

Item Details

Name

Dwelling

Other/Former Names

Address

90 Victoria Street GRAFTON NSW 2460

Local Govt Area

Clarence Valley

Group Name

Item Classification

Item Type

Built

Item Group

Residential buildings (private)

Item Category

House

Statement Of Significance

This dwelling is historically, and aesthetically significant demonstrating confidence in the development of the City of Grafton at the turn of the 20th century. It is a house of grand proportions and fine detailing and would have been built for a person of some means. It makes a high contribution to the historic streetscape precinct in the context of other heritage listed buildings and street plantings.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

10/09/2023

File Number

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Potential Heritage Item	23/0/2011	Clarence Valley Local Environmental Plan 2011	701			

GroupItemFlag

GroupItemFlag

Data retrieval failed for the subreport, 'GroupItems', located at: C:\home\site\wwwroot\bin\Reports\GroupItems.rdlc. Please check the log files for more information.

Heritage Item ID

6000831

Source

Local Government

Location

GEOCORTEX

Boundary Description

The property boundary.

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
90	Victoria Street	GRAFTON/NSW/2460	Clarence Valley					Primary Address

Title Information

Title Information Updated 10/09/2023

Records Retrieved: 1

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	1			981946

Aboriginal Area	Hectares	Latitude	Longitude
Bundjalung			
Location Validity	Spatial Accuracy	Map Name	Scale
AMG Zone	Easting	Northing	Gis Datum

Description

Designer Builder/Maker

Construction Year Start & End Circa Period
1900 - YES 1851 to 1900

Physical Description Updated 10/11/2023

This is a substantial weatherboard house with a steeply pitched hipped roof and projecting gables to the front, and to the side. Bullnose profile roof to wrap around verandah. Two prominent chimneys punctuate the roofline with terracotta chimney pots over moulded corbelling. Cement rendered steps and posts lead to the entry door fielded panel door which has transom light. The front gable features a bay window with corbelled eaves, fluted detailing to the walls, margin glazed double hung sash window to the centre and single double hung to the sides. A pair of narrow double hung windows are centred on the front wall.

The weatherboards are cut to resemble stonework on the front elevation and may have been painted in shading to emulate stonework when first constructed which could be revealed in paint scrapes.Cast iron lacework if featured on the verandah between chamfered posts with capital mouldings and cast-iron curved brackets.

A decorative picket fence enhances the setting of the house to the streetscape and defines the private space. Small palms, a frangipani tree and shrubs are located in the front garden. Internally the house retains an original layout to principal rooms and has been extended at the rear in a sympathetic manner. it retains a large leafy garden.The house is quite intact to original details.

Physical Condition Updated 10/11/2023

Very well maintained.

Physical Condition Summary

Excellent

Archaeological Potential Updated

Not assessed

Modifications And Dates

Enclosed verandah was removed c 2021.

Further Comments

History

**Historical Notes or
Provenance**

Updated 10/11/2023

INDIGENOUS HISTORY

Grafton lies within the lands of the Bundjalung Aboriginal people whose territory stretches across the far north east coast of NSW from the northern side of the Clarence River in Grafton. Clarence Valley Aboriginal Heritage Study 2015 by Australian Museum Services provides an overview of Aboriginal Heritage of the Clarence Valley and notes publicly listed sites of significance in, or adjoining the Grafton Heritage Conservation Area which include the Clarence River, Susan and Elizabeth Islands and Fisher Park Lagoon near the Showground. Clarence Valley Council adopted a policy in 2018 on Cultural Heritage which states:

Aboriginal places and objects are an important part of the rich heritage of the Clarence Valley local government area (LGA), providing links to culture, environment and knowledge for local Aboriginal communities. Council acknowledges the Bundjalung, Gumbaynggirr and Yaegl peoples as the traditional owners and custodians of the lands and waters that lie within the Clarence Valley Council boundaries. Council in its role as a planning and consent authority and as a land manager is committed to working with Aboriginal custodians and native title holders within the LGA to protect places of cultural significance.

NON INDIGENOUS

The Thematic History of Grafton dated 2004 by Brett Stubbs provides an overview of the historical themes which have shaped the development of the city. There are many other publications available which provide historical information. A brief summary is provided below to provide a historical context.

