

HERITAGE ASSESSMENT

for
Existing Crafts Store & Brady's Saddlery

at
Lot no. 38W Fitzroy Street, WALCHA



PROJECT:	Commercial Development at No. 38W Fitzroy Street, Walcha
REFERENCE NUMBER:	N/A
ADDRESS/PROPERTY DESCRIPTION:	Lot No. 2 DP 759495 38W Fitzroy Street, WALCHA
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FOR	Carlo's IGA, Walcha
DATE:	2nd August 2019 – Rev. A

Preamble

This statement forms part of the Statement of Environmental Effects for the Proposed Commercial development at no. 38W Fitzroy Street, Walcha. The proposal includes the demolition of two existing buildings on the Fitzroy Street frontage that have had commercial usage in their life time.

The buildings on this site are not currently listed as having heritage significance. Their site is in relatively close proximity to Item 1020 on the Walcha Local Environmental Plan 2012, a site on South Street that includes the former St Andrews Anglican Church, constructed circa 1862, and credited as having heritage value.

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1.00 GENERALLY

This statement has been prepared using the model prepared by the Heritage Office and Department of Planning. The statement will address most of the issues raised and the questions asked in this document.

Research for the historical information about the two buildings and the site on which they are located has been obtained using locally accessible sources. Where credits are known for the information, it has been noted.

The aim is to assess the heritage value of the two buildings fronting Fitzroy Street, being the buildings known as the Crafts shop and Brady's Saddlery, including their relevance with respect to the arrival of travellers into the Walcha CBD.

The NSW Heritage assessment criteria encompasses four generic values in the Australian ICOMOS Burra Charter, which are:

- Historical significance;
- Aesthetic and Technical significance;
- Scientific significance; and
- Social significance.

An item will be considered to be of local heritage significance if, in the opinion of The Heritage Council of NSW, it meets one or more of the assessment criteria listed in the NSW Heritage Act, effective April 1999.

These criteria will be used in assessing the heritage significance of the two buildings and site on which they are located.

1.01 Site Location and Description

The subject site is located on the east - west main thoroughfare of Walcha. The site and buildings are not listed on the Walcha Local Environmental Plan 2012¹ (Figure 1). They are within close proximity to Item 020, listed on the LEP as St Andrew's Anglican Church (referred to as "former", as the replacement church exists adjacent). While none of the buildings located on lot 38W Fitzroy Street are Items listed on the LEP, their location relative to the nearby items will be taken into consideration in this report. Item 021 and 022, also on South Street, are other items (residences) in close proximity to the subject site.

¹ <https://www.legislation.nsw.gov.au/#/view/EPI/2012/525>

The site has an area of 4758m² (Lot 2, DP 779495). The neighbouring vacant block, which would be subject to consolidation, has an area of 417.3 m² (Lot 1, DP 158212). There were three buildings existing on the site at the time of our inspection, all of them unoccupied.

The largest building is the Crafts Store, located at the south west corner of the site. We understand that Approval for demolition of the rear masonry portion (170m²) of the Craft shop building has been granted as part of consent DA no. 10.2016.17. A modification to this DA has been submitted.²

The site is also occupied by:

- Brady's Saddlery shop/garage, a small brick & iron roof building (approx. 9.7m x 8.3m = 80m²) to the front (south eastern) corner;
- A large shed located at the northern portion of the site (which we understand is already approved for demolition, and is outside the scope of this report.)

Two smaller sheds have recently been demolished following receipt of the original consent for re-development of the site.



Figure 1 – Heritage Map part
Source: Walcha LEP 2012, Heritage Map – Sheet HER_003B

² DA No. 10.2016.17 dated 26th April 2017.

1.02 **Author**

This statement has been undertaken by Nicholas Brown of Studio Two Architecture & Design, who is registered on the NSW Office of Environmental and Heritage Consultants Register.

The Consultant undertook an inspection of the site and both buildings on 26th June 2019.

