

Heritage Assessment

Robinson Subdivision and Reading Houses Bangalow.

1. Background

The land bounded by Charlotte Street, Robinson Street, Thomas Street, and Lismore Rd is currently within a statutory Heritage Conservation area. A proposal has been received from Bangalow Historical Society to consider inclusion of the Robinson Subdivision (and Lismore Rd dwellings) on the Byron LEP 2014 as a Heritage Item. The purpose of this report is to provide advice on the potential heritage significance of the subdivision and how it relates to existing LEP listings and the potential for inclusion of any additional dwellings as heritage items.

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.*

2. Robinson Subdivision/George Reading Group Lismore Rd


The following table includes information provided by Vivienne Gorec in Columns 1 and 2, with additional information of current address details, photos and heritage status for these properties Columns 3 and 4. Properties have been classified as follows:



- EXISTING HERITAGE ITEM
- CONTRIBUTORY- NON LISTED /POTENTIAL HERITAGE ITEM
- NEW INFILL

Old Property Description	Details	Current Address, Lot /DP and Photo	HERITAGE STATUS
SECTION 1			
Lots 1 and 2 Charlotte Street	New dwelling – original 1907 dwelling moved off site.		NEW INFILL
Lots 3, 4 5 17 Charlotte Street?	House built by Thomas Robinson 1907 after he retired. First white settler in Bangalow.	 	CONTRIBUTORY
Lot 6 21 Charlotte Street	House built 1906 for W H Reading		CONTRIBUTORY

				
Lot 7 23 Charlotte Street	House built 1907 by W H Reading for his parents from England	 		CONTRIBUTORY
SECTION 2				
Lot 8 26 Charlotte Street	<p>Land donated by Robinson for Masonic Hall first built in 1907. <i>(Second one built 1922 first brick building in Station Street)</i></p>  <p>EXISTING HERITAGE ITEM I040</p>			INFILL

<p>Lot 9</p> <p>24 Charlotte Street</p>	<p>Original house burnt down in early 1960s and replaced with new house.</p>		<p>INFILL</p>
<p>Lot 10</p> <p>20 Charlotte Street</p>	<p>Built in 1907 for a Patrick Garvey, lease of first hotel in Bangalow The Granuaille Hotel built in 1891. He also owned Lot 5.</p>		<p>CONTRIBUTORY</p>
<p>Lot 11</p> <p>16 Charlotte Street</p>	<p>Built in 1904 by James O'Grady who also owned Lot 4.</p>		<p>CONTRIBUTORY</p>
<p>Lot 2</p> <p>Robinson Street</p>	<p>Part of original G J Snow blocks which now has a new house</p>		<p>INFILL</p>

Lot 1 Robinson Street	Built 1910 for G J Snow by W S Rays Hartford House	14 Charlotte Street 	EXISTING HERITAGE ITEM (I023)
Lot 3 Robinson Street	Also part of G J Snow land but has newer houses on it	 	INFILL
Lot 4 William Street	Owned by James O'Grady. Is the oldest House in the street and Joseph Snow bought in 1924 for his daughter		CONTRIBUTORY
Lot 5 William Street, now Thomas Street	Owned by Patrick Garvey, Built in 1918 for the Raish Family.		CONTRIBUTORY

Lot 6 William Street, now Thomas Street	New house		INFILL
Lot 7 William Street, now Thomas Street	New House		INFILL
SECTION 3			
Lots 1, 2 , and 3 Thomas Street,	Never built on		VACANT?
Lots 4 Thomas Street,	Never built on		VACANT?
GEORGE READING BLOCKS		7 houses were built on the land for George Readings workers from 1894-1903 as they were there at the time of the 1903 subdivision.	
	George Reading Building	5 Lismore Rd 	EXISTING HERITAGE ITEM (I031)
7 Lismore Rd	Vacant Allotment Cottage style dwelling approved.		INFILL

9 Lismore Rd			CONTRIBUTORY
11 Lismore Rd			CONTRIBUTORY
13 Lismore Rd			CONTRIBUTORY
15 Lismore Rd			CONTRIBUTORY

17 Lismore Rd- Temperance Hall			CONTRIBUTORY
19 Lismore Rd and former Telstra Depot			INFILL
25 Lismore Rd			CONTRIBUTORY
27 Lismore Rd, Blanch's House	Built by George Reading for A E Reading 1908		EXISTING HERITAGE ITEM (I033)

2. Heritage Assessment 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.)*

The subject historic dwellings demonstrate historical significance as part of the early settlement and development of the township 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).*

Several dwellings are associated with early settlers T. Robinson, G. Reading and J. G. Snow who were successful in the early commerce and development of the 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).*

The historic single storey dwellings of traditional roof form and scale, exhibit the timber and iron vernacular design aesthetic of the North Coast region and are fine example of local timber construction and craftsmanship.

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.*

Does not demonstrate 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.*

Not likely to demonstrate this criterion.

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).*

The buildings demonstrate rarity locally for their historical and social links to early pioneer settlers.

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 buildings are representative of timber and iron domestic architecture of the late 19th and early 20th centuries.

Summary

The Robinson Subdivision and George Reading Group and their associated early dwellings demonstrate historical, historical associative and aesthetic significance, showing evidence of early settlement of Bangalow by pioneers and hold association with T Robinson, G Reading and GJ Snow. The historic dwellings exhibit the timber and iron vernacular design aesthetic of the North Coast region and are fine example of local timber construction and craftsmanship.

Comments

The Robinson subdivision is currently protected within the statutory Bangalow Heritage Conservation Area and individual heritage status currently applies to several of the buildings mentioned. Several unlisted buildings are also already noted in the list of items which contribute to the character and significance of the precinct.

Clause 5.10 of the Byron LEP 2014 applies to both unlisted and listed properties within the Conservation Area. Inclusion as an individual heritage item may have resulted from the amount of relevant information available about properties at the time of the heritage study when community nominations were put forward. Domestic weatherboard and iron workers dwellings are generally not well recorded in historic information unless there was known significance with a notable person, hence there are many dwellings within Conservation Areas which are not individually listed, but collectively hold great significance to the precinct.

Bangalow Heritage Conservation Area SHI.

Items that contribute to the heritage significance and character of the precinct

- *Kings monument, DCP12
- * Bangalow Police Station, Lot 2 DP808373 Byron Street
- * Abracadabra, Byron Street
- * 'Bangalow House', Byron St
- * Bangalow Post Office, Byron Street
- * Bangalow Newsagent, Byron Street
- * Bangalow Public School, Byron Street
- * Bank, 20-22 Byron Street
- * Bank, 16-18 Byron Street
- * Shops, 9-11 Byron Street
- * Shops, 13-17 Byron Street
- * Shops, 19 Byron Street
- * Shops, 23-27 Byron Street
- * The Strand, 29-35 Byron Street
- * Shops, 37-39 Byron Street
- * Grey's House, 68 Byron Street

- * 'Riverview', 99 Byron Street
- * Bangalow Hotel, Byron Street
- * Bangalow Bakery Bldg., Byron Street
- * Urban Cafe, Cnr Byron and Station Sts
- * 'Belitas', Cnr Byron and Station Sts
- * 'All Souls' C of E, Cnr Byron and Ashton Streets
- * Catholic Church Manse, Cnr Byron and Deacon Streets
- * House, 26 Granuaille Road
- * Prentice, 42 Granuaille Road
- * Burgess Hall', 44 Granuaille Road
- * 'Avalon', Granuaille Road
- * House, Granuaille Crescent (near cemetery)
- * Bangalow Cemetery, Granuaille Crescent
- * Fred Reading's house, 2 Granuaille Street
- * House, 3 Granuaille Street
- * Station Master's house, 10 Granuaille Street
- * House, 11 Granuaille Street
- * Campbell's House , 16 Granuaille Street
- * House, 28 Granuaille Street
- * House, 36 Granuaille Street
- * Brick house, 55 Granuaille Street
- * 'George Reading Building', Lismore Road
- * 'Temperance Hall', Lismore Road
- * Blanchs, 27 Lismore Road
- * Railway Station, Station Street
- * Masonic Hall, Station Street
- * Slate Roof, 13 Station Street
- * A & I Hall, Station Street
- * 'RSL Hall', Station Street
- * Uniting Church, Station Street
- * Catholic Church, 'St Kevins', Lot 2 DP122668 Deacon St
- * Catholic Hall, Deacon Street
- * Bangalow Swimming Pool/Park, Deacon Street
- * House, 5 Deacon Street
- * 'Hartford House', 16 Charlotte Street
- * Robinson's House, 17 Charlotte Street
- * Edward's, 18 Charlotte Street
- * Layton's, 20 Charlotte Street
- * Readings, 21 and 23 Charlotte Street
- * Anglican Church Hall, Ashton Street
- * All Souls C of E Manse, Ashton Street
- * Presbyterian Church, George Street
- * Presbyterian Manse, Cnr George St
- * 'Glasnevin', 15 Rifle Range Road
- * House, 1 Rifle Range Road
- * House, 1 Wright Place
- * Workers Cottage, 4 Robinson Street west
- * G Reading's workers cottage, 12 Robinson Street

- * House, 6 Keith Street
- * House, 13 Keith Street
- * Holms, 15 Keith Street
- * Wilson's House, 1 Leslie Street
- * House, 7 Leslie Street
- * House, 23 Leslie Street
- * Showground, Bangalow Showground
- * 'Dickibusch', 19 Campbell Street
- * 'Byron Lodge', 14 Granuaille Road

Recommendations

1. The State Heritage Inventory database for the existing Bangalow Heritage Conservation SHI should be updated with information and additional historic dwellings which are not in the current list as contributory and significant items within the Conservation Area with the information

Additional property not currently noted in the SHI as contributory

9, 11, 13, 15, 17, 25, Lismore Rd, Bangalow. Group of Workers Cottages associated with George Reading.

2. Individual heritage listings or a listing of these contributory subject historic dwellings as a heritage group, which are currently not listed individually, should be explored further. This will require additional research, the preparation of separate State Heritage Inventory datasheets with descriptions, historical information for each property and consultation with property owners for inclusion in a Planning Proposal to legally amend the Byron LEP 2014.

CLARENCE HERITAGE

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