

STATEMENT OF HERITAGE IMPACT



**3 Chester Street, Inverell
rezoning and demolition**

Completed by Dr Kate Gahan, April 2020¹, in accordance with the NSW Heritage Branch's guideline for preparing a Statement of Heritage Impact.



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history · heritage · interpretation

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Front cover image: Front elevation of the brick Californian bungalow located at 3 Chester Street, Inverell, image courtesy Kate Gahan.

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About this report and the development proposal:

This heritage assessment report has been prepared in support of the planning proposal to undertake the redevelopment of the Liberty service station (owned by North Coast Petroleum), located on Glen Innes Road, Inverell.

1. To re-zone Lot 1 DP 326225 (3 Chester Street, Inverell), Lot 2 DP 326225 (5 Chester Street, Inverell) and Lot 3D 360441 (7 Chester Street, Inverell) from R1 General Residential to B1 Neighbourhood Centre.
2. To remove the minimum lot size applicable to Lot 1 DP 326225 (3 Chester Street, Inverell), Lot 2 DP 326225 (5 Chester Street, Inverell) and Lot 3D 360441 (7 Chester Street, Inverell), consistent with the surrounding B1 Neighbourhood Centre zone.
3. To amend Schedule 1 Additional Permitted Uses of the *Inverell Local Environmental Plan 2012* to permit "Specialised Retail Premises" on 24 to 28 Glen Innes Road and 1 to 7 Chester Street, being Lot 1 DP 322074, Lot 1 DP 666824, Lot 1 DP 334109, Lot 2 DP 322074, Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D DP 360441.

The house located at 3 Chester Street is listed as an item of environmental heritage on the Inverell Shire Council Local Environmental Plan 2012 (ISC LEP). In accordance with clause 5.10. – and especially subclauses 2 & 5 of the ISC LEP – this report has addressed the heritage impact of the proposed rezoning of the land on which the dwelling is located, and the dwellings consequent demolition, to make way for the redevelopment of the service station. The relevant clauses in the LEP that trigger this assessment are:

(2) Requirement for consent

Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(5) Heritage assessment

The consent authority may, before granting consent to any development—

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

About the dwelling at 3 Chester Street:

The NSW Heritage Inventory, the database managed by the NSW Heritage Office that records the details of heritage items listed in the state of NSW (of local and state significance), contains only sparse details about the house at 3 Chester Street. This includes:

1. 'A description of the item', as follows:

'A single storey, face brick and iron hipped roofed, Californian Bungalow style house. There is a front verandah, and a gable front, with groups of columns.
The house has casement windows.'

2. 'Historical notes', that state:

'This building may have been associated with the adjacent cordial factory'.

The Inverell Heritage Study, undertaken in 1986, which saw the Bungalow first listed on the ISC LEP indicated that the item was listed as an example of an 'exemplar Californian Bungalow style house'.¹

In addition to the SHI datasheet, which indicates that the bungalow's listing was in-part made in recognition of the potential association of the item with the 'history of the adjacent cordial factory', further research undertaken to compile this report has concluded the following about the bungalow, the cordial factory, and the history of both these buildings or sites.

- A cordial factory was first established on the corner of Bent Street (now Glen Innes Road) and Chester Street by Messrs Brissett & Co (also known as the Brissett brothers – Albert and Joseph) in 1902;²
- By 1910 the Brissett's business included an ice works and wood plant;³
- It is documented (written and photographic sources) that soon after 1910 the Thomas brothers, or F & E Thomas, took over the Brissett brothers cordial factory site to develop and manufacture their own cordials. The 1913 electoral roll for

¹ Heritage datasheet provided by Inverell Shire Council, see Appendix One.

