

STATEMENT OF HERITAGE IMPACT

for

Residential Alterations to ‘Alloway’

at

13-15 Gwydir Street, Moree NSW 2400



Source: Author

REFERENCE NUMBER:

**Item No. I023 on the
Moree Plains Shire Council LEP 2011**

**Item 394 (SHR #00394) on the
State Heritage Register**

ADDRESS:

13-15 Gwydir Street, Moree NSW

PROPERTY DESCRIPTION:

Lot C/-/DP406834 & Lot D/-/DP406834

PREPARED BY:

Studio Two Architecture
104 Brisbane Street
Tamworth 2340
(02) 6766 8134

DATE:

Issue A – 11th July 2025

OWNER:

Mr Matthew & Ms Sam Gaukroger
13 Gwydir Street,
Moree NSW 2400

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1.00 GENERALLY : Heritage Appraisal

The Item (identified as no. 1023 on the Moree Plains Shire Council LEP 2011, and item 394 on the State Heritage Register) is located within the traditional lands of the Kamilaroi people. The author pays respect to the traditional owners on which this building has been constructed, and acknowledge the Elders past, present and emerging.

Moree is part of the traditional lands of the Kamilaroi/Gamilaroi people. They formed part of a wider nation which extended some 75,000km² in New South Wales and Queensland.

An escaped convict, George ‘The Barber’ Clarke, is reported to have been the first European ‘settler’ of the area. He lived with several tribes of Aboriginal people from 1826, and he later made claims that there was land with grazing potential in the region. Major Thomas Mitchell was then sent on an expedition by the NSW Governor into the region to investigate. Mitchell gave a favourable report on the pastoral prospects of the area and squatters soon followed in Mitchell’s wake establishing pastoral runs, one of which was a station called ‘Moree’.¹

The site of the item is subject to a Development Application that was submitted to Moree Plains Shire Council on April 3rd, 2025. The subject building was completed in the 1870s.

The site is closely associated with other residential buildings in Gwydir Street, although it is the only one deemed to have heritage significance. The scope of this Assessment is limited specifically to our clients property, located at Lots C and D of DP 406834. The building is identified now as “Alloway”, and is the subject of the above mentioned Development Application for Additions and Alterations.

Alloway is located just outside a Heritage Conservation Area. It is one of only a handful of properties in Moree that are deemed to have “State” Significance, listed on the New South Wales State Register since April 1999. Its listing is justified with previous owner assistance by virtue of its age, as one of the oldest residential buildings and is a rare example of this type of residential architecture enhanced by its attractive garden.²

1.1 Methodology

The item is listed on the Moree Plains Local Environmental Plan – 2011. In the definitions in *Dictionary* at the end of the LEP there is a definition of a Heritage Impact Statement:

- ***heritage impact statement*** means a document consisting of—

¹ <https://www.mpsc.nsw.gov.au/28-past-present-and-future-of-the-shire/21-shire-heritage.html> - accessed 20th May 2025.

² [https://en.wikipedia.org/wiki/Alloway_\(cottage\)](https://en.wikipedia.org/wiki/Alloway_(cottage)) - accessed 20th May 2025

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

Research for the historical information about the heritage item and the site on which it is located has been obtained using locally accessible sources. Where credits are known for the information, it has been noted.

Site inspections have been carried out by the Author on December 14th 2023 and November 27th 2024.

1.2 Historical Background:

European settlement in Moree commenced shortly after Major Thomas Mitchell made an expedition into the region to investigate claims of an inland river. Mitchell gave a favourable report on the pastoral prospects of the area and squatters soon followed in Mitchell's wake establishing pastoral runs, one of which was a station called 'Moree'.

The first inhabitants of Moree Plains Shire were the people of the Kamilaroi/Gamilaroi nation which extended from the Hunter Valley through to the Warrumbungle Mountains in the west and up through the present-day centres of Quirindi, Tamworth, Walgett, Moree and Mungindi.³ Population growth accelerated after 1897 with the arrival of the northern railway connection to Sydney, reaching 7,845 by 2021.⁴

History of "Alloway"

Thought to be constructed in the early 1870s, 'Alloway' is situated on land originally granted to James Traynor in 1860. The property was purchased by Alexander McIntosh in 1882 before being later purchased from the McIntosh Estate in 1951 by Mr Francis John (F J) Crowe. Mrs Coralie Mackenzie (C M) Crowe is listed as the property owner on the Listing Proposal submitted to the National Trust of Australia in June 1983, seeking to grant the property a heritage listing (see Appendix A).

The item is identified on the *Moree Plains Shire Council LEP 2011* as Item No. I023. Under the Heritage Act 1977, Interim Conservation Order No. 344 was issued by the Minister for Planning and Environment, Eric Bedford, on 11th November 1983 for "the building known as 'Alloway', No. 15 Gwydir Street, Moree" (see Figure 1).

³ <https://www.mpssc.nsw.gov.au/28-past-present-and-future-of-the-shire/21-shire-heritage.html>; accessed 20th May 2025.

⁴ <https://abs.gov.au/census/find-census-data/quickstats/2021/110031195/>; accessed 20th May 2025

HERITAGE ACT, 1977
INTERIM CONSERVATION ORDER No. 344

IN pursuance of section 26 of the Heritage Act, 1977, I, the Minister for Planning and Environment, having considered a recommendation by the Heritage Council, do, by this my order—

- (i) make an interim conservation order in respect of the item of the environmental heritage specified or described in Schedule "A"; and
- (ii) declare that the interim conservation order shall apply to the curtilage or site of such item being the land described in Schedule "B". (HC30448 (z) 1)

ERIC BEDFORD,
Minister for Planning and Environment.

Sydney, 11th November, 1983.

SCHEDULE "A"

The building known as "Alloway", No. 15 Gwydir Street, Moree, situated on the land described in Schedule "B".

