



Clarence Valley Council

Grafton City (former)

COMMUNITY – BASED HERITAGE STUDY

Revised February, 2010



Grafton

Community-Based Heritage Study

Volume 1

Co-ordinator's Report to Clarence Valley Council

Prepared by Jane Gardiner

Revised February, 2010

This volume contains a revision of Table 4.1: Proposed (New) Individual Heritage Items. The table now reflects the removal of heritage items identified in the North Coast Regional Environmental Plan and now included in the Clarence Valley LEP and potential heritage items demolished since the 2008 study. Several potential heritage items inadvertently missed in the database have been added to the table. This has resulted in the recommendation that 289 individual heritage items be added to the Clarence Valley Local Environmental Plan as opposed to 290 in the 2008 study.

Volume 1: Co-ordinator's Report

Volume 2: Thematic History

Volume 3: Heritage Inventory Items - CD

Glossary of Terms

SHI State Heritage Inventory

LGA Local Government Area

LEP Local Environmental Plan

REP Regional Environmental Plan

SHR State Heritage Register

CMP Conservation Management Plan

DCP Development Control Plan

AMP Archaeological Management Plan

BP Before Present

This Project is supported by the NSW Heritage Office

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Executive Summary

to ensure heritage assets have a place in the future of Grafton

This report builds on several earlier projects that have identified and documented the cultural significance of the physical environment of Grafton City, a regional city which has a fine stock of historic buildings and prides itself on having a strong heritage character. This study has followed the guidelines for Community-Based Heritage Studies outlined by the NSW Heritage Office (1999) and is presented together with an associated Thematic History (Volume 2) and Database CD (Volume 3) that is compatible with the NSW Heritage Office's State Heritage Inventory and Council's computer system. The project began in January 2004, when Jane Gardiner, a heritage consultant, was appointed as Co-ordinator and Dr Brett Stubbs, a professional historian, was commissioned to write a short thematic history for the project.

The purpose of this heritage study was:

- to review all existing local heritage items as listed within the heritage schedule of the former Grafton City Council
- to review other heritage registers such as NSW State Heritage Register, North Coast Regional Environmental Plan (REP) and Register of the National Trust of NSW
- to identify and assess the significance of any other potential heritage items within the boundaries of the former Grafton City Local Government Area (LGA)
- to provide options for conserving, protecting and managing these historic and archaeological resources, particularly within local planning instruments such as Clarence Valley's LEP and DCPs
- to present heritage as an integral part of the economic potential of the Clarence Valley Local Government Area

Over three years, members of the Grafton City Community-Based Heritage Committee and interested community members have identified, visited, re-visited and photographed over 820 individual items of potential heritage significance in the former Grafton City Local Government Area. Data was collected using the guidelines provided by the NSW Heritage Office (1999) and items were related to the four themes used to present the history of the former Grafton City LGA (see Thematic History - Volume 2).

A key outcome of this study has been to improve the documentation of Grafton City's heritage and to determine the significance of heritage items (including those already listed on the Heritage Schedule of the LEP). To do this historic items and places have been evaluated in terms of their Historical, Social, Aesthetic/Architectural and/or Scientific/Technical significance and entered onto a database provided by the NSW Heritage Office. This database is now available on Clarence Valley Council's computer system and should be used in the management of these heritage assets by Council staff.

The following report is divided into six distinct sections: Section 1 provides a background to the study; Section 2 describes the Community-Based Heritage Study process and the way information was gained during the study; Section 3 provides an overview of Grafton City's heritage assets; Section 4 recommends ways significant heritage items/places can be managed through the Clarence Valley Local Environment Plan (LEP) and Development Control Policies and Guidelines; Section 5 recommends other management options for Clarence

Valley Council; and Section 6 recommends strategies to promote heritage conservation within both Grafton City and the Clarence Valley.

After identification and assessment of more than 820 items nominated as having heritage significance in the former Grafton LGA, this Community-Based Study (Section 4) recommends that:

- 289 individual items of heritage significance and
- 64 groups of places of heritage significance be placed on Councils LEP.
- The regionally significant Grafton Urban Conservation Area be divided into two conservation areas - South Grafton and Grafton - and that the boundaries defined in the North Coast REP be expanded to include significant residential landscapes.
- Ten individual items, one cultural landscape (Susan Island), two groups of fine civic and commercial buildings (and their associated streetscapes) and the remains of the *SS Induna*, Bow Memorial and the Rail Ferry Wharf be nominated for listing on the State Heritage Register.

It is important to note that many of the items and places nominated have previously been identified in other heritage studies and form part of Grafton's Heritage Trail. Information about many of these items can be found online. Many of these are not protected by the LEP. The Council now needs to ensure that these items are protected and promoted in future.

It should also be emphasised that this list of individual items, groups and places should not be considered definitive. The built heritage of Grafton City is large and it is likely that some items of significance may have been missed and their social/historic significance not fully explored.

The study concludes with recommendations that are intended to assist Council in the general management and promotion of heritage within the LGA and to provide incentives for the owners of heritage places and items. Key recommendations advocate:

- Undertaking a Shire-wide Indigenous Heritage Study
- Continuing to employ a Heritage Officer in-house
- Continuing with the Heritage Grants program
- Continuing to work with the Clarence Valley Heritage Committee
- Investigating ways of removing the DA fee for conservation works

In terms of promoting heritage recommendations include the supporting of:

- Groups such as Clarence River Historical Society, Grafton's Regional Art Gallery and Clarence River Tourism, all of whom play major roles in promoting Grafton's heritage
- Clarence River Tourism and their next initiative, a plaque project, to complement the Grafton Heritage Trail Project
- Community awareness and education programs through the development of online brochures on topics such as the maintenance of older buildings

Implementation of these recommendations should ensure the preservation of the heritage of Grafton City for future generations.

1. Introduction

1.1 Aims of the Study

The principal aims of this study are:

- to examine and review all existing local heritage items as listed within the heritage schedule of the former Grafton City Council
- to identify and assess the significance of any other potential heritage items within the former Grafton City Council Local Government Area (LGA)
- to provide guidance for conserving and managing these historic and archaeological resources, particularly within local planning instruments such as Clarence Valley Council's Local Environmental Plan and Development Control Plans
- to present heritage as an integral part of the economic potential of the Clarence Valley Local Government Area.

1.2 Background to the Study

Unlike many north coast towns there have been a number of quality studies reviewing Grafton City's built heritage. These are listed below and include the conservation study by G. Jahn (1982) which initially identified the rich history embodied in the built fabric of Grafton City. Planning instruments like the Grafton City LEP (1988) and the North Coast Regional Environmental Plan (1988) and its Amendment (1998) have acknowledged the significance of the urban areas of both Grafton and South Grafton, with *their gamut of architectural styles and distinctive streetscapes developed from sensitive plantings and landscaping* (Department of Planning, 1992, p17).

Key documents include:

- G. Jahn, 1982. Conservation Policies for the City of Grafton. B. Arch. Thesis (Hons) NSW Institute of Technology. Sydney.
- Grafton City Council, 1985. Grafton Heritage Study - (1) Thematic History of Grafton City. (2) Inventory Listing Sheets. Unpublished Report to Council.
- NSW Department of Planning, 1988. North Coast Regional Environmental Plan (Amendment 1). NSW Department of Planning.
- T. Shellshear, 1986. South Grafton Main Street Study. Unpublished report to Grafton City Council and South Grafton Businessmen's Association.
- Gazzard & Sheldon, 1994. South Grafton Main Street Study. Unpublished Report to Grafton City Council.
- Gazzard & Sheldon, 1994. Grafton Main Street Study. Unpublished Report to Grafton City Council.
- J. Bain, 1994. Draft Grafton Conservation Area Management Guidelines. Unpublished report issued by the Department of Urban Affairs & Planning. Grafton.

Nevertheless, Grafton City Council's State of the Environment Report (1999) had noted *sites of historical value are becoming increasingly sought for redevelopment and that this was particularly evident in the area covered by the Grafton Urban Conservation Area*. At that time Council resolved to prepare a Draft Development Control Plan for the Grafton Urban Conservation Area to assist with management of the area and it was assumed that this would lead to a review of the heritage items listed under the Grafton Local Environmental Plan. This

did not occur.

In 2003 the NSW Heritage Office was advertising dollar-for-dollar funding for community-based heritage studies and this provided the catalyst for the newly amalgamated Clarence Valley Council to review its heritage listed items in the Grafton city area and consider new ways it could conserve, manage and promote its heritage. In January 2004 Jane Gardiner, a heritage consultant, was appointed to co-ordinate this heritage study and Dr Brett Stubbs, a professional historian, was commissioned to write a thematic history for the project and provide historical research.

1.3 Pressures on Heritage Conservation

Although the Council and the community have acknowledged the historic significance of their city and recognise that there are a variety of economic and other values directly associated with heritage, there are continuing threats to its heritage fabric. These are not unique to Grafton City. The recent Ballina Shire Wide Community Based Heritage Study (2008) listed seven factors that challenge the conservation of that Shire's heritage but they could equally apply to Grafton City. These threats to heritage are listed in Table 1.1.

Table 1.1: Heritage Threats and Impacts

<i>Factors that Threaten Heritage</i>	<i>Impact on Grafton City</i>
Zoning conflicts, particularly where formerly residential land is rezoned commercial or industrial or zoning density increases to medium.	Demolition is seen as a preferred option rather than the adaptive reuse/or retention of buildings as part of a new development.
Poor maintenance particularly of vernacular timber buildings.	Demolition is seen as the preferred option as residences damaged, commonly by water and termites, become uninhabitable and are seen as "an eye-sore".
Insufficient or no development controls	This results in unsympathetic new or infill development which then compromises existing heritage street scapes and buildings. This also results in confusing owners and developers on the future management direction of heritage items or places, particularly within the Grafton Urban Conservation area. This perpetuates the view that development, particularly of the CBD, will automatically result in the loss of amenity and, as a result, historic dwellings peripheral to the CBD will automatically be candidates for demolition.
Poor appreciation of the value of heritage as a common/public good.	This favours the individual over the public. Cultural, social and economic values which provide employment and promote tourism and patronage of local business are overlooked when heritage issues are discussed.
Poor understanding of what makes up the City's heritage	This leads to a poor recognition of the varied elements/history that make up the City's unique heritage. It can result in the conservation of the "elite" history of the city and neglect of the "everyday" story.

Poor understanding of what heritage listing means	This results in the fear of heritage listing of items and places by owners. It also results in a reluctance/unwillingness of owners/developers to adaptively re-use heritage buildings.
Poor understanding of the positive values heritage can contribute to development.	This perpetuates a negative view that heritage handicaps development rather than fosters an understanding that heritage has varied and positive impacts.

Adapted from Ballina Shire Council, Draft Shire Wide Community-Based Heritage Study (May 2008).

1.4 Grafton City - An Historical Overview

The former Grafton City Council LGA covered an area of 82 square kilometres (Grafton City Council, 1999) and included the urban centres of both Grafton and South Grafton (see Figure 1.1). South Grafton and Grafton had been independent municipalities but in 1957 South Grafton amalgamated with Grafton to become one Council. Both these centres are located on the riverbanks and flood plains of the Clarence River and have been subject to serious flooding. On the southern side of the river there are the rural precincts of Clarenza and Southampton-Elland. A small settlement at Swan Creek once served the Clarenza district.

A detailed account of the history of settlement can be found in the accompanying Thematic History (Stubbs, 2007). Here it is sufficient to note that the town of Grafton did not exist officially until 1849 when the plan of the surveyor William Darke was adopted. Newspaper reports dated 1851 (Maitland Mercury, 24/5/1851) suggest that buildings were "springing up" in the township of Grafton "especially on the south side of the river". However it was Grafton which was proclaimed a city and South Grafton a town in 1885. According to Moorhead (1984, p51) city status was conferred upon North Grafton as it had become the seat of a Church of England Bishop following the dedication of Christ Church Cathedral in 1884. Others may say that developments taking place in North Grafton in the late 1870s and early 1880s such as the construction of the James Barnet designed Post and Telegraph Office (1878) and the building of a third Courthouse (1880), may have also played a role in the decision to proclaim North Grafton a city.

As well as the focus for land transport, Grafton and South Grafton were ports for ocean steamers trading to and from Sydney, and handled a considerable amount of inter-colonial trade in timber to Victoria and New Zealand. Wharves lined both sides of the river and commerce flourished with the establishment of such stores as J.T. McKittrick's City Store. The arrival of the railway from Lismore in 1905 to Grafton, and from Sydney to South Grafton in 1915, again saw transport industries play a major role in the development of these two centres. Growth continued, particularly in North Grafton, following the construction of the Grafton Rail and Road bridge in 1932 and it retained its regional prominence as the administrative centre for the North Coast.

Following World War 11 secondary industry was boosted in Grafton by the construction of the Grafton Brewery (1952) and Peters Dairy factory (1954). Other initiatives included the taking over of the abattoir by the Clarence River Co-operative Meat Society in 1946 and the opening of South Grafton Brickworks c1948.

Besides the natural beauty of the Clarence River and the City's fine collection of historic buildings and streetscapes, Grafton is renowned for its splendid street trees and parks.

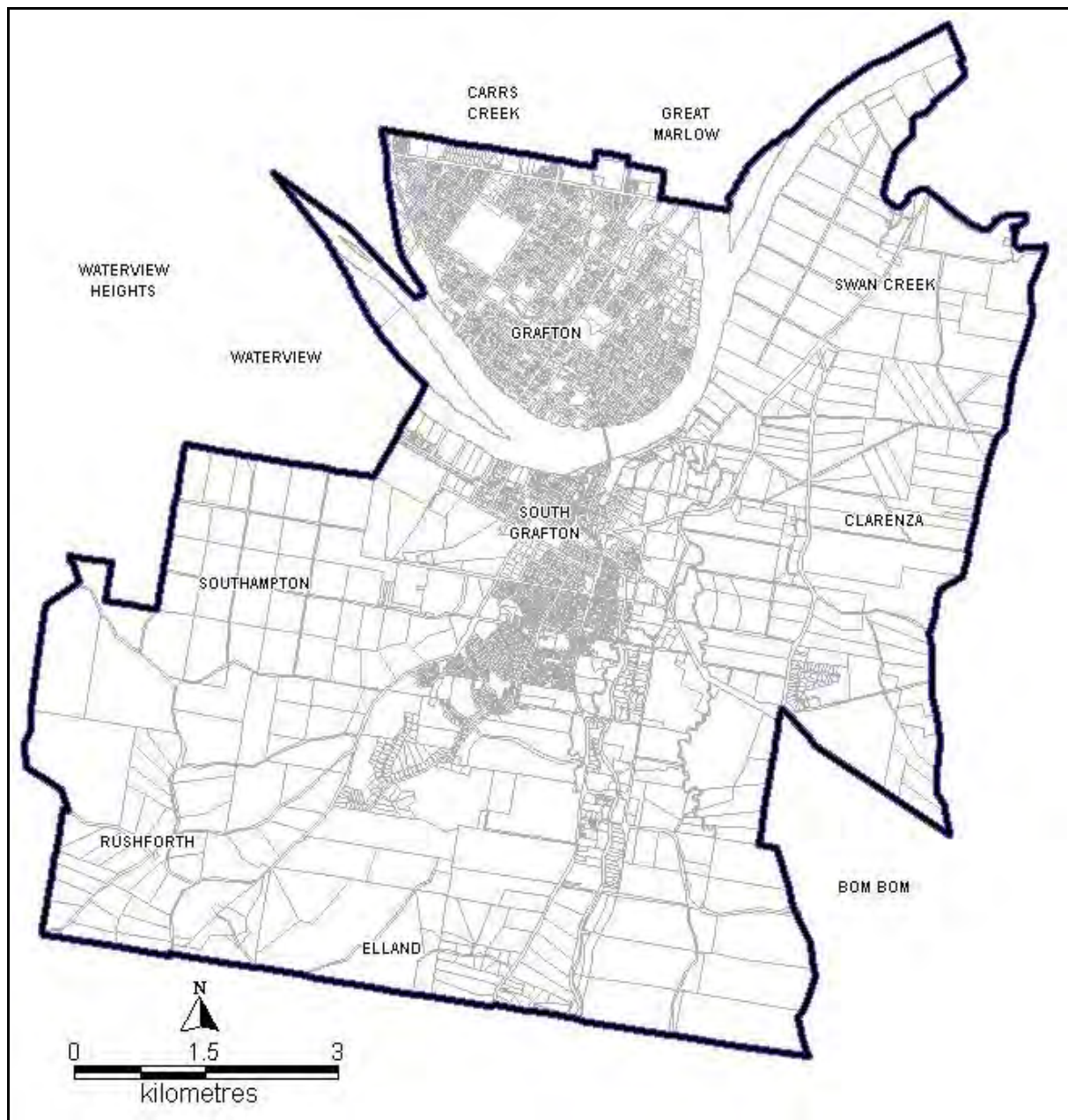


Figure 1.1 Grafton City Local Government Area (former)

1.5 Indigenous Heritage

The long indigenous occupation of the Clarence Valley, and the Grafton City area in particular, is acknowledged in this study. Large numbers of archaeological sites including open camp sites, burial grounds, ceremonial sites, mythological sites, scarred trees, artefact scatters, quarries, middens and art work exist within the Clarence Valley LGA. In this study the home of Tracker Robinson was identified as an historically significant place and it was noted that Fisher Park has significance to aboriginal people. While Lisa Appo, an Indigenous Officer working with the NSW National Parks and Wildlife Service, attended one meeting as an observer, the indigenous community of Grafton City chose not be represented on the community based heritage committee.

It is recommended that Clarence Valley Council undertake a separate Aboriginal Heritage Study of the whole LGA with grant assistance from the NSW Heritage Office and Northern

Rivers Catchment Management Authority. The Northern Rivers Catchment Management Authority with Southern Cross University is currently working with North Coast indigenous communities on the Bundjalung Mapping Project (2006). This project aims to develop a user friendly database system which allows communities to record and own their cultural knowledge. This project has been used by Tweed Council to produce such planning tools as the Cobaki and Terranora Broadwater Aboriginal Cultural Heritage Management Plan (Fox, 2006).

1.6 Study Limitations

The study is comprehensive so far as the identification of European Cultural Heritage sites is concerned, and has addressed all aspects of the study process as outlined in the Community-Based Heritage Study Guidelines (see Appendices). However the study should not be seen as definitive. The historic building stock of Grafton City and South Grafton proved to be large and it is likely that some historic items have still been missed and their significance not fully explored.

Given the number of sites identified in this study, many categories in the SHI database are incomplete, but it is intended that further details will be added to the database over time as information becomes available.

1.7 Acknowledgements

The success of a heritage study relies to a large extent on the goodwill of the community. During this long study the Co-ordinator and Historian have been assisted by many people who have shown us items of historic interest and provided information. The co-ordinator would particularly like to thank Nita Child, Nola Mackey and Ruth McAulay for assisting with additional research, Barbara Fahey for her promotion of the city's heritage through several newspaper articles and Andrew Tarrant for providing additional photographs.

Clarence Valley Council

We thank Town Planner Mr Scott Lenton for his on-going support. Not only did he arrange all community meetings but he accompanied the co-ordinator on site visits, provided property information and maps and liaised with community members when necessary. Council's Heritage Officer Deborah Wray also provided support for the project by promoting the study through the Clarence Valley Heritage Committee, providing professional advice and accompanying the Co-ordinator on site visits. Mr Shane Tinnock is thanked for providing appropriate maps.

Members of the Grafton City Heritage Study Working Committee

- W.Dougherty, L.Ellis, B.Fahey, A.Falkner, R.Graves, G.Jessup, J.Henderson, J.Melenhorst, F.Mack, L.Marchant, J.Muldoon, H.Roland, J.Smith, A.Tarrant, K.Tarrant, D.Vlastaras, T.Wade.
- Special thanks are due to each for attending meetings and workshops, providing assistance in the form of research and photographs, and walking the streets of Grafton and South Grafton. Several members also provided accommodation for the Co-ordinator and all answered her numerous requests for additional information.

Contributors

The following people have made contributions to the study in various ways by attending meetings, providing information or allowing the co-ordinator to visit their properties:

Jan Allan	Ivan Greeman	Kay Payne
Craig Bellamy	Nigel Greenup CVC	Royce Piper
Betty Carlton	Prof. Ian Jack	Brian Robson
Allan Davidson	Gordon Jabour	Glen Reid
Don Ellsmore	Betty Lane	Frank Vaarwerk CVC
Audrey Fitzgerald	Jenny Massie	George Want
Karl (Jack) Graham CVC	Mareen O'Shae	Trevor Want

Finally the Co-ordinator would like to thank Dr Shirley Walker for her efforts in editing this report and Geoff Gardiner for his assistance with the SHI database and site visits.



Figure 1.2 Community Meeting

Final Report

This report will be presented in hard copy and digital format to Clarence Valley Council and the NSW Heritage Office. Council should ensure that hard copies of the Co-ordinator's report and Thematic History are provided to the Clarence River Historical Society and the Clarence Valley Council Library.

