

Item Name: Cottage**Location:** 12 Crescent Street, Armidale**Address:** 12 Crescent Street**DUAP Region:** Northern**Suburb / Nearest Town:** Armidale 2350**Historic region:** New England**Local Govt Area:** Armidale Dumaresq**Parish:****State:** NSW**County:****Other/Former Names:****Area/Group/Complex:****Group ID:****Aboriginal Area:****Curtilage/Boundary:****Item Type:** Built**Group:** Residential buildings **Category:** Cottage**Owner:** Private - Individual**Admin Codes:****Code 2:****Code 3:****Current Use:** Residence**Former Uses:** Residence**Assessed Significance:** Local**Endorsed Significance:**

Statement of Significance: The house is important as one of the few standing buildings in Armidale reflecting the old pre-railway alignment of the Great North Road, the main route into town. It represents a typical example of the simple Victorian Georgian brick cottage.

Historical Notes or Provenance: The house was built on the old Great North Road alignment, probably in the mid 1880's. It is visible in 1884 Panorama and the 1933 Sewer Plan No. 18.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Towns, suburbs and village

Railway Town/City/Educational Centre

Designer:**Maker / Builder:****Year Started:****Year Completed:** 1850**Circa:** Yes

Physical Description: The building sits on the alignment of the Old Great North Road. It is a single storey brick cottage of symmetrical Georgian form with a single hipped roof, two adjacent chimneys and a verandah encircling three sides.

Physical Condition: In reasonably good condition with a high degree of original fabric intact.

Modification Dates: The verandahs have been unsympathetically infilled with weatherboard, brick and aluminium windows which is reversible.

Recommended Management: The building should be retained and conserved. A Heritage Assessment and Heritage

Armidale Dumaresq Council

Heritage Inventory Database

SHI Number

1010616

Study Number

S47

Item Name: **Cottage**

Location: **12 Crescent Street, Armidale**

Impact Statement should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the principal facade of the building other than to reinstate original features. Any additions and alterations should be confined to the rear in areas of lesser significance, and shall not be dominant. Any proposed additions and/or alterations shall be in accordance with the Armidale Dumaresq Council Development Control Plan - Chapter C5.

Management: Statutory Instrument List on a Local Environmental Plan (LEP)
Recommended Management Develop a Statement of Heritage Impact

Further Comments:

Criteria a) The house dates from the early period of development for Armidale and the Great North Road which was the original main route to town.

Criteria b)

Criteria c) The house is a good example of the Victorian Georgian style and demonstrates many of the key aspects of the style including the symmetrical form and hipped roof.

Criteria d)

Criteria e) There is potential for further research on the history of owners and/or occupants of the house.

Criteria f) The house and its alignment is rare in Armidale.

Criteria g) The house is representative of mid Victorian housing in Armidale prior to the arrival of the railway.

Integrity / Intactness: High externally

References:	Author	Title	Year
		Panorama of Armidale	1884
	Armidale City Council	Rate Books 1878 - 1883	1883
	Armidale City Council	Armidale Sewerage House Details (ASHD)	1933

Studies:	Author	Title	Number	Year
	Pam Watson	Archaeological Management Plan for Armidale	S47	2010

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Potential Heritage Item

Previous Reference Number:

Zoning:

Armidale Dumaresq Council

Heritage Inventory Database

SHI Number

1010616

Study Number

S47

Item Name: **Cottage**

Location: **12 Crescent Street, Armidale**

Assessment Info:

Site Area:

Existing Zoning:

State and Local Themes:

Data Entry:

Date First Entered: 07/10/2011

Date Updated: 19/12/2012

Status: Completed

Item Name: **Cottage**

Location: **12 Crescent Street, Armidale**

Image/s:



Caption: View east to cottage in 12 Crescent Street

Copyright:

Image by: Pam Watson 2010

Image Date:

Image Number:

Image Path:

Image File: 1010616a.jpg

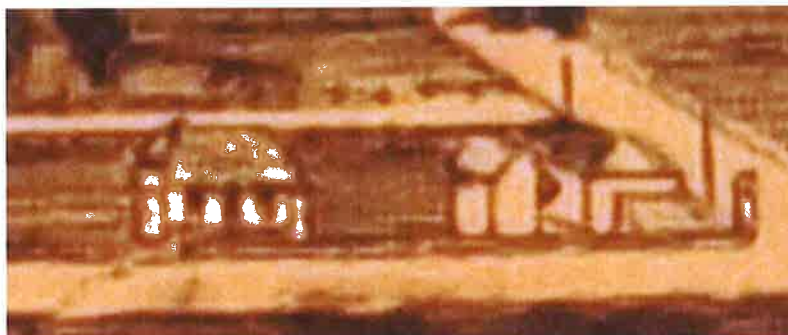
Thumb Nail Path:

Thumb Nail File:

Item Name: **Cottage**

Location: **12 Crescent Street, Armidale**

Image/s:



Caption: Details from 1884 panorama of Armidale. The cottage is on the corner

Copyright:

Image by: UNEHC

Image Date:

Image Number:

Image Path:

Image File: 1010616b.jpg

Thumb Nail Path:

Thumb Nail File:

Item Name: Cottage**Location:** 148 O'Dell Street, Armidale

Address: 148 O'Dell Street
Suburb / Nearest Town: Armidale 2350
Local Govt Area: Armidale Dumaresq
State: NSW

DUAP Region: Northern
Historic region: New England
Parish:
County:

Other/Formal Names:**Area/Group/Complex:** **Group ID:****Aboriginal Area:****Curtilage/Boundary:****Item Type:** Built **Group:** Residential buildings **Category:** Cottage**Owner:** Private - Individual**Admin Codes:** **Code 2:** **Code 3:****Current Use:****Former Uses:****Assessed Significance:** Local**Endorsed Significance:**

Statement of Significance: The house is significant as an unusual example of a restrained Italianate Victorian cottage, linked with the inauguration of a new phase in the towns development generated by the arrival of the railway.

Historical Notes or Provenance: Section 52 remains unimproved until 1882-3 when three houses are erected on allotment 20, owned by Miss Proctor (Armidale Rate Book 1878 - 1882). The most valuable (house C) is valued at 40 Pounds (the others were 25 Pounds). According to the 1884 Panorama, this would be the current No. 148. Development of this area of town at the time is in response to the arrival of the railway in 1883. In 1921 the house was owned by Alexia Urquart Trim.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Towns, suburbs and village	Railway Town/City/Educational Centre

Designer:**Maker / Builder:****Year Started:** **Year Completed:** 1883 **Circa:** Yes

Physical Description: Single storey painted brick house with parapet concealing the roof on two facades (north and east), hipped corrugated iron roof at the front with a double pitched gable roof extending to the rear. The parapet is moulded with a dentil frieze. The windows and central door have moulded arches with a keystone motif. There is a blocked arched doorway in the middle of the south side flanked by moulded arched windows. The north side has an undecorated windows with a low brick arch. W well is located at the rear. A reworked front verandah with skillion iron roof, timber posts on brick piers, cast iron frieze brackets and face brick

Item Name: Cottage**Location:** 148 O'Dell Street, Armidale

balustrade extends across the east façade. The 1933 sewerage plan shows another verandah extending down the south side, now removed. The current front fence to the adjoining property No. 150 is likely to be evidence of the original.

Physical Condition: In good condition with a high degree of original fabric intact.**Modification Dates:** Front verandah altered c1920

Recommended Management: The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the principal facade of the building other than to reinstate original features. Any additions and alterations should be confined to the rear in areas of lesser significance, and shall not be dominant. Any proposed additions and/or alterations shall be in accordance with the Armidale Dumaresq Council Development Control Plan - Chapter C5.

Management: Statutory Instrument List on a Local Environmental Plan (LEP)
Recommended Management Develop a Statement of Heritage Impact

Further Comments:

Criteria a) The house dates from the key period of development of Armidale and the arrival of the railway in 1883.

Criteria b)

Criteria c) The house is a good example of the Victorian Italianate style and demonstrates many of the key aspects of the style including arched head timber double hung windows with eyebrow mouldings, parapet roof, and cast iron verandah detailing.

Criteria d)

Criteria e) There is potential for further research on the history of owners and/or occupants of the house and history of subdivision to establish whether the adjacent house at No. 150 was part of the original site.

Criteria f) The architectural style of the house is rare in Armidale.

Criteria g) The house is representative of late Victorian housing in northern NSW.

Integrity / Intactness: High externally

References:	Author	Title	Year
		Panorama of Armidale	1884
	Armidale City Council	Armidale Sewerage House Details (ASHD)	1933
	Armidale City Council	Rate Books 1878 - 1883	1878

Studies:	Author	Title	Number	Year
	Pam Watson	Archaeological Management Plan for Armidale	S46	2010

Parcels:**Latitude:****Longitude:****Location validity:****Spatial Accuracy:****Map Name:****Map Scale:**

Armidale Dumaresq Council

Heritage Inventory Database

SHI Number

1010615

Study Number

S46

Item Name: **Cottage**

Location: **148 O'Dell Street, Armidale**

map Name:

map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Potential Heritage Item

Previous Reference Number:

Zoning:

Assessment Info:

Site Area:

Existing Zoning:

State and Local Themes:

Data Entry:

Date First Entered: 07/10/2011

Date Updated: 19/12/2012

Status: Completed

Item Name: **Cottage**

Location: **148 O'Dell Street, Armidale**

Image/s:



Caption: Cottage - 148 O'Dell Street, view NW (Pam Watson, 2010)

Copyright:

Image by: Pam Watson, 2010

Image Date:

Image Number:

Image Path:

Image File: 1010615a.jpg

Thumb Nail Path:

Thumb Nail File:

Item Name: **Cottage**

Location: **148 O'Dell Street, Armidale**

Image/s:



Caption: Cottage - 148 O'Dell Street, view NW (Pam Watson, 2010)

Copyright:

Image by: UNEHC

Image Date:

Image Number:

Image Path:

Image File: 1010615b.jpg

Thumb Nail Path:

Thumb Nail File:

