

COMPLETE



HERITAGE IMPACT STATEMENT

for

PROPOSED LIBRARY & COMMUNITY FACILITIES

at

94 BANK STREET, CORNER OF SHIELDS LANE, MOLONG

16 November 2016

Complete Urban Pty Ltd
Suite 3/10 Regent Street
Chippendale NSW 2008
Units 6-7, 23 Main Street
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Version (2): (16/11/16)

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1 INTRODUCTION

1.1 BACKGROUND

This Statement of Heritage Impact (SOHI) forms part of a Development Application for a proposed Library and Community Facilities on two, adjoining properties fronting Bank Street, immediately west of the Molong Town Centre. The properties are currently owned by Cabonne Council.

One of the properties has a single storey residence and the other has a 1960s single storey extension to a former School of Arts building which contains a side entry to the hall, small meeting rooms, a kitchen and amenities. A 12 metre long shipping container is located close to the rear boundary.

Both properties are located within the Cabonne Heritage Conservation Area – General, as shown on the Cabonne LEP 2012 Heritage Map – Sheet HER_0004AA. The corner allotment, being LOT 432 on DP 1070957 (No. 94 Bank Street Molong), is identified as Heritage Item No. 1212 on this map.

COMPLETE Urban has been engaged by Cabonne Council to provide architectural design and heritage impact services for a new Library and Community Facilities with associated off-street parking.

As part of our commission, COMPLETE is required to complete a heritage report which involves addressing the potential heritage significance of the existing buildings.

1.2 METHODOLOGY

This report has been prepared on the basis of documentary information and physical inspections of the site carried out in December 2015 and February 2016. Historical information has been reviewed and an assessment of the identified heritage items is included in this report. The methodology generally follows the guideline recommended by the NSW Heritage Office and Department of Urban Affairs & Planning 1996, revised 2002.

1.3 LIMITATIONS

No floor plans of the existing residence at 94 Bank Street have been found and only one architectural drawing sheet has been found showing the original School of Arts buildings. There is limited heritage related information on the designated conservation area and relevant heritage items. The available historical records and inventories are included in the appendices.

1.4 AUTHOR IDENTIFICATION

This report has been prepared by Patricia Gosling, a NSW registered Architect with substantial experience in heritage projects. Patricia's CV is included in Appendix A.

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1.5 ACKNOWLEDGEMENTS

COMPLETE Urban acknowledges the assistance of the following persons:

- Heather Nicolls, Director of Environmental Services, Cabonne Council
- Jeeva San, Project Engineer, Cabonne Council

2 SITE DETAILS

SITE LEGAL DESCRIPTION:

LOT B on DP 155735 and LOT 432 on DP 1070957

Adjoining properties fronting Bank Street with LOT 432 on DP 1070957 (No. 94 Bank Street) also adjoining Shields Lane.

SITE AREA:

LOT B on DP 155735: 518.2 sqm

LOT 432 on DP 1070957: 556.8 sqm

LOT 2 on DP 1082943:1456 sqm

ZONING:

R1 General Residential as shown on the Cabonne LEP 2012 Land Zoning Map. Refer to Appendix B.

3 SUMMARY OF PROPOSAL

Cabonne Council proposes to relocate the existing Molong Library currently located in the former railway station to the subject properties with a view to improving community facilities and accessibility by the key user groups.

To provide space for the new facility, it is proposed to demolish the existing residence and the 1960s extension which forms part of the adjoining Molong Community Hall. An existing shipping container will be re-located behind the main Community Hall.

Facilities to be provided include:

- Library 200m² (minimum)
- Community Meeting Room 200m² (maximum)
- Off street car parking facilities

The library includes the following functions: collection area, event area, lounge area, outdoor area, staff area, technology room, store and amenities.

The original, adjoining community hall building (former School of Arts) and the recently built, rear addition located immediately east of the 1960s extension will remain intact.

4 CONTEXT

The subject site fronts Bank Street and lies on the western side of the Molong Town Centre, which contains interesting and is recognized as an important example of regional NSW, early 20th century main street facades and buildings.

The new Library and Community facilities will be located directly opposite the current Council offices and will form part of a larger community hub for the town with accommodation that can be used by a wide cross section of the community.

Other than the adjoining Community Hall, the proposed site lies between and in front of single storey dwellings. Diagonally opposite to the north-west is an Anglican Church and small shops with verandahs to Bank Street are located down the hill to the north-east. Both properties have a gentle slope from the rear to the street front.

The general context of the site is shown in the aerial image – refer Appendix C.

A small side street (Shields Lane), is located on the eastern side of No. 94 Bank Street. A concrete pedestrian pathway continues across Shields Lane along Bank Street and the lane has a grassed pedestrian strip and stone kerbs as seen in Appendix D.

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5 HISTORICAL DEVELOPMENT

The following brief history of Molong is an extract from the NSW State Heritage Inventory Listing For Cabonne Heritage Items:

There were officially three Molongs – East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of the town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34km (22 miles) east of Molong.

Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.

The Molong Creek, formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sales Yards and Molong Creek, opposite from the property "Gamboola".

In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area east of the Molong Creek from Larras Lake near Larras Lee to East Molong.

No maps have been sighted defining the earlier extents of East Molong, West Molong and Molong.

The author is not aware of any local heritage investigations or other reports that could inform of potential historical significance of the site.

As the subject site is located on the west side of the current Molong town centre and is on part of a hill, it is unlikely that evidence of early European settlement be found.

6 EXISTING DWELLING – NO. 94 BANK STREET

The single storey residence at 94 Bank Street is noted as having local significance in Schedule 5 Environmental Heritage, Cabonne LEP 212. The accompanying Cabonne Heritage Inventory Listing (SHI Number 1271853) notes the following:

Statement of Significance:

House constructed in 1938. Weatherboard timber framed.

Physical Description:

Late 1930s style fibro cottage with typical brick verandah, possibly a later addition.

The existing house is modest in scale, being a single storey, detached dwelling comprising mainly of weatherboard clad external walls and corrugated metal hipped roofs. A partially enclosed verandah and side entry porch is clad with face brick and external windows are predominantly sliding type and aluminium framed. There is a side entry facing Shields Lane which has a multi-panelled, timber and glazed door and windows.

The street front fencing pillars comprise of similar face-brick as the house and are infilled with painted metal tube top rails with mesh infill, typical of the early to mid 20th century federation period.

Two brick chimneys are visible from Bank Street and another chimney can just be seen beyond.

As noted in the attached Cabonne Heritage Inventory Sheet, the residence was likely to have been built in the late 1930's and is typical of this inter war period. It is noted that the brick verandah fronting Banks Street is possibly not entirely original.

Although the main residence is generally in original condition, the overall physical condition of the building fabric is poor and it does not appear to have undergone regular maintenance in recent years.

Towards the south-west corner of the property there is a small shed clad with fibre-cement and corrugated metal. The shed is very dilapidated and does not appear to have any heritage merit.

There are no trees or other landscape features on the site that could contribute to the heritage setting.

As the dwelling lies opposite and at the edge of a civic grouping and is separated from other residences by a laneway, it appears isolated. As such, the residence does not visually or functionally contribute to the local streetscape.

As there are many other examples of similar style residences nearby and, because it lies in isolation and does it form part of a grouping, removal of this residence will not impact on the general setting.

Further, given the building's dilapidated condition and limited footprint, any opportunity to adaptively re-use the residence would not be viable or add value to the conservation area.

Refer to Appendix E for recent images of the existing residence at No. 94 Bank Street.

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7 EXISTING COMMUNITY BUILDING ANNEXE

It is proposed to also demolish an existing annexe to the main Community Hall (former School of Arts) which has meeting rooms, a kitchen and amenities.

This building is not listed as a Heritage Item but forms part of the Molong Conservation area.

A Trove search has been undertaken as part of this Heritage Report but very little information was uncovered with regard to the history of the building. However, from the historical image below and the documentary evidence (Architectural Drawing dated 1960 by Louis S Robertson & Sons Architects – Appendix I) it appears the existing building was most recently modified in the early to mid 1960s with not a lot of major work undertaken since.

The original building appears to be a gabled form of smaller proportion than the School of Arts building to the west.



Figure 1: View of the façade of the School of Arts and original annexe that was demolished to make way for the existing building. Source: image supplied by Cabonne Council – the Mitchell Room c1960

Recent images of the building are included in Appendix F.

The following account of the history of the building has been summarised from information supplied by local historian, John Austin.

It is believed that the building was originally built as a free standing building dating back to circa 1890. It was originally constructed as a 'Supper Room' associated with the School of Arts Building.

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In addition to its use as a 'Supper Room' it has also been used by a variety of other tenants including:

- Molong Argus Newspaper
- Salvation Army;
- Molong CWA;
- Molong Pastures Protection Board;
- Molong RSL' and the;
- Royal Ancient Order of Buffalos.

It is believed that the Molong Argus Newspaper occupied the building from construction until 1909. The Molong Pastures Protection Board used it as a billiards room and office from circa 1909 until 1927. CWA used the building until 1939, the RSL used it as a billiards room from 1947 until 1953 and the Royal Ancient Order of Buffalos used it until 1960.

The building was renovated in the early 1960's when the current facade was erected and the foyer, kitchen and toilets were constructed linking the building to the School of Arts Building. This work was undertaken in conjunction with other works in the School of Arts Building including the rendering of the front facade of the School of Arts Building.

On site evidence suggests that the facade was constructed in front of the original building as the corners of the original building can still be seen immediately behind the red brick facade. It was at this time that the gabled roof facing Bank st was modified to a hip roof. The Molong Express reported on 21 April 1960 that Council had announced the approval of a 15,000 pound loan to renovate the School of Arts. The works were completed in October 1961.

From the street front views, this addition presents a semi-industrial appearance due to its metal cladding parapet and choice of deep red face-brick with a sliding window punctuating the front area. There is recessed main entry with steps from Bank Street and ramped access that has been added in front of the former School of Arts to provide accessible access. Another set of stairs lead to a meeting room at the front of the building.

Inside, the building has two meeting rooms, a kitchen, amenities and storage areas. There is currently poor accessibility between the meeting rooms and amenities and the adjoining hall due to differing levels. The building area is generally inefficient in its layout and users must negotiate many steps and corridors.

In summary, this building is considered to be of poor architectural merit and has low heritage value. The building is not a good example of 1960s architecture and does not meet current regulatory standard. The building fabric is generally in poor condition due to lack of maintenance.

Removal of this building will allow a much improved architectural contribution to the streetscape and the opportunity to properly address the facade relationship with the adjoining School of Arts building.

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8 EXISTING COMMUNITY BUILDING (FORMER SCHOOL OF ARTS)

The following account has been supplied by local historian, John Austin:

The School of Arts Building was officially opened by Sir Henry Parkes on July 1876. A 1905 report (Australian Town and Country) says there are 10 rooms and a hall in the building and included a billiard table and a reading room.

The following Statement of Significance and Physical Description is derived from SHI Number 1271852:

Statement of Significance:

Considerable historic interest as former School of Arts, erected in 1878, and later as Council offices, the 'Molong Argus', Pastures Protection Board, library and used for showing motion pictures. Now the memorial Community Hall but much architectural integrity lost.

Physical Description:

Two storey building with low pitched gable and single storey wings. Now fully rendered, with all original detailing lost. Brickwork at sides (is the) only surviving indication of the building's age. Side room is called The Mitchell Room. The original section is rendered and painted with a gable facing the street. The additions are much later.

The original hall appears to have a projection room on the upper level with 3 small windows just below the front gable. At the sides the original face brickwork is still visible with low flat brick arches over the windows. There are weatherboard clad structures at the rear.

The images included in Appendix G were taken in December 2015 and a physical inspection of this building was carried out. The general condition of the building is fabric is poor to moderately acceptable due to lack of maintenance.

Although outside the scope of the current architectural design commission, consideration could be given to providing essential maintenance repairs and restoring the building façade. The main hall area has good proportions and has scope for continuing to fulfil a variety of local community hall functions. It is recommended that a maintenance and repairs schedule be developed to prioritise work required to maintain this asset over the long term.

9 MOLONG URBAN CONSERVATION AREA

The following Statement of Significance and Physical Description is derived from SHI Number 1271118:

Statement of Significance:

The defined Urban Conservation Area contains a collection of architecturally important buildings that are grouped together in a compact form. Bank Street is unusual in that groups of retail buildings, some with original verandah posts to the street alignment, are diagonally opposite on each block forming a significant townscape in a close physical setting.

Physical Description:

Molong is laid out in a traditional grid pattern with wide streets. It is situated on the Molong River and is bordered by hills to the east and west. The Urban Conservation Area includes that part of Bank Street between Edward Street and Watson St. The buildings in the street are a mixture of late 19th century and twentieth century and are tied together by a compact form on each of the two street blocks and by a number of significant and non-disruptive buildings...The urban development rises to the west of Bank Street joining a natural boundary. The vista to the east is significant with a steep hill, with little development, joining a close physical backdrop to the town. The hill is important with regard to visual quality of the Urban Conservation Area, development should be controlled.

The emphasis of the above statement is on maintaining:

- The visual quality of Bank Street, especially with views towards the town centre and implied,
- Being respectful of the existing alignments, rhythm of allotment sizes and scales fronting Bank Street.

10 OTHER HERITAGE ITEMS IN CLOSE VICINITY OF THE SITE

Other heritage items in close proximity of the site are:

I162 St John's Church, Bank Street (corner Edward Street)
I176 and I177 – Shops fronting Bank Street
I178 – Connelly's Store (former) Town Hall including Soldiers Memorial and shop
I179 – Hawthorne House, 100 Bank Street, Molong

These heritage items are included in Appendix H Cabonne Heritage Inventory.

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11 PROPOSED WORKS

It is proposed to demolish the existing residence and the 1960s extension which forms part of the adjoining Molong Community Hall. An existing shipping container will be re-located behind the main Community Hall.

Facilities to be provided include:

- Library 200m² (minimum)
- Community Meeting Room 200m² (maximum)
- Off street car parking facilities

The library includes the following functions: collection area, event area, lounge area, outdoor area, staff area, technology room, store and amenities.

The original, adjoining community hall building (former School of Arts) and the recently built, rear addition located immediately east of the 1960s extension will remain intact.

12 HERITAGE IMPACT STATEMENT

Proposal for New Library and Community Facilities

The proposal to provide a new library and community facilities involves replacement of:

- A residence at No. 94 Bank Street which does not provide a significant contribution to the Bank Street Street Conservation Area, particularly the street facades. The residence has poor heritage significance value as it is: - in poor to fair physical condition and - the front verandah appears to have been a more recent addition and; - the setback of approximately 3 metres from Bank Street and Shields Lane is inconsistent with adjoining buildings
- An unsympathetic community building annexe, constructed in the 1960s, adjoining the former School of Arts. This building is not listed as a Local Heritage Item.

With reference to Appendix J, Draft Sketch Design Proposal, the design intent of the new works is summarised below:

Site Context and Scale

The site is a corner site and is located in a predominantly residential section of Bank St. The proposed design is residential in scale and generally occupies the site to match the existing setbacks of the 2 buildings proposed to be demolished maintaining the existing streetscape character and rhythm.

Shields Lane is partially revealed when viewed from the northeast and the building has been designed to address both street frontages.

The scale of the building provides a balance between the height of the adjacent community hall to the west and the single storey residential property to the east side of Shields Lane. The building also follows the topography of the land as it slopes down to the west.

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Relationship to Bank Street

Planning of the new Library and Community facilities encourage a strong physical connection to Bank St whilst addressing accessibility, building legibility and the natural slope of the land. The community covered courtyard north of the proposed community rooms has been design to extend fully to the street frontage and provides an elevated community space that is separate to the public foot path but connected by a large viewing 'window' overlooking the footpath. From this elevated position, this space will enjoy good views across Bank St to Council Chambers and east along Bank St to the Molong CBD.

The library section of the building is more directly connected to the footpath of Bank St and the boundary between public and private space is deliberately blurred to reinforce connectivity and the open and inclusive nature of the library.

Architectural Forms

The proposed design seeks a balance between the character and details of the commercial area to the west and nearby residences on both sides of the site.

The new buildings are single storey and generally match the original allotment setout of the two western allotments on the site. This approach respects the original streetscape rhythm, variety and building scale of nearby residences and small shops and is of a human scale and like the rest of the Molong CBD is intended to be experienced on foot.

The proposed forms continue the existing heritage street rhythm of gabled roof forms and parapet type shopfront facades.

There will now be three related architectural elements fronting Bank Street, separated by lower set entry links or 'throats'. These lower entry areas promote good visual separation between the three buildings and the new/old works. The existing Community Hall (former School of Arts) building will retain its strong presence.

Materials and Details

The overall building forms and external materials have been carefully selected to reflect the local area. The materials palette is small and takes cues from existing materials used elsewhere in Bank St.

Face-brick of similar type as other heritage items is proposed for the new community meeting room section of the building. Opportunities exist to express this material internally as well in some of the transition spaces and corridors.

The library component is lighter pitched room element that will visually anchor the development at its western end and provide a 'bookend' to the site at Shields Lane. There will be more glazing facing east and north to this element allowing natural light to spill into the library spaces.

The proposed community facilities will:

- Contributes to a cohesive grouping of community based functions on both sides of this section of Bank Street; and
- Improve legibility of the existing allotment divisions i.e. the new development recognises and is designed to the side as well as front boundaries of each allotment

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and in doing so, is consistent with the general allotment size of most sites fronting Bank Street.

- Provide a positive contribution to the Bank Street Conservation Area by aligning the new buildings close to the street-front recognising the corner of Bank St and Shields Lane and therefore reinstating a presence that community buildings deserve; and
- Provide a consistent and more sympathetic architectural facade solution fronting Bank Street whilst still allowing the former School of Arts facade to maintain its strong presence; and
- Promote increased local and visitor interest for the whole of the Bank Street Conservation Area.
- Be sympathetic to nearby heritage items. The proposed new buildings are of similar scale, being single storey, and the proposed gable and parapet are derived from existing heritage facades to Bank Street.

13 CONCLUSION AND RECOMMENDATIONS

The proposed additional community facilities buildings are appropriate to the existing heritage context that forms part of the Bank Street Conservation Area and will not impact on nearby local heritage items.

The proposed demolition of the residence at No. 94 Bank Street and the 1960s community hall annexe will allow a more sympathetic addition to the Bank Street Conservation Area, reinforce the presence of a community hub and enhance the heritage value of the adjoining former School of Arts building.

The proposed off street car park and associated driveway located at the rear of the new buildings will not impact on the Bank Street Conservation Area as they are setback more than 22 metres from the Bank Street front.

The proposed low level planter beds at the north-east corner of the site and at the Shields Lane boundary will enhance the street setting. Similarly, the proposed accessible pathways and clearly defined entry ways will encourage high usage.

It is recommended this proposal be approved by the consent authority.



Patricia Gosling

Senior Architect

Complete Urban Pty Ltd

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A APPENDIX A – CV





CV PATRICIA GOSLING
ARCHITECTURE
SENIOR PROFESSIONAL

KEY STRENGTHS AND ATTRIBUTES

Significant Public Realm Experience
Documentation and Contract Administration
Experienced team leader and consultant co-ordination

QUALIFICATIONS & TRAINING

B.Science (Arch), University of Sydney
B. Architecture, University of Sydney
NSW Architect Registration No. 5768
RAIA Architectural Board - Examiner
Construction Work White Card

EXPERIENCE

Senior Architect
Complete Urban, Varsity Lakes, Qld
2013 - Current

Project Director
Lightwave Corporation, Kingscliff
2008 - 2010

Senior Architect
Dickson Rothschild, Sydney
2005 - 2007

Sole Practitioner Architect
Egan Associates, Sydney
2001 - 2005

Senior Architect
Dickson Rothschild, Sydney
2005 - 2007

Sole Practitioner Architect
Egan Associates, Sydney
2001 - 2005

Senior Architect
PTW Architects, Sydney
2004, 2003, 2001 & 1997

Project Director
Woods Bagot, Sydney
2000

Senior Architect
Daryl Jackson Robin Dyke, Sydney
1999 - 1998

Freelance Architect
Ancher Mortlock & Woolley, Sydney
1996

Freelance Architect
Campbell Luscombe Associates, Sydney
1996

Freelance Architect
Jackson Teece Chesterman Willis, Sydney
1996

Freelance Architect
Studio Europa, Prague, Czech Republic
1995

SIGNIFICANT PROJECTS

Project: Helensvale Library and Community Centre
Client: Gold Coast City Council
Role: Project Architect

Project: Mudgereebe Aquatic Centre
Client: Gold Coast City Council
Role: Project Architect

Project: Holroyd Aquatic Centre
Client: Holroyd Council
Role: Project Architect

Project: Helensvale Aquatic Centre
Client: Gold Coast City Council
Role: Project Architect

Project: Curl Curl Sports Centre Refurbishment
Client: Warringah Council
Role: Project Architect

Project: Luna Park Reconstruction - Stage 1
Client: Luna Park Reserve Trust
Role: Project Architect

Project: King St NSW Supreme Courts Complex
Client: NSW Attorney General
Role: Senior Architect

Project: NSW Conservatorium of Music
Client: University of Sydney
Role: Senior Architect

Project: Sydney Showground Exhibition Halls
Client: Royal Agricultural Society
Role: Senior Architect

Project: Bradfield Senior College Relocation
Client: NSW Public Works
Role: Project Architect

Project: Newcastle Civic Centre Redevelopment
Client: Newcastle City Council
Role: Senior Architect

Project: Macquarie University Building C5A, Sydney
Client: Macquarie University
Role: Detail Design Architect

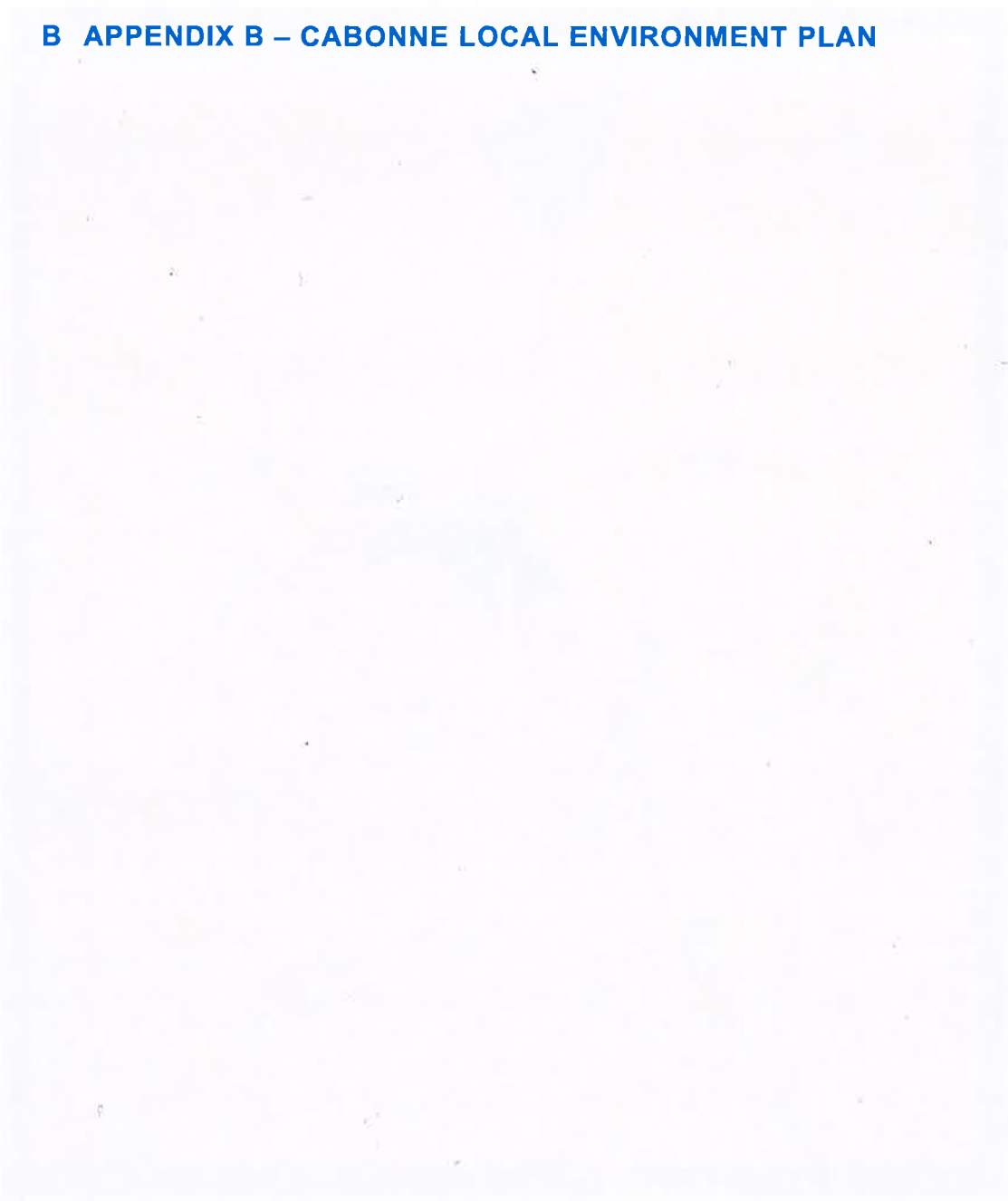
Project: Sydney Town Hall Restoration
Client: Sydney City Council
Role: Project Architect