2. The Community-Based Heritage Study Process

This section describes the way information was gathered and heritage items identified during the study and follows the process outlined in the NSW Heritage Office's Community-Based Heritage Study Guidelines (see Appendices). It also shows how heritage items both newly identified and those on the current LEP relate to the various State heritage themes and the history of Grafton City. This section also addresses the question of how we determine whether an item or place is of historic significance. Finally the condition of items currently listed on Grafton City's LEP is reviewed.

2.1 NSW Heritage Office

The first step in this study saw the NSW Heritage Office provide its State Heritage Inventory (SHI) software package to the study Co-ordinator. This electronic database contained a list of all historic places listed on the State Heritage Register and Inventory, the North Coast Regional Environmental Plan (1988), the Grafton City Local Environmental Plan (1988), plus items registered by the National Trust of New South Wales, the Commonwealth's National Estate Register and items identified and owned by State Government departments and noted on their Section 170 Registers. While this data base is not complete it provided a sound basis for the heritage study. It was placed on the Council's computer system and has been regularly updated.

2.2 Community Involvement in the Grafton City Heritage Study

Following an advertisement in the Daily Examiner and on Council's website, calling for interested volunteers, the former Grafton City Heritage Group was expanded to form a working group for this project. A first meeting was held on 5th April 2004. At this meeting the Co-ordinator introduced committee members to the study process and explained the role of the thematic history. It was decided that the LGA should be divided into workable precincts to make the task of collecting data manageable. Six precincts were chosen because they corresponded to other studies undertaken by Council. Precincts included: South Grafton, Westlawn, Alamy Creek, Grafton Urban Conservation Area & Susan Island, Dovedale, Clarenza and Southhampton-Elland (see Figure 2.1). Members of the working group then agreed to investigate the regions where they lived.

After nearly three years of survey work and 18 meetings the SHI database has been expanded to include over 750 items. Survey work involved group members walking the streets of their respective precincts, taking photographs, talking to owners and completing data sheet on items they believed may have heritage potential or contributed to historic streetscapes of the former Grafton LGA. This approach attempted to capture every building with historic significance and to acknowledge significant streetscapes, particularly within the Grafton Urban Conservation Area.

In addition, Nola Mackey and Ruth McAulay have assisted the Co-ordinator by examining Council files for historical data and property information.

With the establishment of the Clarence Valley Heritage Advisory Committee in 2006 the Co-ordinator meet with this new group to inform them about this study and seek additional information.

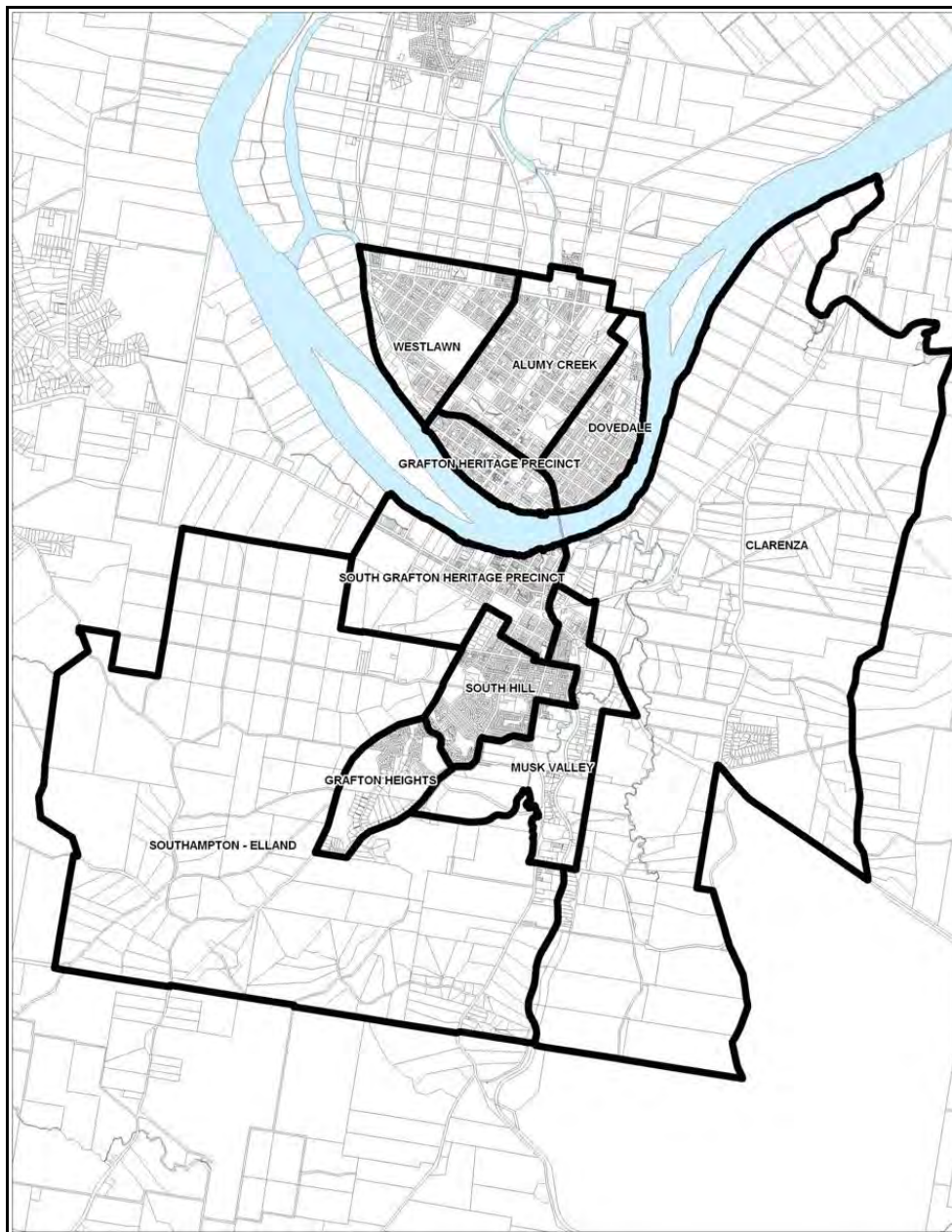


Figure 2.1 Grafton Precincts

Additional Nominations

The wider community was encouraged to nominate items to be considered for heritage listing throughout the study process. Several newspaper articles were published in the Daily Examiner to remind the public about the study. Research material was provided by the Clarence Valley Historical Society and group members organised low key meetings with older community members to record oral histories. Council's Planner Scott Lenton and Heritage Officer Deborah Wray have also provided data on places previously nominated for heritage listing.

Exhibiting the Draft Heritage Study for Public Comment

Public exhibition of this Draft Heritage Report will provide a further opportunity for the broader community as well as interested groups to contribute additional information regarding aspects of Grafton City's heritage.

2.3 Thematic History

In addition to assisting with the identification and documentation of specific heritage sites, the Historian, Dr. Brett Stubbs, has compiled a thematic history of the former Grafton City LGA. Presented as a separate document (Volume 2) it was compiled after reviewing published historical works, and by undertaking original research (e.g. newspaper research, and use of Department of Lands and other government records), and by making site inspections.

Themes presented are:

1. Discovery, Exploration and Occupation
2. Urban Development
 - 2.1 Government
 - 2.2 Commercial Activity
 - 2.3 Education
 - 2.4 Religion
 - 2.5 Licensed Public Houses
 - 2.6 Parks and Gardens
3. Transport and Communication
4. Secondary Industry

The thematic history provided a framework which explains why Grafton City LGA evolved in a particular way, and assisted both the community and Co-ordinator to identify buildings, areas and relics likely to have heritage significance. However this thematic history is not an exhaustive history of every aspect of Grafton City LGA.

2.4 Existing Heritage Listings and their Significance

Prior to investigating new items a table (Table 2.1) was prepared to show the range of items previously identified as historically significant in the Grafton City area. Many items appear on several lists and this usually indicates they are of considerable historic significance. Listings cover both individual items and large areas such as the Grafton Urban Conservation Area, and historic streets like Skinner Street in South Grafton and historic groups of buildings such as Grafton's Christ Church Cathedral Precinct and Grafton's Civic group. This later group includes the Police Inspector's Residence, the former Grafton Courthouse, current Grafton Courthouse, Grafton Post Office, Post Office Hotel, Foott Law & Co and the Fitzgerald Buildings.

Assessing Significance of Heritage Items and Places

To determine the heritage significance of items the study required the use of guidelines provided by the NSW Heritage Office (see appendix). These guidelines demonstrate that heritage significance is not solely based on age or external appearance. An item can be of significance if it meets one or more of the following criteria: historic, social, aesthetic/architectural, scientific/technical. These criteria seek to include items that relate both to important people and events as well as ordinary people and the heritage of their everyday lives.

Additionally these guidelines suggest an item should be assessed in terms of its rarity or representativeness. An item may be rare because it is the last remaining example of its type or representative because it is a good example of a class of a particular place. For example schools or railway stations were often built to departmental guidelines and hence may be a good example of a particular type of building.

The NSW Heritage Office has broadened its interpretation of these criteria, which can be seen on line at <http://www.heritage.nsw.gov.au/docs/assessingheritagesignificance.pdf>.

The NSW Guidelines for Assessing Heritage significance:-

Criterion (a) - an item is important in the course or pattern, of NSWs, cultural or natural history (or the natural or cultural history of the local area)

Criterion (b) - an item has strong or special association with the life and works of a person, or a group of persons, of importance in NSWs cultural or natural history (or the natural or cultural history of the local area)

Criterion (c) - an item is important in demonstrating aesthetic characteristics and /or a high degree of creative or technical achievement in NSW (or the local area)

Criterion (d) - 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.

Criterion (e) - an item has potential to yield information that will yield information that will contribute to an understanding of NSWs cultural or natural history (or the natural or cultural history of the local area)

Criterion (f) - an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the natural or cultural history of the local area)

Criterion (g) - an item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.
(or a class of the local areas cultural or natural places;
or cultural or natural environments).

Level of Significance

All places listed on the former Grafton City LEP will have at least local historic significance. Beyond this, items may have State, or even National significance. State significance means that a place is significant to the wider history and heritage of New South Wales. In terms of its management it means that the item has much greater access to funding through loans and grants.

State Heritage Register

To date four individual items, two groups/precincts and one item of moveable heritage have been considered to have State heritage significance in the former Grafton City LGA and have been listed on the State Heritage Register. This register can be viewed on the NSW Heritage Office Website www.heritage.nsw.gov.au. They are:

- **Arcola (includes house, garden and stables)**
- **Clarence River Rail & Road Bridge**
- **Christ Church Cathedral Precinct (includes the Deanery, the Cathedral, the Hall, Victorian Cottage, Georgian Cottage)**
- **Grafton Gaol Group**
- **South Grafton Railway Station Group***

- South Grafton Refreshment Room Furniture*
- Saraton Theatre

*Detailed descriptions of the railway group are lacking and the furniture was not located in this study.

Items listed on other Registers

As mentioned above, Table 2.1 was prepared from existing statutory and non-statutory lists covering the former Grafton City LGA. The items which have regional significance have been given statutory protection under the North Coast Regional Environmental Plan (1988) while those of local significance are protected under the former Grafton Local Environmental Plan (1988). Items listed by the former Australian Heritage Commission on the Register of the National Estate and those listed by the National Trust have no statutory protection but are taken into account by both local and State governments in decision-making activities.

Table 2.1: Existing Heritage Listings in the former Grafton City LGA

<i>Location/Name</i>	<i>LEP</i>	<i>REP</i>	<i>National Trust</i>	<i>National Estate</i>
Grafton				
Grafton Urban Conservation Area		*	*	*
Grafton Civic Precinct				
Victoria Street Courthouse former	*	*	*	*
Victoria Street Courthouse	*	*	*	*
Victoria Street Fitzgerald Building	*	*	*	*
Victoria Street Foott, Law & Co Offices	*	*	*	*
Victoria Street Post Office	*		*	
Victoria Street Post Office Hotel	*		*	*
Duke Street Police Inspectors Residence former	*			
Grafton Cathedral Precinct				
Duke Street Christ Church Hall	*	*	*	*
Duke Street Deanery	*	*	*	*
Duke Street Georgian Cottage	*	*	*	*
Duke Street Victorian Cottage	*	*	*	*
Christ Church Cathedral	*	*	*	*
Individual Items				
Alice Street 11 Abbotsford	*	*	*	
Alice Street 13 Bronte	*	*	*	

<i>Location/Name</i>	<i>LEP</i>	<i>REP</i>	<i>National Trust</i>	<i>National Estate</i>
Alice Street 137 Roslyn	*		*	
Breimba Street 8 Dovedale	*	*	*	
Fitzroy Street 1 Avoca			*	
Fitzroy Street 2 House			*	
Fitzroy Street 158 Prentice House	*			
Fitzroy Street 170 Argyll	*			
Fitzroy Street 192 Schaeffer House	*	*	*	
Fitzroy Street 197 Ulverstone	*		*	
Fitzroy Street 213 Verona	*		*	
Fry Street 133 Methodist Parsonage	*		*	
Fry Street 138 Free Presbyterian		*		
Grafton Rail & Road Bridge	*		*	
Grafton Showground The Barn	*	*	*	
Hoof Street Grafton Goal	*	*	*	*
Mary Street 97 former Grammar School	*	*	*	
Mary Street 1 Fowley			*	
Mary Street 13	*			
Oliver Street 113 Presbyterian Church & Manse	*	*	*	
Oliver Street 289 Telarah	*	*	*	
Pound Street 47 Dunvegan		*	*	
Pound Street 164			*	
Pound Street 166			*	
Pound Street 172 Iona			*	
Pound Street 174 - 178 Terrace			*	
Pound Street 180			*	
Prince Street 7 - 9 Pullen's Store		*		
Prince Street 17 NRE	*		*	
Prince Street 39 former CBC Bank	*	*	*	*
Prince Street 90 Weileys Hotel			*	
Prince Street Clock Tower	*			
Queen Street 58 - 60 Semi - detached	*	*	*	
Susan Island Clarence River				*
Victoria Street 35 Bishopsholme			*	
Victoria Street 85 Roche's Hotel			*	

<i>Location/Name</i>	<i>LEP</i>	<i>REP</i>	<i>National Trust</i>	<i>National Estate</i>
Victoria Street 95 Istria	*	*	*	
Victoria Street 116 Argyle Hotel former			*	
Victoria Street 133			*	
Victoria Street 137	*		*	
Victoria Street 140 -142			*	
Victoria Street 150 Arcola	*	*		
Villiers Street 30 - 32	*		*	
Villiers Street 36 Ravensford			*	
South Grafton				
Skinner Street Conservation Area				
Skinner Street 27-29 Lane Chemist	*			
Skinner Street 31-35 McKittricks City Store former	*			
Skinner Street 35-37 Bank of NSW former	*			
Skinner Street 39-43 Hennings Store former	*	*		
Skinner Street 45-47 McKew building former	*			
Skinner Street 73-75 Post Office Hotel	*		*	
Skinner Street 77-81 South Grafton School of Arts	*			
Skinner Street 83-85 Post Office	*		*	
Through Street 90 Walkers Marina Hotel	*	*	*	
Individual Items				
Bent Street 28 Uloom			*	
Bent Street 34-36			*	
Bent Street 54-56 Anglican Church former			*	
Through Street 71 Clarence House	*		*	
Schwinghammer Street Rathgar former			*	
Skinner Street St Patrick's Church	*			
Spring St. 64 South Grafton Council Chambers former	*			
Spring Street 76-78 Great Northern Hotel			*	
S.S Induna & Bow Memorial south bank of River		*		

**LEP: Local Environmental Plan: REP Regional Environmental Plan: SHI NSW State Heritage Inventory: National Estate: Commonwealth Register: National Trust of Australia: NSW Branch.*

Aboriginal Sites

These listings do not include Aboriginal archaeological sites referred to on the Aboriginal Heritage Information System Management compiled by the NSW National Parks and Wildlife Service and held by Clarence Valley Council. To protect sites from potential vandalism and in deference to the sensitivities of the Aboriginal people, these lists are not available for public viewing.

Historic Trees

The former Grafton City LEP protects species of trees within the genera *Brachychiton*, *Ficus* or *Jacaranda* located in any road reserve and being more than 3 metres in height. The National Trust of Australia (NSW Branch) also recognises the fig trees in Breimba Street, between Pound and Bacon Street, as being of historic significance and Susan Island is recognised on the Register of the National Trust as it preserves the sole representative remnant of the formerly extensive cedar brushes of the Clarence Valley.

2.5 Grafton City Heritage Schedule (1988)

Fifty-six items of local significance had been initially listed on the former Grafton City LEP (1988). Since 1988 one dwelling has been demolished at 99 Oliver Street and the plane trees in Plane Tree Avenue, Fisher Park have been removed.

During the study it was discovered that abundant information had been collected about listed heritage items but that this information was scattered through several documents and was not readily available to either Council staff or the community. The initial rationale for listing items appears to have been based on the architectural significance of items. Only a few items were accompanied by a Statement of Significance explaining why they were historically significant.

In some cases it is not obvious if the listing included additional buildings, for example the listing for St Andrew's Presbyterian Church on the Grafton City LEP does not appear to include the equally significant Manse next door. Many items identified as important by other Council initiated heritage studies and by the National Trust have not been incorporated into the former Grafton City LEP. These previously identified items were those initially researched in this study as they were considered most likely to be items of significance.

Public, ecclesiastical and commercial buildings dominate the Heritage Schedule as do the residences of the more "successful" business and professional classes.

Condition of LEP-listed Heritage Items

The study showed that on the whole items individually listed on the LEP are in good condition and are being well maintained by their owners. Restoration of the Pullen's Centre (2004) has provided a particularly good example of how an historic building can be adaptively reused. The reinstatement of verandahs and restoration of both the Catholic Presbytery in Victoria Street, and Clarence House in Through Street, South Grafton (2008) will also ensure the long term survival of these historic places. The exception to this is the Georgian semi-detached house at 58 - 60 Queen Street, which is in a poor state of repair.

However individual buildings located within the Grafton Urban Conservation area, which do not appear on the LEP list, are under threat. During the course of the heritage study four timber cottages of Federation, or earlier age, have been demolished and development applications for the demolition of several other pre-1900 buildings have been received by Council. Several unlisted dwellings which add considerably to the historic fabric of the conservation area are neglected and the usual outcome for these dwellings is that applications

are received by Council for their demolition.

2.6 Completion of the SHI Data Forms

Completion of the data forms for all items newly nominated have largely been undertaken by the Co-ordinator with assistance from the project Historian and Clarence Valley historians Ruth McAulay and Nola Mackey. Frank Mack, and volunteers at the Clarence Valley Historical Society, have also provided information. This has been seen as an important task because the detailed description of each item or place, information on its history, its current condition and contribution to the streetscape will assist Council Staff and property owners with the future assessment of development applications.

However the documentation of all items and places will be an ongoing task. Over time items and places will be modified or even abandoned, and new historical information will be found. It is essential that the SHI database for Clarence Valley Council be continually reviewed. This is a task which could be undertaken by the Clarence Valley Heritage Committee.

2.7 Cross-checking Against Themes

The Co-ordinator and Historian cross-checked the new items nominated during the study with the local history and thirty-eight State Heritage Themes. A similar approach had been adopted in the Council initiated 1985 Grafton Heritage Study. Many items identified in the 1985 study now appear on the former Grafton City LEP, but not all. The importance of preserving items and places that tell the history of the area was raised at meetings and many of the items identified in the 1985 study, but not listed, were again nominated in this study. Table 2.2 was produced to show which State themes are represented by the nominated items and places.

Of course not all of the Heritage Office's themes have relevance to the evolution of Grafton City and sometimes there are no examples of a theme. Lack of substantial fabric provided by an activity is one of the most common reasons why examples are not found. For example there is little fabric remaining from the days when water transport was the prime means of transport in Clarence Valley. Wharves and sidings once common along the waterways of the Clarence have been either removed or destroyed making those left, such as the remains of the Railway wharf (1640775) on the northern bank of the Clarence at Grafton, of great significance to the LGA.

Table 2.2: State Themes and Places that Demonstrate the Evolution of Grafton City

<i>State Theme</i>	<i>Places</i>
Environment - naturally evolved	Susan and Elizabeth Islands
Aboriginal Cultures and interaction with other cultures	Fisher Park
Convict Settlement	
Ethnic influences - German	<u>Grafton</u> - European Hotel 207 Prince Street; Hoffman's Vineyard Hotel 211 Dobie Street Grafton ; Doberer Home 26 Mary Street; Volcker's Memorial Pound Street <u>South Grafton</u> - Schwinghammer's Saddlery 49 - 51 Skinner Street. Headstones of German Pioneers Grafton Cemetery
Ethnic influences - Chinese	Headstone of Arthur Ki Koon, Grafton Cemetery

<i>State Theme</i>	<i>Places</i>
Ethnic influences - Greek	<u>Grafton</u> - Saraton Theatre 95 Prince Street; Grafton Chambers 35 Prince Street
Migration	
Agriculture	Hirondelle Pacific Highway Swan Creek; Kinross Swan Creek Hoffman's Vineyard Hotel 211 Dobie Street Grafton
Commerce - General	Skinner Street South Grafton; Prince Street Grafton
Commerce - Banks	<u>Grafton</u> - Former CBC Bank 39 Prince Street Grafton; Commonwealth Bank 30 Prince Street Grafton; Former Savings Bank of NSW 25 Prince Street Grafton. <u>South Grafton</u> - Former Bank of NSW 35 - 37 Skinner Street South Grafton; Former CBC Bank 60 Skinner Street South Grafton; Community Bank 62 Skinner Street South Grafton.
Commerce - Hotels	<u>Grafton</u> - Albion Hotel Queen street; Crown Hotel 1 Prince Street; Grafton Hotel 97 Fitzroy Street; Jacaranda Hotel 154 Pound Street; Post Office Hotel 58 Victoria Street; Roche's Hotel 85 Victoria Street; Village Green Hotel 230 Pound Street; Weiley's Hotel 90 Prince Street. <u>South Grafton</u> - Australian Hotel 27 Wharf Street; Great Northern Hotel 76 -78 Spring Street; Post Office Hotel 73 -75 Skinner Street; Royal Hotel 170 Ryan Street; Walker's Marina Hotel 90 Through Street.
Commerce - Insurance Company	Former AMP building 46 - 48 Prince Street
Commerce- Professional Offices	Grafton - Foott Law & Co 56 Victoria Street
Commerce- Stores (examples)	<u>Grafton</u> - Pullens Store 7 - 9 Prince Street; 35 Prince Street; Cartmills Building 63-69 Prince Street; Sissy's 127 Prince St. <u>South Grafton</u> - McKittricks City Stores 31-33 Skinner Street; Schwinghammer's Saddlery 49 - 51 Skinner Street.
Communication	Grafton Post Office 57 Victoria Street; South Grafton Post Office 83 -85 Skinner Street
Environment - Cultural Landscapes	Numerous streetscapes: Breimba Street Fig Trees; Civic Precinct Victoria Street; Jacaranda Avenue (otherwise known as Pound Street); Memorial Avenue (otherwise known as Bacon Street)
Events - Community	<u>Grafton</u> - Clarence Street Coronation Plaque; Pound Street King George Plaque; Jacaranda Festival Jacaranda Avenue (otherwise known as Pound Street) Pound Street; Prince Street Clock Tower intersection of Prince and Pound Streets; Grafton Show Grafton Showground
Events - Natural	Grafton - Flood markers Prince Street
Exploration	
Fishing	
Forestry	

<i>State Theme</i>	<i>Places</i>
Health	<u>Grafton</u> - Ambulance Station 201a Prince Street; Chemist 64 Prince Street; Glyndon Private Hospital 4 Greaves Street; Grafton Base Hospital Arthur Street; Runnymede Private Hospital Fitzroy Street; <u>South Grafton</u> - Chemist 27 -29 Skinner Street, Clarence House 71 Through Street; Coorela 124 -126 Cambridge Street; CWA 9 Wharf Street; Tara Maternity Hospital 133 Bent Street
Industry	<u>Grafton</u> - Grafton Brewery; Match Factory Site Irene Street; Peters Ice Cream Factory. <u>South Grafton</u> - South Grafton Brickworks
Mining	
Pastoralism	Hirondelle Pacific Highway Swan Creek; Kinross Swan Lane Swan Creek; Lillypool Road Dip site Lillypool Road and Southampton Dip South Grafton
Science	Dallinga 279 Ryan Street South Grafton
Technology	Grafton Rail - Road Bridge
Transport - Air	South Grafton Aerodrome
Transport - Water	Grafton Rail ferry wharf site riverbank railway lands; South Grafton wreck of <i>SS Induna</i> & Bow Memorial; shipwrecks Susan Island
Transport - Rail	<u>Grafton</u> - Grafton Rail & Road Bridge; Grafton Railway Viaducts various locations; Grafton Rail ferry wharf site riverbank railway lands; Grafton Residence of the Manager of the Casino - Grafton Rail line 45 Turf Street ; Grafton Station Master's Residence 3 Maud Street. <u>South Grafton</u> - <i>SS Induna</i> and Bow Memorial; Timber Viaduct off Federation Street; South Grafton Railway turntable railway lands; Railway Residence 27 Through Street; South Grafton Superintendent's Offices 29 Bent Street
Transport - Road	Grafton Rail - Road Bridge; The Tin Bridge Federation Street South Grafton - Bills Water Trough Lane Park
Towns, Villages and Suburbs	Grafton Urban Conservation Area
Land Tenure	Hirondelle Pacific Highway Swan Creek; Kinross Swan Lane Swan Creek
Utilities	<u>Grafton</u> - Grafton Fire Station 94 Prince Street ; Northern Rivers County Council building 17 Prince Street; Gas Light 35 Victoria Street; Sewage Pump Station 70 Kent Street; Storm Water Drain Dobie Street <u>South Grafton</u> - South Grafton Fire Station 64 Wharf Street
Accommodation - Pre - 1870	<u>Grafton</u> - Campbell's House 58 - 60 Queen Street. <u>Swan Creek</u> - Hirondelle Pacific Highway; Kincross Swan Lane
Accommodation - Victorian (examples)	<u>Grafton</u> - Rosalyn 137 Alice Street; Carrington Villa 144 Alice Street; Orara 151 Bacon Street <u>South Grafton</u> - Rathgar 44 Schwinghammer Street; Residence 22 Wharf Street

State Theme	Places
Accommodation - Federation (examples)	<u>Grafton</u> - Arcola 150 Victoria Street; The Rosary 41 Bacon Street; <u>South Grafton</u> - Uloom 28 Bent Street; Page House 69 Through Street
Accommodation - Inter-war (examples)	<u>Grafton</u> - A. Lipman's House, 209 Dobie Street <u>South Grafton</u> - McKittricks House 47 Through Street; Bundaree 110 Through Street; Schwinghammer House 22 Bent Street
Accommodation - Post War	Grafton - group 95, 97, 99, 101 Clarence Street
Labour	
Education	<u>Grafton</u> - Argyle House 116 Victoria Street; Grafton Grammar School 97 Mary Street; Grafton High School 95 Mary Street; St Mary's College and Hall Victoria Street
Defence - Memorials	Grafton - various memorials Memorial Park Prince Street South Grafton - War Memorial Lane Park Through Street
Defence - Memorial Plantings	Grafton - Memorial Avenue Bacon Street
Defence - other buildings	Remains of the Railway Refreshment Rooms South Grafton Station
Local Government	<u>Grafton</u> - Fitzgerald Building 54 Victoria Street <u>South Grafton</u> - South Grafton Council Chambers 64 Spring Street; Orara Shire Council Chambers 68 Spring Street
Law & Order	Grafton - Grafton Courthouse 53 Victoria Street; former Grafton Courthouse 51 Victoria Street ; Sub-Inspector's residence 1 Duke Street; Grafton Correctional Centre 170 Hoof Street
Welfare	<u>Grafton</u> - Oddfellows Hall 155 Bacon Street; <u>South Grafton</u> - Rathgar Children's Home 44 Schwinghammer Street ; CWA building 9 Wharf Street
Domestic Life	Grafton - Arcola 150 Victoria Street ; Schaeffer House 192 Fitzroy Street
Creative endeavour	<u>Grafton</u> - Clock Tower intersection of Prince and Pound Streets; Schaeffer House 192 Fitzroy Street which showcases creative endeavour eg preserved fruit from exhibition at the Grafton Show; Water Fountain Memorial Park Prince Street
Leisure - Buildings	Grafton - Saraton Theatre 95 Prince Street ; Criterion Theatre/Hall 149 Oliver Street
Leisure - Natural Areas associated with Leisure	Susan Island; Elizabeth Island
Religion - Anglican	<u>Grafton</u> - Christ Church Cathedral complex Victoria and Duke Streets; Bishopsholme 35 Victoria Street; McWilliams Lodge 33 Victoria Street. <u>South Grafton</u> - St Mathews Church 54 -56 Bent Street; Anglican Manse 52 Bent Street
Religion - Catholic	<u>Grafton</u> - Catholic Presbytery 5 Victoria Street; St Mary's Church 7 Victoria Street; St Mary's College and Hall 9 Victoria Street; St Mary's Convent 1 Villiers Street <u>South Grafton</u> - St Patrick's Church 72 Skinner Street

<i>State Theme</i>	<i>Places</i>
Religion - Presbyterian	<u>Grafton</u> - St Andrew's Presbyterian Church and Manse 110 Oliver Street; Free Presbyterian Church 172 Fitzroy Street; Free Presbyterian Church and Manse 136 -138 Fry Street; Hockey House 177 Fitzroy Street. <u>South Grafton</u> - St Stephen's Presbyterian Church 69 Wharf Street
Religion - Other	Baptist Church 158 Oliver Street Street; Methodist Parsonage 133 Fry Street; Uniting Church 126 Prince Street
Social Institutions	<u>Grafton</u> - Grafton Club 139 Fitzroy Street; Girl Guides Hall 201 Prince Street; Oddfellows Hall 155 Bacon Street <u>South Grafton</u> - School of Arts 77 - 81 Spring Street; CWA cottage 9 Wharf Street
Sport	Grafton - Racecourse Kiosk; Grafton Bowling Club Kemp Street; Showground Complex bounded by Prince, Dobie and Villiers Streets
Birth and Death	<u>Grafton</u> - Bacon Street Memorial Avenue; Grafton Cemetery Crown Street; Memorial Park including the Scout Memorial Prince Street; Headstone Pioneer Park Fry Street; Volckers Memorial Pound Street <u>South Grafton</u> - South Grafton Cemetery Bent Street; Headstone Rev Miller St Stephens Church 69 Wharf Street; Lane Park Memorial Through Street; William Small Memorial Ryan Street <u>Swan Creek</u> - Memorial Gates Pacific Highway
Persons (examples)	<u>Grafton</u> - W.B. Greaves Surveyor Dovedale 8 Breimba Street; Robert Law Foott Law & Co building; T.Fisher Fisher Park Memorial Gates Prince Street; Tracker Robinson 143 Alice Street; John Tiernery Grafton Teachers' Centre; W.T. Robinson Crown Hotel 1 Prince Street. <u>South Grafton</u> - Sir Earle Page Clarence House 71 Through Street; William Small Memorial Ryan Street; James Wilcox and Bishop Green Dallinga 279 Ryan Street

The places and items categorised above are either listed on Clarence Valley Council's LEP or are recommended for listing.

Next Steps

Following investigation of nominated items and places and assessment of their significance and their relationship to key themes relating to Grafton City, a rich picture of Grafton's heritage assets was revealed. Some of these assets are further described in Section 3 and form the basis for the nomination of individual items and groups of items in Section 4.

3. Grafton City's Heritage Assets

The Clarence River, the largest coastal river in Australia, almost encircles the city, and adds to its beauty and grandeur. (The Beautiful Clarence, 1931)

3.1 Overview

This chapter presents a snapshot of the heritage resources identified in this study and should be read in conjunction with the Thematic History (see Volume 2) and earlier heritage studies particularly that of Jahn (1982). A variety of material is presented to show that both natural and cultural/historic items, groups of items, streetscapes/precincts, industrial sites and archaeological relics/shipwrecks all provide evidence of Grafton City's past. The majority of places and items referred to in this chapter are not listed on the former Grafton City's LEP.

It should be remembered that the intactness of this material evidence does not always reflect the importance of local historical themes. Other factors namely flooding, fire, changing modes of transport and periods of economic growth have played a major role in determining what we see today. Flooding particularly shaped development in Grafton and South Grafton. Even minor elevations such as along the riverbank or streets such as Villiers, Mary, Alice and Queen in Grafton City became the preferred location for those who could afford to live out of the reach of flood waters. In South Grafton, South Hill and Wilson's hill, became the preferred location for those who wished to stay dry. Over time many houses in both urban centres have been raised above flood waters.

Fire also removed many of the early timber buildings. The years 1908 -1909 for example saw several major fires in Grafton resulting in the destruction of the Market Hotel and three other businesses in Prince Street (May, 1908) and the Saxonian Stores in Mary Street (May, 1909). Shop owners took fire seriously and if possible built in brick.

In addition, termites (white ants) and rot were a major problem for timber structures and buildings. An article in the *Clarence & Richmond Daily Examiner* (27/10/1883, p4) discusses decay in the flooring of the new Court House saying the flooring, which was of Richmond River pine, had only been laid for 4 years but now had to be replaced.

The material evidence of the City's reliance on water transport is not obvious. The many wharves, landings, and stores which lined the river banks at Grafton and South Grafton have either decayed or been removed by flood. Even the infrastructure associated with the railway ferries *S.S. Induna* and *Swallow* are confined to the remains of a wharf on the northern bank. Shipwrecks documented by M. Richards (1996) have not been located.

In recent years the railway heritage of the City has been compromised with the dismantling of the Grafton railway station and removal of railway infrastructure at South Grafton such as the Railway Refreshment Rooms, Perway building and Roundhouse.

Many other industries in Grafton City operated out of temporary buildings or even in the open air, so little evidence of their presence remains. Timber mills fall into this category and while the timber milling industry has been well documented in the thematic history there is little fabric remaining from these mill sites.

3.2 Natural Heritage - the River, Street Trees and Parks

*..... trees have played an important role in local civic and ceremonial events.
It is a role that in many cases has been all but forgotten.
(Daily Examiner 25/6/2006)*

The setting of both Grafton and South Grafton on the banks of the Clarence River with Susan and Elizabeth Islands nearby, has given the area a natural advantage. Council has acknowledged the importance of its riverside position and has provided riverside parks and picnic areas. Both Susan and Elizabeth Islands have been identified as important natural landscapes and are also associated with the theme parks and gardens and public recreation.

Yet Grafton has a wider a reputation as the City of Trees (Anon, 1931). It is particularly known for its Jacaranda trees which are linked to the November Jacaranda Festival. Commencing in 1935 it is one of the region's longest running festivals (Apex Tourist Guide, 1949). Council has acknowledged the importance of certain species of street trees namely those from the genera *Brachychiton*, *Ficus* or *Jacaranda*, protecting them on Grafton City LEP.

However this study found that there were many other trees both exotic and native that line the streets and parks of Grafton and consolidate its reputation that are not species mentioned in the LEP. The Dovedale locality, in particular, is considered to be a fine example of a "Garden Suburb" with large lots, wide verges and mature exotic plantings. Other species not protected on the Heritage Schedule of the LEP include the Chinese Elms (*Ulmus parvifolia*) outside the Clarence Valley Council Chambers in Prince Street. Nevertheless a Council report (Grafton City Council, 1999) suggest street trees can only be removed following a Council resolution.

Wrigley (1991) undertook a physical assessment of all trees in the streets and parks of Grafton City with the aim of identifying those trees deemed to be of environmental/ cultural heritage. Unfortunately a high percentage of those street trees were mature camphor laurel trees. Council has now resolved to remove these as they have been declared a noxious weed but the removal of mature camphor trees will have a significant impact on the streetscapes of both Grafton and South Grafton.

Street Trees - Memorial Plantings

Tree planting was originally introduced to beautify the town and also to provide much needed shade (Clarence & Richmond Examiner 28/5/1881). However several street plantings are of additional historic significance because they were undertaken to commemorate particular historic events. Possibly the most significant street planting was undertaken in Bacon Street (between the Grafton Public School and Cranworth Street) in 1949 as a memorial to local servicemen who lost their lives in WW1 & 11 (Daily Examiner 14/6/1949). More than 130 trees were planted in this Memorial Avenue. While plaques have been lost and a memorial plinth constructed in 1982 has been removed, this Memorial Avenue has interpretive potential. The avenue will have social significance to many Grafton families and could form part of an historic Grafton City heritage trail with appropriate signage provided in West Ward Park.

Other examples of memorial plantings occur in Pound Street between the river and Clarence Street where Jacaranda trees were planted to commemorate the silver jubilee of King George V in May 1935 and in June 1953 trees were planted in Clarence Street, between Bacon and Pound Streets, to commemorate the Coronation of Queen Elizabeth II. More recently (1973)

Jacaranda trees were planted in Queen Street, between Oliver and Fry Streets, to commemorate the work of the foundation members of the Jacaranda Festival (for example plaques recognised Gordon Wingfield and Harry Cattle).

In fact on any special occasion the people of Grafton have chosen to add another tree to their streets or parks. The Daily Examiner publication celebrating the Centenary of the City of Grafton (1959) proudly shows Group Captain “Tin Legs” Bader watching his wife and the President of Grafton Legacy planting a jacaranda in Market Square on October 29th 1956 (Daily Examiner, 1959, p35).

Street Trees - Entrance Plantings

Other significant street plantings identified were those which provide an entrance to a particular area. For example the avenue of mature camphor and pines trees extending along Skinner Street from Ryan Street to Spring Street provides a leafy entry to the South Grafton CBD and mature trees in Victoria Street provide a setting for the State Heritage listed Cathedral Precinct and the likely State significant Victoria Street Civic group. Of course, Jacaranda Avenue, otherwise known as Pound Street, is significant as the location of the original Jacaranda Festival.



Figure 3.1 Street Trees: Skinner & Fitzroy Street

Individual Trees

Possibly the white fig on the corner of Prince and Victoria streets, planted in the 1880s, is the best known individual tree in Grafton. Not so well known are significant trees planted on private property. At Dallinga South Grafton, for example, it is thought that the individual trees Sophora (*Chinese Scholar*), English Oak, and Magnolia Grandiflora were planted by the naturalist Fowler Wilcox. In the rear yard of 34 - 36 Bent Street mature hoop pines are said to have landmark qualities and on Washpool Road, Clarenza, See's Gum (*Eucalyptus seeana*) was identified as the only specimen of this type in the Grafton City LGA. A mature fig on the property Kincross, Swan Creek, it thought to be over 130 years old.

Parks and Natural Areas

The former Grafton City LGA contains 35 parks and recreation areas, a high proportion of recreational space for a population of approximately 17,000. Of these four have been identified as having particular historic significance. They are the Memorial Park, on the river end of Prince Street, West Ward Park in Bacon Street, Pioneer Park on the corner of Turf and Fry Streets and the South Grafton Boulevard/ Lane Park on the riverbank at the end of Skinner Street.

Elizabeth and Susan Islands while not currently acknowledged as local parks were identified as significant recreation areas prior to the wide-spread use of the car. Their recreational history and in the case of Elizabeth Island, natural conservation history, has been identified as worthy of interpretation.



Figure 3.2 Memorial Park (courtesy B. Robson)

3.3 Architectural Resources

The former Grafton City LGA, as the name implies, covers a mainly urban historic environment which means its character is reflected in its building styles and materials used from the nineteenth to the twenty first century. Timber was the most common building material, being extensively used from the 1860s to the 1950s. It was used to build homes, businesses, churches and factories. However bricks were also used when suitable raw materials were available and surprisingly cement sheeting was frequently used in Grafton City. This was particularly the case after World War 11 when the Federal Match Company built a fibro plant in the Grafton Railway Goods Yard (Grafton Heritage Study, 1985, p58).

3.3.1 Stone

Stone was rarely used in the Grafton City LGA. However sandstone of building quality had been found at Mountain View, in Copmanhurst Shire. It is now showcased in the 1878 Italianate designed former CBC Bank on the corner of Prince and Fitzroy streets. Other sources have suggested that this sandstone, known as Clarence sandstone, was used in the construction of the Bank of NSW (now demolished) which stood opposite the CBC bank and in the foundations of Christ Church Cathedral, the Grafton Post Office and the Free Presbyterian Church in Fry Street. At the Free Presbyterian Church window sills and buttresses are capped with sandstone. Sandstone can also be seen edging the gutters in parts of Victoria Street. However it is not known if this came from the Mountain View Quarry as not all sandstone seen in Grafton has come from this source. It is known that sandstone used in the lintels of the new (3rd Courthouse) was shipped from Sydney and is known as Pyrmont sandstone.

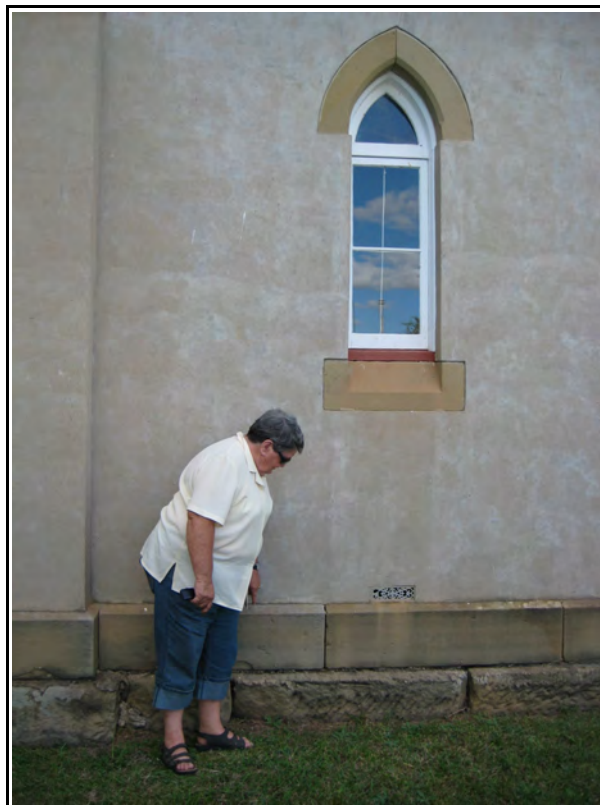


Figure 3.3 Free Presbyterian Church - Sandstone Foundations & Sills

3.3.2 Brick

Jahn (1985, pp15-17) has suggested that bricks were being made in Grafton by 1855 and has detailed several early brick making sites. Homesteads such as Hironnelle, at Swan Creek, were built c1855-1860 with clay bricks sourced and made on the property (Swan Creek Centenary of Education, 1969, p17)). Other pre-1875 brick buildings, not listed on the former Grafton City LEP, include the residence at 133 Victoria street, the former European Hotel Prince street (c1863), semi-detached accommodation at 59 - 61 Queen Street (c1870), Roche's Hotel Victoria Street (c1870) the Free Presbyterian Church Fry Street (1872), the Police

Inspector's Residence Duke Street (c1873) and at South Grafton the Royal Hotel in Ryan Street (c1873).



Figure 3.4 *Hironnelle c1860, Swan Creek - Brickwork*

By the late 1870s and 1880s brick had become a preferred building material for public, ecclesiastical and commercial buildings. Bricks were seen as a substantial material, one to use where owners were making a long term investment. In this light, there are examples such as the building of Mrs Ross's Boarding House (1878) 116 Victoria Street, St Mary's Convent (1884), the Baptist Church Oliver Street (1885), a two storey commercial development 187 Prince Street (c1880), and the restoration of the Crown Hotel Prince Street (1884). None of these examples are currently listed on Clarence Valley's LEP.

At a domestic scale the contrast between housing styles is shown in the construction of a simple brick cottage for Mr Rudolph Schafer, caretaker of Fisher Park (1882), and the two storey fortress style brick Carrington Villa commissioned by Mr Abraham Lipman (c1886). In South Grafton Mr J.T. McKittrick, owner of McKittrick's City Stores, contracted Messrs Schaeffer to build a two storey brick residence. The press reported that about 120,000 bricks were used in its construction and considered it to be like *"the palatial residences in the metropolitan suburbs along the railway lines contiguous to Sydney"* (Clarence & Richmond Examiner, 31/7/1888).



Figure 3.5 Caretakers' Cottage, Showground

Besides the semi-detached cottages in Villiers and Queen Streets and the cottages in the Cathedral Precinct, none of the early small brick dwellings in Grafton are acknowledged in the current Heritage Schedule.



Figure 3.6 Rathgar, Schwinghammer Street (courtesy Clarence River Historical Society)

1860 -1880 Brick Cottages

The following list provides some indication of the number and distribution of these early small brick cottages which are key components of Grafton City's heritage fabric, and provide the City with its high quality historic streetscapes. This list shows that few brick cottages were built at South Grafton.

Table 3.1: Grafton's Pre-1900 Brick Cottages

<i>Location /Name</i>	<i>Building Age</i>	<i>Street Address</i>
Grafton		
Smitholme	1870c	12 Alice Street
Orara	1870c	151 Bacon Street
Sub-Inspector's cottage	1873	1 Duke Street
The Deanery	1872	2 Duke Street
Cathedral cottage	1850c	Duke Street
Vineyard Hotel	1869	211 Dobie Street
	1867	4a/b Fisher Lane
	1879	174 Fitzroy Street
	1880c	29 Mary Street
	1870c	120 Mary Street
	1870c	164 Pound Street
	1880c	166 Pound Street
	1880c	189 Pound Street
	1880c	223 Prince Street
Caretaker's cottage	1882	Grafton Showground
	1880c	204 Queen Street
	1880c	14 Reserve Street
	1880c	126 Turf Street
	1870c	133 Victoria Street
	1860c	137 Victoria Street
	1870c	28 Villiers Street
	1880c	146 Villiers Street
	1868	155 Villiers Street
South Grafton		
	1890c	34 - 36 Bent Street
Dallinga	1899	279 Ryan Street
Swan Creek		
Livingstone's cottage	1880s	Livingstone Avenue

Post 1900 - Brick Houses

Brick continued to be used in civic, religious and commercial buildings and business and professional men continued to choose brick for their homes during both the Federation and Inter-War periods. However from the 1950s small brick veneer homes became available to all and the number of these brick dwellings increased in Grafton. A particularly fine liver coloured brick dwelling at 14 Pound Street, which takes advantage of its corner location, provides an example of this 1950s housing. Breeze block was occasionally used to build residences and examples can be found at 25 - 27 Spring Street, South Grafton, and at 12 Chapman Street.

Those who could afford the services of an architect continued to built landmark homes like the two-storey Melohs (1954), 131 Alice Street. Melohs showcases bricks from the local South Grafton brickworks and the work of the master builder Reg Want.



Figure 3.7 Melohs, Alice Street

3.3.3 Timber Houses, Cottages and Bungalows

As mentioned previously timber was the most abundant local building material in the Grafton City. It was extensively used throughout the LGA, was of high quality and continued to be the dominant building material until the 1950s.

It is interesting to note that of the 56 items on the Grafton City LEP only nine of the items showcase timber buildings and of these most represent the homes of business or professional people. No simple weatherboard clad cottage is represented on the current heritage schedule yet these were the most commonly constructed form of housing and form an important part of Grafton City's character.



Figure 3.8 Avoca, Fitzroy Street (courtesy National Trust NSW)

1860-1890 Four Roomed Weatherboard Cottages

Few weatherboard dwelling pre 1870 remain. However this study discovered a number of timber clad small four roomed cottages sprinkled throughout Grafton City. While the exact age and number of these cottages is yet to be determined they can often be distinguished by their small size, use of board and batten (vertical) cladding to side walls, very steeply pitched iron roofs, tall brick chimneys and twelve paned windows. Closer inspection of the spacing of roof battens would indicate whether the cottage had a shingle roof. Table 3.2 shows the distribution of some of these early cottages in the former Grafton City LGA.

Table 3.2: Grafton's Pre-1900 Small Weatherboard Cottages

** This is not a complete list of all the small cottages in Grafton.*

<i>Location</i>	<i>Timber Cladding</i>	<i>Building (age if known)</i>	<i>Street Address</i>
Grafton City			
	Horizontal	Cottage 1870c	2 Alice Street
	Horizontal	Cottage 1890c	97 Alice Street
	Horizontal	Cottage	195 Alice Street
	Horizontal	Cottage 1880c	143 Alice Street
	Horizontal	Hockey House 1870c	177 Fitzroy Street
	Vertical/Horizontal	Cottage	222 Fitzroy Street
	Vertical/Horizontal	Cottage	18 Kent Street
	Vertical	Cottage	54 Kent Street

	Horizontal	Cottage	10 Mary Street
	Horizontal	Cottage	122 Mary Street
	Horizontal	Cottage	14 Maud Street
	Vertical	Cottage	15 McHugh Street
	Horizontal	Cottage	217 Powell Street
	Horizontal	Cottages	239/241 Prince Street
	Horizontal	Cottages	259/261 Prince Street
	Vertical /Horizontal	Cottage	156 Queen Street
	Horizontal	Cottage	206 Queen Street
	Horizontal	Cottage	13 Reserve Street
	Vertical	Cottage	567 Richmond Road
	Horizontal	Cottage	41 Turf Street
	Vertical/Horizontal	Cottage	90 Turf Street
	Horizontal	Cottage	104 Victoria Street
	Vertical	Cottage	140 Victoria Street
	Horizontal	Cottage	142 Victoria Street
	Horizontal	Cottage	149 Villiers Street
South Grafton			
	Vertical	Cottages c1890s	14,16 Beaton Street
	Vertical	Cottages	28,30 Kennedy Street
	Vertical	Cottage	27 Little Armidale St
	Vertical/Horizontal	Cottage	41 Little Armidale St
	Vertical	Cottage	175 Ryan Street
	Vertical	Cottage	177 Ryan Street
	Vertical/Horizontal	Cottage	97 Skinner Street
	Vertical/Horizontal	Cottage	20 Spring Street
	Vertical/Horizontal	Cottage	107 Spring Street
Swan Creek			
	Horizontal	Kincross (1874)	Corner Swan Lane/Pacific Highway

1880 -1910 Double Storey Timber Buildings

The 1880 -1910 period was an era of contrasting wealth and poverty in Grafton and this was illustrated by the immense variation in housing/building standards and styles. This wealth can be seen in the construction of many two storey weatherboard buildings. Mostly they were built as homes, but in the case of Clarence House and Runnymede they were utilised as private hospitals. At the Criterion Theatre the second storey provided residential accommodation for its owners. In the commercial precinct of South Grafton several two storey shops, which like the Criterion Theatre provided accommodation on the second floor, have escaped the hazard of fire as have several hotels built at this time. **Two storey timber buildings are now rare.**



Figure 3.9 Two Storey Residence, Queen St

Table 3.3 shows the location of these buildings in Grafton and South Grafton but does not include the residence at 1 Chapman Street, which was built at this time but has a stone ground floor with timber above.

Table 3.3: Grafton's Double-Storey Timber Buildings

<i>Location</i>	<i>Building Type</i>	<i>Address</i>
Grafton		
	Residence	204 Fitzroy Street
	Runnymede Hospital	Fitzroy Street
	Girraween	163 -165 Fitzroy Street
	Residence	168 Fitzroy Street
	Argyll	170 Fitzroy Street
	Kiapara	22 Mary Street
	Criterion Theatre	149 Oliver Street
	Weiley's Hotel	90 Prince Street
	Dunvegan	47 Pound Street
	Jacaranda Hotel	154 Pound Street
	Village Green Hotel	230 Pound Street
	Residence	45 Queen Street
	Albion Hotel	201 Queen Street
	Lormont	16 Victoria Street
	Ravensford	36 Villiers Street
South Grafton		
	Shops	49 - 52 Skinner Street
	Post Office Hotel	73 - 75 Skinner Street
	School of Arts	77 - 81 Skinner Street
	Shops	55 - 59 Spring Street
	Clarence House	71 Through Street
	Flats	72 Though Street
	Nana Glen	80 Through Street



*Figure 3.10 Clarence House, Through Street
(courtesy Clarence River Historical Society)*

Federation Dwellings (1890 -1915)

Unlike Federation houses in Sydney, which were built of brick on a stone base, the Federation homes of Grafton City were mostly built of timber with gables, gablets (for ventilation), decorative verandah timbering and window surrounds and elaborate joinery. Dwelling styles were often associated with particular builders and/or architects and the names Schaeffer, Strauss Brothers and Wunderlich and Sons are commonly mentioned in tenders in the Clarence & Richmond Examiner. Both Grafton and South Grafton have a good stock of single storey Federation buildings and a fine group of intact Federation dwellings in Villiers Street (Grafton).



Figure 3.11 Federation House, Wharf Street

As Jahn (1982, p117) observed these single storey dwellings can be divided into three groups:

1. Rectangular weatherboard cottages with single front verandah 2 metres in width, generally with bull-nosed verandah roof and decoration confined to painted stripes on the verandah roof and column brackets (valance). These cottages were generally owned by the working class with limited means and are not represented on the current Local Environmental Plan.
2. L-shaped plan or variations, weatherboard house with more complex verandah 2 meters in width. Decoration included painted stripes on the verandah roof, column valance with frieze, turned columns, gable ends with ventilated eaves, window surrounds. Business and professional people were more likely to own these homes.
3. One-off houses of timber or masonry construction generally influenced directly from Sydney or Brisbane. These houses are much more complex and were often based on architect's drawings. Examples of these houses are Arcola 148 Victoria Street, Abbotsford and Bronte 11 and 13 Alice Street. These one-off houses are currently well represented on the former Grafton City LEP.



Figure 3.12 Window Mouldings, Pound Street

Other good examples showing the variety of Federation dwellings can be seen in the following list.

Table 3.4: Grafton's Weatherboard Federation Dwellings

** This list only provides a few good examples of particular styles of Federation dwellings.*

Location	Dwelling Type	Address
Grafton	Rectangular weatherboard cottage with single front skillion verandah, French doors	145 Fry Street
	L-shaped, weatherboard clad, moulded window frames, complicated verandah with filigree iron-work	80 Queen Street
	As above but with chimneys intact	106 Queen Street
	Rectangular weatherboard cottage with single front bull-nosed verandah 2 metres in width, moulded window frames	112 Mary Street
	Broad-roofed rectangular weatherboard clad bungalow, features balustrades of excellent lace work with grouped posts and brackets. Built c1915	97 Victoria Street
	L-shaped, weatherboard clad, moulded window frames, complicated verandah with filigree iron work. Built 1907 -1908	57 Villiers Street
	As above	131 Villiers Street
South Grafton	Indian bungalow style with broad roof, rectangular shape, weatherboard clad, features balustrades of excellent lace work with grouped posts and brackets. Built 1913	110 Cambridge Street

	Rectangular bungalow, weatherboard clad, unusual roof with three small gables to the front, bull-nosed verandah with filigree iron work, two angular bay windows flank the front door	124 - 126 Cambridge Street
	Small weatherboard cottage with usual symmetrical front with two bay windows. Complex roof form with multiple hips over the bay windows above the verandah. Deep verandah valance in-filled with framed timber. Timber posts with arches of filigree iron work support the verandah. Built c1910	42 Ridge Street
	Rectangular weatherboard clad cottage with projecting front room with angular bay window, moulded window frames, dentilated timber work under the gable	47 Wharf Street



Figure 3.13 Indian Bungalow, Cambridge Street

Inter-war Bungalows (1915 -1940)

Housing in the inter-war period in Grafton City was characterised by the adoption of the style known as the Californian Bungalow. In Sydney this style was usually built in brick but on the Northern Rivers it continued to be expressed in timber or timber and fibro. Exceptions to this occurred with professionals and businessmen preferring to build in brick. Features of this style include low pitched often sweeping roofs, wide eaves, flat topped chimneys, exposed

roof timbers, tapered pylons with grouped posts, projecting window frames and geometric pattern lead-light glazing in the windows. The garage, fence and garden often became important elements in the design.

Building had its up and downs in this period and the Daily Examiner (4/7/1935) reported *"while the most outstanding year in the City Council's records was 1926...the year 1931 was one of the heaviest in Grafton's building history, owing to the fact that the city was beginning to feel the full effects of the depression,...(but) the figures jumped in 1934, exceeding all previous years except three"*. New residential areas opened up in the 1930s, the most significant being the Dovedale area which began to fill along the riverbank with the homes of doctors and solicitors. Many of these homes appeared in the advertising booklet *The Beautiful Clarence* produced in 1931 which provided examples of the "better" bungalows being built in Grafton at this time. Houses photographed in this booklet include:-

K. Taylor, 4 Bacon Street (1922)
R.R. Englert, 138 Dobie Street (c1920)
A. Lipman's house, 209 Dobie Street (1924)
C. Lipman's house, 1 Fry Street (1929)
Dr.A.E. Woodward, 2 Oliver Street (renovated c1930)
L. Hawthorne, 110 Through Street South Grafton (c1930)
C. Schwinghammer, 22 Bent Street South Grafton (c1925)



Figure 3.14 Inter-war Bungalow, Fitzroy Street

Grafton is fortunate to have retained many intact groups (streetscapes) showing this Californian bungalow style as can be seen in the following section. Another residential design adopted at this time was the Spanish Mission style. It was characterised by the use of terracotta tiles, rough cast render to walls, arched entrances to the front porch and bailey curl supporting columns. However this style is not well represented in Grafton, rare examples being found at 4 and 31 Pound street.



Figure 3.15 Spanish Mission Style, Pound Street

3.3.4 Cement Sheet – Houses and Bungalows

Before World War 1, several companies including James Hardie and Co, Noyes Brothers of Sydney and John Sanderson and Co were selling sheets and "slates" of various types of fibros – cement. This sheeting was used as an external finish with cover strips at the joints and was claimed to be more fire resistant and vermin proof than all timber homes (Butler, 1995, p54), but its early use was not common. Possibly the earliest example of its use in Grafton is found at The Rosary, 41 Bacon Street. Built in 1905 for George Hockey, this quality residence was clad with Italian fibro. Other architecturally significant fibro cement clad residences include Edgar McKittrick's house (see Figure 3.16), 47 Through Street (c1915), 138 Dobie Street (c1920), 2 Fitzroy Street (c1925) and 3 Oliver Street.



Figure 3.16 E McKittrick's House, Through Street
(Courtesy Clarence River Historical Society)

From about 1920 onwards there seemed to be an increase in the use of this product in Grafton and there were plenty of cement sheet makers with products called “Durabestos, Asbestolite, Etemite, Fibrolite, Fibro-cement, and Herculite” (Butler, 1995, p55) advertising in local papers. In Grafton City this product was often combined with timber cladding, walls being timber below the level of the window frame and cement sheeting above. A particularly cohesive group of speculative homes were built at 234 -246 Pound Street in the late 1930s and after World War II the builder Gus Robinson used curved cement sheets to advantage in another group of speculative homes in Clarence Street. The number of fully cement clad homes rose in the 1950s probably as result of the Federal Match Company opening a fibro plant in the Grafton Railway Goods Yard after World War II (Grafton Heritage Study, 1985, p58).



Figure 3.17 Cement Sheet Cladding, Pound Street Group

3.4 Groups, Precincts, and Streetscapes

There are a number of historically and thematically related groups of buildings that produce important cultural landscapes within the former Grafton City Local Government area. These have been noted in past studies (Jahn, 1982, p317 - 320) and several form the basis for the present State Heritage listed Christ Church Precinct, the regionally significant Grafton Urban Conservation Area (which covers both Grafton and South Grafton) and the locally significant Grafton Civic precinct, Grafton Cathedral Precinct (which reflects the state listing) and the South Grafton Skinner Street Precinct. While the terms precincts and streetscapes have been used to describe these landscapes this study has only identified groups in the SHI data base. It considers that precincts and streetscapes are subsets of these groups.

3.4.1 Groups

Groups are numbers of related or unrelated places considered historically, architecturally and aesthetically significant. In this study many of the groups identified are residential in nature. These groups are considered significant as they usually contain a high proportion of intact buildings. Individual residences may be of similar ages or present a mixture of ages and dwelling styles. Block size, relationship to the street (setback), location of garages and driveways, bulk and scale, street plantings, grass verges, and fences all contribute to the resulting historic streetscapes. **It is the collective value of these groups that provide Grafton with much of its historic and aesthetic character.**

Sometimes these groups are related to topographic features. For example Turf, Mary, Queen and Villiers Street were all local topographic highs and thus the preferred location for building. Dwellings, and their setting, in Villiers Street between Dobie and Powell Streets (123,125,127,129,131,133,135,137) provide a good example of one of these significant groups. Here eight Federation style single storey weatherboard cottages with corrugated iron roofs front the high side of the street. Five cottages have rear access from a laneway/easement

so the road verge is grassed and a bank rises to the front fences. Trees have been planted in the verge. All dwellings appear to be of a similar age, are sited on large blocks, many contain decorative features such as moulded window frames, false brickwork to the front timber wall and several have been carefully restored. There have been few inappropriate accretions to the exterior of these dwellings.



Figure 3.18 Villiers Streetscape

In South Grafton, Bent Street is the location of another historically significant group of buildings. Located at the top of Wilson's Hill, Bent Street provided a flood-free building area with spectacular views over the Clarence River so it is not surprising that it has a long history of occupation. The first Anglican Church (St Matthews) was built in Bent Street in 1880 but by 1907 a second larger church was constructed on the same site. This church was subsequently enlarged (1946). While buildings are mostly of a residential nature they range in age from late 19th century cottages to quality inter-war bungalows. Building styles demonstrate aspects of the city's social history and the "success" of some residents such as Mr William McLeod and Mr Carl T. Schwinghammer. Since the opening of the Grafton Rail and Road Bridge in 1932, Bent Street has become the main access route into Grafton and the story of the importance of the railways is told by the presence of the Railway Superintendents Office (now a Community College), built on the eastern side of the street in 1935.

Other small groups of historic dwellings that provide excellent examples of a particular style can be found at 95,97,99,101 Clarence Street (post World War II dwellings), at 5,7,9,11 Dovedale Street and at 1,2,3, Bawden Street (Californian bungalow style residences). In South Grafton 27,35,37,41 Little Armidale Street dwellings provides evidence of the more typical "workers" housing dating from the 1890s to 1920s.

3.4.2 Precincts

Precincts, as mentioned above are seen as subsets of groups, and have been defined in this study to describe a collection of items that are thematically related. For example the Christ Church Precinct includes ecclesiastical buildings related to the Church of England plus various historic dwellings that are now owned by the Church. The Grafton Civic Precinct in Victoria Street consists of Government buildings such as the Police Inspector's Residence, the Courthouses and Post Office, as well as commercial buildings like the Post Office Hotel, the legal offices of Foott, Law and Co. and the Fitzgerald Building, which provided office and meeting rooms for the first Copmanhurst Shire Council. Buildings in the Skinner Street Precinct, South Grafton, are predominantly commercial and reflect the fact that this was South Grafton's main street.

St Mary's Precinct

This study has recognised a new group of ecclesiastical buildings in Victoria Street. This group is referred to as the Saint Mary's Catholic Church Precinct and is both architecturally and historically significant. Historically this precinct demonstrates the long presence of the Roman Catholic community in Grafton and the role of the Church, particularly the Sisters of Mercy, in providing education facilities to the Catholic children of Grafton. Architecturally it showcases work of the Sydney architect Mr A. E. Bates, who designed both St Mary's Church and St. Mary's College and Mr S.W. Jones who designed the Presbytery. While altered, the 1884 Convent and 1911 Presbytery show the long history of the site. The Presbytery, the former St Mary's College, Convent and Hall, all form an important and impressive block of ecclesiastical and educational buildings on the northern bank of the river. To this group can be added the private two storey residence Lormont (1890) and a second residence at 12 Victoria Street (1870) which have been part of this historic streetscape for over 100 years and are now in the hands of the Church.



Figure 3.19 St Mary's College - St Marys' Precinct

Prince Street Commercial Precinct

While the National Australia Bank, Northern Rivers Electricity Building and the Clock Tower have been acknowledged as significant items in Prince Street, this study has identified many other commercial buildings in Prince Street as having historical and architectural significance. At the northern end of Prince Street Weiley's Hotel and the former Langley's Cafe at number 88 are considered to tell the story of redevelopment after the major fire of 1909. The Chemist shop 64 Prince Street, with its shop front reconstructed to original details provides a physical reminder of how many buildings once graced the main street. An unusual building at 50 -52 Prince Street, with two projecting bay windows on the first floor, demonstrates growth in the 1920s. Other commercial buildings reflect growth following the opening of the Grafton Rail and Road Bridge in 1932 and include Cartmill's Building 63 - 68 Prince Street, Grafton Chambers 35 Prince Street, shops at 34 Prince Street, the Commonwealth Bank 30 Prince Street and the 1935 remodelled AMP Building at 46 - 48 Prince Street (now Dougherty House). Federation style buildings, with aesthetically pleasing parapets, are found above 83, 60 and 33 Prince Street and on the former Savings Bank of NSW 25 Prince Street. The two storey brick building at 38 Prince Street c 1890 is considered to be one of the older buildings in the street. It is recommended that this group of buildings be referred to as the Prince Street Commercial Precinct. It is likely that further research will identify other significant commercial buildings in Prince Street.

3.5 Industrial Items

Industrial heritage within the former Grafton City LGA is predominantly associated with rural industries, particularly dairying, meatworks, forestry and brickworks. However two other manufacturing operations, one producing match box components and the other a brewery, were significant developments in Grafton.

Prior to 1900 many industries located along the river banks such as Frazer's Flour Mill at South Grafton, and William Kirchner's sawmill (which operated in conjunction with his soap and candle making factory). Kirchner's complex was located on the river near the eastern boundary of the town opposite Elizabeth Island in about 1856. Later industrial activities concentrated on land at the end Fitzroy Street, which was bounded by Turf Street, the railway line and the river. It was accessed via Irene Street. Industries located here included the Gibbins and Frazer Brother's sawmills and later Oxenforde Pty Ltd who provided gravel, sand and metal to the district. In the 1940s the Federal Match Company opened a new skillet manufacturing factory here. However much of the evidence of these early industries has been demolished.

Industrial heritage items identified in this study included the former Peters Ice Cream Factory in Fry Street, the former Toohey's



Figure 3.20 South Grafton Brickworks

Brewery in North Street and the South Grafton Brickworks. This brickworks, with its down draft kilns, is one of only four dry press brick makers still operating in NSW. Other similar brickworks on the North Coast have now closed, for example the Coombell Brickworks in Richmond Valley LGA and Bexhill Bricks in Lismore LGA, thus making the South Grafton Brickworks rare.

The Lilydale Road and Southhampton Dip sites at South Grafton are historically significant for their association with the eradication of cattle tick, which entered NSW in 1906. The New South Wales Government's response at that time was to have the Department of Agriculture put in place a number of controls to stop the spread of the ticks; dipping was one of the controls put in place. They are the only two dips remaining in the former Grafton City LGA.

3.6 Utilities

The urban development of Grafton can be charted by the gradual introduction of services such as water, power, and sewerage. Initially individuals relied on their own resources and tanks or wells provided water. By 1879, however, the Mayor Thomas Page was advocating a more reliable water supply (Moorhead, 1984, p49) but it was not until 1915 that a scheme bringing water from the Nymboida River was completed. The water reservoir built as part of this scheme is still standing at Rushforth Road, South Grafton. The introduction of a centralised sewage system was greatly looked forward to by the residents of Grafton in the 1930s. One of the original Pumping Stations still stands in Kent Street as a reminder of this important event.



Figure 3.21 Sewerage Pump Station, c1930

Gas street lighting arrived in Grafton in 1884 as a result of gas mains being laid in the streets by the Grafton Gas & Lighting Company. During this study eight old gas lamps have been found standing in private gardens and parks. However gas lighting was replaced by electricity in November 1924 when engineering works, power stations and transmission lines were completed by the Clarence River County Council. The importance of this industry is reflected

in the quality of its administrative office at 17 Prince Street.

3.7 Monuments and Memorials

Monuments and memorials are usually constructed to be enduring and to commemorate or celebrate the lives of people or events. In the former Grafton City LGA several of these memorials are associated with Australia's involvement in major world conflicts. In Grafton City many of the monuments and memorials have been relocated to Memorial Park, Prince Street. At South Grafton, Lane Park is the location of the South Grafton War Memorial which was relocated from the river bank in 1973 when the the levee bank was constructed. Memorial gates erected by members of the Green family in remembrance of Lieut. Colonel Charles Hercules Green, at their Swan Creek property, are historically significant recognising the involvement of Grafton residents in the Korean War. As discussed earlier other memorials have taken the form of tree plantings.

In addition to these war memorials the community has commemorated the lives of several notable citizens. At South Grafton a monument, now located at the intersection of Ryan and Skinner Streets, acknowledges William Small jnr., an auctioneer who died in 1913. This memorial not only acknowledges William Small but also the importance of the pastoral industry and the selling of stock. A simple plaque on a rock in Pound Street recognises Henry Volckers, German migrant and nurseryman, who is credited with introducing the Jacaranda to Grafton.

Possibly the saddest monument in Memorial Park is that recording the death of 13 young Scouts who drowned crossing the river following an excursion to Susan Island in 1943.

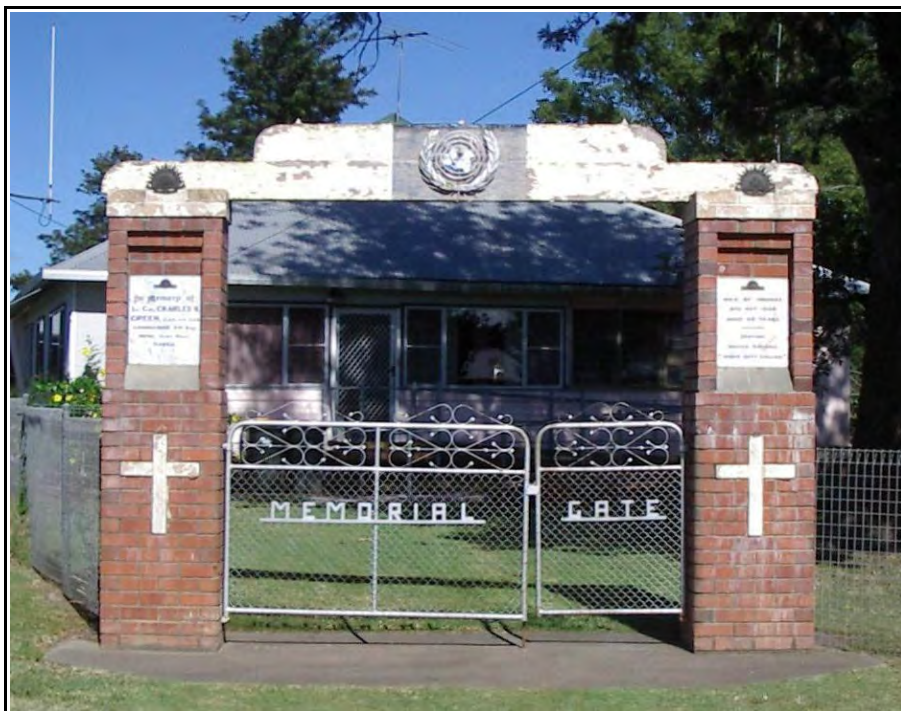


Figure 3.22 Green Family Memorial Gates, Swan Creek

3.8 Cemeteries, Family and Individual Graves

Two general cemeteries and several individual headstones located within church precincts and Pioneer Park have been identified as significant in this study. The two general cemeteries are considered to be one of the Grafton City's most valuable heritage assets. The Grafton Cemetery alone contains over 3466 headstones (Mackey, 1986) and provides a genealogical record documenting the early history of this part of the North Coast. Many of the headstones have biographical information which tell about the Irish, Scottish, English and German migrants who settled the area. The Grafton Cemetery also contains a headstone carved in Chinese, which reflects the presence of the Chinese community, a large community who left few reminders of their presence on the North Coast.

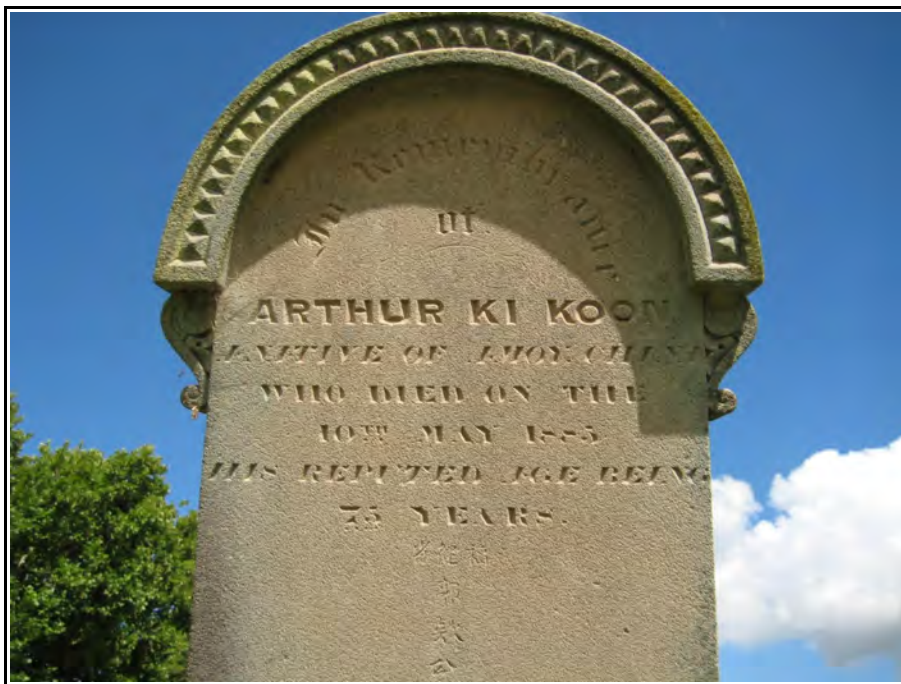


Figure 3.23 Chinese Headstone, Grafton Cemetery

3.9 Transport and Communication

As Stubbs (2007, p49) states, in the associated Thematic History, Grafton, at the head of navigation on the Clarence River, was an important transport hub. While shipping services were the dominant transport prior to the opening of the first railway to Grafton in 1905, little evidence of the associated wharves and store houses remain today. In addition the width of the Clarence River precluded the early construction of a bridge and so crossing the Clarence became a major focus for the north-south movement of people and goods. It meant that stations were built at both Grafton and South Grafton and that a unique system of train ferries operated on the Clarence River between 1924 - 1932. When the Grafton Rail and Road Bridge was opened in 1932 it unified the gauge railway line linking not only Sydney and Brisbane but taking over an hour off the journey.

Rail Transport

While many items and places that tell the railway history of Grafton and South Grafton have been demolished this study has identified a group of items that can still tell this important story and could form part of a local Railway Heritage tourist drive. Possibly the most visible evidence of the railway system, beside the bridge, is the Grafton railway embankment with its associated (9) viaducts and under-bridges. While the Grafton Railway Station has been demolished, the substantial residence for the Manager of the Casino - Grafton Rail line still stands at 45 Turf Street as does the Grafton Station Master's Residence, 3 Maud Street. Opposite the site of the Station the Village Green Hotel (then the Imperial Hotel) still stands as a testament to the opening of the line from the north. At South Grafton the community has saved and interpreted a portion of the original timber viaduct and the railway turntable is still visible on railway lands. At the South Grafton railway station a portion of the Railway Refreshment Rooms, used to feed the troops during World War II, is still standing, as is the Railway Superintendent's Offices (see Figure below) and the South Grafton Station Master's residence at 27 Through Street.



Figure 3.24 Railway Infrastructure

Road Transport

Road transport from the Tablelands to Grafton was important until the 1880s when the railway reached Tenterfield and graziers found it unnecessary to send their wool to the Clarence. Evidence of the importance of these roads can now be seen in the location of hotels such as Royal Hotel on Ryan Street South Grafton. The single lane Tin Bridge built c1914 to provide access over the new railway line to Yamba shows the relative insignificance of this route at the time. Over time the railway line was raised and access to Yamba and the State Highway, now the Pacific Highway, became an extension of Ryan Street.

Communication

Both the Grafton and South Grafton Post Offices tell the story of the importance of postal and telegraphic communication. The Grafton Post Office built of brick with imitation stone cursing and designed by the Government Architect James Barnet (1874) has great charm and sits well with the adjacent James Barnet designed Courthouse. Unfortunately the offices of Grafton's most enduring newspaper, the *Clarence and Richmond Examiner* (now *Daily Examiner*), at 149 Prince Street have been demolished.

3.10 Moveable Heritage

Moveable heritage items by their very nature are easily dispersed so Grafton City is fortunate to have the Clarence River Historical Society collecting, conserving and displaying a range of moveable heritage items in its Schaeffer House museum.

As a regional administration centre several State Government Departments have been located in Grafton for over 100 years. As a result of this long presence these offices contain historic paper based registers, photographs and equipment of local historic significance. Little of this material has been recognised in the current heritage study, the exception being the Survey Equipment and Markers held by the RTA and the 1881 Drainage Plan for the Fisher Drain held by Clarence Valley Council (GCC No 1 civil/drainage works plan).

Grafton's main churches such as those operated by the Church of England, Roman Catholics and Presbyterians also contain fine collections of ecclesiastical materials such as chairs, altar furnishings, fonts etc. The Oddfellows Lodge is also said to contain a unique collection of lodge banners but these were not seen in the study.

At the former Zuber Cordial Factory the owner has retained a Zuber crate and old cordial bottles. These are significant to the local area and if possible should be retained locally.

3.11 Archaeological Sites/Shipwreck Heritage

Archaeological resources are finite resources and it is therefore important that archaeological features and deposits are appropriately managed, especially where redevelopment is likely to remove or disturb them. The former Grafton City Local Government Area will have a range of archaeological resources that relate to early settlement sites. The remaining elements of Grafton's second courthouse in Victoria Street, provide a good example of an archaeological site. Fisher's drain, constructed in 1881, demonstrates early public works in Grafton and provides another example of the type of relics likely to be found in urban areas. Industrial sites such as William Kirchner's sawmill and candle and soap factory site, the former Grafton Dairy Company site in Blackwood Close, former Peters Ice Cream Factory site and the former Grafton Brewing Company may all contain archaeological relics.

Potential archaeological sites relating to rural settlement may also be found on the Swan Creek pastoral run which was owned by William Small. Small was owner of the schooner, *Susan*, the first vessel to navigate the Clarence river in 1838.

There are also likely to be additional Aboriginal archaeological sites within the council area but, as mentioned earlier, these have not been assessed in this study.



Figure 3.25 Second Courthouse Site, Victoria Street

Shipwrecks

Richards (1996) undertook a study of the shipwreck history of the Clarence River for the NSW Heritage Office and besides recording the hull of the *SS Induna*, he mentions two wrecks on Susan Island. One was possibly a cream boat called the *Ibis* and the other a steamer called the *Gladys Phelps*. Richards (1996) did not see either of these wrecks but B. Fahey (pers.com. 2008) says that adjacent to Susan Island *"the top of a wreck protrudes from the water with a bit of deposition and a plant or two growing out of the chimney"*. During this study a hulk was observed adjacent to the northern riverbank in the vicinity of the Rail ferry wharf but no information could be located on its history.

It should be noted that any deposit, object (relic) or material evidence relating to the settlement of NSW that is over 50 years old, and this includes shipwrecks, is classified under the NSW Heritage Act 1977 and is protected by law.

3.12 Unusual Heritage Items

In any heritage study there are likely to be items that don't fit neatly into any category. For example the sandstone kerbing in Victoria Street shows the use of local stone and the need to differentiate between the road and pedestrian ways. The street sign embedded into the Clarence Street footpath illustrates a council initiative to improve signage.

The manual flood gauges on the riverbank at the end of Prince Street form part of a network of gauges on the Clarence River which record maximum flood levels and speed of flood onset and highlight the impact of flooding on the development of Grafton.

Memorial plaques on the Railway Viaducts depict not only the location of memorial plantings but the desire of the community to celebrate notable events.



Figure 3.26 Flood Markers, Prince Street

The whimsically designed small water fountain originally acquired c1890 for the Botanical Garden in Fisher Park, but now located in Memorial Park, shows the desire of the community to beautify the City.

At South Grafton the former Davidson & Skelly timber door, with its branding iron imprints, tells us about the blacksmithing trade and the importance of branding cattle and horses.



Figure 3.27 Water Fountain, Memorial Park

4. Proposed Additions to the Grafton Heritage Schedule

4.1 Individual Heritage Items

This Community Based Heritage Study, after assessing over 840 items, considers that 289 individual items, 64 groups of items and two conservation areas are of significance in the former Grafton City LGA and strongly recommends they should be included on the Clarence Valley Local Environment Plan. By comparison the recently gazetted Heritage Schedule for the Maclean LEP 2007 now has 257 individually listed items and six conservation areas.

Many of the items identified and assessed were not newly discovered historic items. They have been described and reported in earlier heritage studies undertaken by Council, the National Trust and private individuals. Items have been recommended because they have again been identified as historically significant, or as having a high level of integrity or originality, or are a good example of an historic theme, or are particularly rare or representative of their type.

Recent changes to state planning laws have now directed Councils to reassess regionally significant heritage items listed on the North Coast REP and determine if they are significant to the State. They are automatically significant to the local area and have been incorporated into Clarence Valley's LEP.