SCHEDULE "B"

All that piece or parcel of land as shown edged heavy black on the plan catalogued HC 708 in the office of the Heritage Council of New South Wales. (1674)

National Library of Australia

<http://nla.gov.au/nla.news-article231426856>

Figure 1 - Interim Conservation Order No. 344; Source - Trove

On 6th July 1985, the Minister for Planning and Environment, Bob Carr, formalised the action under Permanent Conservation Order No. 394, granting the property a heritage listing (see Figure 2 and Figure 3). On the same date the Minister issued an exemption from the Act to the property, allowing works to be undertaken in relation to routine maintenance of the building and grounds.

HERITAGE ACT, 1977
PERMANENT CONSERVATION ORDER No. 394

In pursuance of section 44 of the Heritage Act, 1977, I, the Minister for Planning and Environment, do, by this my order—

- (1) make a permanent conservation order in respect of the items of the environmental heritage specified or described in Schedule "A"; and
- (2) declare that this permanent conservation order shall apply to the curtilage or site of such items being the land described in Schedule "B". (H.C. 33036).

BOB CARR,
Minister for Planning and Environment.

Sydney, 6th July, 1985.

SCHEDULE "A"

The building being the house known as "Alloway", No. 15 Gwydir Street, Moree, situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land situated at Moree, Shire of Moree Plains, Parish of Moree, County of Courallie, being lots C and D, D.P. 406834, as edged heavy black on the plan catalogued H.C. 960 in the office of the Heritage Council of New South Wales. (4159)

Figure 2 - Permanent Conservation Order No. 394; Source - Trove

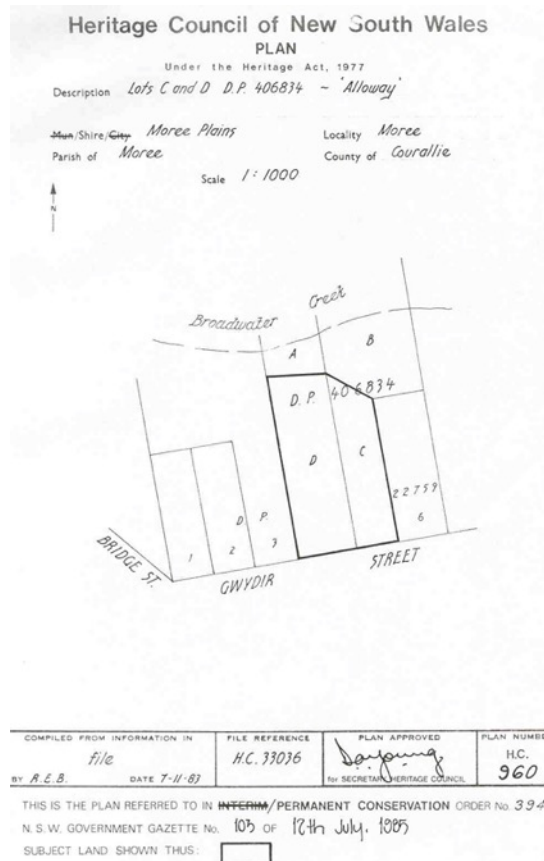


Figure 3 - The Plan Referred to in Permanent Conservation Order No. 394;
Source - Trove

In 1995 the item was noted as Lot 4 / 5 on DP 22759 on the *Moree Plains Shire Council LEP*. The total of the two allotments that the house and outbuildings occupy is 2280m², with a 37m combined frontage to Gwydir Street.

On 10th July 1998, Moree Plains Council approved, under Application No: AA/98/77, a stand-alone accommodation building on the adjacent lot (though under the same site ownership), identified as Lot C and 15 Gwydir Street. This application was approved for owners, K & L Humphries.

The property is presently in the possession of Mr. Matthew Gaukroger and Mrs. Sam Gaukroger.

