteria c) Aesthetic significance: *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

Criteria d) Social significance; *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

Criteria e) Research potential: *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.*

Criteria f) Rarity: *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (for the cultural or natural history of the local area).*

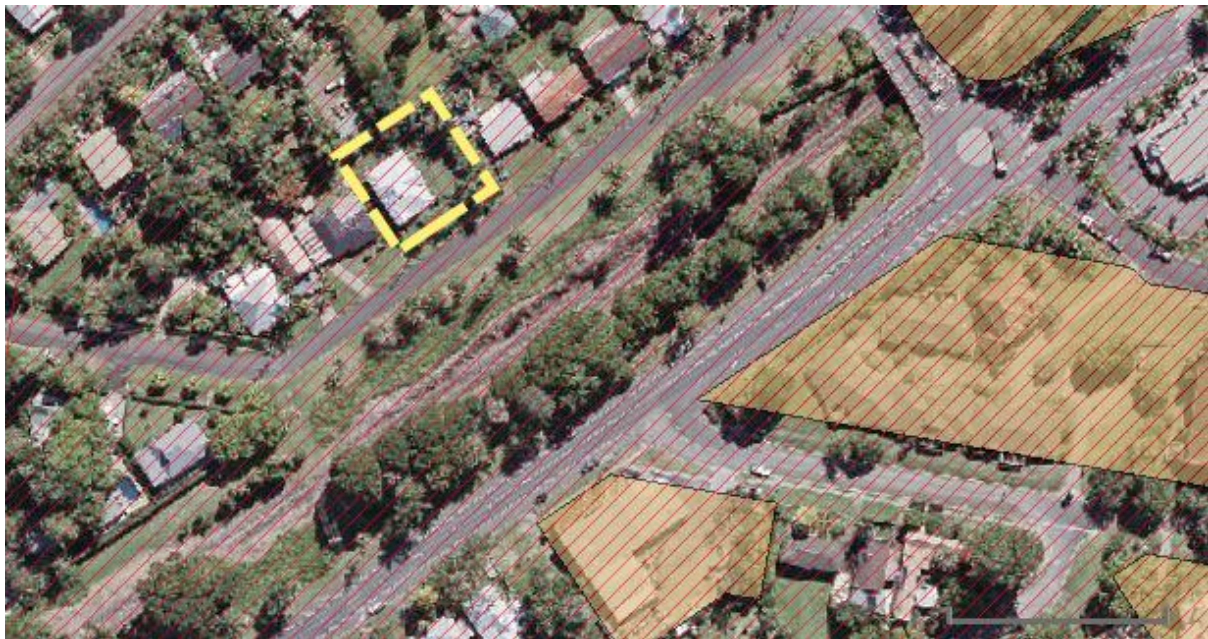
Criteria g) Representativeness: *an item is important in demonstrating the principal characteristics or a class of NSW's (or local area's) Cultural or natural places or Cultural or natural environments.*

The property is located within Bangalow Heritage Conservation Area which has the following Statement of Significance and the house at 7 Leslie Street is specifically noted as a contributory building:

'A rare, largely intact early twentieth century village built in a picturesque setting of green hills and sub tropical vegetation with a main street of high quality public and commercial buildings grouped on both sides and an unusually steep sloping street. The village area has a high concentration of quality dwellings, public buildings, streets, back lanes, street trees and landscaping, which taken together, illustrate an identifiable pattern of domestic, industrial and commercial settlement in Bangalow by early pioneering settlers, and a pattern of development of civic infrastructure. Extract SHI 1260056

3. Location and Description

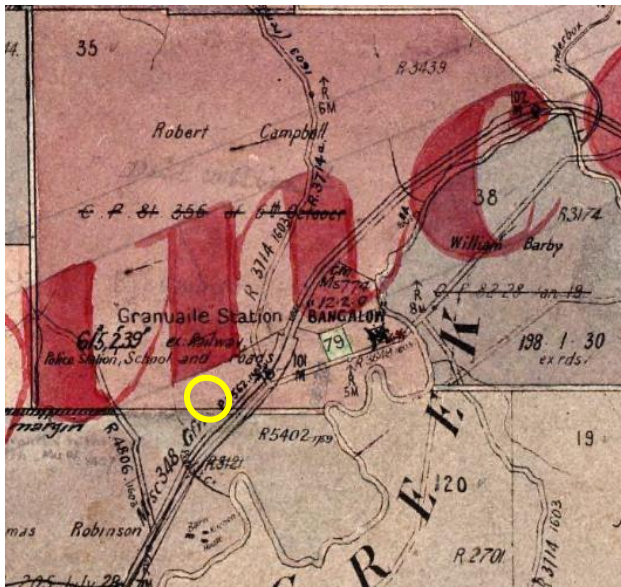
7 Leslie Street, comprising Lots 11- 13, DP 6041 lies on the western side of the railway line. The subject dwelling straddles 2 lots with the third lot comprising garden space and a historic shed on the north eastern side of the dwelling.



Site location and heritage items and heritage conservation area hatching.

Map Extract <https://www.planningportal.nsw.gov.au/spatialviewer>

4. History



Map Extract 1894 Parish of Byron showing locality of site as part of the holdings of Robert Campbell pioneer settler

A history of the development of Bangalow is outlined in the Thematic History of Byron Shire by Brett Stubbs 2006 which has been summarised in the State Heritage inventory as follows:

'Bangalow developed substantially after the construction of the Lismore to Tweed Railway, which reached Byron Creek (later named Granuaille then Bangalow) in 1892. The name of Bangalow derives from the name of the palm that was abundant in the rainforest of the area. The town is connected strongly with the dairying industry, which commenced with the first selection by Thomas Robinson in 1881. A receiving depot at Bangalow channelled much of the dairy produce into the Norco Factory at Byron Bay, via the Tweed Railway, and thence to Australian and European markets via the port at Byron Bay. Bangalow flourished as a village during the last decade of the Nineteenth Century and the first decades of the Twentieth Century. The Roman Catholic Church was opened in 1894. The first bank was opened in 1903. A hospital opened in 1909 and a court house opened in 1909. By 1912 it had four churches, three banks and a thriving township. The place was described then as 'the pivot of a big circle of outlying country claimed as the finest dairying country in the world'. The growth in dairying was greatly facilitated by the formation of cooperatives, of which NORCO at Byron Bay was an outstanding example. In 1924 NORCO absorbed the dairy industry output of Bangalow, which had been served since 1912 by the Binna Burra butter factory. The Dairying industry in Bangalow declined when the dairying industry was de-regulated in the late 1960s. Bangalow also served a timber industry which remained viable until the 1970s although the decline was a long one. The industry was killed off in the 1970s following forestry blockades which ultimately led to the creation of National Parks and exclusion of the forestry industry. In the 1980s the township of Bangalow declined as business declined and essential services were withdrawn. At this time there was a growing interest in heritage and tourism and the discovery of Bangalow's excellent heritage values. Since that time the place has grown steadily into a boutique town with commercial and light industrial activities focussed in large measure on boutique and heritage activities. It is now a must-visit place on the Northern NSW tourism map'.

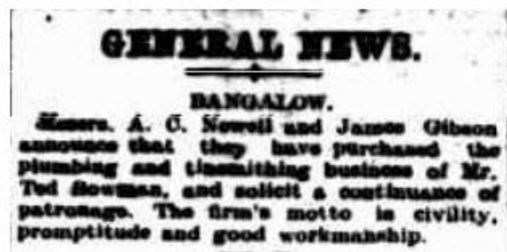
A meeting was held with Vivienne Gorec of Bangalow Historical Society on 4 December 2020 to further explore the history of this property and the following information was provided.