Table 4.1: Proposed (New) Individual Heritage Items

<i>Heritage Item</i>	<i>Address</i>	<i>Item No.</i>
Grafton		
Alice Street		
Cottage	2 Alice Street	1640610
Residence	6 Alice Street	1640611
Residence	10 Alice Street	1640535
Smithholme	12 Alice Street	1640546
Residence	18 Alice Street	1640547
Cottage	25 Alice Street	1640798
Cottage	47 Alice Street	1640803
Woodcroft	49 Alice Street	1640774
Cottage	97 Alice Street	1640804
Residence	119 Alice Street	1640805
Melohs	131 Alice Street	1640682
Residence	133 Alice Street	1640616
Tracker Robinson's Cottage	143 Alice Street	1640693
Carrington Villa	144 Alice Street	1640439
Residence	180 Alice Street	1640185
Cottage	181 Alice Street	1640821
Cottage	195 Alice Street	1640807
Arthur Street		
Cottage	103 Arthur Street	1641007
Cottage	109 Arthur Street	1641008
Bacon Street		
Residence	4 Bacon Street	1640068
The Rosary	41 Bacon Street	1640230
Residence	60 Bacon Street	1640823
Cottage	70 Bacon Street	1640794
Kelso	100 Bacon Street	1640453

Residence	135 Bacon Street	1640570
Orara	151 Bacon Street	1640742
Oddfellows Hall	155 Bacon Street	1640228
Flats	195 Bacon Street	1640120
Residence	235 Bacon Street	1640592
Memorial Avenue	Bacon Street	1640510
Bawden Street		
Residence	1 Bawden Street	1640842
Bowtell Street		
Residence	39-41 Bowtell Avenue	1640809
Residence	51 Bowtell Avenue	1640811
Breimba Street		
Residence	46 Breimba Street	1640071
Clarence River		
Grafton Rail/Ferry Wharf Site	north bank Clarence River	1640775
Susan Island	Clarence River	1640090
Elizabeth Island	Clarence River	1640914
Clarence Street		
Cottage	46 Clarence Street	1640498
Residence	60 Clarence Street	1640463
Footpath Sign Clarence Street	Clarence Street	1640728
Coronation Plaque	Viaduct Clarence Street	1640173
Crown Street		
Grafton Cemetery	Crown Street	1640064
Dobie Street		
Residence	78 Dobie Street	1640772
Residences	108 - 110 Dobie Street	1641002
Residence	138 Dobie Street	1640767
Residence	155 Dobie Street	1640164
Residence	209 Dobie Street	1640748
Hoffman's Vineyard Hotel former	211 Dobie Street	1640764
Residence	219 Dobie Street	1640929
Showground Complex	Dobie Street	1640053
Fisher's Drain	Dobie Street	1640928
Dovedale Street		
Residence	1 Dovedale Street	1641009
Fisher Street		
Flats	4a/b Fisher Lane	1640440
Fitzroy Street		
Avoca	1 Fitzroy Street	1640147
Residence	2 Fitzroy Street	1640146
Residence	3 Fitzroy Street	1640412
Residence	6 Fitzroy Street	1640410
Lockrannock	16 Fitzroy Street	1640055
Dunnville	33 Fitzroy Street	1640596
Grafton Club former	139 Fitzroy Street	1640172
Runnymede Hospital former	148 Fitzroy Street	1640028
Residence	157 Fitzroy Street	1640537
Girraween	163-165 Fitzroy Street	1640076
Loch Lomond	167 Fitzroy Street	1640534
Residence	168 Fitzroy Street	1640034
Free Kirk Church	172 Fitzroy Street	1640538
Hubbard House	174 Fitzroy Street	1640157
Hockey House	177 Fitzroy Street	1640618
Cottage	182 Fitzroy Street	1640558

Residence	187 Fitzroy Street	1640543
Residence	204 Fitzroy Street	1640539
Cottage	206 Fitzroy Street	1640541
Cottage	222 Fitzroy Street	1640515
Fry Street		
Dove Dale	1 Fry Street	1640159
Cottage	54 Fry Street	1640781
Cottage	142 Fry Street	1640400
Cottage	144 Fry Street	1640194
Residence	147 Fry Street	1640448
Kinnear	214 Fry Street	1640750
The Ranch	314 Fry Street	1640408
Peters Ice Cream Factory former	373 Fry Street	1640552
Pioneer Park	Fry Street	1640170
Garden Street		
Residence	12 Garden Street	1640802
Greaves Street		
Glyndon Private Hospital former	4 Greaves Street	1640196
Kent Street		
Cottage	54 Kent Street	1640476
Sewage Pump Station	70 Kent Street	1640484
Residence	75 Kent Street	1640477
Mary Street		
Fowey	1 Mary Street	1640140
Cottage	10 Mary Street	1640600
Residence	13 Mary Street	1640571
Kaipara	22 Mary Street	1640074
Flats	26 Mary Street	1640075
Cottage	29 Mary Street	1640565
Grafton High School & Hall	95 Mary Street	1640193
Cottage	120 Mary Street	1640863
Cottage	122 Mary Street	1640864
Butchery	123 Mary Street	1640818
Residence	129 Mary Street	1640051
St Elmo	131 Mary Street	1640567
Emohruo	165 Mary Street	1640576
Residence	166 Mary Street	1640976
Cottage	232 Mary Street	1640978
Maud Street		
Grafton Station Masters Residence former	3 Maud Street	1640409
Cottage	14 Maud Street	1640588
McHugh Street		
Thendara	36 McHugh Street	1640013
Stratham	50 McHugh Street	1640459
Morrison Street		
Cottages	18 - 20 Morrison Street	1640769
North Street		
Grafton Brewing Co. former	170 North Street	1640551
Grafton Railway Viaducts		
	Numerous Street	1640176
Oliver Street		
Residence	2 Oliver Street	1640413
Lowestoft	3 Oliver Street	1640469
Rosebank	6 Oliver Street	1640468
Residence	27 Oliver Street	1640148

Residence	29 Oliver Street	1640493
Residence	52 Oliver Street	1641001
Presbyterian Manse former	111 Oliver Street	1640135
Residence	139 Oliver Street	1640773
Residence	143 Oliver Street	1640868
Residence	146 Oliver Street	1640869
Criterion Dance Hall	149 Oliver Street	1640881
Residence	151 Oliver Street	1640197
Baptist Church	158 Oliver Street	1640175
Orara Street		
Residence	27 Orara Street	1640414
Pound Street		
Residence	1 Pound Street	1640782
Residence	4 Pound Street	1640416
Clarendon	13 Pound Street	1640198
Residence	14 Pound Street	1640841
Residence	31 Pound Street	1640086
Cottage	46 Pound Street	1640847
Jacaranda Hotel	154 Pound Street	1640681
Semi-detached Terrace	156-158 Pound Street	1640072
Residence	164 Pound Street	1640131
Iona	172 Pound Street	1640127
Semi - Detached Terrace	174-178 Pound Street	1640126
Cottage	194 Pound Street	1640858
Village Green Hotel	230 Pound Street	1640080
King George V Plaque	Pound Street	1640827
Volckers Memorial	Pound Street	1640883
Powell Street		
Cottage	110 Powell Street	1641006
Cottage	149 Powell Street	1640984
Cottage	156 Powell Street	1640982
Cottage	162 Powell Street	1640981
Residence	217 Powell Street	1640974
Racecourse Kiosk	Main Entry Powell Street	1640063
Prince Street		
Crown Hotel	1 Prince Street	1640200
Real Estate Offices	25 Prince Street	1640548
Grafton Commonwealth Bank	30 Prince Street	1640202
Parapet	33 Prince Street	1640574
Grafton Chambers	35 Prince Street	1640572
Shops	38 Prince Street	1640556
Dougherty House	46-48 Prince Street	1640178
Parapet	60 Prince Street	1640670
Cartmills Building	63-69 Prince Street	1640203
Chemist	64 Prince Street	1640553
Hall Building	83 Prince Street	1640604
Shop	88 Prince Street	1640550
Weileys Hotel former	90 Prince Street	1640122
Grafton Fire Station	94 Prince Street	1640560
Uniting Church	126 Prince Street	1640562
Sissy's	187 Prince Street	1640590
Girl Guides Hall	201 Prince Street	1640024
Grafton Ambulance Station	201a Prince Street	1640591
European Hotel former	207 Prince Street	1640561
Residence	223 Prince Street	1640785

Cottages	239, 241 Prince Street	1640737
Cottages	259, 261 Prince Street	1640736
Residence	263 Prince Street	1640986
Flood Gauges	Prince Street	1640828
Memorial Park	Prince Street	1640505
Water Fountain Memorial Park	Prince Street	1640399
Showground Caretakers Cottage	Prince Street	1640207
Palm Trees	Prince Street	1640504
Queen Street		
Itala	1 Queen Street	1640085
Residence	6 Queen Street	1640759
Residence	27 Queen Street	1640642
Residence	29 Queen Street	1640041
Residence	37 Queen Street	1640641
Residence	45 Queen Street	1640640
Residence	47 Queen Street	1640776
Semi-detached Cottages	59-61 Queen Street	1640165
Residence	62 Queen Street	1640073
Residence	67 Queen Street	1640770
Residence	80 Queen Street	1640423
Residence	96 Queen Street	1640427
The Gables	106 Queen Street	1640091
Residences	132,134 Queen Street	1640946
Cottage	156 Queen Street	1640434
Amandale	164 Queen Street	1640780
Residence	176 Queen Street	1640438
Albion Hotel	201 Queen Street	1640779
Residence	204 Queen Street	1640229
Morrison's House	238 Queen Street	1640010
Reserve Street		
Residence	14 Reserve Street	1640179
Residence	15 Reserve Street	1640763
Richmond Road		
Residence	567 Richmond Road	1640826
Turf Street		
Residence	6 Turf Street	1640882
Residence	12 Turf Street	1640894
Cottage	41 Turf Street	1640683
Residence	45 Turf Street	1640396
Residence	57 Turf Street	1640404
Residence	71 Turf Street	1640685
Residence	78 Turf Street	1640788
Clarence Valley Jockey Club Offices	126 Turf Street	1640790
Victoria Street		
Roman Catholic Presbytery	5 Victoria Street	1640824
St Mary's Church	7 Victoria Street	1640186
St Mary's College	9 Victoria Street	1640038
St Mary's Hall	11 Victoria Street	1640512
Residence	12 Victoria Street	1640511
Lormont	16 Victoria Street	1640032
RTA Offices	31 Victoria Street	1640619
RTA Survey Equipment and Markers	31 Victoria Street	1640931
McWilliams Lodge	33 Victoria Street	1640518
Residence	34 Victoria Street	1640566
Bishopsholme	35 Victoria Street	1640101

Gas Lamp	35 Victoria Street	1640900
Roche's Hotel	85 Victoria Street	1640141
Residence	93 Victoria Street	1640582
Residence	97 Victoria Street	1640608
Argyle Hotel former	116 Victoria Street	1640108
Victorian Cottage	133 Victoria Street	1640107
Cottage	140 Victoria Street	1640104
Cottage	142 Victoria Street	1640103
Sandstone Kerb	Victoria Street	1640730
Villiers Street		
Residence	24 Villiers Street	1640015
Residence	26 Villiers Street	1640559
Ravensford	36 Villiers Street	1640099
Cottages	47,51 Villiers Street	1640725
Mintara	57 Villiers Street	1640422
Lemnos	67 Villiers Street	1640713
Cottage	149 Villiers Street	1640226
South Grafton		
Armidale Street		
Cottage	117 Armidale Street	1641000
Beaton Street		
Cottage	16 Beaton Street	1640995
Bent Street		
Uloom	28 Bent Street	1640167
Railway Superintendents Office former	29 Bent Street	1640656
Residence	32 Bent Street	1640703
Residence	34-36 Bent Street	1640166
St Matthew's Church former	54-56 Bent Street	1640187
Tara	133 Bent Street	1640397
South Grafton Cemetery	Bent Street	1640188
Brickworks Road		
South Grafton Brickworks	Brickworks Road	1640747
Cambridge Street		
Cottage	104 Cambridge Street	1640639
Urara	110 Cambridge Street	1640568
Residence	114 Cambridge Street	1640638
Coorela	124-126 Cambridge Street	1640731
Federation Street		
The Tin Bridge	Federation Street	1640879
Lillypool Road		
Lillypool Road Dip	Lillypool Road	1640758
New Street		
Factory Door	New Street	1640526
Ridge Street		
Residence	42 Ridge Street	1640643
Rushforth Road		
Rushforth Road Water Reservoir	Rushforth Road	1640911
Ryan Street		
Royal Hotel	170 Ryan Street	1640174
Cottage	175 Ryan Street	1640040
Cottage	177 Ryan Street	1640139
Dallinga	279 Ryan Street	1640153
Railway Timber Viaduct	Ryan Street	1640524

William Small Memorial	Ryan Street Intersection	1640037
Schwinghammer Street		
Rathgar	44 Schwinghammer Street	1640119
Skinner Street		
Clarence Chambers	3 -13 Skinner Street	1640961
Sweden's Shops	30-34 Skinner Street	1640530
Shops	48-50 Skinner Street	1640115
Shop	49-51 Skinner Street	1640210
CBC Bank	60 Skinner Street	1640213
Community Bank	62 Skinner Street	1640214
Skinner Street Trees	Skinner Street	1640851
Southampton Road		
Southampton Dip	Southampton Road	1640765
Spring Street		
Shops	55-59 Spring Street	1640664
Orara Shire Council Chambers former	68 Spring Street	1640054
Great Northern Hotel	76-78 Spring Street	1640111
Cottage	107 Spring Street	1640525
Through Street		
South Grafton Station Masters House former	27 Through Street	1640655
Residence	28A Through Street	1640702
Residence	35 Through Street	1640520
McKittrick House	47 Through Street	1640406
Page House	69 Through Street	1640183
Flats	72 Through Street	1640517
Bundaree	110 Through Street	1640706
Residence	112 Through Street	1640688
Lane Park	Through Street	1640506
Water Trough Lane Park	Through Street	1640896
Vere Street		
Cottages	39, 41 Vere Street	1640819
Washpool Road		
Gum Tree (Eucalyptus seana)	182 Washpool Road	1640906
Wharf Street		
South Grafton CWA Rooms	9 Wharf Street	1640067
Residence	22 Wharf Street	1640522
Australian Hotel	27 Wharf Street	1640516
Residence	47 Wharf Street	1640852
South Grafton Fire Station	64 Wharf Street	1640521
St Stephen's Presbyterian Church	69 Wharf Street	1640523
Swan Creek		
Livingstone's House	25 Livingstone Lane	1640691
Green Family Memorial Gates	Pacific Highway	1640569
Hirondelle	Pacific Highway	1640667
Kincross	Corner Swan Lane & Pacific Highway	1640668

4.2 Groups of Heritage Items

This Study recommends the following 64 groups for inclusion on the heritage schedule of places of local significance in the Clarence Valley Local Environment Plan. As mentioned in Section 4 these groups of places are considered significant because they contains a high proportion of intact dwellings and provide Grafton with its historic streetscapes. These dwellings may be of similar ages or present a mixture of ages and dwelling styles. Block size, relationship to the street (setback), location of garages and driveways, bulk and scale, gardens and street plantings, grass verges, and fences all contribute to the resulting historic streetscape(s). It is their collective value that makes the retention of these groups so important.

Table 4.2: Proposed Groups of Heritage Items

<i>Heritage Item</i>	<i>Address</i>	<i>Item No.</i>
Grafton		
Alice Street		
Alice Street Residential Group 1	2,6,10,11,13,14,16,18,23,25,27,29 Alice Street	1640834
Alice Street Residential Group 2	40,42,47,49 Alice Street	1640835
Alice Street Residential Group 3	131,132,133,134,135,137,139,140,141,143,144,145,147,149 Alice Street	1640697
Alice Street Residential Group 4	187,192,195,197 Alice Street	1640921
Bacon Street		
Bacon Street Residential Group 1	38,40,41,42,44,45,46 Bacon Street	1640845
Bacon Street Residential Group 2	54,60,64,65-67,69,70 Bacon Street	1640417
Bacon Street Residential Group 3	95,96,100,101,104,105,107 Bacon Street	1640932
Bacon Street Residential Group 4	147,149,151,153,155 Bacon Street	1640744
Bacon Street Residential Group 5	219, 221,223 Bacon Street	1640927
Bawden Street		
Bawden Street Residential Group	1,2,3 Bawden Street	1640885
Bowtell Avenue		
Bowtell Avenue Residential Group 1	21,29,39-41,43,49,51 Bowtell Avenue	1640886
Clarence Street		
Clarence Street Residential Group 1	8,10,12 Clarence Street	1640923
Clarence Street Residential Group 2	26,27,28,29,30,31 Clarence Street	1640500
Clarence Street Residential Group 3	95,97,99,101 Clarence Street	1640475
Dobie Street		
Dobie Street Residential Group 1	138,140,142,144,148,150,151,152,153,154,155,158 Dobie Street	1640933
Dovedale Street		
Dovedale Street Residential Group 1	5,7,9,11 Dovedale Street	1640732
Fisher Lane		
Fisher Lane Residential Group 1	1,3,4a/b Fisher Lane	1640771
Fitzroy Street		
Fitzroy Street Residential Group 2	1,3,5,7 Fitzroy Street	1640783
Fitzroy Street Residential Group 1	2,4,6,8,10,12,14 Fitzroy Street	1640192
Fitzroy Street Entry Group	23,25,31,33,57,91-97 Fitzroy Street	1640934
Fitzroy Street Residential Group 3	148,152,154,157,158,159,161,163,167,168,169,170,172,174,177,178 Fitzroy Street	1640938
Fitzroy Street Residential Group 4	182,184,187,192,196,197,199,201,202,204,206,208 Fitzroy Street	1640939
Fry Street		
Fry Street Residential Group 1	129,129A,131,133,135,137,138,140,142,143,144,145,147 Fry Street	1640816

Kemp Street		
Kemp Street Residential Group 1	8,10,14,16,18,22 Kemp Street	1640757
Kent Street		
Kent Street Residential Group 1	12,14,16,18 Kent Street	1640152
Kent Street Residential Group 2	22,24,26,28,30 Kent Street	1640935
Mary Street		
Mary Street Residential Group 1	1,7,8,9,10,11,13,22,24,26,29,30,33,35,36,37,41 Mary Street	1640733
Mary Street Residential Group 2	57, 59, 61 Mary Street	1640940
Mary Street Residential Group 3	108,110,112 Mary Street	1640941
Maud Street		
Maud Street Residential Group 1	3,5,6,7,9,10,14,15 Maud Street	1640727
McHugh Street		
McHugh Street Residential Group 1	15,17,18,19,21,25,26 McHugh Street	1640936
Grafton Railway Viaducts	Numerous streets	1640176
Oliver Street		
Oliver Street Group 1	139,141,143,146,149,151,153 Oliver Street	1640893
Pound Street		
Pound Street Group 1	155,156,157,158,159,163,164,166,172,174-178,180,182 Pound Street	1640132
Pound Street Residential Group 2	187,189,191,193,194,197,199,200,201,202 Pound Street	1640746
Pound Street Residential Group 3	238,240,242,244,246 Pound Street	1640405
Queen Street		
Queen Street Residential Group 1	27,29,35,37 Queen Street	1640942
Queen Street Residential Group 2	58-60, 59-61,62,63,66 Queen Street	1640943
Queen Street Residential Group 3	80,82,84,86 Queen Street	1640740
Queen Street Residential Group 4	92,94,96,98 Queen Street	1640944
Queen Street Residential Group 5	148, 150,152 Queen Street	1640945
Queen Street Residential Group 6	156,158,160,162,164 Queen Street	1640415
Queen Street Residential Group 7	172,174,176 Queen Street	1640948
Queen Street Residential Group 8	204,206,208 Queen Street	1640947
Reserve Street		
Reserve Street Residential Group	4,13,14,15,16, Reserve Street	1640762
Turf Street		
Turf Street Residential Group 1	41,43,45,47,49 Turf Street	1640726
Victoria Street		
St Mary's Ecclesiastical Group 1	5,7,9,11,12,16 Victoria Street	1640825
Victoria Street Residential Group 2	28,30,32,33,34,35,36,38 Victoria Street	1640965
Victoria Street Cottages Group 4	102,104,106 Victoria Street	1640184
Victoria Street Residential Group 5	114,116,117-119,120,121 Victoria Street	1640966
Victoria Street Residential Group 6	132,133,137,140,142,146,148,150 Victoria Street	1640967
Villiers Street		
Villiers Street Residential Group 1	16,18,20,22,24,26,30-32,36 Villiers Street	1640676
Villiers Street Group 2	123,125,127,129,131,133,135,137 Villiers Street	1640715
Villiers Street Residential Group 3	149,151,153,155,157,159,163,164 Villiers Street	1640724
Villiers Street Residential Group 4	175,179,181 Villiers Street	1641012
South Grafton		
Beaton Street		
Beaton Street Residential Group	4,6,8,10,14,16,18 Beaton Street	1640993
Bent Street		
Bent Street Residential Group	22,28,29,32,34,38,42,48,50,52,56,58 Bent Street	1640705
Cambridge Street		

Cambridge Street Residential Group 1	98,103,104,105,107,110,114 Cambridge Street	1640696
Federation Street		
Federation Street Residential Group 1	30,32,50,52 Federation Street	1640734
Little Armidale Street		
Little Armidale Street Residential Group 1	27,35,37,41 Little Armidale Street	1640735
Skinner Street		
Skinner Street Commercial & Civic Group	27-29,31-35,35-37,39-43,45-47,49-51,60,62,73-75,77-81,83-85 Skinner Street; 64 ,68 Spring Street; 90 Through Street	1640017
Spring Street		
Spring Street Residential Group 1	20,22,23,24,25,26,27,28,31,47 Spring Street	1640917
Through Street		
Through Street Residential Group	34,35,36,47,69,71,72,75,80, Through Street	1640950
Wharf Street		
Wharf Street Residential Group	41,43,45,47,48 Wharf Street	1640949

4.3 Conservation Areas

This Study recommends that two conservation areas, namely the Grafton and South Grafton Urban Conservation Areas, be included in the Heritage Schedule of the Clarence Valley LEP. The boundaries of these areas are defined in Figure 4.4 and Figure 4.7. The current North Coast Regional Environmental Plan (1988) has already acknowledged the significance of these areas but has listed Grafton and South Grafton as one conservation area. This has caused confusion. Due to their individual local heritage significance, some places and groups contained within these conservation areas are also listed separately as individual heritage items.

It should be noted that the Draft Clarence Valley LEP 2008 has automatically listed this regionally significant area on Council's new planning document. The boundaries of this area are identified in Figure 4.1. This study strongly recommends that the boundaries identified in the North Coast REP (1988) be **expanded to more accurately reflect the exceptional collection of intact and noteworthy domestic, commercial, civic and ecclesiastical buildings and settings found in the former Grafton City LGA.**

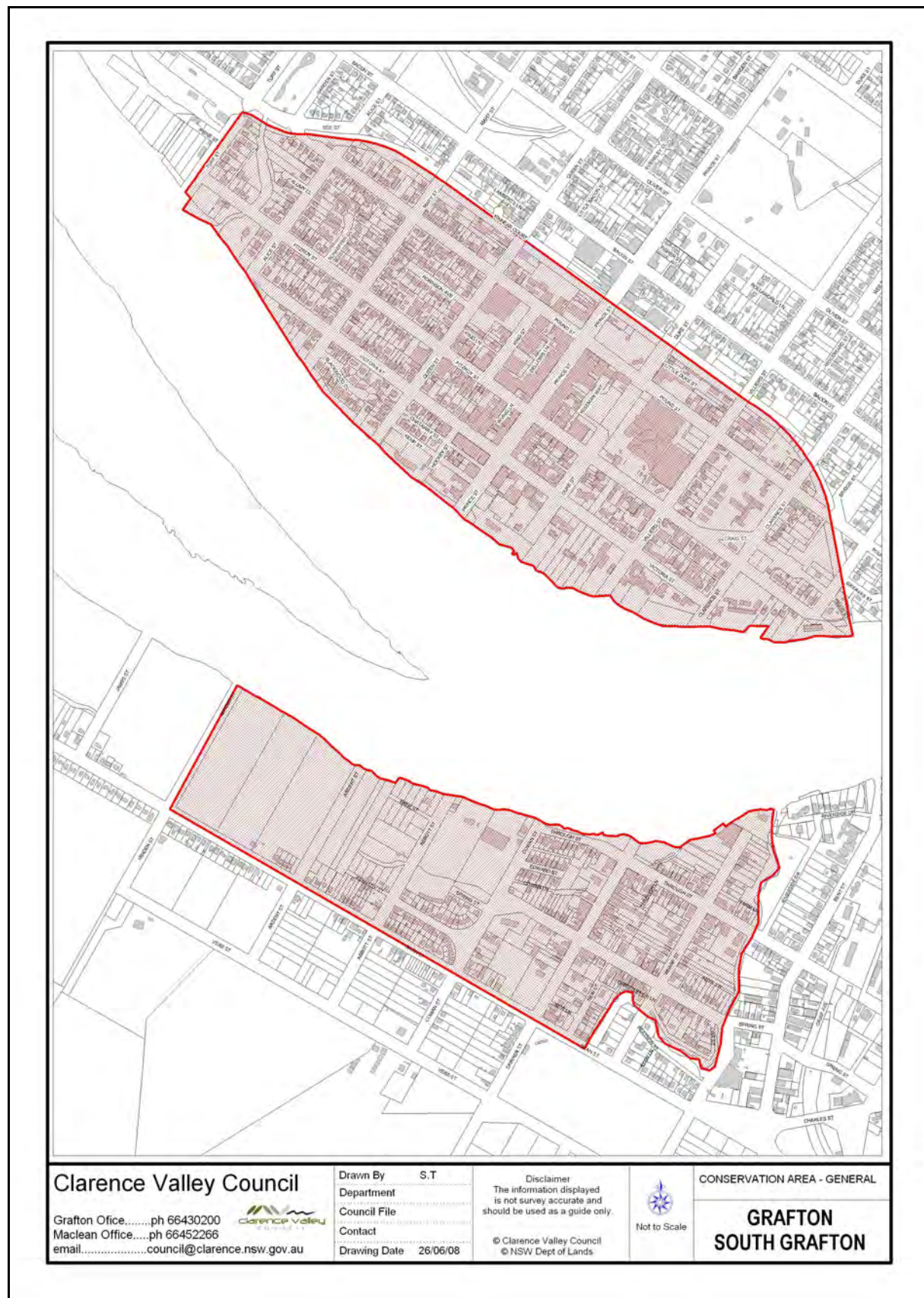


Figure 4.1 North Coast REP-Listed Grafton Urban Conservation Area

4.3.1 Expansion of the Grafton Urban Conservation Area - Grafton

Over the past 15 years conflict between residential and commercial/industrial zoning in the Grafton section of the Urban Conservation area has resulted in the irreversible loss of heritage fabric. It is instructive to look at the current commercial zoning within the the Grafton Urban Conservation area (see Figure below) and note where heritage fabric has been lost and where there will be continuing pressure to destroy. Many of Grafton's important heritage assets lie within the Commercial zoning.

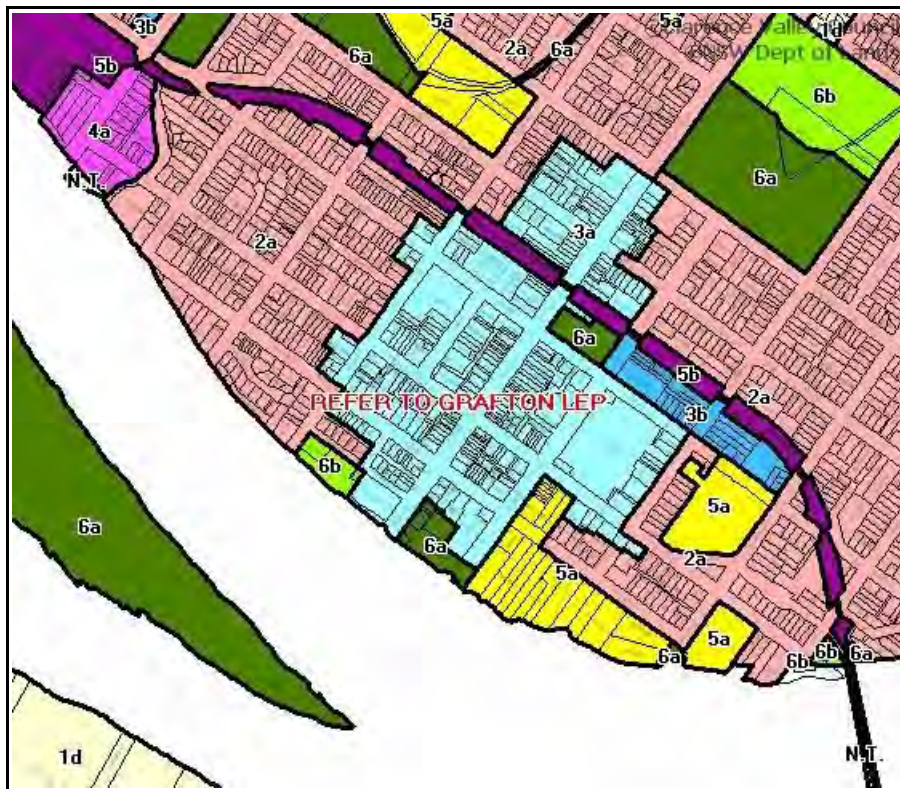


Figure 4.2 Grafton LEP Commercial Zone (in blue)

While heritage and commercial zonings can co-exist, it requires more strident policies requiring conservation, retention and reuse. Without such policies owners and developers are unable to imagine ways to reuse historic fabric and continue to advocate demolition of historic stock.

This study has confirmed that many exceptional residential groups now lie outside the boundary of the Grafton Urban Conservation area identified by the 1993 North Coast REP. For example the garden suburb of Dovedale, with is many intact examples of interwar bungalows, lies outside the the Grafton Urban Conservation Area.

The boundary changes recommended in this study, not surprisingly, follow closely the route adopted by Clarence River Tourism's award winning Heritage Trail shown in Figure 4.3. Extension of this Conservation area will broaden the scope for Council to promote heritage activities. This in turn encourages an appreciation of the economic values of heritage.

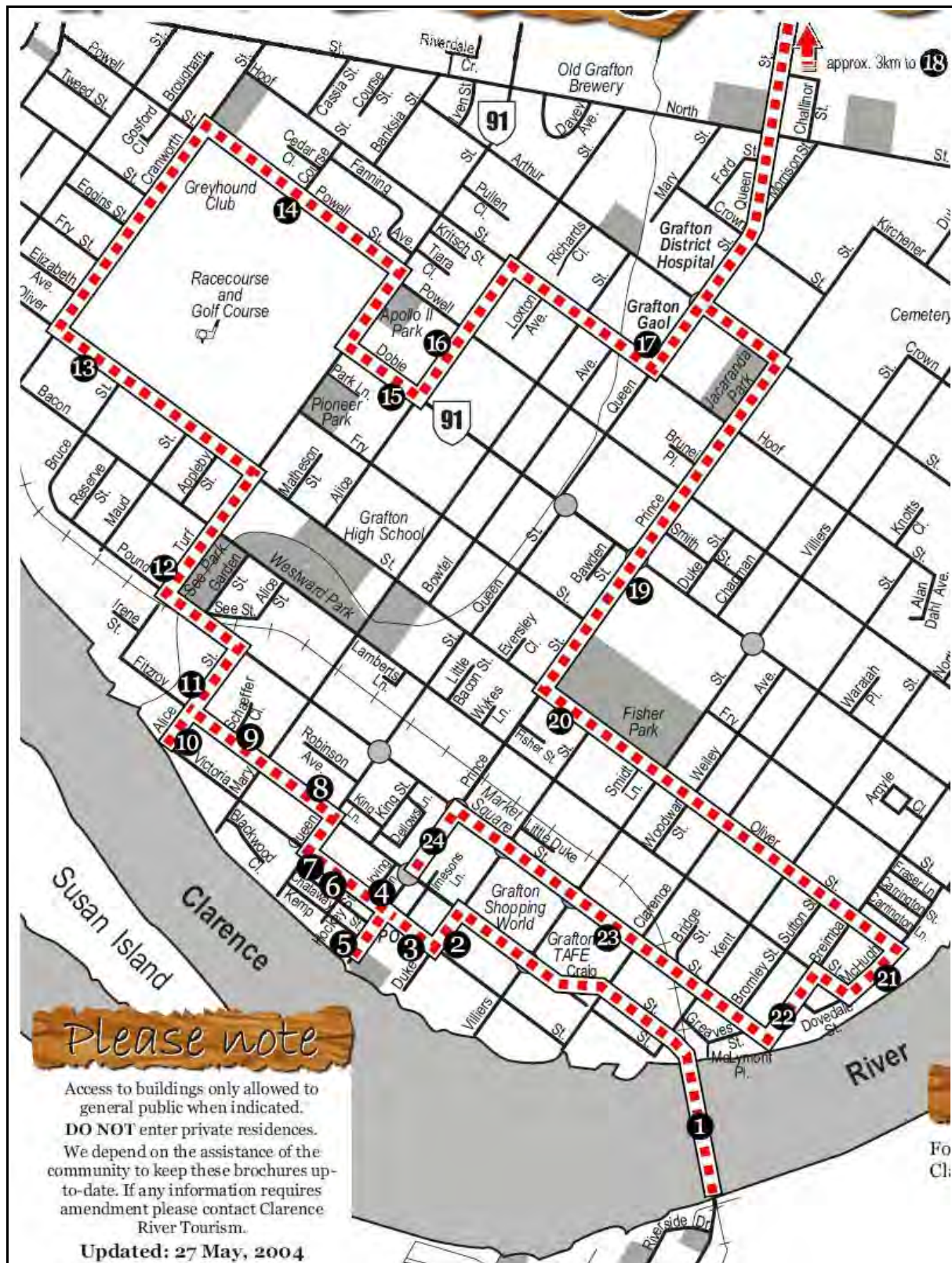


Figure 4.3 Grafton Heritage Trail

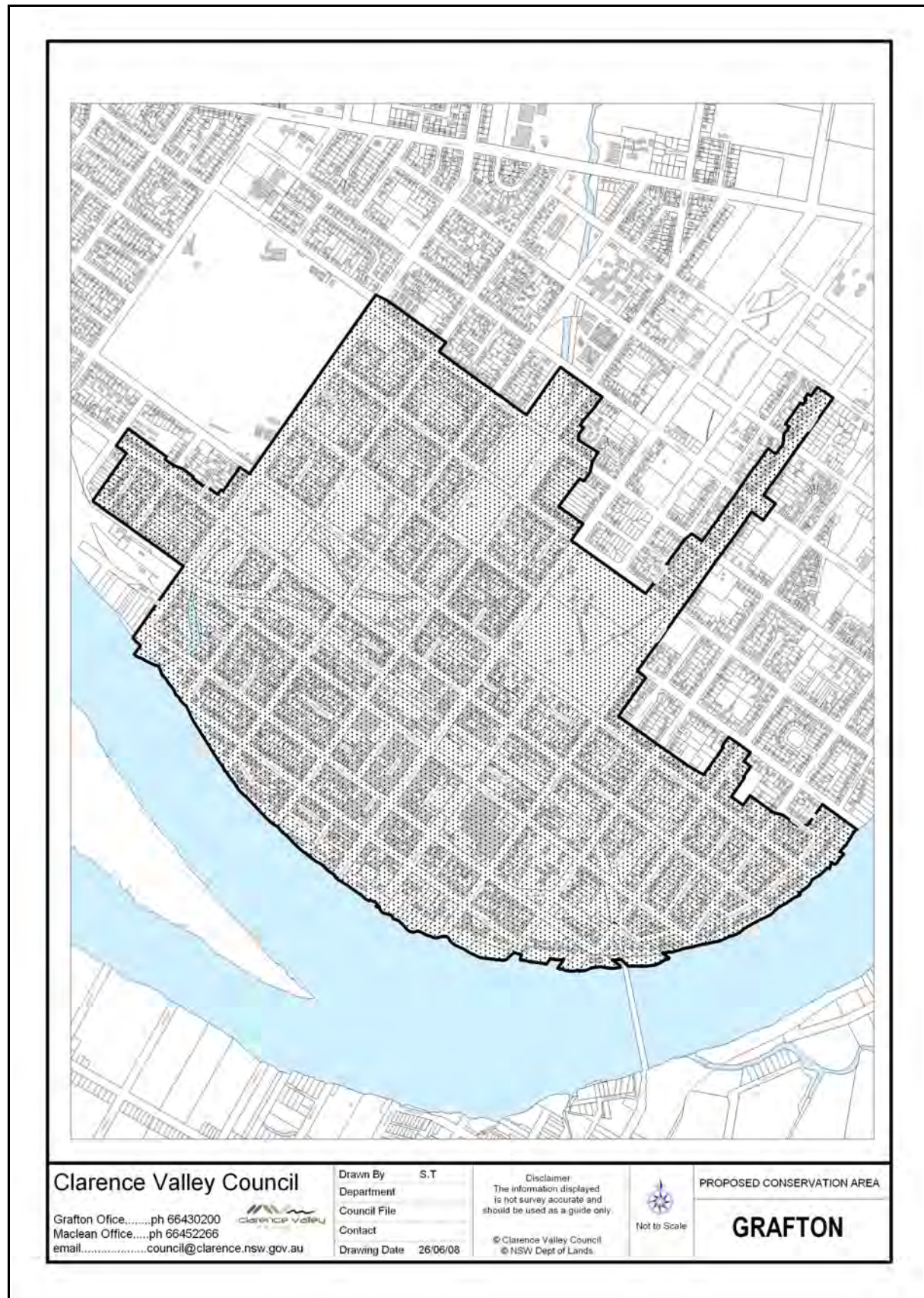


Figure 4.4 Proposed Expanded Grafton Urban Conservation Area

4.3.2 Expansion of the Grafton Urban Conservation Area - South Grafton

The current South Grafton section of the Grafton Urban Conservation area is bounded on the east by Christopher Creek. No information could be found on why this creek was chosen as the eastern boundary. It is recommended that the boundary of the conservation area be expanded to include the western side of historic Bent Street. Not only is Bent Street one of the oldest settlement areas in South Grafton but it now provides an historic entry to the Grafton Rail and Road Bridge. Pictures below show dwellings that should be in an expanded Conservation Area. The boundary should include both sides of Wharf Street and both sides of Spring Street to Bent Street (see Figure 4.6).



Figure 4.5 Cottage, Spring Street, South Grafton



Figure 4.6 Residence, Bent Street, South Grafton

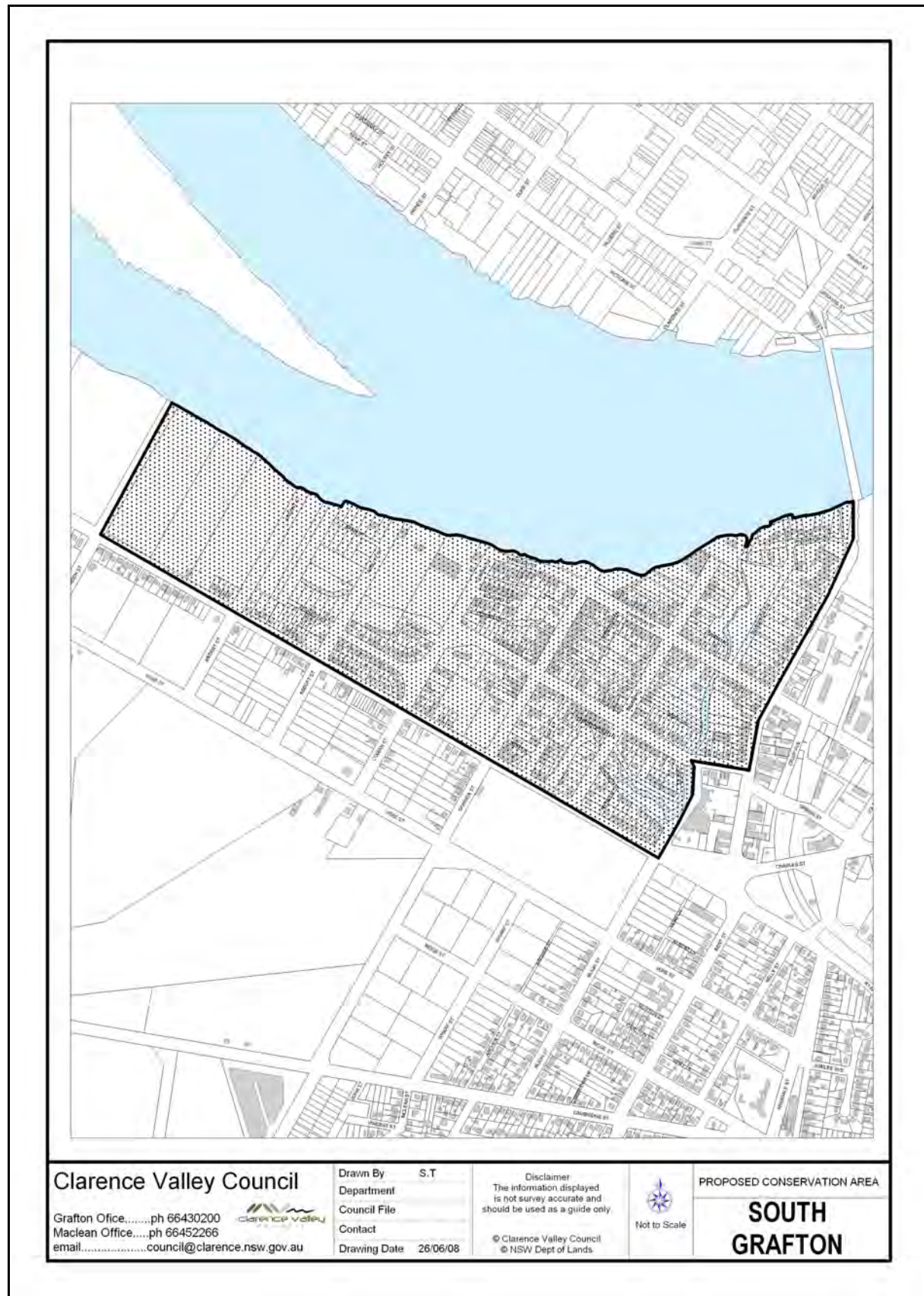


Figure 4.7 Proposed Expanded South Grafton Urban Conservation Area

4.3.3 The Need to Include Group Listings

The inclusion of an item on an LEP is the only way to offer long term statutory protection and enable full and proper consideration of any proposals for demolition. Inclusion of properties in group listings has been successfully achieved in the recent Maclean LEP 2007 amendment and this has served to highlight the importance of collective groups, without appearing too onerous on property owners.

Conservation areas alone are not considered effective enough and do not offer sufficient protection to significant contributory items or groups, as demonstrated by losses incurred in the North Coast REP listed Grafton Conservation Area. A conservation area is effective in acknowledging the overall area of identified value and covering areas where individual items are more scattered and groups are less cohesive. Owing to the large number of representative examples, there will be items which will not be identified by individual or group listings and which will rely solely on the conservation area for protection.