2.00 INTRODUCTION

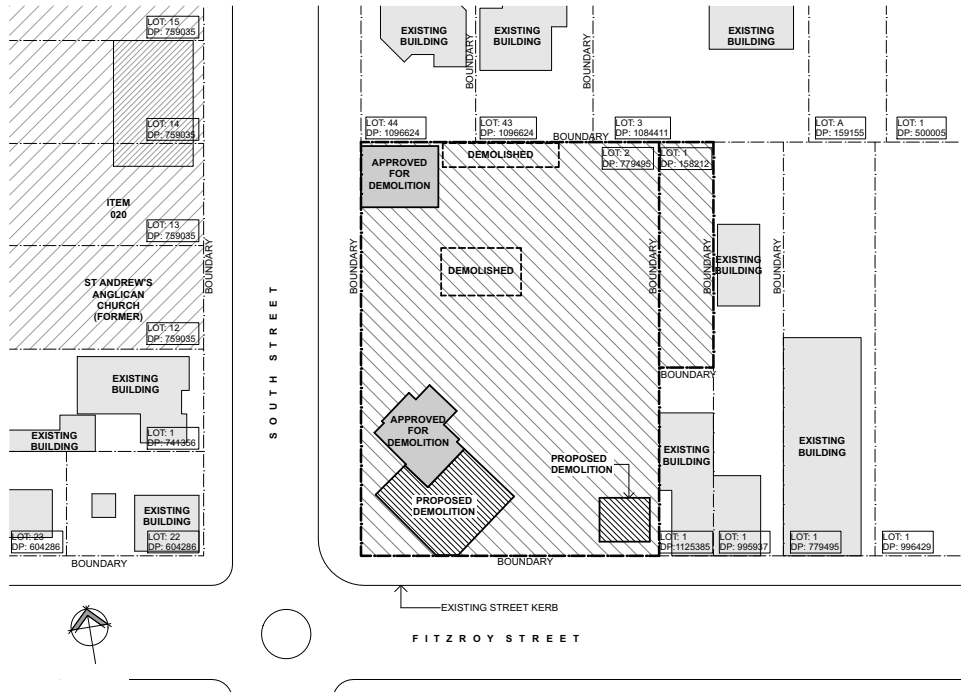


Figure 2 – Site Location
Source: Studio Two Architecture



Proposed development at:
38W Fitzroy Street,
Walcha NSW

1020. St Andrew's Anglican Church (former)

Figure 3 – Locality Plan
Source: Sixmaps

2.01 References

Available documents have been considered for the preparation of this report.

The assistance from the staff at the Walcha Historical Society and Museum was greatly appreciated. The advice and information received during interviews with Walcha based historian Mr Bob Walsh was of particular relevance, in addition to Mr Vic Galvin and Ms Truda Newman.

Information was also sourced from Trove, the Walcha Council Library and NSW Land & Property Information.

This information has been used to prepare a Heritage Assessment for the item.

The form of the report is generally in accordance with the Australia ICOMOS Burra Charter 1979 and the Guidelines for Heritage Assessments and Statements and Heritage Impact Issued by the NSW Heritage Office.



Aerial view of Walcha in the late 1920's, following construction of the cinema – located to the east of the site and Brady's Saddlery. The Crafts Store and residence are visible in the background.

(Image Courtesy of Robert Walsh)

2.02 Existing Buildings

The existing buildings that are included in this report are:

- Crafts Store
- Brady's Saddlery

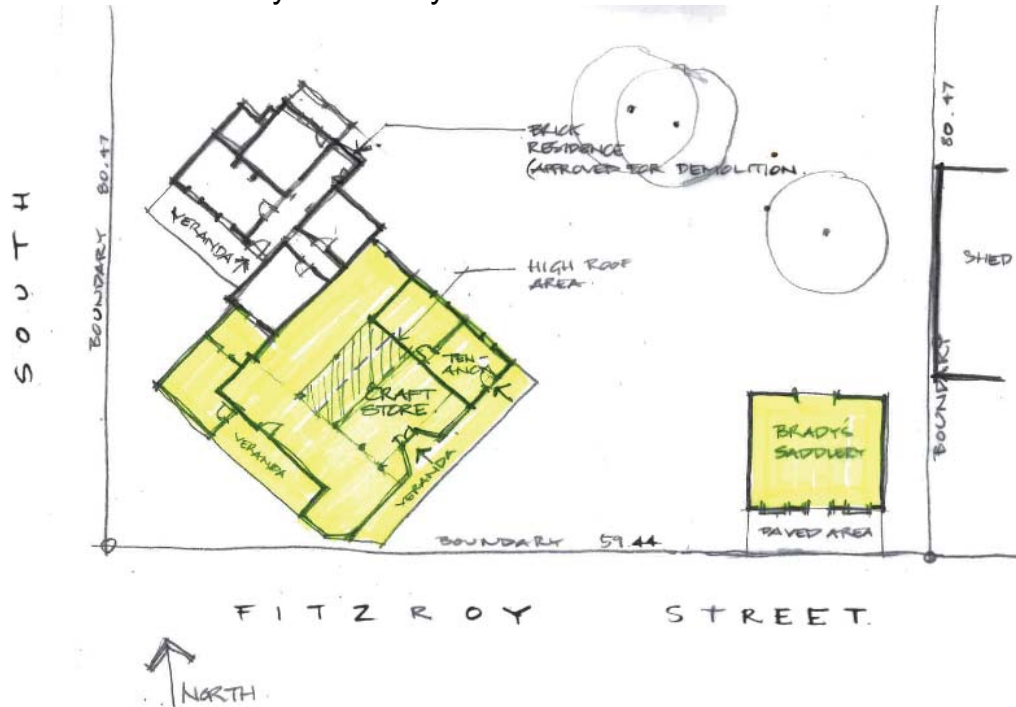


Figure 3 – Site Plan

Source: Studio Two Architecture

Crafts Store

The largest building located on the site is a single storey Crafts Store located close to the corner of South and Fitzroy Streets. The building includes an original painted brick cottage on a suspended timber framed floor and a steel roofed structure with 5 chimneys and an attached curved-roof, plus an extensive weatherboard clad structure facing Fitzroy Street. It has a total built area of approximately 490m². The external brickwork is “English Bond” 230mm thick solid brickwork, which was in popular use in masonry construction in Australia up to the turn of the last century.

There is a name on the glazing at the entrance to the cottage identifying it with the title “Apsley”. This lends support to the commonly held belief of several local people that the Apsley Store operated from this site, and that the owner or manager had in the past resided in the residence.³ However the Crafts Store building that is connected to the southern side of the residence continues to be most commonly known by locals as “Hardaker’s Store”⁴. It is evident that many additions have

³ <https://www.walchanewsonline.com.au/story/4296956/many-faces-of-first-store/>

⁴ <https://www.walchanewsonline.com.au/story/4296956/many-faces-of-first-store/>

been made to this building since its construction. It was occupied for many years by the “Walcha Creative Arts” and the “Presbyterian Woman’s Association Op Shop” have been in the building, however there were other businesses operating from the site over the years.

The collective memory of the staff and volunteers at the historical society suggest that there was a slab and shingle building on this site that had been replaced initially with the brick residence, which has seen several further additions over the years.⁵

The store front also has large, glazed portions. Roof construction over the whole building is clad with steel sheeting, including one higher section that is barrel vaulted.

Of particular note is the unusual siting of this building. Unlike most of the buildings in Fitzroy Street, the Residence and the annexe accommodating the Craft Store is angled at approximately 45 degrees to the street axis. This was possibly in order to capitalize on passing trade on a significant corner on the western approach to the town, and therefore a reflection of the buildings history as a key commercial facility.



View of 38W Fitzroy Street – Brady’s Saddlery

(Image: Google Streetview 2008)

Brady’s Saddlery:

The building is constructed of a concrete slab on ground, double skin brickwork walls and a pitched, gable fronted, steel sheet roof supported presumably on a portal frame, concealed from view by a suspended plasterboard ceiling. It is most probably a steel truss roof, based on the building type and time it was constructed. The rear wall is light framing clad in fibrous cement. The building was most probably built between 1928 and 1940, possibly as a garage or automotive

⁵ Ibid

workshop.⁶ The stepped symmetrical facade broken into three bays is typical of the art deco style predominating in shopfront facade design, which had been extensively adopted throughout NSW centres by the 1930s. The brickwork may have originally been a clay coloured face brick, but appears to have been painted for many years. Not much appears to be known about who built it or who owned the premises in this period.

From 1974 the building was owned and operated by Brady's Saddlery, an award winning local family business operated by Tom Brady and his son Bernie. Tom passed away in 2016 and, only within the last 18 months Bernie has relocated the business to a studio at the rear of his residence in Hill Street, Walcha.⁷



Street view (taken early 1900's)

(Image Courtesy of Robert Walsh, 'Walcha's First Store' newspaper article, published 14th November 2016)



View of 38W Fitzroy Street - Residence, Signage above entrance

(Image: Studio Two Architecture 26/06/2019)

⁶ Walcha Historical Society and Museum

⁷ <https://www.walchanewsonline.com.au/story/4131960/celebrating-tom-bradys-very-full-life>

3.00 HISTORY OF SITE AND BUILDINGS

3.01 Description

The history of the site and buildings has been put together as a timeline beginning with the establishment of the village of Walcha as a commercial centre following the arrival of European immigrant pastoralists from 1818 onwards.

3.02 History Schedule of the heritage item

1818- 1830s

Walcha area was discovered by John Oxley. It was inhabited by European settlers by the mid 1830s.⁸

1850 “The Apsley Store” is believed to have operated from this site from this time. The Store served as a station for “Jamieson and Connal’s” Walcha Run, the second shop to be established in the town. According to a local is local historian it became the official post office in June 1850.⁹

1852 Walcha was declared a village.

1855 The Apsley Store was offered up for sale.

1856 James Hill Daniel purchased the Apsley Store in April 1856. He was postmaster and manager of the store.

1861 James Hill Daniel died December 1861. His wife Jane Daniel took over the store until March 1867 when she retired.

1862 St Andrew’s Anglican Church (existing stone church) was built in South Street on the site opposite the Store. *Item 1020*

1867 When Jane Daniel retired, ownership of the Apsley Store carried onto Thomas Oates Hardaker and wife Mary nee Daniel (James Hill Daniel and Jane Daniel’s daughter and son in law). During their ownership, the original building was most likely replaced with the current building.¹⁰ (Note: the Hardaker family history website claims it is the second oldest store in Walcha.)¹¹

1874 The Apsley store became a ‘cash only’ business in 1st October 1874.

⁸ https://en.wikipedia.org/wiki/Walcha,_New_South_Wales

⁹ <https://www.walchanewsonline.com.au/story/4296956/many-faces-of-first-store/>.

¹⁰ <http://hardakerfamily.id.au/getperson.php?personID=1269&tree=tree3>

¹¹ *ibid*

1889 The 'Walcha Witness' newspaper was founded by Frank Townshend.

1922 The Hardaker's sold the store to Albert G. Elliot.

1928 Walcha Theatre was constructed on an adjacent site and opened on 13th August. Applications for construction were submitted to council by Frank Townshend and construction was undertaken by Henry Fielding with a £6000 contract.

Note: Brady's Saddlery is not visible in the photograph of the town taken following completion of the cinema in the late 1920s. Refer to Appendix A. It was most likely constructed in the decade leading up to WWII.

1946 Albert G. Elliot died, and ownership of the store fell to his daughter, Betty Firminger, who operated it until 1954.

1956 The Walcha Co-operative Society Ltd moved onto the site of the Apsley Store on 1st March 1956, owned by Gus Frankel and managed by Bill Martin. They operated on this site until 1st July 1968.