The dwelling at 7 Leslie Street was built in circa 1920 by William Jarret (the grandfather of Jan Holbort) for the Newell family which were originally from Ireland. Albert Newell was a plumber and operated a plumbing business from the main street of Bangalow. After two fires, it is understood that he purchased the vacant allotment adjoining the dwelling and constructed the galvanised shed at the rear of the site from which he ran his business.

Research on National Library of Australia Archives revealed the following articles.

In 1913 an article states that A Newell and James Gibson purchased the plumbing and tinsmithing business of Mr Ted Bowman.

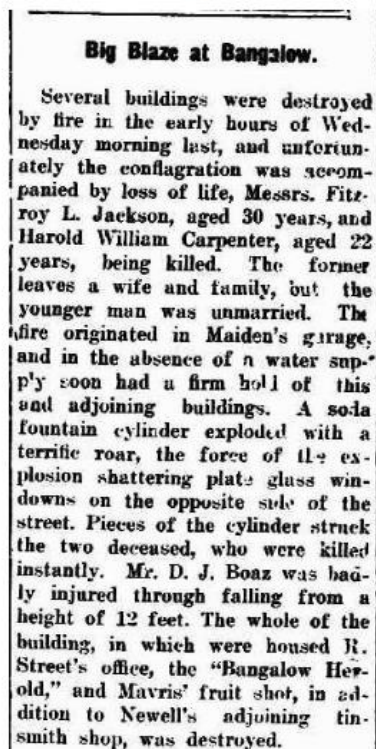
Northern Star (Lismore, NSW : 1876 - 1954), Monday 16 June 1913, page



Source <https://trove.nla.gov.au/newspaper/article/72413541>

In 1920 a fire destroyed the tinsmithing business premises.

Kyogle Examiner (NSW : 1912; 1914 - 1915; 1917 - 1954), Saturday 1 May 1920, page 2



Source: <https://trove.nla.gov.au/newspaper/article/234136136>

In 1931 it was reported that another major fire destroyed the business in the main street of Bangalow.

Casino and Kyogle Courier and North Coast Advertiser (NSW : 1904 - 1932), Wednesday 14 January 1931,

ANOTHER BIG BANGALOW FIRE.

Another disastrous fire, making the fourth within 15 months, occurred about 4 o'clock on Friday morning last in the main street of Bangalow. The fire destroyed six shops and a motor garage, together with practically all of their contents. Four of the shops were owned by Mrs. E. M. Shepperson (Bangalow), and the businesses conducted were:—Bangalow "Herald" newspaper (T. Laidler, proprietor); George Sue, Chinese herbalist; Mrs. L. Chinnoek's, refreshment rooms; T. Squeleh, storekeeper; A. Newell, plumber (owned by Mr. Newell); Virtue and Weir's auctioneers' office; Virtue's office and motor garage (owned by Mr. O. Virtue). The shops were separated only by a wall in each case. There was no wind at the time of the fire. A vacant allotment of land separated the Bangalow "Herald" from Barnes' garage at one end of the block, while Virtue and Weir's offices were corner premises on the other end of the block.

Source: <https://trove.nla.gov.au/newspaper/article/233806329>

There are various articles of visits of family to the house at Leslie Street during the 1930s.

Albert Newell died in 1956 and a notice of probate jurisdiction was published in March 1957.

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 1 March 1957 (1)

IN the Supreme Court of New South Wales.—Probate Jurisdiction.—Re will of ALBERT ANDREW NEWELL, late of Bangalow, in the State of New South Wales, retired plumber and tinsmith, deceased.—Probate granted by the Supreme Court of New South Wales on the 22nd day of November, 1956.—Pursuant to the Wills, Probate and Administration Act, 1898-1947 (Testator's Family Maintenance and Guardianship of Infants Act, 1916-1938, and Trustee Act, 1925-1942), Ivy Elizabeth Newell and Ivy Elizabeth Weston, the executrices of the will of the said Albert Andrew Newell, who died on the 6th day of August, 1956, hereby give you notice that creditors and others having any claim against or to the estate of the said deceased are required to send particulars of their claims to the said executrices, at Woodlark-street, Lismore, on or before the 5th day of May, 1957, at the expiration of which

time the said executrices will distribute the assets, having regard only to the claims of which they then have notice.—Dated the 26th day of February, 1957. THOMAS E. RUMMERY & LIDDY, Proctors for the Executrices, Woodlark-street, Lismore. By their Agents,—HILL, THOMSON & SULLIVAN, Solicitors, 115 Pitt-street, Sydney. 2906—£1 5s.