2.00 INTRODUCTION

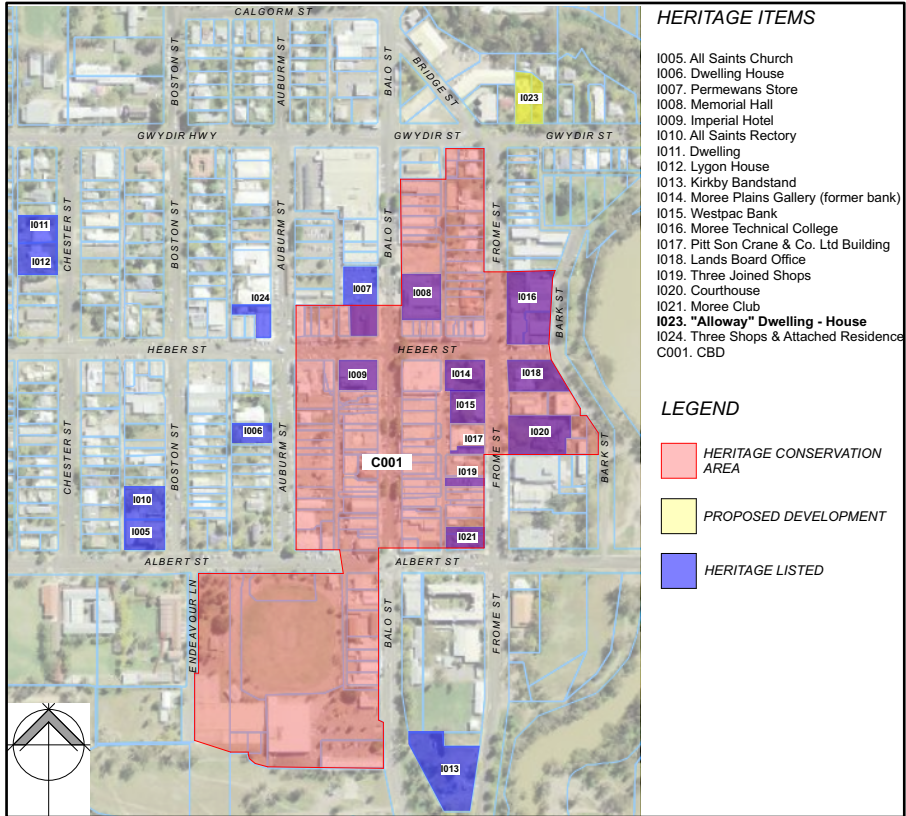


Figure 4 – Locality Plan, Moree town centre; Source – Moree LEP & Sixmaps

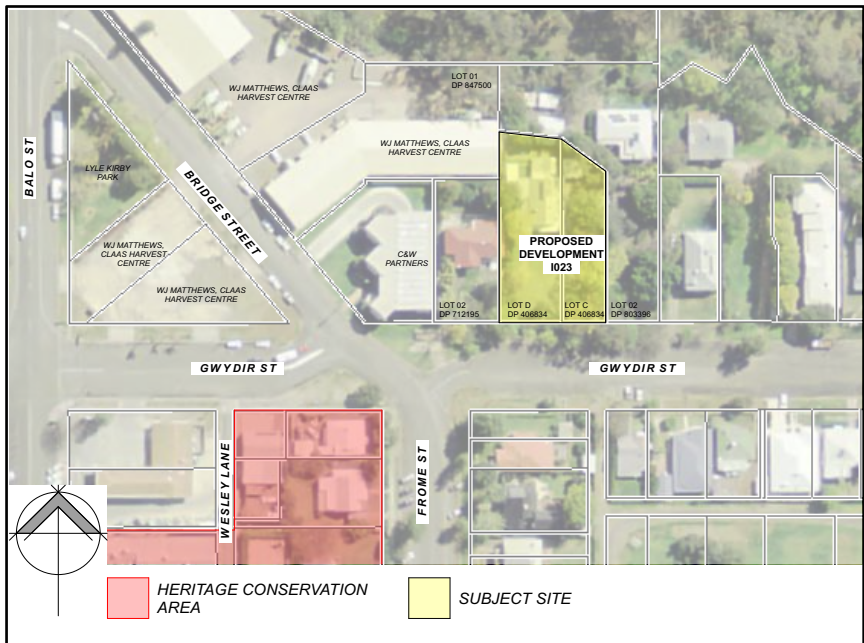


Figure 5 – Site Context, 13 Gwydir Street, Moree; Source – Moree LEP & Sixmaps

2.01 References & Sources

Research on the history of this item was carried out via available local history resources.

The form of the report is generally in accordance with the Australia ICOMOS Burra Charter 1979 and the current (updated 2023) Guidelines for Heritage Assessments and Statements and Heritage Impact Issued by the NSW Office of Heritage and Environment.

2.02 Existing Building

Description of the Building:

The residence is located in a wide and tree lined, residential section of Gwydir Street, however there are commercial properties in close proximity to *Alloway*, including the rear bounding lot occupied by WJs Matthews Machinery Centre and the lot nearby occupied by C&W Financial Services. These sites are accessed via Bridge Street.

Constructed in the 1870's, "*Alloway*" is "possibly the earliest surviving substantial house in Moree". While unusual in its composition, it also provides a "rare example of [cottage-style house] architecture in the area".⁵

"*Alloway*" has a range of noteworthy architectural features. Of particular note to the Victorian period is the large profile weatherboard and the use of galvanised steel roofing, which was known to be a product imported from England at the time of the house construction⁶. The cast iron valances of the veranda are original castings from Maitland, dated to 1880, and the doorbell is also dated to 1876.

The building's form of steeply pitched gable roof may not be considered typical of the Victorian period. However other details and construction methods are more expressive of the early Australian expression of older European architectural language.

The wrap around veranda (with the eastern portion enclosed in insect gauze) and the use of French doors with wooden shutters opening onto the front veranda is a show of these older methods being grafted into a new context. This is complemented by the cedar doors and architraves, brass doorknobs and curved glass openings.⁷

The Kitchen wing adjoins the main house, and behind it is a "flat" that was originally a "Harness room", (referred to as Bedroom 3 on the floor plan, refer to Figure 6.). It has interior walls and a ceiling lined with weatherboards. The door and architraves are cedar, and the original portion of the house features a large Attic Room within the gable roof. The original stair to the attic has been replaced, most likely as part of the extensive renovation work in the 1990s.

The garden is also significant by virtue of it being well maintained, with many mature trees. The front fence is also an early addition, consisting of intertwined wire and

⁵ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045211>, accessed 20th May 2025.

⁶ *National Trust Listing* - 1983

⁷ *Ibid*

timber posts. The curtilage is recommended by Heritage NSW to include the garden area to the extent of the property boundary.⁸

Alloway's age, construction methods of its period, its placement as an extremely early dwelling of Moree, and its successful preservation all contribute to its heritage significance.

The impact of the proposed work cannot be considered without taking into account previous interventions that have been carried out on the building.

These include:

- The former Harness room wing was an addition constructed quite early, presumably early 20th century, but it could be earlier. The timber weatherboard profile matches the front wall of the western veranda, suggesting they were concurrent additions. The veranda to the western side was enclosed, as a space accessed off the larger (most likely the Master) Bedroom.
 - Note: Additions may have included the lean-to roof section that now forms Bed 4, initially as a western veranda to Bed 3 (former Harness Room). The cladding to the north and west faces of Bedrooms 3 and 4 matches the profile of the 1998 addition.
- A 2-storey addition was constructed at the rear of *Alloway* circa 1998, while the house was in the ownership of K and L Humphries. While we are yet to find exact dates of this approval, the work gives precedent to the preservation of the heritage significance of *Alloway*. In our opinion it represents a reasonably sensitive intervention on the original building (see Figure 8), being architecturally quite distinct from the earlier building fabric. The roof form of the addition has a steep pitch similar to the existing, while being structurally separated from the existing Harness room wing.
- A cabana at the rear has also been added at a later date, we are unsure of exactly when this was constructed however it was most likely part of the 1998 works.
- The western veranda has been infilled with a small office (off Living room), dressing annexe and ensuite (off the Main Bedroom), also worked out at an unknown date but probably associated with the renovation work in the 1990s. Note : Our opinion is that this work took place in the period before the Humphries owned *Alloway*, i.e. prior to 1998.
- In July 1998, Moree Plains Council approved, under Application No: AA/98/77, a stand-alone accommodation building is located on the adjacent lot (though under the same site ownership) regarded as Lot C, and also as 15 Gwydir Street. This application included the relocation of a small building from a nearby rural property, and was approved by Moree Plains Council for K & L Humphries. It included new steel footings and screw in piers.
- Shortly after, in February 1999, '*Alloway*' was included on the State Heritage Register (SHR), retaining its previous listing number of 00394.

The following images illustrate the building as described in Section 2.02.

⁸ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045211>; accessed 20th May 2025.



Plate 1 – Street Frontage; Source: Wikimedia commons



Plate 2 – Front veranda; Source: Author



Plate 3 – Side View of screened veranda, 1998 addition is visible on the right; Source: Author



Plate 4 – Front veranda on western side; Source: Author



Plate 5 – Rear of side veranda; Source: Author



Plate 6 - Junction to 1998 addition; Source: Author



Plate 7 – rear view with 1998 addition to the right;
Source: Author



Plate 8 – Junction between early residence & rear wing; Source: Author



Plate 9 - view to Carport ;
Source: Author



Plate 10 – Junction between veranda and screened room; Source: Author

2.03 Existing floor plans

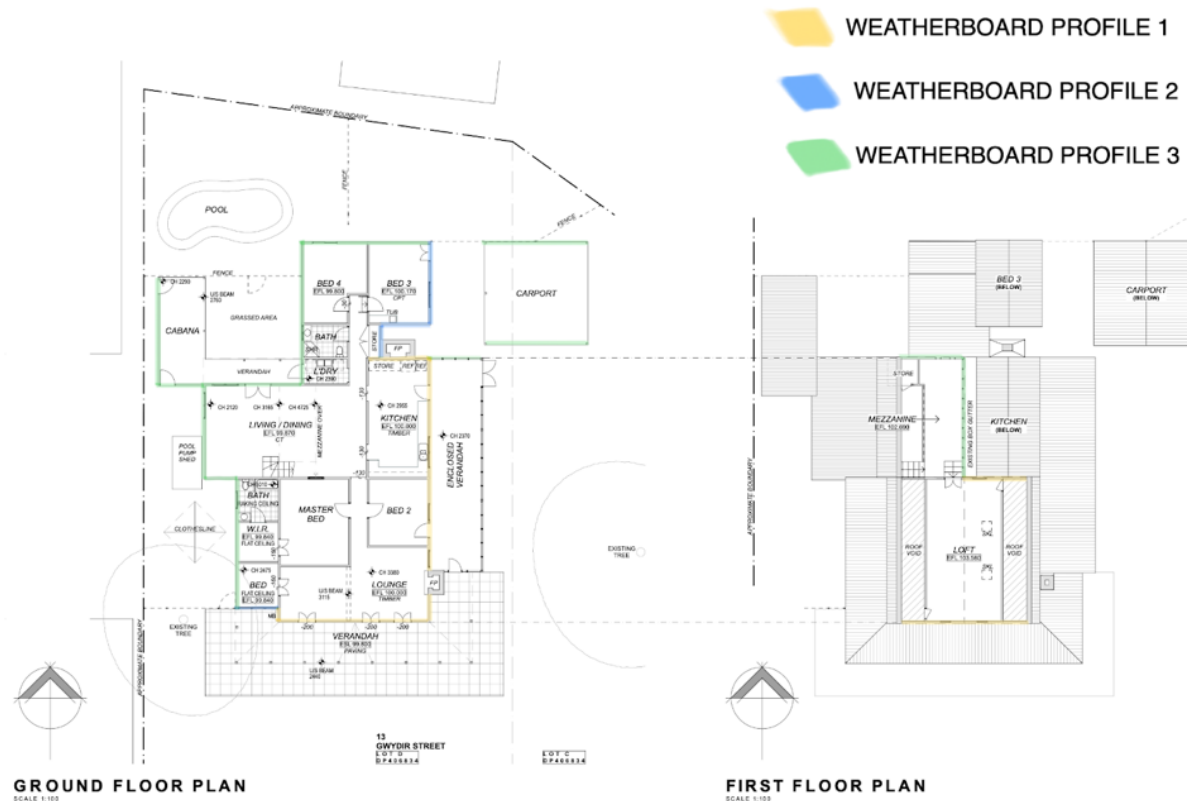


Figure 6 - Existing Floor Plans, showing location of different weatherboard profiles; Source: Author.

2.04 Existing Finishes and Materials

Schedule of existing Materials Weatherboards




The style of the original weatherboards used at Alloway are referenced in the *Heritage Listing Proposal*, which was submitted to the National Trust in 1983.

The “Bedroom 3” at the rear is a relatively early and intact section of the residence. It is referred to in the listing information as the original “Harness Room”, later converted to be a “Flat”.⁹

Weatherboard walls also feature internally.

(See Appendix A of the Statement of Environmental Effects).

⁹ *Heritage Listing Proposal*, submitted to the National Trust in 1983.

Locations	Image	Description
<p><u>Northern Elevation</u> Gable wall infills to Attic and Kitchen.</p> <p><u>Eastern Elevation</u> Bed 2, Kitchen external wall</p> <p><u>Southern Elevation</u> Gable wall infill to Attic and Lounge external walls.</p> <p><u>Western Elevation</u> None.</p>		<p><i>Weatherboard Profile 1</i></p> <p>The painted weatherboard profile present on the oldest portions of the residence, identified in the 1983 <i>Heritage Listing Proposal</i>.</p>
<p><u>Northern Elevation</u> None.</p> <p><u>Eastern Elevation</u> -Bed 3 and existing cupboard (new laundry) external walls.</p> <p><u>South Elevation</u> Bed 3 and Office external walls.</p> <p><u>Western Elevation</u> -None.</p>		<p><i>Weatherboard Profile 2</i></p> <p>This weatherboard profile in addition to the delayed age of the roofing suggests this is the next oldest weatherboard profile of the residence.</p>
<p><u>Northern Elevation</u> Mezzanine, Lounge, Store, Bed 3, Cabana external walls and Carport gable infill.</p> <p><u>Eastern Elevation</u> -Mezzanine external wall.</p> <p><u>South Elevation</u> Carport gable infill, Enclosed Verandah infill.</p> <p><u>Western Elevation</u></p>		<p><i>Weatherboard Profile 3</i></p> <p>Note: The approved plans for an outbuilding in April 1998 suggest that the Living Room, Office and Ensuite all containing this weatherboard profile are the newer portions of the residence. The Store room and Enclosed Veranda also were restored and refreshed in or around 1998, receiving this later weatherboard profile.</p>

Ensuite, Office and Living Room external walls.		
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Roof

The Roofing is galvanised steel roofing in short sheets. It is possibly original, and was known to be a product imported from Gosport, England in the early 1870s.