1968

Since 1968 the Walcha Creative Arts and Presbyterian Women's Association Op Shop have operated from the Crafts Building. The former residence appears to have been largely disused for many years, although it may have been used for storage and occasional accommodation. However it has been allowed to become very dilapidated with only essential maintenance having been carried out on the roof and external walls. The Crafts building becomes vacant after the sale of the site in 2018.

1974 Brady's Saddlery opened October 1974 in the now yellow painted brick structure on the site of the proposed development. The business was founded by Tom Brady, a local who made saddles for famous actors and horse riders. Tom Brady died in 2016 and ownership of the business fell on his son, Bernie Brady who continues to operate the business. On sale of the site the business relocated in 2017 to his own residence in Hill Street, Walcha (now known as the 'Leather Studio').

3.03 **Building Analysis**

In general terms the two buildings assist in defining the entry into the town's CBD, given that they both share the Fitzroy Street alignment with the several properties located further along the street heading east of the site. The relationship of these buildings to McHatton Park on the opposite side of Fitzroy Street increases the opportunity for a public appreciation and visibility of both structures.

The fact that both buildings are now vacant has meant that their future is under threat unless roles for their usage can be determined.

3.03.1 **Crafts Store:**

There is evidence to indicate that the construction of the residence dates from the latter decades of the 19th century, and that the additions that are now known as the Craft Store connected to the front of the earlier masonry building were initially carried out as a replacement structure. The original store is believed to have operated from this site from the 1850s.

It is the Author's view that this building has for many years offered retail and, also probably carrying out the town's postal service until the construction of the Post Office in Derby Street around the turn of the 19th century. The building is located on a significant, level corner site at the base of the descent down Fitzroy Street on the western approach to the town, and this has assisted the buildings significant historical role as a key commercial facility for the town's centre.

The building is generally dilapidated and in places is structurally unsound. In the especially the case for the older masonry structure, which has possibly had minimal usage for some years. The age of the Crafts Store (front) part of the building is difficult to ascertain precisely, but the building appears to have been in essentially it's current form since the late 1920s.

The Crafts Store portion of the structure, unlike the earlier residential part, has been maintained fair to reasonably well. However there are several locations where the building's timber framed floor will become unsafe unless structural repair works are carried out to remedy this.

A central section of the Craft Store has a high ceiling with skylights allowing natural light into an otherwise dark space. This was a feature often adopted in the design of the many retail and department stores that developed in regional towns over the course of the 1880s to 1915, in an effort to allow natural light as well as ventilation into the central areas of commercial buildings.

3.03.2 **Brady's Saddlery :**

This building has had a shorter life, however as it has a masonry facade it's style sits very comfortably within the urban streetscape of

Fitzroy Street. While there is some structural movement evident as well as some deterioration of the brickwork in places, the building appears to be structurally sound without any obvious risk of building failure.

This building has social cultural relevance, however, in that for over four decades it was the workshop and retail outlet for a significant and successful Walcha business family.

3.04 Significance

3.04.1 Crafts Store:

Level of Significance: Moderate

Historically, the construction of the building is associated with the use of the site for one of the township of Walcha's earliest commercial activities. While of minimal architectural value, the building has social significance in demonstrating Walcha's development as an important commercial centre.

Construction techniques utilized in the construction of the Craft Store feature typical timber (plus some use of steel) structural and cladding systems used at the time of construction in the era between the wars, and remains largely unaltered since. Hence there is moderate to high aesthetic and technical significance in these techniques, however it is also synonymous with many other structures of this type remaining throughout the region and NSW generally.

Management Policies

Retain, adapt or demolish as required.

Condition

The Craft Store (unlike the residence) appears to be generally in fair condition, however large areas of the floor should be assessed for structural repair or replacement.

3.04.2 Brady's Saddlery:

Level of Significance: Moderate

The building's architectural and aesthetic significance is minimal. It has strong

Management Policies

Retain, adapt or demolish as required.