Source: <https://trove.nla.gov.au/newspaper/article/220350940>

His great grandson Neville Joseph Newell (born 14 October 1952) went on to become a politician in the State Government. Neville served as a member of the Australian House of Representatives from 1990 until 1996 and as a member of the New South Wales Legislative Assembly from 1999 to 2007.

5. Observations

7 Leslie Street, Bangalow.

Decorative entry door with original hardware coloured lights and side lights, transom windows and panels.



French doors opening onto on front verandah.



Return verandah to east with margin glazed door from living room. Unlined galvanised iron verandah roof.



Western elevation with a front projecting gable. Double hung sash windows with metal hoods. A small bathroom window has been inserted.



Eastern elevation with projecting gable and verandahs to front and rear as an extension of the roofline.



Rear of dwelling (northern side).



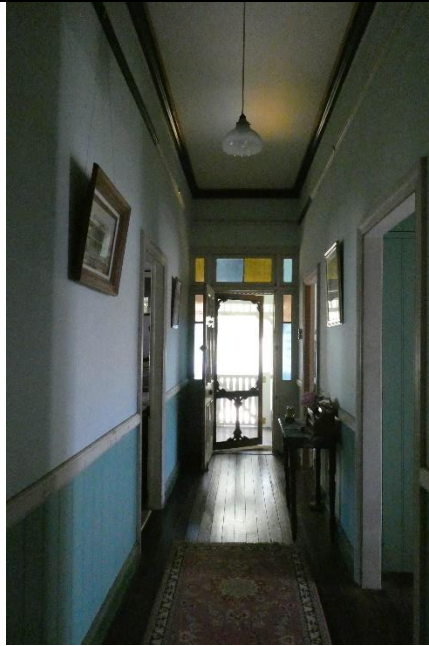
North eastern garden which provides a spatial setting to the property.



Entry and verandah joinery. Posts, brackets and freize are original. The balustrade timber is non original.



Central entry and hallway. 3.6m (12 feet) ceilings, chair rail and cornice detailing. Original /early light fixtures. Hardwood floors. Vertical jointed timber lining to lower wall, plain sheeted above.



Living room facing east with coloured glass to upper panes of double hung windows and margin glazing to door to verandah. Fibre cement sheeting with exposed batten trim to interior walls and ceiling.

Fibre cement sheeting was available as an import from England from 1900 but manufacture started in Australia in 1916 by Wunderlich. It is likely that the house would date from late 1910s- 1920s by the presence of this material.



Detail of coloured glass lights.



Solid timber four panel door to rear verandah.



Front bedroom with coloured glass to gable end windows matching projecting gable to living room. Fibre cement wall and ceiling linings with batten joint trim.



Kitchen on western side..



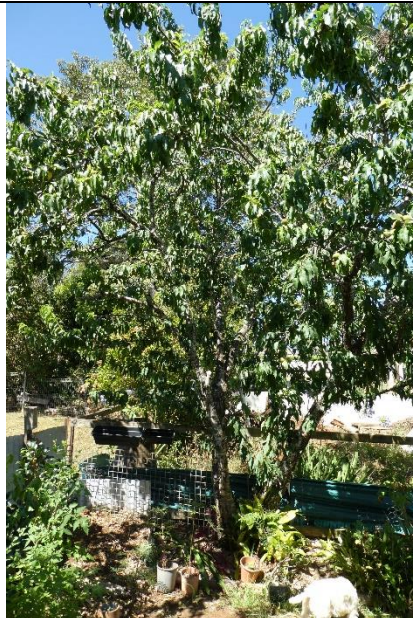
Bedroom on western side. This room has been reduced from the original by creation of a bathroom in part of the original space.