The credit for discovering the Clarence River is often given to a convict named Richard Craig who, after escaping from Moreton Bay, spent a year making his way south towards Port Macquarie where he arrived in 1831. It is probable that he made good use of his knowledge in his employ with Sydney timber millers Thomas and John Small, and it seems likely that it was at Craig's suggestion that the brothers sent the Susan to the 'Big River' in 1838. No official interest, however, seems to have been taken in the region until after Butcher's report late in 1838. (Stubbs)

Like many river towns, the first settlers to arrive during the 1830s-40s were cedar getters and a small settlement grew on the southern side of the river which soon developed to the northern side. In 1948 Government Surveyor William Darke laid out the town plan and land sales commenced in 1850. In 1851 Governor Fitzroy officially named the town 'Grafton', after his grandfather, the Duke of Grafton, who had served as Prime Minister of the United Kingdom from 1768 to 1770. In 1958 Grafton was one of the first towns to petition to become a municipality which was granted on 20 July 1859. By this time there were many civic buildings in place, a gaol, ferry, hospital, and churches.

Grafton is significant as the first city on the North Coast. It was proclaimed as a city, and South Grafton as a town, in 1885, under the Crown Lands Act 1884, (NSW Government Gazette 20 March 1885 Page 1853). At this time there were only 6 cities in NSW: Sydney, Newcastle, Bathurst, Armidale, Goulburn and Grafton. Hence this was an important centre in the northern region which is reflected in the quality of public buildings and the strong legacy of

its heritage building stock.

in 1879 Grafton seed merchant and nurseryman Henry Volkers was engaged for the planting of the city streetscapes with the Jacaranda tree; Jacaranda mimosifolia and during the 1880s he supplied hundreds of trees. By the 1920s, as the avenues became established, this attracted regular visitors, and in 1934, led to the formation of a Floral Festival. The Jacaranda Festival continues to this day and is an event of great social significance to the local community and attracts visitors from around the world to see the stunning purple blossom lined streets.

1932, the same year as the opening of the Sydney Harbour Bridge, saw the construction of the Grafton Rail and Road bridge which shaped another phase of development of the city and impacted on the development of South Grafton.

The garden suburb of Dovedale developed as an interwar era suburb along the eastern river front, and takes its name from the property Dovedale of about 60 acres and the residence of W. A. B. Greaves, the district surveyor. Mr Greaves was born at Mayfield in Staffordshire, England, and named his property after the famous beauty spot called Dovedale, in the Peak District now under ownership of the National Trust.

During the 1950s, there was substantial industrial growth with the development of the Match Factory Great Marlow, Peters ice Cream Factory in Westlawn, , and the Tooheys Brewery, in North Street, all of which closed in later years due to centralisation of economic production. The latter two remain as heritage listed industrial sites and some ongoing uses.

THIS ITEM

The early history of this quality Federation style historic residence is not known. The historic maps show the original land owner was John McFadden, who was a pioneer of Grafton and potentially had a part in the construction of the house. The dwelling is located in a historic precinct of Victoria Street close to Roches hotel and containing a high proportion of heritage items. The house demonstrates the confidence in the deveopment of Grafton around the turn of the 20th century.

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Uses

Current Use

Dwelling

Former Use/s

Dwelling

Thematic Listings Program
Theme

Assessment

Criteria a)

Historical Significance

This residence is historically significant showing development in Grafton in early 20th Century.

Criteria b)

Historical Association
Significance

Criteria c)

Aesthetic/Technical Significance

This residence with has a high level of aesthetic significance in its form, fabric and setting. It contributes strongly to the historic fabric of Victoria Street and the Grafton Heritage Conservation Area and demonstrates the skills of artisans and trades of the period. The front fence and leafy garden contribute to the setting of the property.

Criteria d)

Social/Cultural Significance

Historic buildings and their settings are held in high regard by the wider community which value the historical significance and streetscape character of Grafton.

Criteria e)

Research Potential

The detailing of the dwelling including the chamferboards cut to resemble stone, cast iron filigree and ornate detailing of the bay window provide evidence of architectural features which are uncommon today.

Criteria f)

Rarity

Significant as one of a group of surviving fine Federation dwellings in the Victoria Street precinct.

Criteria g)

Representative

Representative of a quality Federation residence.

Integrity/Intactness

Highly intact.

References

References

				Records Retrieved: 2
Title	Author	Year	Link	Type
Pers. Comm J and J. Kreis		2023		Other
A Thematic History of the City of Grafton.	Brett. J.Stubbs	2007		Written

Heritage Studies

						Records Retrieved: 0
Title	Year	Item Number	Author	Inspected By	Guidelines Used	
No Results Found						

Recommended Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

- 1. Conservation principles: Conserve cultural heritage significance and minimise impacts on heritage values and fabric in accordance with the ‘Australia ICOMOS Charter for Places of Cultural Significance 2013’.
- 2. Specialist advice: Seek advice from a qualified heritage specialist during all phases of a proposed project from feasibility, concept and option planning stage; detailed design; heritage approval and assessment; through to construction and finalisation.
- 3. Documentation: Prepare a Statement of Heritage Impact (SOHI) to assess, minimise and prevent heritage impacts as part of the assessment and approval phase of a project.
- 4. Maintenance and repair: Undertake regular inspections and proactive routine maintenance works to conserve heritage fabric.