The new roof additions are also galvanised, however long sheets have been used. The sheeting over the kitchen was replaced, presumably concurrent with the rear addition (late 1990s).

The house has a steeply pitched roof, that is gable ended with louvred roof vents in each end. A feature of the roof is the small central gable that breaks the line of the veranda roof.

Veranda

The veranda is decorated with cast iron lace valances and brackets.

The veranda posts are timber. The floor is brickwork. This material may not be original, as timber is the more likely original material.

Front fence

The garden has a front fence which was constructed early in the style of the day, using timber posts and intertwined wire. The mature trees within the garden enhances the setting of the house.

Doors

A doorbell on the entrance door is dated to 1876.

The French doors at the front have timber shutters. Another set at the side are internal due to the enclosing of the veranda on the western side.

2.05 Grading of Significance



Figure 7 - Site Plan, indicating significance of components; Source: Author.

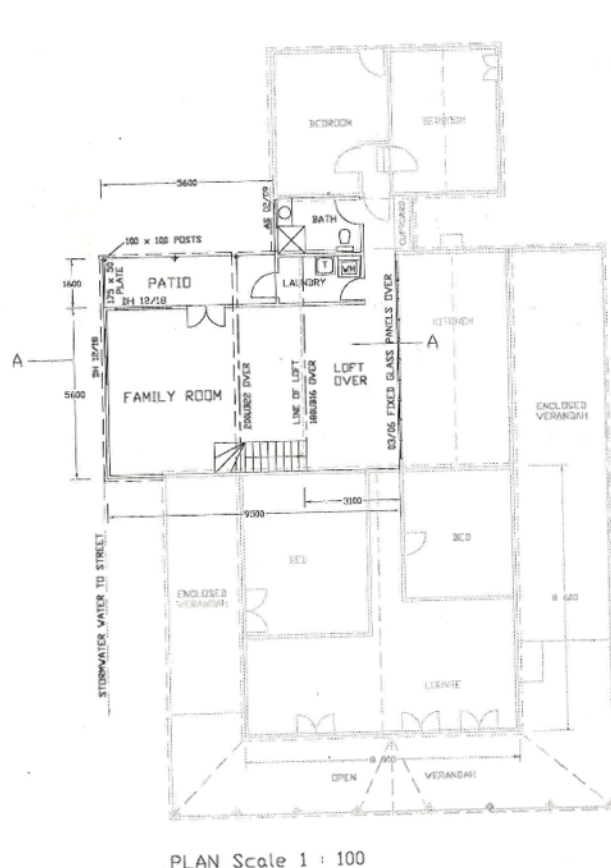


Figure 8 – Extension in late 1990s of “Alloway” (ground floor); Source: MPSC.

3.00 HISTORY OF THE SITE AND BUILDING

3.01 History of the colonisation of Moree area

European settlement:

1832 Major Thomas Mitchell led a large expedition to the district after escaped convict George Clarke told the colonial authorities of the supposed existence of a great river called the "Kindur" that flowed through the region.¹⁰

1852 Following a pastoral station named *Moree* being established in 1844, general store, Inn and post office were constructed, establishing a village located at the junction of the junction of the Gwydir and Newell Highways, with regular air and rail services to Sydney 608km southeast, and Brisbane 473km to the northeast.

1862 Moree was gazetted as a town, with the court of petty sessions established.

¹⁰ https://en.wikipedia.org/wiki/Moree,_New_South_Wales; accessed 20/5/2025.

- 1864 Severe flood submerged the town.
- 1876 Banking commenced, followed by a local newspaper established in 1881.
- 1893 The Department of Lands building was constructed at 40 Frome Street, with a second story added in 1902.¹¹
- 1895 The Great Artesian Basin, which sits under Moree, was tapped.
- 1897 The Northern Railway Line was extended to Moree.

3.02 History of Development of Alloway

The exact date of construction of *Alloway* is believed to be the early 1870s, according to historical sources. It has been on the state heritage register since 1985, refer to Figure 2.

The building has been altered and extended several times since construction. The most significant alterations occurred in 1998. Refer to Section 4.04 for the details of the alterations and their impact on the earlier built fabric.

3.03 Other early buildings

Alloway was located approximately 100m from a building known as *Mary Brand cottage*, which is believed to have been located in an area now known as *Mary Brand Park*. This was the site of a residence constructed in the early 1860s and occupied by Mary Brand, a well-known early Moree resident and business owner. Mary operated an Inn from this site for almost 40 years.¹² There was a slab timber residence considered similar in style, size, and material to the original cottage, relocated to the site late in the twentieth century, which burnt down in 2012. Refer to Plate 20.

There are many commercial buildings with heritage listings in the town. However there are very few that have been deemed to be worthy of State heritage significance. An example is the prominent Department of Lands Building at 40 Frome Street, dates from the late 1890s. At the present time the Department of Lands Building is a locally listed item.

3.04 Persons of Significance

There are several *Persons of Significance* who have been associated with *Alloway*:

¹¹ <https://moreehistory.org> - accessed 20/5/2025.

¹² <https://ehive.com/collections/3492/objects/77853/mary-brand-nee-geddes-b-1827-stirling-scotland-d-15th-january-1900-glenridding-near-singleton-nsw> - accessed 20th May 2025

They include:

- James Traynor; The land that Alloway is sited on was part of a land grant to James Traynor in 1860.
 - He had a mail run by 1861. A newspaper article of the time disputed the efficiency of the mail run.¹³
 - He was married in 1860 to Mary Brand (nee Geddes), who had six children from her earlier marriage to James Brand, who died in 1858.
 - Traynor drowned at Moree April 1863, while crossing the Mehi River, and is buried on “part of the land he had bought in Frome Street”. A newspaper clipping notes he left a widow and one child, (a second child was born after his death).
 - Traynor lived from 1840 – 1863 and was noted at the time of his death as both “store and innkeeper”.
 - Following his death, his widow Mary Brand (1827 – 1900) took on the role of Innkeeper for almost four decades, probably in the nearby area known as Mary Brand Park.
 - Our research suggests Mary Brand may have inherited the land from her second husband in 1863.
 - Mary Brand married for a third time in 1863 to a man named “Sweetman”, although it was evidently not a happy union, and his name was omitted from her tombstone.¹⁴ It is possible that it was Mary (with her third husband) who commissioned the construction of the residence *Alloway* in the early 1870s.
- Alexander McIntosh (1837 – 1901).
 - Purchased *Alloway* in 1882 (When he was aged approximately 63.), it would seem the house was constructed during the previous ownership.
 - McIntosh lived in the house, and it remained in his families owenrship until 1951.
- Mr F J Crowe & Mrs C M Crowe
 - F J Crowe, a secretary of the Moree Pastures Protection Board, purchased the house from the Mcintosh Estate in 1951.
 - A stock owner as member of the board
 - His wife was Mrs Coralie Mackenzie Crowe, (24 Sep 1906 - 14 July 2004). She owned Alloway in 1983 when the listing was granted by the National Trust of Australia.
- Mr Kevin Humphries & Mrs Linda Humphries bought the house in the mid 1990s , owning it up until 2019, when it was purchased by the present owners.
 - Kevin Humphries was a member of the NSW Parliament as the Member for Barwon from 2007 to 2019.

¹³ Trove - Maitland Mercury and Hunter River General Advertiser (NSW : 1843 - 1893), Thursday 26 September 1861.

¹⁴ <https://ehive.com/collections/3492/objects/77853/mary-brand-nee-geddes-b-1827-stirling-scotland-d-15th-january-1900-glenridding-near-singleton-nsw> - accessed 20th May 2025

4.00 Building Analysis & Significance

4.01 Other residences in close vicinity

Other residential buildings in the vicinity give some context to the heritage significance of Alloway. All the earlier constructed residents in close proximity to the site of Alloway date from 1900 to the late 30s and form the main housing stock in this part of Moree.

Alloway is understood to be the earliest residence in this part of Moree, and although they may have some heritage significance as early housing stock, none of the buildings in the images below are on the heritage register at present.

Based on this comparison with neighbouring residences *Alloway* is not considered to be architecturally unique, however it is notable due to the fact it is an early surviving example of a Moree residence.



Plate 11 – 17 Gwydir Street (western side of Alloway);

Source: <https://www.realestate.com.au>



Plate 12 – 9 Gwydir Street;

Source: Google



Plate 13 – 22 Gwydir Street;

Source: <https://www.realestate.com.au>



Plate 14 – 14 Gwydir Street;

Source: <https://www.realestate.com.au>



Plate 15 – 10 Frome Street;
Source: <https://www.realestate.com.au>

4.02 Building Analysis

The following is an analysis of the integrity and condition of the existing residence. Care must be taken in its ongoing maintenance and sensitivity given to future development work.

The work undertaken in 1998 gives precedent to this as quite a significant intervention to the original building, including the removal of an original stair to the upper floor. The work has generally been towards the rear of the building, and the work will be considered in detail in the following sections.

External claddings have been altered and added over the buildings life and are indicative of the stages of construction of the present residence, hence allowing for interpretation of its development.

Refer to Figure 6 for the locations of the different weatherboard profiles.

Street Context: There is considerable variety in the setbacks and allotments of the residences in this section of Gwydir Street. The adjacent residence at 17 Gwydir Street, which is estimated to have been constructed in the late 1940s or 1950s, is approximately 10m closer to the street boundary, having a smaller site depth. On the eastern side, a property identified as No. 11 Gwydir Street is a large L shaped allotment and wraps around the rear of the no. 13 property.

Alloway is set apart from the other residences by virtue of the width of the allotment, the house straddling both lots 13 and 15, coupled with its deep garden frontage.

Built Fabric: The building fabric includes features of technical and scientific value, typical of the Victorian period building typology. These include:

- The use of the large profile weatherboard for its exterior cladding.
- the use of galvanised steel roofing imported from Gosport, England.

- The cast iron valances of the veranda are original castings from Maitland, dated to 1880,
- A doorbell that has been dated as 1876.

Also considered of note is the incorporation of an Attic space. The design and location of the window openings and the wall/ceiling linings suggest that this was either part of the original design, or part of an early renovation to utilise the roof space.

It is noted that, given the sites location near the Gwydir River, the first floor may have been incorporated into the original house design to allow provision for a haven during flooding.¹⁵

4.03 Significance

“Heritage significance is a phrase used to describe an item’s value as a heritage item. It is important to distinguish it’s heritage value from other values, such as amenity or utility”.¹⁶

Considering the above analysis the residence *Alloway* is deemed to be significant based on the following criteria:

Assessment of Significance using criteria

The item has high *Historical significance* (Criterion a), due to its survival as one of the earliest constructed buildings in Moree township.

The item has high *Historical association* (Criterion b), in addition to social/cultural significance (Criterion d), due to its association with early Moree business man James Traynor and his wife, long term store and inn keeper, Mary Brand.

The item has high *Rare* value (Criterion f), being a rare example of a cottage-style house.

The item has high *Representative* value (Criterion g), due to its architectural features and details that are typical of a residential construction of the late nineteenth century.

4.04 Integrity and condition of item

Additions to residence: Stage 2 – circa 1900 - 1914

¹⁵ the original land owner James Traynor was a victim of the flood in 1863 - <https://ehive.com/collections/3492/objects/77853/mary-brand-nee-geddes-b-1827-stirling-scotland-d-15th-january-1900-glenridding-near-singleton-nsw> - accessed 20th May 2025

¹⁶ A guide to the Heritage System” – NSW Heritage Office, 1996

Between the original construction and, most likely, prior to the first World War the house had an addition at the rear. It is likely it consisted of a separate structure that may have functioned as a domestic outbuilding for a period, however previous owners have referred to it as the “Harness Room”. The lean to section on the west, which now accommodates Bedroom 4, was also existing prior to the 1998 additions. It is likely that up to 1998 the link between this building and the main house was an unenclosed roofed structure.