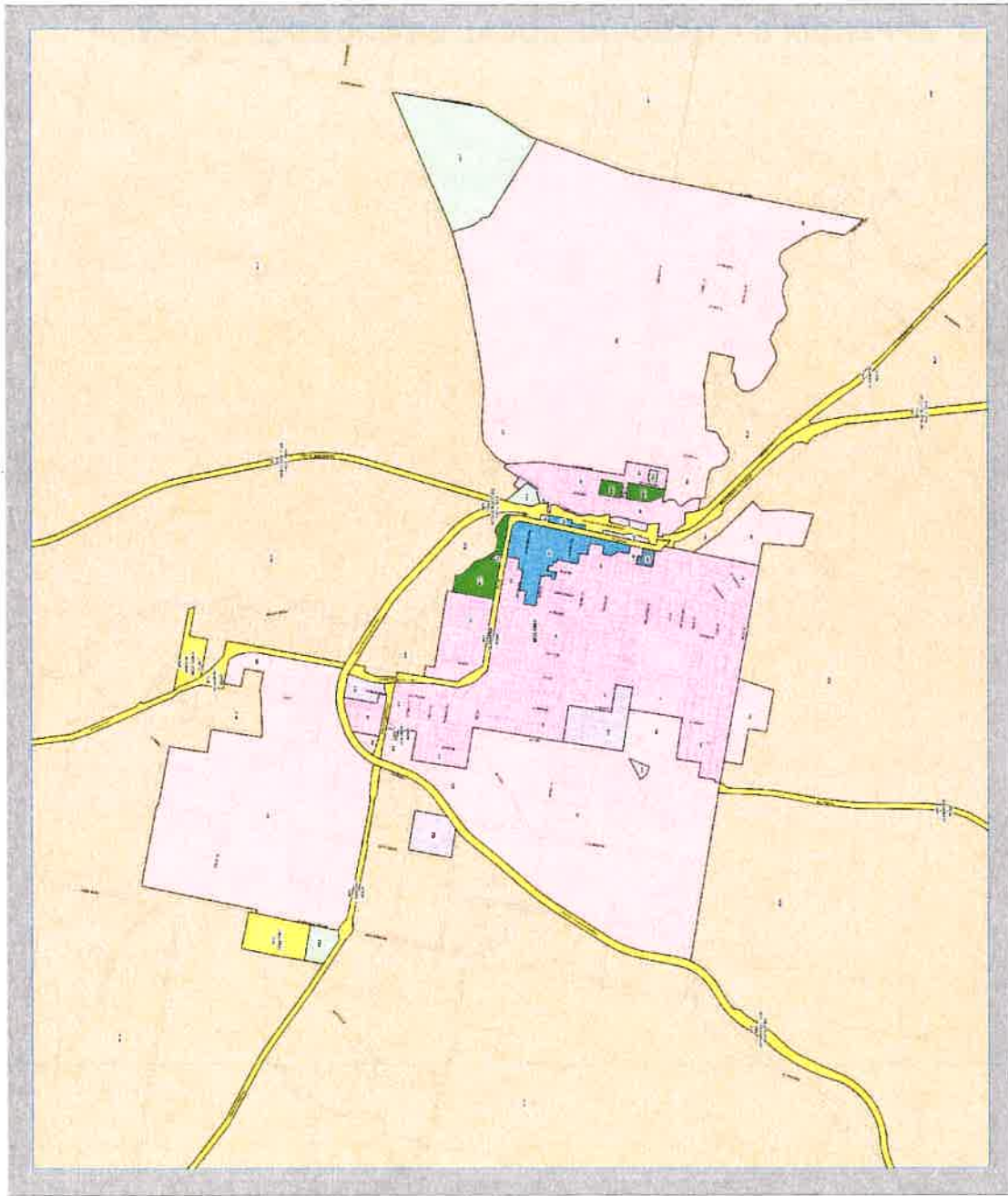
Project: Moruya College of TAFE
Client: NSW Public Works
Role: Project Architect

Project: BER State School Projects in northern NSW
Client: Reed Constructions NSW
Role: Project Manager

Project: 9 BER State School Projects in SE QLD
Client: DET QLD
Role: Project Manager

B APPENDIX B – CABONNE LOCAL ENVIRONMENT PLAN





Cabonne Local Environmental Plan 2012
Land Zoning Map - Sheet LZN_004A



- Zone**
- L1** Local Centre
- L2** Business Development
- N1** National Parks and Nature Reserves
- E1** Environmental Conservation
- R1** General Residential
- R2** Light Industrial
- R3** Public Recreation
- R4** General Residential
- R5** Large Lot Residential
- R6** Private Recreation
- R7** Primary Production
- R8** Rural Landscape
- R9** Foresty
- R10** Village
- R11** Infrastructure
- R12** Natural Waterways

Cadastre
 Cadastre 2010/001 R1 (Lot & Property Information R1)



NORTH

Scale 1:20 000 @ A3

Map Information System
 140_204_LZN_004A_001 2/12/10

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Cabonne Local Environmental Plan 2012



Heritage Map - Sheet HER_004AA

Heritage Map
 Conservation Areas - General
 Non-General

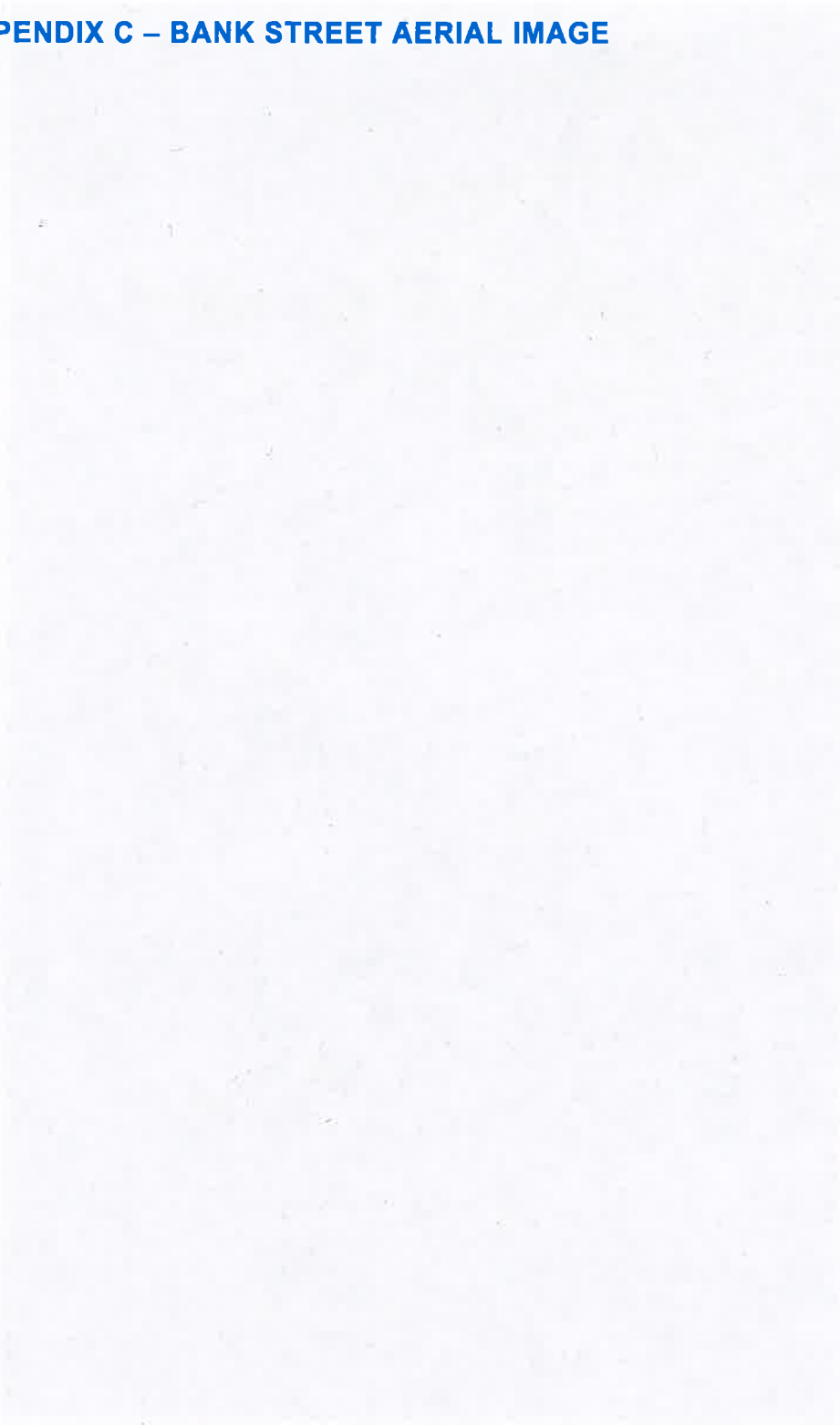
Copyright
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Map Information Unit
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C APPENDIX C – BANK STREET AERIAL IMAGE





Important
This map is not a survey document. Accurate location can only be determined by a survey on the ground.
This map is intended for informational purposes only and should not be used as a basis for any decision. The user is responsible for obtaining all necessary information and for any use of this map. The user is responsible for any errors or omissions in this map and for any consequences arising therefrom.



Map Scale: 1:11,201 at A4
Map Date: 2015.10.19

Map Scale: 1:11,201 at A4
Map Date: 2015.10.19

Aerial Photography:	
Contour Interval:	10204 Top 15
Projection:	UTM Zone 18 S
Grid:	UTM
Date:	Friday, 6 November 2015
Drawn By:	enr Engineers

D APPENDIX D - 94 BANK STREET AND SHIELD LANE IMAGES



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94 BANK STREET AND CORNER OF SHIELDS LANE , MOLONG CABONNE COUNCIL



Photo 1: North-east corner of residence and part of the Community Hall extension beyond.



Photo 2: North-east corner of subject residence at right, looking south down Shields Lane.



Photo 3: View of gabled Molong Community Hall and adjoining extension. The brick palisade fence to 94 Bank Street is seen further down the hill.