Condition

Generally in fair condition externally and internally, however maintenance attention is required to some areas of the masonry

facade. It is considered likely there is some use of asbestos in wall linings.

4.00 SUMMARY

This information has been requested by council in response to a Modification to a Development Application (DA no. 10.2016.17) proposing the demolition of the buildings.

The conclusion of the assessment of the significance of these buildings is as follows:

- *The two buildings are on a site that is within one of the original sections of Walcha, and are located within 50 metres of the locally listed church building built in 1862 (item I020).*
- *The two buildings are located close to other significant buildings on the western approach to the Walcha CBD. These include the 1928 Walcha Theatre and the adjacent McRae's Store. Neither building has strong architectural heritage significance, however both and in particular the Crafts Store, meets the criteria for having significance for the Walcha community's social and cultural heritage.*
- *The two buildings assist in defining the entry into the town's CBD, given both share the Fitzroy Street alignment with several properties located further along the street heading east of the site. As such the site has been identified as having cultural heritage significance.*

The current condition of both buildings makes demolition a valid option to consider.

Because of the collective memory of the importance of the site and these buildings to the history of the town's development, there would be an argument for retention or partial retention of these buildings.

The above issues should be addressed in a Statement of Heritage Impact (SOHI) prepared in accordance with the Office of Environment and Heritage guidelines based on the demolition of one or both buildings.

An archeological management strategy for the site is also recommended.

References:

- (1) Walcha News; Article by Robert Walsh; November 2016;
<https://www.walchanewsonline.com.au/story/4296956/many-faces-of-first-store>;
- (2) Walcha Local Environmental Plan;
<https://www.legislation.nsw.gov.au/#/view/EPI/2012/525>
- (3) Hardaker Family History;
<http://hardakerfamily.id.au/placesearch.php?psearch=Walcha%2C+New+South+Wales%2C+Australia>;

- (4) Walcha News; Article by Marie Low; April 2019;
<https://www.walchanewsonline.com.au/story/6050237/theatre-proves-a-walcha-talkie-success-story/>
- (5) Glossary of Australian Building Terms; Edited by Hans J. Milton –
Published by Standards Australia, 1994.
- (6) Assessing Heritage Significance; NSW Heritage Office, 2001
- (7) Walcha Shire Council Tourist information:
<http://walchansw.com.au/walchas-historic-buildings/>

5.00 Appendix A: PHOTO COLLECTION



Shopfront window and verandah
(Image: Studio Two Architecture 26/06/2019)



View of 38W Fitzroy Street from South Street
(Image: Studio Two Architecture 26/06/2019)



View of 38W Fitzroy Street from rear
(Image: Studio Two Architecture 26/06/2019)



Shopfront window and entrance
(Image: Studio Two Architecture 26/06/2019)



View of 38W Fitzroy Street – Crafts Store
(Image: Google Streetview 2008)



Shopfront entrance of Brady's Saddlery
(Image: Studio Two Architecture 26/06/2019)



Rear view of Brady's Saddlery
(Image: Studio Two Architecture 26/06/2019)



View of Brady's Saddlery, internal view
(Image: Studio Two Architecture 26/06/2019)



38W Fitzroy Street - Crafts Store, internal view towards Entrance
(Image: Studio Two Architecture 26/06/2019)



38W Fitzroy Street - Crafts Store, internal view towards Fitzroy Street
(Image: Studio Two Architecture 26/06/2019)



View of 38W Fitzroy Street - Crafts Store, internal view
(Image: Studio Two Architecture 26/06/2019)



View of 38W Fitzroy Street - Crafts Store, internal view
(Image: Studio Two Architecture 26/06/2019)



View of 38W Fitzroy Street - Crafts Store , external view from north east.

(Image: Studio Two Architecture 26/06/2019)



View of 38W Fitzroy Street - Crafts Store, internal view

(Image: Studio Two Architecture 26/06/2019)