Custom

Custom Field1	Custom Field2
Custom Field3	Custom Field4
Custom Field5	Custom Field6
Admin Code1	Admin Code2
Admin Code3	

Stakeholders

Records Retrieved: 0







Stakeholder Category	Stakeholder Type	Stakeholder Name	Organisation	Position	Mobile	Email
No Results Found						

Images Table

Images

Records Retrieved: 7

Image	File Name	Image Type	Subject	Photographer/Author	Date	Display Sequence
	older photo.png		90 Victoria Street- undated image	D.Wray	8/28/2023 12:00:00 AM	7

		after 1.jpg		90 Victoria Street	D.Wray	8/28/2023 12:00:00 AM	6
		20230828_111245.jpg		90 Victoria Street	D.Wray	8/28/2023 12:00:00 AM	5
		20230828_111206.jpg		90 Victoria Street	D.Wray	8/28/2023 12:00:00 AM	4
		20230828_111234.jpg		90 Victoria Street	D.Wray	8/28/2023 12:00:00 AM	3
		20230828_111227.jpg		90 Victoria Street	D.Wray	8/28/2023 12:00:00 AM	2
		20230828_111156.jpg		90 Victoria Street	D.Wray	8/28/2023 12:00:00 AM	1

Notes

Records Retrieved: 0

Application ID / Stakeholder ID	Type	Date	Added By	Notes	Attachments
No Results Found					

Data Source

The information for this entry comes from the following source:

Data Source

Local Government

Record Owner

Clarence Valley Council

Heritage Item ID

6000831

Internet Available

False

Item Redundant

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to council@clarence.nsw.gov.au

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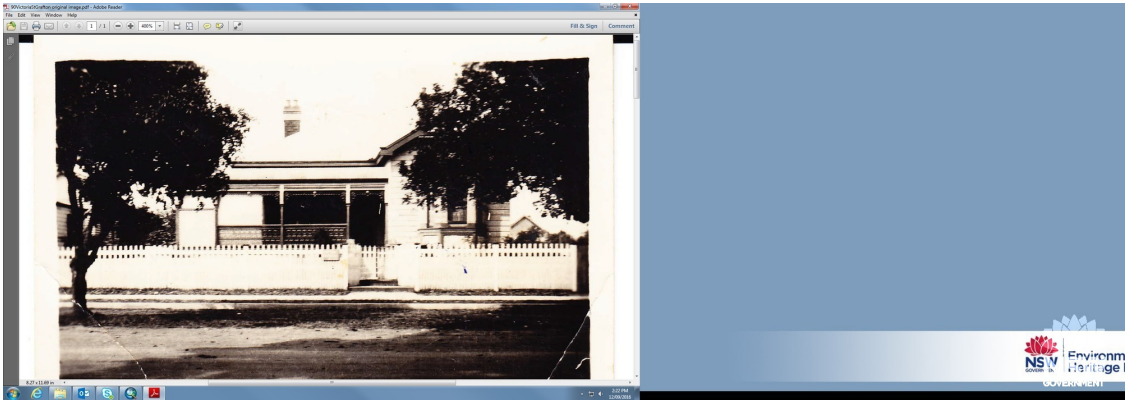
Merged Heritage Items

Merged Heritage Items

Records Retrieved: 0

Name	Address	Date Merged
No Results Found		

Images



Caption: older photo

Photographer: D.Wray

Copyright Owner: No Credit

Date: 8/28/2023 12:00:00 AM



Caption: after 1

Photographer: D.Wray

Copyright Owner: No Credit

Date: No Date



Caption: 20230828_111245

Photographer: D.Wray

Copyright Owner: No Credit

Date: 8/28/2023 12:00:00 AM



Caption: 20230828_111206

Photographer: D.Wray

Copyright Owner: No Credit

Date: 8/28/2023 12:00:00 AM



Caption: 20230828_111234

Photographer: D.Wray

Copyright Owner: No Credit

Date: 8/28/2023 12:00:00 AM



Caption: 20230828_111227

Photographer: D.Wray

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Date: 8/28/2023 12:00:00 AM



Caption: 20230828_111156

Photographer: D.Wray

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