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E APPENDIX E – 94 BANK STREET EXTERNAL & INTERNAL IMAGES

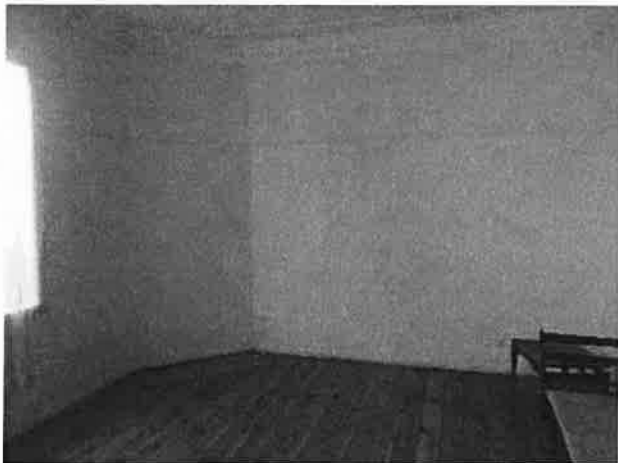
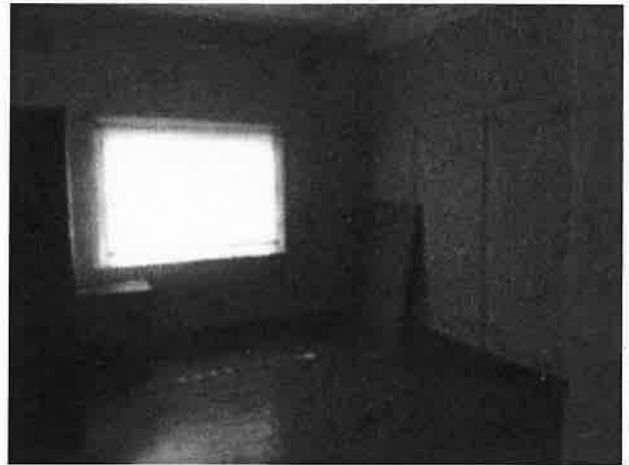
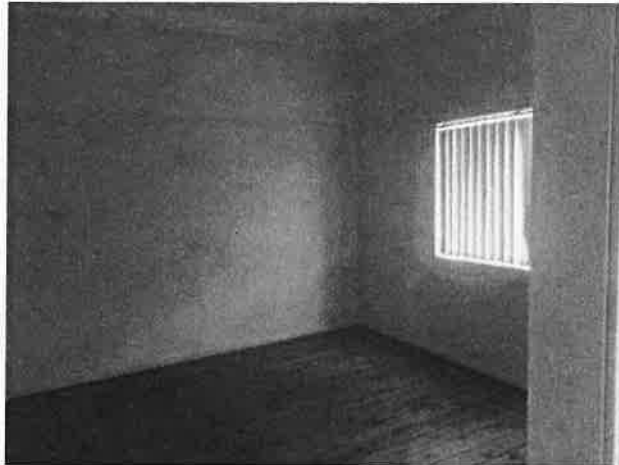


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F APPENDIX F – COMMUNITY HALL ANNEXE IMAGES

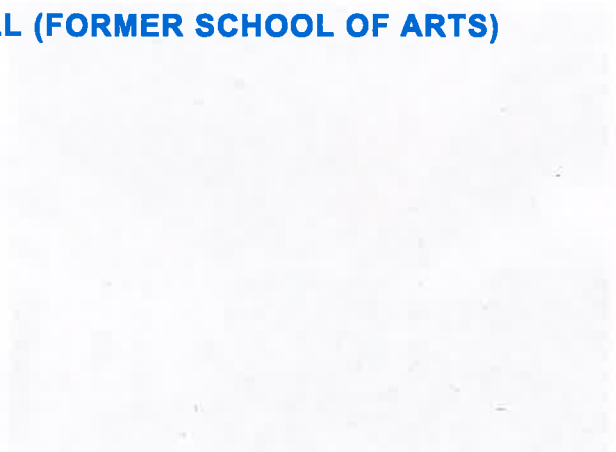
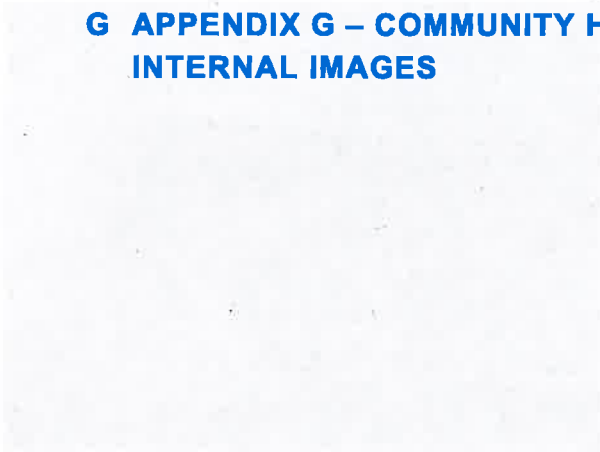
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**G APPENDIX G – COMMUNITY HALL (FORMER SCHOOL OF ARTS)
INTERNAL IMAGES**



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H APPENDIX H – CABONNE HERITAGE INVENTORY

[Faint, illegible table content]

Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271853

Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**

Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper was being mined 3 km north of Molong at Copper Hill. Miners were contracted from Cornwall, England to extract the copper. Many miners left the area in 1851 after the discovery of gold at Ophir near Orange.

The first land sales took place in 1856 and this marked the beginnings of the development of the present township of Molong. For a current tour of the area visit the Fairfax Walkabout web page.

Molong township is located in the County of Ashburnham. The local government area is now named Cabonne Council. It is a combination of the old Molong, Amaroo, Boree and Canobolas Shire Councils. The word Cabonne means 'large'.

Constructed in 1938.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	1930s house

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: Late 1930s style fibro cottage with typical brick verandah, possibly a later addition.

Physical Condition: good

Modification Dates:

Recommended

Management:

Management: Statutory Instrument Include in a Conservation Area within an LEP

Further Comments:

Criteria a)

Criteria b)

Criteria c)

Criteria d)

State Heritage Inventory

Date: 09/12/2015

Full Report with Images

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271853

Study Number

Item Name: **Dwelling**Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**

Address: 94 Bank Street, cnr Shields Lane

Planning: Southern & Western

Suburb / Nearest Town: Molong 2866

Historic Region: Central Tableland

Local Govt Area: Cabonne

Parish:

State: NSW

County:

Other/Former Names:

Area/Group/Complex: Bank Street Conservation Area

Group ID:

Aboriginal Area:

Curtllage/Boundary:

Item Type: Conservation Area

Group: Residential buildings

Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residence

Former Uses: Residence

Assessed Significance: **Local**

Endorsed Significance:

Statement of Significance: House constructed in 1938. Weatherboard timber framed

Historical Notes or Provenance: There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.

Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.

The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".

In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.

State Heritage Inventory

Full Report with Images

Date: 09/12/2015

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number
1271853
Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year
	Neighbour		

Studies:	Author	Title	Number	Year
	B Hickson	Cabonne Heritage Review		2010
	Perumal Murphy	Conservation Study of Bank Street Molong		1988

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 03/12/2009 Date Updated: 02/02/2015 Status: Basic

State Heritage Inventory

Full Report with Images

Date: 09/12/2015

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

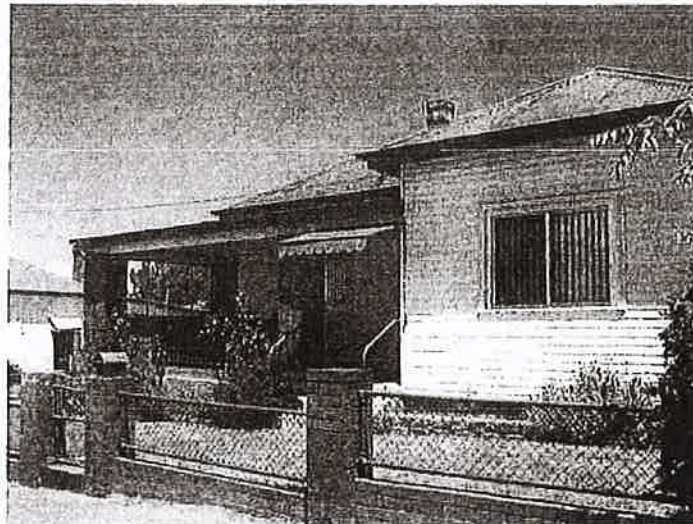
1271853

Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**

Image:



Caption: Dwelling constructed 1938

Copyright: BJ Hickson

Image by: BJ Hickson

Image Date: 18/11/2010

Image Number:

Image Path:

Image File: 1271853b1.jpg

Thumb Nail Path:

Thumb Nail File:

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271853

Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**


State Heritage Inventory

Full Report with Images

Date: 09/12/2015


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Cabonne Heritage Inventory				
Item Name	Dwelling		SHI Number	1271853
Other Names/s			Study Number	
Group Name	Bank Street Conservation Area		Assessed Significance	Local
Location	94 Bank Street, cnr Shields Lane Molong 2866			
				Cabonne
Owner	Private - Individual		Statement of Significance House constructed in 1938. Weatherboard timber framed	
Images				
Caption			Dwelling constructed 1938	
Current Use	Residence		Physical Description Late 1930s style fibro cottage with typical brick verandah, possibly a later addition.	
Former Use	Residence			
Item Type	Conservation Area		Historical Notes There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Waslend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong. Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington. The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola". In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong. Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper	
Group	Residential buildings (private)			
Category	House			
Years		Circa	No	
Designer				
Builder				
Physical Condition	good			
Modification Dates				
References	Title	Year		
Author				
Neighbour				
Studies	Title	Year		
Author				
B Hickson	Cabonne Heritage Review	2010		
Perumal Murphy	Conservation Study of Bank S	1988		
State Heritage Inventory				
Date: 4/03/2016	Date First Entered: 03/12/2009	Date Updated: 02/02/2015	Data Entry Status: Basic	Page: 1

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Cabonne Heritage Inventory			
Item Name	Dwelling	SHI Number	1271854
Other Names/s	Possibly site if first 'Molong Express' office.	Study Number	
Group Name	Bank Street Conservation Area	Assessed Significance	Local
Location	92 Bank Street, cnr Shields Lane Molong 2866		Cabonne
Owner	Private - Individual	Statement of Significance	
Images		Interesting earlier style cottage. Some what altered, but retaining some architectural interest.	
Caption		Dwelling	Physical Description
Current Use	residence	Mid-Victorian cottage. Symmetrical, with single large front gable. Now rendered in roughcast. Walls rendered in Ashlar coursing. Original stop chamfered verandah posts/ Verandah roof possibly concave originally. Carved finial fence posts in correct style, but with mesh infill. Original stone base. Corner Victorian residence, painted brick walls, circa 1870s.	
Former Use	residence		
Item Type	Conservation Area		
Group	Residential buildings (private)		
Category	House		
Years		Circa	No
Designer		Historical Notes	
Builder		There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
Physical Condition	well maintained	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.	
Modification Dates	Aluminium windows.	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".	
References		In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.	
Studies		Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper	
Author	Title	Year	
B Hickson	Cabonne Heritage Review	2010	
Perumal Murphy	Conservation Study of Bank S	1988	
State Heritage Inventory			
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Cabonne Heritage Inventory				
Item Name	Memorial Community Hall and School of Arts		SHI Number	1271852
Other Name/s	School of Arts, The Mitchell Room		Study Number	1270 210
Group Name	Bank Street Conservation Area		Assessed Significance	Local
Location	96-98 Bank Street Molong 2866			
	Cabonne			
Owner	Statement of Significance			
Images	Considerable historic interest as former School of Arts, erected in 1878, and later as Council offices, the 'Molong Argus', Pastures Protection Board, library and used for showing motion pictures. Now the Memorial Community Hall but much architectural integrity lost.			
				
Caption	Memorial Community Hall and School of Arts		Physical Description	
Current Use	Community Hall		Two storey building with low pitched gable and single storey wings. Now fully rendered, with all original detailing lost. Brickwork at sides only surviving indication of the building's age. Side room is called The Mitchell Room. The original section is rendered and painted with a gable facing the street. The additions are much later.	
Former Use	School of arts, Offices, library		The original hall appears too have a projection room on the upper level with 3 small windows just below the front gable. At the sides the original face brickwork is still visible with low flat brick arches over the windows. There are weatherboard clad structures at the rear.	
Item Type	Conservation Area			
Group	Community Facilities			
Category	School of Arts			
Years	1878	Circa No		
Designer				
Builder				
Physical Condition				
Modification Dates	Front was completely altered in 1963 remodelling.			
References				
Studies				
Author	Title	Year		
Perumal Murphy	Conservation Study of Bank S	1988		
B Hickson	Cabonne Heritage Review	2010		
Cabonne Shire Council	Cabonne Heritage Study	2003		
	Historical Notes			
	There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.			
	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.			
	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".			
	In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.			
	Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper			
State Heritage Inventory				
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Cabonne Heritage Inventory			
Item Name	Dwelling	SHI Number	1271577
Other Name/s		Study Number	
Group Name		Assessed Significance	Local
Location	102 Bank Street, cnr Edward Street Molong 2866	Cabonne	
Owner	Statement of Significance		
Images	Attractive early building, unfortunately spoilt by alterations and additions. Occupies an important corner site, giving it priority for upgrading.		
Current Use	Physical Description		
Former Use	Mid Victorian building. Brick, now painted, with hipped corrugated iron roof. Verandah on both frontages. Appears to be a replacement. Symmetrical front. Original door, with side lights and skylight. 1930s style fence, partly damaged.		
Item Type	Built		
Group	Residential buildings (private)		
Category	House		
Years	Circa	No	
Designer			
Builder	Historical Notes		
Physical Condition	There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.		
Modification Dates	Verandah replaced; Balustrading lost; Brickwork painted; Fence		
References	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.		
Studies	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".		
Author	Title	Year	In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.
Perumal Murphy	Conservation Study of Bank S	1988	Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
State Heritage Inventory			
Date: 4/03/2016	Date First Entered: 06/12/2009	Date Updated: 02/02/2015	Data Entry Status: Basic Page: 1

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Cabonne Heritage Inventory			
Item Name Uniting Church		SHI Number	1271721
Other Names/s Methodist Church		Study Number	
Group Name		Assessed Significance	Local
Location 104-106 Bank Street, cnr Edward Street Molong 2866		Cabonne	
Owner		Statement of Significance	
Images		Important corner site. Building has cultural and local historic interest.	
			
Caption Uniting Church		Physical Description	
Current Use		Modern brick church set well back from the main street, in attractive grounds.	
Former Use			
Item Type	Built		
Group	Religion		
Category	Church		
Years	1957	Circa	Yes
Designer		Historical Notes	
Builder		There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
Physical Condition		Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.	
Modification Dates		The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".	
References		In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.	
Author	Title	Year	
Yvonne McBurney	Road to Molong	1992	
Studies		Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper	
Author	Title	Year	
B Hickson	Cabonne Heritage Review	2010	
Perumal Murphy	Conservation Study of Bank S	1988	
State Heritage Inventory			
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Cabonne Heritage Inventory			
Item Name	Uniting Church Hall and Former Church		SHI Number 1271767
Other Names/s	Methodist Church and later Hall, Uniting Church Hall		Study Number
Group Name			Assessed Significance Local
Location	112 Bank Street Molong 2866	Cabonne	
Owner	Religious Organisation	Statement of Significance	
Images		Although materials differ, the hall complements the neighbouring Church buildings in style. A simple but attractive structure with cultural interest. Also connected to the local builder J.W. Hull. Construction is very similar to former Church of England, later hall, across the street.	
Caption		Uniting Church Hall	Physical Description
Current Use	Hall	Older style weatherboard church hall. Simple Gothic style set back from the street in pleasant gardens. 20th Century, but age difficult to tell. The roof is iron clad with ventilation dormers. Construction is very similar to former Church of England, later hall, across the street. Windows are gothic. Additions at rear. Paneled timber diagonal boarded doors.	
Former Use	Church and hall		
Item Type	Built		
Group	Religion		
Category	Church Hall		
Years	1923	Circa	Yes
Designer			
Builder	J.W. Hull	Historical Notes	
Physical Condition	fair	There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
Modification Dates	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.		
References	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Safe Yards and Molong Creek, opposite from the property "Gamboola".		
Studies	In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.		
Author	Title	Year	Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
B Hickson	Cabonne Heritage Review	2010	
Perumal Murphy	Conservation Study of Bank S	1988	
State Heritage Inventory			
Date: 4/03/2016	Date First Entered: 26/11/2009	Date Updated: 02/02/2015	Data Entry Status: Basic Page: 1


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Cabonne Heritage Inventory					
Item Name	Wesleyan Church (former)		SHI Number	1271053	
Other Names/s	1181, Part of Uniting Church group		Study Number	MG50, 1270	
Group Name			Assessed Significance	Local	
Location	114 Bank Street Molong 2856	Cabonne			
Owner	Religious Organisation		Statement of Significance		
Images			Building of considerable cultural, historic and architectural interest. The first church and one of the town's earliest buildings. Original primitive construction still evident. Sympathetic remodelling is of special interest. Has suffered no major alterations. Historic association with J.R. And J.W. Hull, local builder active in church affairs.		
Caption					Methodist Church (former)
Current Use	Hall		Physical Description		
Former Use	Church and hall		Old stone church. Uncoursed random rubble with brick entry porch. Simple ecclesiastical Gothic style with pointed window arches. Porch has timber finial and collar tie. Sits on the crest of a hill, closer to the street than adjoining, more recent buildings, in the Uniting Church group. Similar construction and period to former Anglican church across the street.		
Item Type	Built				
Group	Religion				
Category	Church				
Years	1857	Circa	No	Historical Notes	
Designer			There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.		
Builder	Mr. Jackson, Gadd, J.P and J.W Hull				
Physical Condition	fair to poor				
Modification Dates	Altered and added to many times over the years. In 1893, James P.				
References			Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.		
		The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".			
					In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.
		Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper			
Studies	Author	Title	Year		
	Cabonne Shire Council	Cabonne Heritage Study	2003		
	B Hickson	Cabonne Heritage Review	2010		
	Perumal Murphy	Conservation Study of Bank S	1988		
State Heritage Inventory					
Date: 4/03/2016		Date First Entered: 06/12/2009		Date Updated: 02/02/2015	
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Cabonne Heritage Inventory				
Item Name	Molong Urban Conservation Area		SHI Number	1271118
Other Name/s	C2, Bank Street Conservation area		Study Number	3583
Group Name	Bank Street Conservation Area		Assessed Significance	Local
Location	1-100 Bank Street Molong 2866			
	Cabonne			
Owner	Statement of Significance			
Images	The defined Urban Conservation Area contains a collection of architecturally important buildings that are grouped together in a compact form. Bank Street is unusual in that the groups of retail buildings, some with original verandah posts to the street alignment, are diagonally opposite on each block forming a significant townscape in a close physical setting.			
Current Use	Physical Description			
Former Use	Molong is laid out in a traditional grid pattern with wide streets. It is situated on the Molong River and is bordered by hills to the east and west. The Urban Conservation Area includes that part of Bank Street between Edward Street and Watson St. The buildings in the street are a mixture of late 19th and twentieth century and are tied together by a compact form on each of the two street blocks and by a number of original shop verandahs with posts at street alignment. Bank buildings listed by the National Trust complemented by a number of significant and non-disruptive buildings. There is one critical vacant site on the north-west corner of Gidley and Bank Streets which will require sensitive infill. The urban development rises to the west of Bank Street joining a natural boundary. The vista to the east is significant with a steep hill, with little development, joining a close physical backdrop to the town. The hill is important with regard to the visual quality of the Urban Conservation Area, development should be controlled.			
Item Type	Conservation Area		Historical Notes	
Group	Retail and Wholesale		There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
Category	Shop		Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.	
Years	1822	Circa	No	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".
Designer	In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.			
Builder	Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper			
Physical Condition				
Modification Dates				
References	Author	Title	Year	
	Davies, S ; Hatton, W	National Trust of Australia (NSW)		
Studies	Author	Title	Year	
	National Trust of Austr	National Trust Country Regist		
	Cabonne Shire Counc	Cabonne Heritage Study	2003	
State Heritage Inventory				
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Cabonne Heritage Inventory							
Item Name	Bank Street Streetscape		SHI Number	1271094			
Other Names/s			Study Number	MG2			
Group Name	Bank Street Conservation Area		Assessed Significance	Local			
Location	77-99 Bank Street Molong 2866		Cabonne				
Owner	Statement of Significance						
Images							
							
Caption							
Physical Description							
Current Use							
Former Use							
Item Type					Conservation Area		
Group					Urban Area		
Category	Streetscape						
Years	Circa No						
Designer							
Bulkier							
Physical Condition							
Modification Dates							
References				Historical Notes			
Author	Title	Year	<p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p> <p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p> <p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p> <p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p> <p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>				
Woolcott, D	National Trust of Australia (NSW)						
Studies							
Author	Title	Year					
Cabonne Shire Council	Cabonne Heritage Study	2003					
National Trust of Austr	National Trust Country Regist						
State Heritage Inventory							
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Cabonne Heritage Inventory				
Item Name	Village Green - New Royal Hotel (remnant)		SHI Number	1271022
Other Names/s	Royal Hotel and three shops		Study Number	3352
Group Name	Bank Street Conservation Area		Assessed Significance	Local
Location	71-77 Bank Street, cnr Gidley Street Molong 2866			
	Cabonne			
Owner	Statement of Significance			
Images	<p>The former New Royal Hotel Horse Stable Walls, corner of Bank and Gidley Streets, Molong, have historic and social significance as the tangible elements representative of a former transport mode and era, once accommodating the horses of Cobb and Co, and are indicative of the communication link between Molong and the more prosperous regional centres such as Mudgee. The extant walls of the horses stables, together with the former coach house, remain as the only components of the erstwhile New Royal Hotel complex. Historic site of some significance for its connection with the Royal Hotel.</p> <p>The Coach house has impressive streetscape impact. The side of the building faces Bank Street across the attractive Village Green. Old stone section is of architectural interest. The only surviving remains of the Royal Hotel, contributing to historic significance.</p>			
Current Use	Physical Description			
Former Use	<p>The remnant features of the horse stables comprise three walls built of local hewn limestone, slate and mortar. Although the block size of the limestone is irregular, they have been arranged to form a semblance of coursing.</p> <p>There is evidence of brick inserts in the walls to form air vents.</p> <p>The former inside face of the walls show evidence of a whitewash finish.</p> <p>The condition of the remnant horse stable walls is fair. There is a significant lean experienced by the western wall, suggesting that whilst the construction of that wall above ground level remains intact, the footing structure and foundation material require attention.</p> <p>COACH HOUSE: Best preserved of a group of old stone buildings. Old stone sections clearly original, but remainder is of replacement materials.</p>			
Item Type	Conservation Area			
Group	Commercial			
Category	Hotel			
Years	1875	Circa	No	
Designer				
Builder				
Physical Condition				
Modification Dates	Restored as part of the Yam Market.			
References	Historical Notes			
Author	Title	Year	<p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westerd. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p>	
Hayes, I	National Trust of Australia (NSW)		<p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p>	
			<p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p>	
			<p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p>	
			<p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1845 copper</p>	
Studies	State Heritage Inventory			
Author	Title	Year		
National Trust of Austr	National Trust Country Regist			
Cabonne Shire Council	Cabonne Heritage Study	2003		
Penumal Murphy	Conservation Study of Bank S	1988		
State Heritage Inventory				
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Cabonne Heritage Inventory						
Item Name	Butcher's Shop (former)		SHI Number	1271112		
Other Name/s	Yam Market office		Study Number	3577		
Group Name	Bank Street Conservation Area		Assessed Significance	Local		
Location	83 Bank Street Molong 2866					
	Cabonne					
Owner	Statement of Significance					
Images	<p>Attractive former Butcher Shop. Detailing of some note, but main interest is for the contribution to streetscape. One of a group featuring posted verandahs over footpath. Parapet form also consistent with Nos. 89-97, in same grouping.</p>					
						
Caption	Butcher's Shop (former)		Physical Description			
Current Use	Museum office		<p>1905. A simple early 20th century former butcher's shop with simple rendered pediment and verandah pitched over the footpath. Supported on chamfered wooden posts. The shopfront is intact. There is some damp to the north and east walls up to the damp proof course but the building is generally sound. Built of brick and has one room tiled to ceiling height in white oblong tiles. Ceiling of small corrugated iron. Features posted skillion verandah and stepped parapet. Limited decoration. Typical of its period, but for timber mouldings on verandah posts. Parapet links neighbouring one and two storey buildings in height.</p> <p>The shop still contains butcher shop hooks inside, and walls tiles inside and out. Roofing iron over verandah still has manufacturers stamp.</p> <p>However its present use - Yam Market office and has some interpretation boards on display inside the windows.</p>			
Former Use	Butcher					
Item Type	Conservation Area					
Group	Retail and Wholesale					
Category	Shop					
Years	1905	Circa No	Historical Notes			
Designer	<p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p> <p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p> <p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p> <p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p> <p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1946 copper</p>					
Builder						
Physical Condition					Very Good, well maintained	
Modification Dates						
References	Title	Year				
Author						
Woolcott, D	National Trust of Australia (NSW)					
Studies	Title	Year				
Author						
National Trust of Austr	National Trust Country Regist					
B Hickson	Cabonne Heritage Review	2010				
Cabonne Shire Counc	Cabonne Heritage Study	2003				
State Heritage Inventory						
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Cabonne Heritage Inventory				
Item Name	Connelly's Store - former		SHI Number	1271110
Other Names/s	1178, Connelly's store and painted signs, Grocer store		Study Number	MG11 1270
Group Name	Bank Street Conservation Area		Assessed Significance	Local
Location	97 Bank Street Molong 2866		Cabonne	
Owner	Local Government		Statement of Significance	
Images			<p>The brick building consists of an 1880s commercial building with a modified 1920s timber and glass shopfront. The building has individual architectural interest and contributes to the streetscape and to the Bank Street Conservation Area. The main heritage value is as one of a group of similar shopfronts with timber posted verandahs and a decorated brick parapet form. There is a positive streetscape impact made by both the front and side elevations and also it is part of providing good support and grouping for the adjoining Town Hall. The side elevation, the front parapet and the glazed shopfront provide a rare intact example of signage in painted signs for products and services from earlier eras.</p>	
Caption	Grocer's Shop (former)		Physical Description	
Current Use	Not in use		<p>A single storeyed brick shop with curved brick pediment with dentil trim and a timber verandah over the footpath, echoing its neighbour shopfront with large panes and panelling is original. There is some minor cracking in the west wall and the east wall contains some iron infill. Building Material: Brck</p>	
Former Use	grocery store		<p>The original painted signage is evident on the side of the building facing the Council Chambers - Mother's Choice Flour. There are painted signs on the shopfront glass. Shop interior retains many original features, fixtures and fittings. The domestic areas of the building are intact. Deep skillion verandah over footpath, supported on stop chamfered posts. Fibro valences at sides. Original panelling and glazing survives. Complete with old advertising</p>	
Item Type	Conservation Area			
Group	Retail and Wholesale			
Category	Shop			
Years	1885	Circa Yes		
Designer			Historical Notes	
Builder			<p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong</p>	
Physical Condition	fair only		<p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p>	
Modification Dates	Addition at side.		<p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p>	
References	Author	Title	Year	<p>in 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong</p>
	Woolcott, D	National Trust of Australia (NSW)		<p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>
Studies	Author	Title	Year	
	Cabonne Shire Council	Cabonne Heritage Study	2003	
	National Trust of Austr	National Trust Country Regist		
	B Hickson	Cabonne Heritage Review	2010	
State Heritage Inventory				
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Cabonne Heritage Inventory			
Item Name	Town Hall incl Soldier's Memorial Hall; Shire Council Chambe		SHI Number 1271109
Other Names/s	i178		Study Number MG65
Group Name	Bank Street Conservation Area		Assessed Significance Local
Location	99-101 Bank Street Molong 2866 Cabonne		
Owner	Local Government		<p>Statement of Significance</p> <p>One of the town's grandest buildings. A fine example of public architecture and the Classical Revival style of the 1920s. The facade has been beautifully restored.</p> <p>Physical Description</p> <p>A Classical Revival style town hall with rendered walls and front facade and iron roof. The facade features decorative mouldings, pilastered columns, round headed windows and large pediment over arched doorway with cast iron gates, ionic columns supporting moulded string coursing and a central pediment and parapet finished with orbs. In the vestibule are two fine rolls of honour in copper and brass. Casement windows with small panes above, in arched heads. Original tiling in entry foyer. Fully restored facade painted in sympathetic colours. Elaborate mouldings carried over from an earlier period. Italianate influence is strong. Foundation Stone reads: 'Soldiers Memorial Hall', this tablet was laid on the 11 Oct 1922 by Major General Chas. Rosenthal. KCBCMGDSO. WM Betts Mayor. Very well presented façade and entry to Shire Council.</p> <p>Historical Notes</p> <p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p> <p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a slaging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p> <p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p> <p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p> <p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>
Images			
Caption			
Current Use	Cabonne Shire Council		
Former Use	Molong Council		
Item Type	Conservation Area		
Group	Community Facilities		
Category	Hall Town Hall		
Years	1922	Circa No	
Designer			
Builder	James W Hull.		
Physical Condition	Very well presented façade and entry to Shire Council.		
Modification Dates			
References	Title	Year	
Woolcott, D	National Trust of Australia (NSW)		
Studies	Title	Year	
Cabonne Shire Council	Cabonne Heritage Study	2003	
National Trust of Austr	National Trust Country Regist		
B Hickson	Cabonne Heritage Review	2010	
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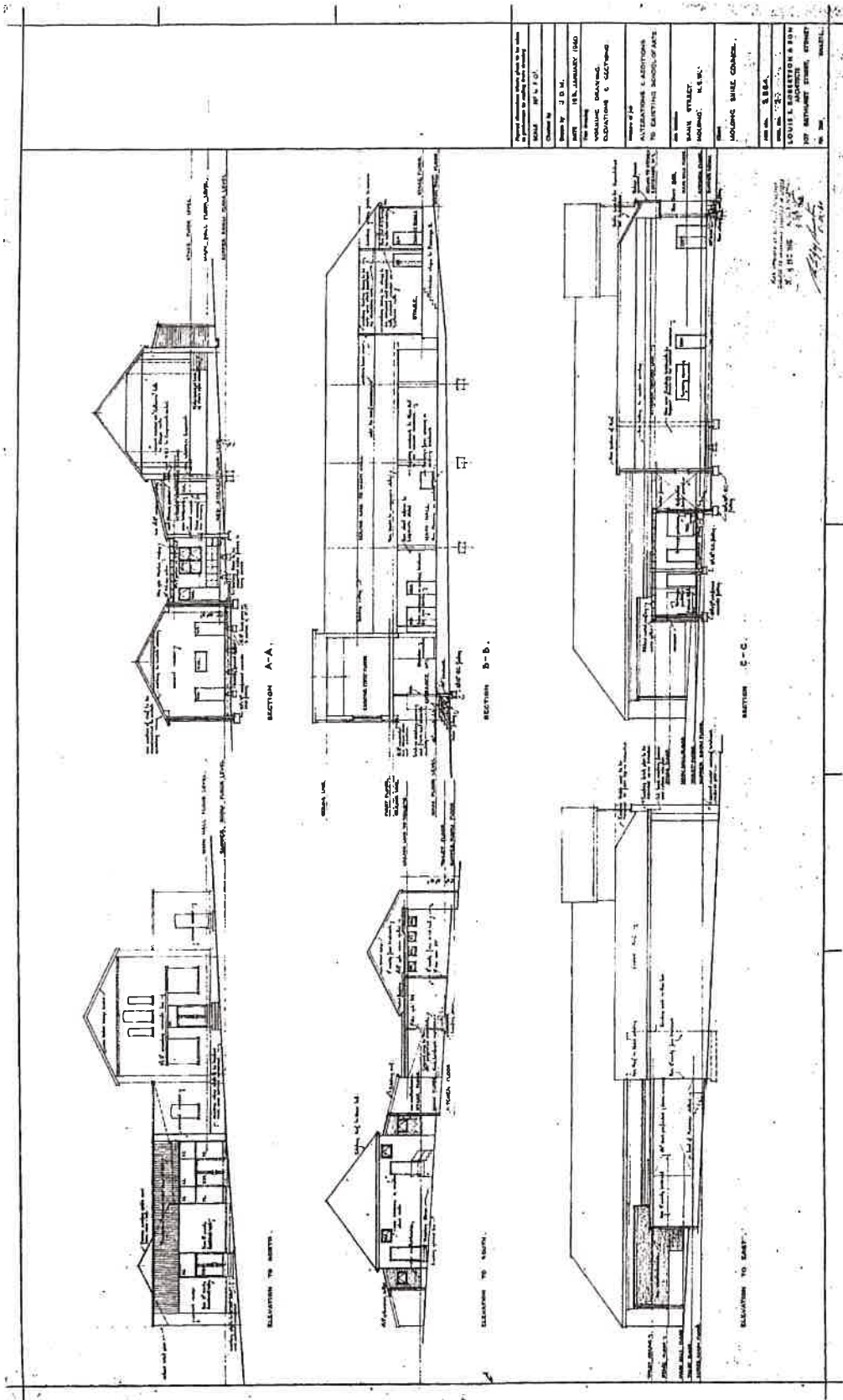
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Cabonne Heritage Inventory			
Item Name	St. John's the Evangelist Anglican Church Group		SHI Number 1271117
Other Names/s	i162, Church, Hall (former)		Study Number MG46 1270
Group Name	Bank Street Conservation Area		Assessed Significance Local
Location	105 Bank Street, cnr Edward Street Molong 2866 Cabonne		
Owner	Religious Organisation		Statement of Significance CHURCH: Major streetscape feature. More or less unaltered, and a very good example of its period. Some fine detailing. Considerable historic and cultural interest. Interesting timber bell tower in vicinity. CHURCH HALL: One of the town's earliest buildings. Survives intact except for side addition. Of interest for its primitive construction and simplicity. Considerable historic and social significance.
Images			
Caption	St. John's the Evangelist Anglican Church detail		Physical Description CHURCH: Late Victorian brick building, gothic style with a rose windows in the east wall. Roof is Marseille pattern terra cotta tiles. Building consists of nave, apsidal, chancel, vestry, and porch. Interior is rendered and marked in imitation of stone. Double brick with tile roof. The internal walls of the church have an Ashlar finish to make it look like stone and a stained glass window. Foundation Stone: Oct. 4, 1905 Laid by Mrs. James Lee of Larras Lee. Brick with steep pitched terracotta tiled roof. Detailing of note includes circular front window, buttresses, roof vents, rendered mouldings and decorative brickwork. Surrounded by attractive grassed area. Full face brick church constructed in 1905. A foundation stone is becoming illegible but seems to read: 'This stone was laid AMDC by Mrs. James Lee of Lappas Lake, 14 October 1905' A later stone commemorates the laying of a time capsule by Mrs Lee's great grandson Mr. William Lee in 2005, at the centenary of the foundation stone. Timber boarded doors with arches over to match windows. Tall slender windows, in coloured leadlight, lancet shaped with rendered arches over, in pairs between attached buttresses. Roof is tiled with numerous vented dormers. A bay sanctuary area is tied externally with tie rods to prevent additional movement at both sill and heads of windows. (Similar tie rods on part of the museum building).
Current Use	Church and hall		
Former Use	Church and hall		
Item Type	Conservation Area		Historical Notes There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong. Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington. The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola". In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong. Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
Group	Religion		
Category	Church		
Years	1860	1905	Circa Yes
Designer			
Builder			
Physical Condition	very good		
Modification Dates	Church added 1905		
References	Author	Title	Year
	National Trust of Australia (NSW)	National Trust of Australia (NSW)	
	Yvonne McBurney	Road to Molong	1992
Studies	Author	Title	Year
	Cabonne Shire Council	Cabonne Heritage Study	2003
	National Trust of Austr	National Trust Country Regist	
	B Hickson	Cabonne Heritage Review	2010
State Heritage Inventory			
Date: 4/03/2016	Date First Entered: 09/10/1998	Date Updated: 02/02/2015	Data Entry Status: Basic Page: 1

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COMPLETE

I APPENDIX I – WORKING DRAWINGS (1960): ALTERATIONS & ADDITIONS TO EXISTING SCHOOL OF ARTS



Project name: Proposed Library & Community Center
Location: 1000 N. 1st St., St. Louis, MO 63102
Architect: J. B. Smith, AIA
Date: 10/15/2010
Scale: 1/8" = 1'-0"
Notes: See also sheets 100-100 through 100-105.
Drawn by: J. B. Smith
Checked by: J. B. Smith
Approved by: J. B. Smith
Project name: Proposed Library & Community Center
Location: 1000 N. 1st St., St. Louis, MO 63102
Architect: J. B. Smith, AIA
Date: 10/15/2010
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Drawn by: J. B. Smith
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Approved by: J. B. Smith