Sub floor with timber stumps on concrete footings which have been replaced from the original.



Corner of rear garden with an old stone fruit tree.



Historic galvanised shed at rear of garden which was originally used for the plumbing business.



Side of galvanised shed in rear of garden. Vertical jointed timber doors.



Hardwood structure and floor on timber stump footings.



6. Assessment of Significance

Criterion a) Historical significance: *an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area.)*

7 Leslie Street demonstrates historical significance to the Byron Shire as a substantial Federation style timber dwelling built for a person of some means. It illustrates the growth and development of Bangalow after the coming of the railway during early generations of the European settlement of Bangalow.

Criterion b Historical (Social /Associative) significance; *an item has strong or special association with the life or works of a person or a group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

Originally forming part of Robert Campbell's holdings, a prominent businessman of the town, the property holds associative significance with the Newell family, who operated a plumbing business in the township during early years of development in the township.

Criteria c) Aesthetic significance: *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

The dwelling demonstrates aesthetic significance for its historic scale, form and materials, original traditional room layout and joinery and decorative coloured glazing. It contributes strongly to the character of the streetscape with a generous spatial setting and is complementary to the heritage items in the vicinity. Internally it retains considerable internal fabric worthy of conservation including original 4 panel doors and joinery, chair rails, cornices, hardwood flooring.

Criteria d) Social significance; *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

The property does not meet this criterion.

Criteria e) Research potential: *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.*

The property is not likely to yield information of a nature which would meet this criteria.

Criteria f) Rarity: *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (for the cultural or natural history of the local area).*

7 Leslie Street is assessed as having a degree of rarity locally as one of a group of original Federation style substantial residences of the township.

Criteria g) Representativeness: *an item is important in demonstrating the principal characteristics or a class of NSW's (or local area's) Cultural or natural places or Cultural or natural environments.*

7 Leslie Street is representative of a Federation style substantial dwelling in terms of scale, form and fabric.

Comparative Examples

The dwelling can be compared with other Federation style timber dwellings buildings on the heritage schedule in Bangalow including Hartford House, 14 Charlotte St; Prentice House, 42 Granuaille Road, Clover Hill House, 10 Marblewood Place, Bangalow House, 32 - 34 Byron Street, and Blanch's House 27 Lismore Rd. with the associated group of historic timber cottages fronting Lismore Rd up to the Reading Store.

Statement of Significance

7 Leslie Street demonstrates historical, associative and aesthetic significance to the Byron Shire at a local level as a substantial Federation style timber dwelling built for a business person. It illustrates the growth and development of Bangalow after the coming of the railway during early generations of the European settlement of Bangalow and holds association with the Newell family. This substantial dwelling retains a relatively high level of intactness in its form, setting and materials.

Recommendation

It is recommended to be included on Schedule 5 of Byron LEP 2014 as a heritage item and its future conservation is strongly supported.

References

1. NSW Heritage Office; Assessing-Heritage-Significance 2001.
2. Stubbs, Brett. Byron Shire Council Community-Based-Heritage-Study- Volume-2- Thematic-History November 2006.
3. <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1260056> Bangalow Conservation Area accessed 18.12.20
4. <https://trove.nla.gov.au/newspaper/article/72413541> accessed 10.1.21
5. <https://trove.nla.gov.au/newspaper/article/233806329> accessed 10.1.21
6. <https://trove.nla.gov.au/newspaper/article/220350940> accessed 10.1.21
7. https://en.wikipedia.org/wiki/Neville_Newell accessed 5.1.21
8. Personal Communication Vivienne Gorec Bangalow Historical Society. 4-12-20 and 10.1.21.



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