² LOCAL AND GENERAL (1902, September 9). *The Inverell Argus (NSW : 1899 - 1904)*, p. 2. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article176981348>

³ A Busy Corner. (1910, January 18). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 2. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article184474732>

Inverell indicated that Ernest Thomas was a cordial-maker and Frederick a cordial manufacturer. Both were registered as residing at Bent Street in 1913;

- By 1925 the Thomas brothers' business at Bent Street manufactured cordial alongside operating an ice works and an ice cream manufacture;⁴
- By 1929 the Thomas brothers built a new brick brewing room at the Bent Street cordial factory site;⁵
- Based on 'reading' the historic fabric of the bungalow at 3 Chester Street, it is believed that the house dates from the interwar era (i.e. 1915-1940) but more likely c.1920s. Therefore, if the house is associated with any cordial factory it would have been the Thomas brothers;
- There is some likelihood that the house at 3 Chester Street was built at the same time as the cordial factory was 'updated' in 1929, as it dates from a similar era and both buildings were constructed from local red bricks. The desktop research outlined in this report, however, has not revealed sufficient evidence to confirm the house's believed connection with the cordial factory;
- No evidence was uncovered to indicate that the house was lived in by either of the Thomas brothers – electoral rolls dating from 1913 to 1973 were searched for any evidence of this. In 1913 both brothers were recorded as living in Bent Street, not Chester Street, which the bungalow clearly fronts. By the time it was built the brothers were living at other addresses, both were married and had children, which is why they probably moved on from Bent Street.⁶
- The house at 3 Chester street is a modest but decent-sized family home from the inter-war era, there is no firm reason to suggest it could have been built to house the Thomas' factory workers;
- The Thomas brothers continued to operate the cordial factory and associated businesses throughout the 1930s, but by 1944 they had sold the business to Inverell Cordials.⁷

⁴ FREEZING WORKS (1922, December 22). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 7. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article184794079>

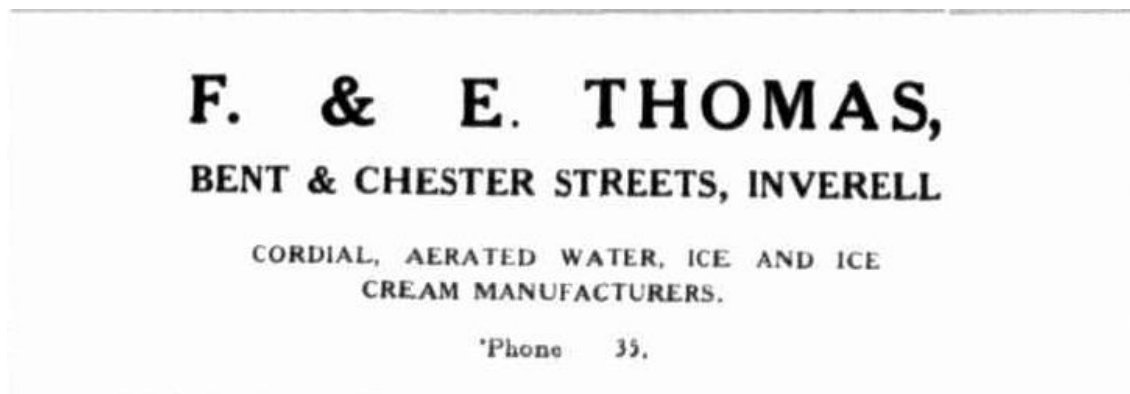
⁵ INVERELL CORDIAL FACTORY. (1929, August 7). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 4. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article186094015>

⁶ Electoral rolls accessed for the Inverell township were accessed via Ancestry.com and searched for Frederick C Thomas (1882-1975) and Ernest N Thomas (1889-1968).

⁷ Advertising - (1944, November 20) *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 3, Retrieved March 3, 2021.



Above: Photo of Brissett's cordial factory which appeared in *The Australian Town and Country Journal's* feature on the town of Inverell in 1905.⁸ The factory was run by brothers Joseph (1859-1937) and Albert (1863-1947) Brissett. The Brissett brothers also operated an ice works and had hotel interests in Inverell when operating the cordial factory. Joseph Brissett was an Alderman and served as the Mayor of Inverell (1907-1909).