4.4 Heritage Precincts - Acknowledgement

In various documents referring to groups of heritage items in the former Grafton City LGA reference has been made to historic precincts. As mentioned elsewhere these precincts are composed of a number of heritage listed individual buildings (groups of buildings) which are thematically related. Precincts are not recommended for inclusion on the Clarence Valley LEP because individual items/or groups of items are already individually recommended for listing. However the study acknowledges that precincts are useful devices for both promoting and interpreting the history of Grafton's urban landscapes. This study suggests that several other precincts could be acknowledged and that additional items be noted in these already identified precincts.

St Mary's Precinct

St Mary's precinct is recommended for acknowledgement as it contains several architecturally and historically significant buildings, none of which is currently listed on the former Grafton City LEP. Its significance has been described in Section 3.4.2 and it is envisaged that the Precinct could be acknowledged in tourist promotional materials.

Prince Street Commercial Precinct

The Northern Rivers County Council building, former CBC Bank and Clock Tower are already listed on the former Grafton City LEP as items of local significance in Prince Street but there are many other historically significant buildings which contribute to the history of this commercial precinct. It is recommended that this commercial precinct be acknowledged as it could form the basis of an historic walk.

Christ Church Cathedral Precinct - Expand

While already acknowledged at both local and state level as being historically significant, it is recommended that this precinct be expanded to include Bishopsholme (1924), built as the residence for the Bishop and McWilliams Lodge, built as the residence for the Church registrar (1910). Two gas lamps, within property owned by the church, should also be acknowledged as part of this precinct.

Skinner Street Precinct, South Grafton - Expand

In South Grafton it is considered that the Skinner Street Commercial and Civic Precinct be expanded to include additional civic and commercial buildings in Skinner and Spring Streets. In Skinner Street the former Schwinghammer Saddlery at 49-51 is worthy of inclusion in this precinct. Civic buildings include those buildings once occupied by the South Grafton Municipal Council, 64 Spring Street. The Orara/Nymboida Shires, 68 Spring Street, should also be included in this expanded precinct. Other commercial buildings of significance include the two storey weatherboard shops at 55 - 59 Spring Street, and the Great Northern Hotel, 76-78 Spring Street. The new Heritage Trail produced by Clarence Valley Tourism already acknowledges the former South Grafton Municipal Council building and in time this Trail could acknowledge additional buildings.

4.5 Items for Future Consideration

A number of items/places nominated in this study warrant further study. While all items are significant to the residents of the former Grafton City LGA for a variety of reasons, they are not recommended for listing at this stage. Reasons include: little is known about the history of the item; similar good examples already exist; the item is not rare; with loss of original fabric the item has reduced originality; the item is protected under other forms of controls; the item is secret or sacred or the item has not been fully investigated. While not fully investigated these items/places have been entered on Clarence Valley's SHI database.

Table 4.3: Items for Future Consideration

<i>Heritage Item</i>	<i>Address</i>	<i>Item No.</i>
Archaeological Site Kirchner's Saw Mill & Candle Factory	Kirchner Street area	1640956
Aruma	175 Queen Street	164098
Cottages	28,30 Kennedy Street, South Grafton	1640085
Elizabeth Island	Clarence River	1640914
Grafton Benevolent Home	145 Queen Street	1640968
Professional Offices	142 Fitzroy Street	1640960
Grafton Rowing Club	Clarence River (north bank)	1640954
Gilbertson's Slaughter House	Armidale Road South Grafton	1640669
Henson's Cordial Factory	34 Villiers Street	1640952
Grafton Base Hospital (& Nurse's Home)	Arthur Street	1640065
Masonic Lodge	104 Bacon Street	1640777
Oddfellows' Banners	155 Bacon Street	1640231
Pelican Players Theatre	81 Through Street, South Grafton	1640531
Railway Water Tower/Tank	Off Pound Street, Grafton	1641018
See Park	Turf Street	1640507
South Grafton Aerodrome	off Vere Street South Grafton	1640964
Wharf Remains	South Grafton downstream of the Bridge	1640963
Wreck	Clarence River north bank Industrial land	1640955
Zeitch's Cordial Factory	119 Mary Street	1640884

4.6 Proposed Items of State Significance

The Co-ordinator with the Historian and members of the Heritage Committee have assigned levels of significance (Local or State) to each item. All places listed on Clarence Valley Council's Heritage Schedule will have at least local historic significance. Beyond this, items may be considered to have State, or even National significance. State significance means that a place is of special interest in the State context and forms an irreplaceable part of New South Wales's environmental heritage. It also gives the item much greater access to funding through loans and grants. The NSW Department of Planning administers the State Heritage Register and this study recommends that Clarence Valley Council nominate items below for listing as items/places of significance to the State.

Assessing whether an item has this level of status can only be determined by comparison with other items. Prior to listing the item undergoes rigorous assessment by the NSW Heritage Council. Determining if the item is rare or endangered, or is important in demonstrating a particular characteristic of its class, will help in forming an opinion about the status of the item.

As mentioned elsewhere seven items within Clarence Valley Council area have been listed by the NSW Heritage Office as having significance to the State. Results from this review consider a further 10 individual items, 1 cultural landscape (Susan Island), two groups of fine civic and commercial buildings and the remains of the *SS Induna*, Bow Memorial and Rail Ferry Wharf should be recommended for State Heritage listing. This would make a total of 14 individual items, 1 cultural landscape, 4 groups/precincts, and 1 archaeological/shipwreck site of significance to the State that are located within the Clarence Valley LGA.

However any person or organisation can nominate a place or object believed to be of State significance for listing on the State Heritage Register. Guidelines for nominations can be found on the NSW Department of Planning's web site <http://www.heritage.nsw.gov.au/>.

Table 4.4: Items of Possible State Significance

<i>Name</i>	<i>Significance</i>	<i>SHI No.</i>
Clarence House 71 Through Street South Grafton	<i>Clarence House, the former hospital of Sir Earle Page, is of both architectural and historic significance. Sir Earle Page began his private medical practice in South Grafton and built this hospital in 1904. In 1919 he entered Federal politics and the following year he was instrumental in the forming of the County Party. He remained in Parliament until the late 1950s serving as Prime Minister for 19 days following the death of Joseph Lyons. This building provides a visual link to Sir Earle and his dual life as both surgeon and politician. It is architecturally significant as a rare example of a two storey Federation style timber clad building which has remained remarkably intact. The building still retains the name Clarence House.</i>	1640110
Rathgar 44 Schwinghammer Street South Grafton	<i>The villa residence known as Rathgar was built for J.T. McKittrick, JP, owner of the City Stores, in 1888. At the time it was built it was said to "far surpass any other private residence in Grafton". Not only does it have architectural significance but it is associated with the McKittrick family and later Mr Tom Agst founder of the United Protestant Association (UPA). The aim of</i>	1640119

	<i>this association was to provide accommodation for children in need. Rathgar was the first home opened by the UPA, an association which went on to establish over 8 homes for children throughout NSW. This association continues to provide welfare to the people of NSW but has changed its focus to care for the aged.</i>	
South Grafton Commercial and Civic Group Skinner and Spring Streets	<i>South Grafton has been identified at a regional level as an excellent example of a subtropical mid-nineteenth century river port. Fifteen individual buildings of considerable historical and architectural merit combine with mature landscape plantings to tell the commercial and civic history of this town up to the time of the construction of the Grafton Rail and Road Bridge (1932). The buildings include the following:- Chemist 27 -29 Skinner street; Emporium 31 -35 Skinner street; Bank of NSW 35 -37 Skinner street; Central Hardware 39 - 43 Skinner street; Shops 45 - 47 Skinner street; Shops 49 -51 Skinner Street (Schwinghammer's Saddler); CBC Bank 60 Skinner Street; Community Bank 62 Skinner Street; Post Office Hotel 73 -75 Skinner street; School of Arts 77 - 81 Skinner street; South Grafton Post Office 83 - 85 Skinner street; Walkers' Marina Hotel - 90 Through street; 64 Spring Street South Grafton Council Chambers; 68 Spring Street Orara Shire Council Chambers.</i>	1640017
Grafton Civic Group Victoria and Duke Streets	<i>Grafton, like South Grafton, has been identified at a regional level as an excellent example of a subtropical mid-nineteenth century river port. In Victoria and Duke Streets it contains an outstanding group of six civic and commercial buildings and archaeological remains. These historic buildings are set amongst an open treed landscape adjacent to the State Heritage listed Christ Church Cathedral group. The civic buildings, including the Post Office, Courthouse and renovated earlier Courthouse were designed by the Government Architect James Barnet. Within this group is the professional offices of Foott, Law and Co, one of the oldest legal firms in New South Wales. The firm has operated from these premises since 1876. The two storey Italianate styled Fitzgerald Building contributes to the group and shows a pleasing combination of moulded and decorative elements, while the two storey Post Office Hotel, established in 1876, contributes to the historic fabric of this group. Individual buildings have been recognised as being of regional significance.</i>	1640002
CBC Bank 39 Prince Street	<i>Architecturally it is a fine example of one of the many substantial and well-designed country bank buildings for which the Sydney-based Mansfield Brothers were responsible. Historically it confirms that a substantial commitment was made by the Commercial Banking Company to the Grafton area in 1878, following the gold discoveries at Solferino. Its presence reinforces the impact the NSW gold rushes of the 1860-1870s had on the development of regional centres. Technically it is significant for its use of the local Clarence sandstone and its association with the stonemason John Cunningham Coulter. It has already been acknowledged as regionally significant.</i>	1640123
Schaeffer House	<i>Schaeffer House is significant as an excellent example of a</i>	1640033

192 Fitzroy Street	<i>"Federation Bungalow" designed and built by the Grafton architect F.W.C.Schaeffer as his own home. It is significant for its high degree of creative achievement, high quality and integrity. Since 1966 it has been in public ownership and is the museum and headquarters of the Clarence River Historical Society. It houses several State significant moveable heritage collections and documents.</i>	
St Andrew's Church and Manse 111 -113 Oliver Street	<i>St Andrew's Presbyterian church built in 1887 is a particularly well proportioned, finely detailed, late Victorian Gothic styled ecclesiastical structure. Both it and the associated Manse are historically because of their long connection with the Presbyterian Congregation and provide evidence of the role of Grafton as a major centre for the Presbyterian Church. The church, designed by A.L. & G. McCredie of Sydney, and the Federation style Manse, relate well to each other and to the main city park opposite. Both buildings are largely intact and the immense truncated broach spire, on the church, has landmark qualities. The church and Manse have been recognised as having regional significance.</i>	1640135 1640136
Free Presbyterian Church 138 Fry Street	<i>Built in 1872 the Free Presbyterian church is the oldest church in Grafton. It is historically significant providing evidence of the early social and settlement history of Grafton. It is associated with both Scottish (particularly Highlanders) and German migrants and reflects the dominance of the German migrants (in the 1870s) who choose to follow the Free Presbyterian tradition. The building continues to function as a church and has been acknowledged as having regional significance.</i>	1640401
Grafton Teacher's Centre 97 Mary Street	<i>Originally built as the Grafton Grammar School in 1878 this building is historically significant for its long association with education in Grafton. Architecturally this two storey brick building showcases the Gothic style. It has been associated with exceptional teachers and headmasters including Havelock Ellis, Grafton Elliot-Smith and John Tiernery. Havelock Ellis, headmaster for a short time, became a noted psychologist, critic and editor. Sir Grafton Elliot-Smith, became a world renowned Anatomist and Egyptologist, John Tiernery (pseudonym Brian James), a teacher and writer, drew on his experiences at the school in his novel The Advancement of Spencer Button.</i>	1640045
Campbell's House 58 - 60 Queen Street	<i>Built between 1862 - 1864 for Campbell of Campbells' stores this is thought to be the oldest brick semi-detached building in Grafton. It is representative of the stylistic features of the "Victorian semi detached 19th century cottage " seen in Sydney. These houses were uncommon on the north coast of New South Wales and it seems Grafton is the only town where they were built. In addition it provides a valuable reminder of Grafton's development in the 1860s.</i>	1640046
Dunvegan 47 Pound Street	<i>The Clarence Valley is noted for its timber industry which initially harvested soft woods like cedar and later hardwoods for construction purposes. Dunvegan, an imposing two storey timber clad residence, unusually large in scale and in largely original condition, tells of the local use of this timber. Built for the Powell family in 1905 and extended in 1926 it presents a variety of Victorian and Federation elements including iron lace</i>	1640133

	<i>balustrading and valances and carved barge boards with fretted work at the apex. It is now in public ownership and forms part of the Grafton TAFE complex. Buildings of this quality and size are becoming increasingly rare in Grafton.</i>	
Pullen's Centre 7 - 9 Prince Street	<i>The Pullen's Centre is a group of commercial and warehouse buildings ranging in age from the 1890s to 1930s. It is historically significant demonstrating the rapid changes in North Coast transport systems between 1910 and the 1930s. Architecturally the complex is significant demonstrating changes in building materials and construction before and after World War I and includes two largely intact pre 1920 motor service garage buildings. It has strong associations with three generations of the Pullen family, produce store owners and river boat captains. It is also associated with William Robinson, who ran the motor vehicle service, owned the adjacent Crown Hotel and was Mayor of Grafton for 15 years. It has been acknowledged as regionally significant.</i>	1640503
SS Induna (and Bow Memorial) and the remains of the Rail Ferry Wharf Clarence River	<i>The hull of the SS Induna (and the Bow Memorial) provides evidence of water transport and its role in the development of the North Coast. It is linked to the development of the rail transport and the difficulties of crossing the Clarence. The archaeological remains of the north Grafton ferry wharf and the remains of SS Induna together tell the story of the unique operation of the train ferries, between 1924 - 1932. The Clarence River was the only place in Australia where specially designed vessels were used to transport railway vehicles across a waterway. In addition the SS Induna is associated with the escape of Winston Churchill from the Boers in 1899.</i>	1640069 1640775
Susan Island Clarence River	<i>Susan Island, and its small Nature Reserve, is naturally significant because it preserves the sole representative remnant of the formerly extensive cedar brushes of the Clarence Valley. It is a rich and important refuge for rainforest dependent or semi dependent species and contains major roost sites of two large frugivorous bat species. The island and its Nature Reserve is also associated with the noted naturalist James Fowler Wilcox who was instrumental in preserving part of the island. From about 1900 to 1943 the island also played an important role in the social life of Grafton providing a traditional recreation space.</i>	1640090



Figure 4.8 Schaeffer House, Fitzroy Street

4.7 Places to be Removed from Lists

Apart from those items already demolished at 99 Oliver Street and the Plane Trees in Plane Tree Avenue this study does not recommend the removal of any items identified either in the former Grafton City LEP or North Coast REP.

5. Managing Grafton City's Heritage

As Ellsmore (2008, p19) points out, the NSW heritage management system adopts a three - stage process investigating, assessing significance, and managing significance. This Community-Based Heritage Study has dealt with the first two steps for Grafton City in a broad sense. The third step in the process requires management of heritage significance through the LEP and DCP guidelines, and further policies which seek to encourage owners of heritage items to maintain and conserve them and to engender pride in the fact that their place was selected as being worthy of being kept for the future.

The New South Wales Heritage Office has provided a brochure suggesting eight ways local government can play an active role in heritage conservation and this is included in the Appendices. The study recommends that Clarence Valley Council continue with several positive management actions and consider several additional recommendations.

5.1 Council Management Recommendations

That Clarence Valley Council:

- endorses the former Grafton City Community-Based Heritage Study 2008.
- advertises the study findings, listing recommendations and invites public comment and, as part of this process, undertakes community consultation to determine any gaps in the listings or information provided in the associated data base.
- Prepares a draft LEP to include items, groups and conservation area mentioned in Section 4 of this report on the schedule of places of local heritage significance in the Clarence Valley Local Environment Plan.
- includes provisions for the management of heritage items and conservation areas within its Local Environmental Plan (LEP) and Development Control Plan (DCP).
- writes to the NSW Department of Planning and nominate the 10 individual items, 1 cultural landscape (Susan Island), two groups of fine civic and commercial buildings and the remains of the *SS Induna*, Bow Memorial and Rail ferry wharf (described in Section 4) for listing of the State Heritage Register as items/places significant to the State.
- undertakes a Shire Wide Aboriginal Heritage Study in the immediate future and include this project in their budgets (this has been advocated in other Heritage Studies).

5.2 Council Incentives Recommendations

That Clarence Valley Council:

- continues to employ a Heritage Officer in-house and offer a free heritage advisory service.
- maintains community involvement in heritage policy and decision making through the

Clarence Valley Heritage Advisory Committee.

- continues to offer a Heritage Grants Fund, which has already been successfully used in the former Copmanhurst, Maclean and Pristine Waters Shires.
- prepares a sliding scale for its Development Application Fees, which would be based on the cost of the work, less the amount estimated to be required for conservation or repair works, for a heritage listed item. Alternatively the applicant could seek a refund of the value of the DA fee for conservation works upon written application to the Council.

5.3 Council In-house Recommendations

That Clarence Valley Council:

- ensures that the State Heritage Inventory (SHI) Heritage Data Base produced as part of this Study is permanently retained and available to appropriate staff on Council's computer system and at public libraries.
- educates all staff involved in making planning decisions about the SHI Heritage Data Base and staff at public libraries.
- continues recording information about its heritage places and items on the SHI Date Base and budget for regular reviews of heritage items.
- connects all heritage listed places to its property system using computer mapping technology.
- prepares a Clarence Valley Council Heritage Assets Register and associated plans to conserve these items into the future. Council should be seen as a leader in the management of its heritage items.

5.4 Special Projects for Grafton City

Part of the brief for this heritage study is to provide guidance for the management, interpretation and promotion of heritage within the study area.

Project 1 - Places at Risk

During the heritage study it was discovered that several items of heritage significance were in need of major maintenance. The properties are as follows 58 - 60 Queen Street, 93 Victoria Street and 46 Pound Street. It is suggested that Council staff approach the owner(s) of these properties and offer them assistance through the Local Heritage Fund.

Project 2 - Development Control Plans for the Grafton & South Grafton Conservation Areas

To assist owners of historic buildings the Study recommends that Council produce a Development Control Plan which covers the setting of historic items and the proposed conservation areas. This plan would explain basic conservation principles as outlined in the Burra Charter (see Appendices), and include design guidelines. Such heritage conservation area guidelines have already been produced by many councils (Lismore City Council DCP 50 Heritage Conservation). Draft DCPs have already been produced by the former Grafton City

Council (Draft Grafton DCP No 3 Heritage Conservation nd) and in 1994 J. Bain (Department of Planning) in part produced such a document for Grafton City Council. These studies could easily be updated and applied to the conservation areas of Grafton and South Grafton.

Project 3 - Education and Community Awareness

To both assist and raise community awareness about heritage issues it is suggested that Council provide additional heritage information material online through its website. It is envisaged that a series of brochures on Grafton's Historic Housing styles, similar to that available on the Hastings Shire website <http://www.hastings.nsw.gov.au> (see Appendices), would be a first step in this process. These brochures would help owners who were considering altering or adding to their older homes not just in Grafton but in the whole of the Clarence Valley.

6. Promoting Grafton City's Heritage

Organisations such as the Clarence River Historical Society, Grafton's Regional Art Gallery and Clarence River Tourism have and continue to play a major role in promoting Grafton City's heritage. This year Clarence River Tourism won the prestigious National Trusts 2008 Energy Australia Heritage Award for Heritage Tourism with its Grafton Heritage Trail. This initiative plus the fact that four Heritage Trails across Clarence Valley are available online at <http://w.w.w.clarencetourism.com> will be of great interest to tourists. In the same competition the National Trust also acknowledged Mosman Council with an award for its DVD showing the Built Heritage of Mosman. This project is worthy of investigation and may be suitable for adoption by Grafton, which also has a fine stock of heritage buildings.

The challenge for Council is now to ensure that the items identified in these heritage trails are protected and promoted into the future.

The study recommends that Clarence Valley Council:

- continues to provide support to Clarence River Historical Society and the Schaeffer House Museum.
- continues to support Clarence River Tourism and their next initiative, a plaque project, to complement the Grafton Heritage Trail Project.
- continues to consult with the Clarence Valley Heritage Advisory Committee and encourage them to identify new opportunities for cultural tourism.
- supports the National Trust Heritage Week Festival which is held in April each year and History Week which is held in September.
- supports other organisations such as the Regional Art Gallery (located in an historic building) and U3A who also promote the history of Grafton City.
- works with other associations such as the Haberfield Association which currently promotes Grafton's Heritage Buildings online.
- encourages local independent historians to develop tourist/community projects that focus, for example, on the cemeteries of Grafton or specific themes such as the literary figures of the Clarence Valley.

7. Selected References

The following list contains publicly available material dealing with Clarence Valley and material referred to in this report. Primary information sources, including newspaper article, map references and oral histories are included with the thematic history and on the SHI Database.

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8. Appendices

8.1 Community-Based Heritage Studies: A Guide

8.2 Assessing Heritage Significance

8.3 Heritage Listing: Benefits for Owners

8.4 The Burra Charter

8.5 Hastings Council Californian Bungalow Brochure

8.6 Newspaper Article on Grafton Heritage Houses