Plate 16 – Garden frontage to Street

Source: Google.

Stage 3 – Post 1998.

The 1998 additions carried out during the Humphries ownership included the open plan Living/Dining Room, a new stair to a mezzanine, as well as a Laundry and Bathroom. The use of a steep pitched roof and narrow slit windows is a dramatic intervention on the original building fabric, an aesthetic that is of its time. The result is that it is generally obvious where the original building remains, and what work comprised the new addition.

The eastern veranda may have also been added at this time, as it is wider than the other veranda areas, and the insect mesh enclosure was added to it at this time. It is also possible that the wider veranda was added earlier.

The enclosure of the western veranda could also have taken place in the twentieth century, however from the available drawings we have sourced the ensuite itself is most likely associated with the work carried out in 1998 or shortly thereafter.

Proposed Alterations to the Stage 3 additions

Aspects of the proposed works involve alterations to the areas altered in the 1998 Additions. These proposed works are as follows:

1. Relocation of staircase & installation of new balustrade

The existing staircase (see Plate 17) presently negatively impacts the functionality of the living room and is not a compliant stair. This staircase is

not part of the original fabric of the building, and its removal is of nil or minor heritage significance.

Similarly, the existing balustrade (see Plate 18) is not considered original or part of the earliest fabric of the building. In seeking to improve the safety of the occupants, the replacement of this balustrade is considered necessary.

A proposed staircase is formed within the width of the existing laundry. This intervention retains all external walls and cladding, with only the removal of a small portion of internal wall. Where original fabric is extensively retained, and the new works improve the amenity and safety of the occupants, the relocation of the staircase is seen to be of minor intervention to the dwelling.



Plate 17 - Existing staircase;

Source: Author



Plate 18 - Existing balustrade;

Source: Author

2. Relocation of laundry

As a result of the above proposed work, the existing laundry (Plate 19) is to be relocated into the cupboard across the hallway. Existing laundry wall lining (galvanised steel) will not be deemed suitable for the new stairway lining and will be removed.

For the new Laundry, this will involve the removal of the existing cupboard doors, to be replaced with new bi-folding doors. The existing moulding and painted timber skirting board in the Hallway can be largely retained. Therefore, the relocation of the laundry is seen to be of minor impact to the heritage significance of the dwelling.



Plate 19 – Existing Laundry; Source: Author

3. New storage in kitchen and bedroom

In order to improve the amenity and functionality of the residence, new storage cupboards are proposed in the kitchen and master bedroom.

The newly proposed kitchen storage intends to be added within the existing kitchen walls, retaining all existing wall cladding. The wall vent on the eastern wall (see Plate 20), that it is not impacted during construction. The new storage will conceal appliances, hence minimising the presence of modern whitegoods.

Likewise, the newly proposed storage to the master bedroom intends to retain all existing walls, and the existing window which adjoins the bedroom to the living room. At one time this window was an external opening, and possibly is part of the earlier fabric. Care is to be taken in the new work to retain this window. (see Plate 21).



Plate 20 - Existing kitchen; Source: Author



Plate 21 – Existing stair & bedroom window; Source: Author

4.05 Level of Significance:

The building has historical and cultural significance arising from the following:

- *“Alloway” has had continual use as a residence for approximately 150 years, and there is sufficient provenance to confirm that large portions of the building remain intact.*
- *“Alloway” has aesthetic appeal as a town residence, which is enhanced by its setting in a well-established garden curtilage.*
- *“Alloway” survives as testimony to the early colonial settlement as an important 19th century inland township.*
- *“Alloway” is associated with various significant Moree identities, hence relates to the theme of the “phases of life” in the community.*

Level of Significance: High

4.06 Management Policies:

Retain, adapt or demolish the item.

We note that the owners have no intention to make major alterations to “Alloway”. While portions of the building are proposed to be demolished, these are not heritage significant portions of the building. The aim of the development is to make basic alterations to the existing floor plan to allow the family to use the residence in a more practical, contemporary manner. These are predominantly to the rear portion of the residence, which being largely erected in 1998, has a low heritage grading.

Following is a brief description of the Proposed Work, with an analysis of the impact on the heritage significance of the building:

1. Demolition of internal staircase and installation of new stair and balustrade

The existing staircase negatively impacts the functionality of the living room and does not comply with the National Construction Code. This staircase and balustrade is not part of the original fabric of the building, and as such its removal is of nil heritage significance.

The newly constructed staircase is formed within the width of the existing laundry room. This intervention retains all external walls and cladding, with only the removal of a small portion of internal wall. Given the existing

fabric is extensively retained, and the new works improve the amenity and safety of the occupants, the relocation of the staircase is seen to be a positive change to the building. It is of nil impact to the heritage significance of the dwelling.

2. Relocation of laundry

As a result of the above intervention, the existing laundry is proposed to be relocated across the hallway. This will involve the removal of the existing cupboard doors, replaced with new folding doors. As the existing door opening comprises the whole opening, the existing mouldings and painted timber skirting can be largely retained.

Therefore, the relocation of the laundry is seen to be of minor impact to the heritage significance of the dwelling.

3. New storage in kitchen and bedroom

To improve the amenity and functionality of the residence, new storage cupboards are proposed in the kitchen and master bedroom. The newly proposed kitchen storage intends to sit sensitively within the existing kitchen walls, retaining all existing wall cladding. Care will need to be taken towards the wall vent on the eastern wall to ensure it is not impacted during construction.

The new storage also aims to conceal appliances, minimising the presence of modern whitegoods and highlighting the traditional layout and style of the kitchen.

This relates closely to *Burra Charter Article 6* regarding establishing a realistic policy for development: *“Policy development should also include consideration of other factors affecting the future of a place such as the owner’s needs, resources, external constraints and its physical condition.”*¹⁷

Based on the decision to “retain” Alloway in its present usage, the following items should be considered:

To minimize the impact of this structure it is noted that:

- External works:

- The new addition/alteration at the rear of the house will “blend” in with the 1990s work, and will be easily interpreted as non-original work. It is noted also that the work is very minor in scale, amounting to less than a square metre of additional floor area. It’s visual impact will be integral with the 1990s work. As such it

¹⁷ The Burra Charter - <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf> - Accessed 25/10/2024

could be removed (that, is reversed) in the future, along with the other elements constructed in the 1990s.

This alteration work would be carried out to respect *Burra Charter – Articles 15.1 and 15.2*. These clauses relate generally to “Change”:

- *Change may be necessary to retain cultural significance but is undesirable where it reduces cultural significance. The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.*
 - *Changes which reduce cultural significance should be reversible when circumstances permit.*¹⁸
- The exterior wall materials, where renewed, will be lightweight clad to be complementary but not mimicking the major wall cladding material (that is, the large profile weatherboards) of the original construction, in order to respect the principle of the *Burra Charter on new work, i.e. Articles 22.1 and 22.2* which state:
- *New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation, and;*
 - *New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place*¹⁹.
- **Internal works:**
- The new concrete floor to the existing *Store* will align with the adjacent floor level. The newly constructed slab at an increased level will assist in preserving the structure during flood events. The new concrete floor slab will be constructed such that it does not have any impact on the external visual appearance of the residence.

¹⁸ *Ibid*

¹⁹ The Burra Charter - <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf> - Accessed 25/10/2024

- The new internal stair is a proposed intervention that allows for the retention of all external walls and cladding, with only the removal of a small portion of a (non-original) internal wall. As the existing stair is relatively recent (late 1990s), and is also of non-compliant construction, the construction of a new stair can be supported.
- In addition:
 - The new stair construction will be carried out to avoid mimicry of 1870s timber detailing, also to respect *Burra Charter – Articles 15.1 and 15.2 (refer to above)*.

- The New Wardrobe unit in the Master Bedroom will be constructed across the entire wall and will conceal the original window. The wardrobe will be packed out from the wall to allow for the skirtings, architraves and related trim to be retained.
 - Similarly to the external alterations, the work in the bedroom would be carried out to respect *Burra Charter – Articles 15.1 and 15.2. These clauses relate generally to “Change”, see above.*

- The alterations to the Ensuite relate to the relatively recently enclosing of the western veranda. The work ensures that the existing french doors to the Master Bedroom, considered to be original or very early element, and formerly accessing the veranda, will be retained and will allow some borrowed natural light to access the Master bedroom.
- The existing “Walk in robe” is proposed to be reduced in area, allowing for the ensuite to be increased. A new window to this space, which is intended to function as an annexe to the bedroom rather than a wardrobe area due to the proposed construction of the new full wall wardrobe in the bedroom, will be constructed to match the detail of the adjacent ensuite window.
 - As the ensuite and robe area on the western side are not original and as such are not considered to be critical to the heritage story of the house, the intervention of a new window, detailed in a style sympathetic to the other timber windows on the western side, is considered to be of low impact to the overall heritage of the residence.
 - This alteration work would be carried out to respect *Burra Charter – Articles 15.1 and 15.2. in relation to “Change”, as described above.*

If the decision was made to “adapt” the existing structure to an alternative usage, possible usage of the structure would be:

- While such as adaptation does not appear *to be in any way intended by the present owners*, the building could in the future cease to be used as a residence.
- In this event other uses could be considered to ensure that the building continues to be used, however it would be critical in any redevelopment that the residential character of Alloway is retained.

4.07 Outline scope of remedial works

Summary of Proposal:

The building is generally in reasonable condition with some minor issues due principally to the age of the fabric. Future maintenance strategies ongoing include, but are not limited to:

- Management of stormwater and roof drainage.
- Checking for vermin including termites.
- Regular re painting of existing painted finishes.
- Repair or like for like replacement of original timber veranda posts.
- Where various services are redundant, they should be removed, and wall surfaces made good and painted.

In addition, the following work is recommended:

- All new or affected building elements are to be finished in colours to be complementary to the existing painted finishes.
- It is recommended that the original window (between the Master Bedroom and 1990s living room addition) is retained intact, including architraves, sills etc, noting that the proposal includes its concealment behind the new built in joinery unit. The rear of the unit will be visible from the living room. It is recommended that the rear of the unit has a laminated finish in a tone that blends with the living room interior wall finish.
- While the work is being undertaken it is recommended that construction methodologies do not impact negatively on the existing stormwater surface drainage.
 - This may include ensuring that the existing ground surface around the proposed concrete slab is shaped to direct water away from the building's footings and sub floor area.

5.00 SUMMARY

The State listing of “Alloway” is primarily aimed at ensuring the residence continues to exist and be interpreted and appreciated as one of the earliest surviving and intact buildings in Moree.

The proposed works are of a minor nature and relate principally to the 1990s addition located at the rear of the residence. The new work will be carried out to be respectful to the key characteristics of the heritage significance of “Alloway” and will have a minimal impact on the buildings and curtilage.

The impact of the new works on the building’s heritage is therefore considered to be minimal and sympathetic to the original portions of “Alloway”. We request that they be supported by the *Moree Plains Shire Council* Planning team.

Bibliography

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- (4) Moree Plains Museum - Moree & District Historical Society, <https://moreehistory.org> –
- (5) eHive - Calogue Management System; <https://ehive.com/collections/3492/objects/77853/mary-brand-nee-geddes-b-1827-stirling-scotland-d-15th-january-1900-glenridding-near-singleton-nsw>

Nicholas Brown - Architect

Nominated Architect 6027

Studio Two Architecture

5.00 PHOTO COLLECTION



Plate 22 – 13 Gwydir Street; various cladding profiles on rear eastern side
Source: Author



Plate 23 – 13 Gwydir Street; various cladding profiles on rear northern side
Source: Author



Plate 24 – 13 Gwydir Street; various cladding profiles on front wall; Source: Author



Plate 25 – 13 Gwydir Street; various cladding profiles on upper floor area, rear eastern side; Source: Author



Plate 26 – Mary Brand Park; Source: Moree Champion;