Above: Advertisement from *The Inverell Times* marketing the Thomas brother's cordial, ice works and ice cream, business. Frederick and Ernest Thomas took over Brissett's cordial factory in the early 1910s. *The Inverell Times (NSW: 1899 - 1907, 1909 - 1954)*, p. 5. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article184196497>

⁸ Inverell—A Northern Town of N.S.W. (1905, August 23). *Australian Town and Country Journal* (Sydney, NSW: 1870 - 1919), p. 33. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article71533741>



Above: Image of the same premises on the corner of Bent and Chester Streets shown on the page prior, but here bearing the names of F&E [Frederick and Ernest] Thomas. This image was featured in *The Inverell Times* in 2017.⁹

Notwithstanding insufficient evidence to firmly establish the connection between the Thomas brother's cordial factory and the house at 3 Chester Street, the bungalow is a local example of an interwar brick Californian bungalow. It has architectural or aesthetic features that are historic in nature, in that this type or style of house is no longer constructed.

The bungalow at 3 Chester Street also sits within a residential neighbourhood of older or historic style houses – several which are also heritage listed. This includes at 19 Chester Street a Federation style timber house; and at 38 Chester Street an 'early Federation style brick home'.¹⁰

And though the bungalow has been modified (see images below) it demonstrates significant intact historic fabric and features that illustrate its inter-war architectural style – including overall form, front gable, timber windows, internal layout, internal timber work and ceilings. 'Extensions' were made at the rear and side (north-eastern elevation) in the c. late-1980s. Significant work would be needed to make-good the building, and to restore, re-introduce and highlight its heritage features to return it to being an exemplar example of a brick Californian bungalow.

⁹ <https://www.inverelltimes.com.au/story/4760475/real-bottler-of-a-business/>

¹⁰ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1820052;>
<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1820053>



Above: image showing the overall form of the bungalow at 3 Chester Street, Inverell, as seen today. The home demonstrates typical features of an interwar Californian bungalow, including its dominating front gable, verandah or porch, casement windows and French doors. **Below:** This image shows the bungalow c.1986 and before modifications were made to the 'side' verandah or porch. It also indicates the modifications made to the brickwork along the front verandah, and that its original fence has been removed.



Above: This image shows the 'closing in' of the side porch of the bungalow (post-1986). An extension has also been made to the rear of the bungalow, shown **below**. Images taken by Kate Gahan and with permission from owner and tenant.





Above and below: Images show some of the historic features still evident in the bungalow. This includes plaster ceilings, a decorative timber archway in the hall, timber architraves and door frames, mantel rails, fireplaces and mantel piece, and an internal hallway cupboard. Other features include windows, doors and wooden floor. Images taken by Kate Gahan and with permission from owner and tenant.



Above: Images showing some of the other intact historic features in the bungalow, including the kitchen fireplace / stove. The shot on the right shows the hallway ceiling. **Below:** image of the 'edge' of bungalow, the neighbouring timber house at 1 Chester Street, and the Liberty Service Station that fronts the Glen Innes Road. The bungalow and the neighbouring house, as shown here, are located on the 'outer-edge' of the surrounding neighbourhood, which contains a mix of older-style homes.





Above and below: examples of the mix of timber homes located in the neighbourhood immediate to the house at 3 Chester Street. The bungalow sits on the 'edge' of this neighbourhood.



Images on this page and opposite page: Further examples of the mix of timber homes seen in the neighbourhood surrounding the bungalow at 3 Chester Street. **The middle and bottom images** show the other heritage listed homes at 38 and 19 Chester Street. The location of the bungalow at 3 Chester Street on the edge of this neighbourhood mitigates the impact of its proposed demolition – in that removal from the neighbourhood will not disrupt the aesthetic uniformity of older style houses found in this locality. And, though Chester Street is a heritage listed example of Inverell's historic housing stock, the neighbourhood includes many other important examples of historic homes in Inverell, of which two nearby are heritage listed.





Heritage impact of rezoning the land and demolishing the brick bungalow at 3 Chester Street:

- A. The proposed rezoning and demolition of the bungalow at 3 Chester Street will result in the following negative heritage impacts:
1. The destruction of an inter-war style brick bungalow which is speculated to have a link with the history of cordial manufacture in the town of Inverell – between the years 1901- c. 1935. Its demolition will remove tangible evidence of the house from the historic neighbourhood and Chester Street.
- B. The following aspects of the proposal to rezone the land and demolish the brick bungalow at 3 Chester Street Inverell mitigate the impact of its demolition, or its removal from this residential neighbourhood that contains many historic houses, in the following ways:
1. The bungalow is situated on 'the edge' of the neighbourhood in which it is located, therefore its potential to interrupt the uniform aesthetic of historic houses in this part of Inverell is minimised. There are many examples of historic houses in the neighbourhood, two of these are heritage listed;
 2. While the bungalow is an example of an interwar era house, which is of a type or style no longer constructed, other examples of inter-war or brick bungalow houses are found locally, and regionally across the New England region;
 3. If the bungalow was associated with the Thomas' cordial factory its demolition will not undermine any potential to learn more about the cordial factory, or the men who operated it. This information will potentially be in paper or photographic records;
 4. The bungalow's location adjacent the service station, and nearby the Glen Innes Road, diminishes the potential for this item to be restored and maintained as a house that demonstrates important heritage values.

Recommendation:

This report, together with a set of digital archival quality images of the bungalow, is deposited with the Inverell library as a record of the house and the speculation that it is associated with the Thomas brothers' cordial factory.

Advertising (1937, December 6). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 3.

Advertising (1937, December 6). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 3.

Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article185380463>

References:

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Boyd, Robin, *Australia's Home: Why Australians built the way they did*, Penguin Books, 2nd edition, 1978.

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Stapleton, Ian, *How to Restore the Old Aussie House*, The Flannel Flower Press, Mullumbimby NSW, 1983.

Wiedeman, Elizabeth, *A World of Its Own: Inverell's early years, 1827-1920*, Inverell, N.S.W. : Devill Publicity, 1981.

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Inverell Shire Local Environmental Plan 2012,
<https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0614#sch.5>

Inverell Shire Council Development Control Plan 2013, Chapter 7
heritage <https://inverell.nsw.gov.au/building-and-development/development-control-plan/>

NSW Heritage Office, Assessing Heritage Significance, 2001,
http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritage_significance.pdf

NSW Heritage Office, Assessing Historical Association, 2000,
<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infohistoricalassociation.pdf>

NSW Heritage Office, State Heritage Inventory – various properties including houses on Chester Street

Ancestry.com.au – Brissett and Thomas family trees and associated records (established by Kate Gahan)

Six Maps <https://maps.six.nsw.gov.au/>

NSW Historic Parish maps – town of Inverell <https://hlrv.nswlrs.com.au/>

Newspapers – select articles used

LOCAL AND GENERAL (1902, September 9). *The Inverell Argus (NSW : 1899 - 1904)*, p. 2. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article176981348>

A Busy Corner. (1910, January 18). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 2. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article184474732>

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INVERELL CORDIAL FACTORY. (1929, August 7). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 4. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article186094015>

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Inverell—A Northern Town of N.S.W. (1905, August 23). *Australian Town and Country Journal (Sydney, NSW : 1870 - 1919)*, p. 33. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article71533741>

F. & E. THOMAS, LTD., INVERELL. (1931, November 2). *The Inverell Times (NSW : 1899 - 1907, 1909 - 1954)*, p. 8. Retrieved March 3, 2021, from <http://nla.gov.au/nla.news-article183308680>

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<https://www.inverelltimes.com.au/story/4760475/real-bottler-of-a-business/>

Appendix One:

INVERELL SHIRE HERITAGE STUDY, 1986				REF NAME: CHESTER STREET		INV. No.: IS/CHE001	
				Map	Inverell	Sheet	9138
				Grid Ref.			
FORMER NAME				NAME & ADDRESS			16/07/86
				3 CHESTER STREET, INVERELL, N.S.W.			
County: Gough		Parish: Inverell		Area: 1012sq m		Frontage: 20.6 m	Depth: 50.3m
Vol No:	Folio:	Book No:	Lot No: 2(1)	Portion:	Section: 76	DP:	
STATUS		DESCRIPTION OF USES					
Current							
Former							
Owner							
Notes							
PERIOD c1935							
Pre-Eur. []	Pre-1850 []	1850-1875 []	1875-1900 []				
1900-1925 []	1925-1950 <input checked="" type="checkbox"/>	1950-1975 []	1975-2000 []				
THEMATIC CONTEXT							
Pre-European []	Exploration []						
Squatter []	Settlers/Pastoral []						
Mining []	Village/Town [X]						
Cereal Cropping []	Other..... []						
EXISTING LISTING							
Nat.Estate []	National Trust []	N.S.W.H.C. []					
N.P.W.S. []	Other:..... []						
Photo Archival Ref:				Photo No: IHS/ RAP		Film No: 20	Neg No: 24

HISTORY:

This building may have been associated with the adjacent cordial factory.

References: pers comm, T. Jamison.

ENVIRONMENTAL HERITAGE SIGNIFICANCE:

Historic []	Scientific []	Architectural [X]	Archaeological []	Social []
Cultural []	Aesthetic []	Natural []	Within town or area of heritage significance []	

Current Situation:

Short/Long Term Threats:

ARCHITECTURAL MERIT

Style/Type/Features: Californian Bungalow style, with part of a fence.

Architect/ Designer:

Builder/Manufacturer:

Undertaken for the Inverell Shire Council and the Department of Environment and Planning
Resource and Environmental Services, P.O. Box 888 Armidale, N.S.W. 2350



DESCRIPTION

A single storey, face brick and iron hipped roofed, Californian Bungalow style house.
There is a front verandah, and a gable front, with groups of columns.

The house has casement windows.

Part of the original fence has been retained.

INTEGRITY: Condition and Status

Site Only ☐ Ruin ☐ Derelict ☐ Deteriorating ☐ Sound ☒ Maintained ☐ Original Condition ☐
Intact ☒ Altered Sympathetically ☐ Altered Unsympathetically ☐

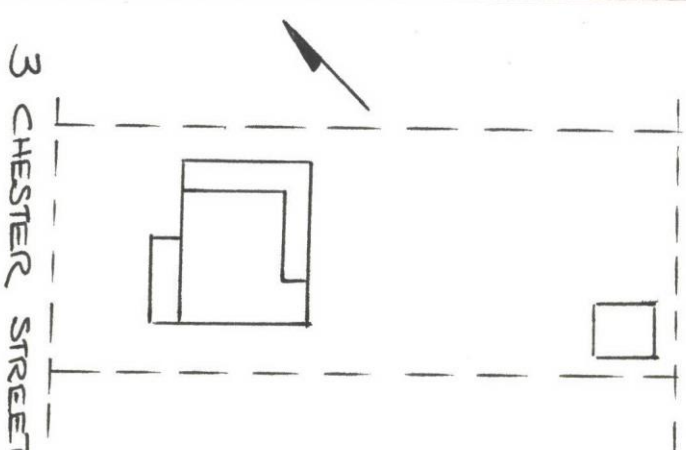
BUILDING MATERIALS

Type

Roof

Walls

SKETCH MAP/PHOTO 2

Brick - hand-made				
Brick - commercially made			X	
Cement Render				
Fibro				
Fibreglass				
Iron - corrugated	X			
Iron - low profile				
Stone				
Shingles				
Slate				
Timber - Slab (adzed)				
Timber - Slab (sawn)				
Timber - Weatherboards				
Other (.....)				
(.....)				

SIGNIFICANCE

Exemplar Californian Bungalow style house.