

Item name: Pair of Cottages**Location:** 40-42 Cowper Street Byron Bay 2481

Byron

Address: 40-42 Cowper Street**Planning:** Northern**Suburb/nearest town:** Byron Bay 2481**Local govt area:** Byron**Parish:****State:** NSW**County:****Address:** 42 Cowper Street**Planning:** Northern**Suburb/nearest town:** Byron Bay 2481**Local govt area:** Byron**Parish:****State:** NSW**County:****Address:** 40 Cowper Street**Planning:** Northern**Suburb/nearest town:** Byron Bay 2481**Local govt area:** Byron**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:** Arakwal**Curtilage/boundary:** The property boundaries.**Item type:** Built**Group:** Residential buildings (private) **Category:** Cottage**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential dwellings**Former uses:** Residential dwellings**Assessed significance:** Local**Endorsed significance:** Local

Statement of significance: This pair of Victorian style timber workers cottage of vertical board and batten construction demonstrates historical and aesthetic significance and rarity at a local level. Socially they were associated with railway fettlers who worked on the railway lines. This pair of historic cottages, positioned close to the road frontage which are rare examples of C. late 19th century era dwellings in Byron Bay. The cottages retain a reasonably high level of intactness to original roof form and scale, with original joinery and windows and are worthy of careful conservation.

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Historical notes Local Background

of provenance: The area around Byron Bay and the Brunswick River was inhabited by the Bunjalung people, when the area was first encountered by European visitors to the continent in 1770. Between 1828 and 1860, European pioneer cedar cutters and a very small number of pioneer settlers became active there, but the Byron area, also known as the Big Scrub, remained largely untouched by development until the 1880s, when a town was surveyed and a wharf for seagoing vessels was built at Byron Bay, mainly to service the dwindling cedar industry and the emerging dairying industry. When the railway was pushed through from Lismore to Byron Bay in 1894 it provided a reliable link between a river port and seaport and facilitated the reliable export of local products. The timber and dairying industries were provided with a major boost.

The invention of large-scale refrigeration techniques at this time (1880's) enabled the marketing of dairy products from the North Coast region throughout Australia and to the British butter market. So successful was this industry that between WWI and WWII, rivers of butter and cream flowed from the region to national and international markets and millions of pounds in income were generated for the local economy. The township of Byron Bay was probably at its most prosperous between 1900 and 1928, when grand hotels were built, dining and amusement parlours were popular, the (by then) Grafton to Tweed railway provided a comfortable form of local transport for tourists to the Bay and the presence of a Literary Institute was evidence of local interest in cultural pursuits such as a library, films, community organizations and recreational clubs. During these years a police station/ courthouse and Post Office were also added to the town and a number of banks were established.

By 1972, when the great Norco butter factory closed in Byron and the allied industries such as whaling and meat processing had disappeared or were about to disappear, when the Jetty and the shipping companies had long since gone (1945 and 1954 respectively), the industrial character of the town began slowly shifting, and during the following 30 years the next major industry emerged, tourism.

By 2000, as with the development of industries of the previous 120 years, the tourism industry showed evidence of developing its own internal tensions within the town, and recent history reveals residents and civic authorities grappling with the responsibilities and consequences of that industry.

This Item

This pair of historic vertical board and batten workers cottages are evidence of early settlement in Byron Bay township. The Byron Town Map dated 1898 shows the property in the ownership of D. J. Allen. As outlined by Byron Bay Historical Society 'In 1884 the village of Cavvanba was laid out behind Main Beach, within the Reserve. The boundaries of the village and of the surrounding townlands were gazetted on 19 December 1885. All of the 40 town lots of half an acre each offered for sale in July 1886 were purchased including several by David Jarman. Cavvanba was proclaimed a village in 1890. However few of the lots were built on initially. It was not until the completion of the railway to the town in 1894 that a critical mass was reached and Cavvanba was renamed Byron Bay that year. It was declared a town on 28 August 1896'

Byron Bay Historical Society does not hold any specific information is available about this pair of historic cottages. property. Early Council records and rate books were destroyed by a fire. Brian Parkes, long term resident, recalls that the cottages were lived in by railway fettlers; workers who maintained the tracks.

This pair of timber cottages with steep pyramidal hipped roof form and vertical timber board and batten walls are typically Victorian in design and are likely to be around this early period of the town's development.

Themes: **National theme**
4. Settlement

State theme
Towns, suburbs and villages

Local theme

Designer:

Builder:

Year started: 1895

Year completed: 1900

Circa: Yes

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Physical description: This pair of early vertical board and batten construction workers cottages are located within the Kingsley Street Heritage Conservation Area. Each end of this section of the street is marked by a heritage listed item; 'Palm Court' to the north and Arcadia Guesthouse to the south. This pair of historic workers timber cottages have a pyramidal shaped hipped roof, symmetrical form, with front verandahs which are notable for their position aligned close to the road frontage on narrow allotments.

No 40 Cowper Street maintains its original hipped roof form with a rear skillion roof addition. and its presentation is reduced by an enclosed verandah with fibre cement cladding which is a removable alteration. An aluminium awning projects beyond the original verandah line.

Within the enclosed verandah, the original vertical board and batten timber construction walls are evident with double hung timber sash windows on either side of a central entry door. A central entry and hallway are typical of the traditional form.

A transom light sits above a non original flush panel entry door. The interior has Four panel original doors to interior rooms and original milled brass door hardware. Original floorboards extend through the cottage and appear to be Teak or a light timber. Timber lined ceilings remain. The rooms have some fibre cement linings applied. The rear kitchen living area is a later lean to addition. Timber boundary fences.

No 42 has the same form and proportions with a separate skillion verandah roof below the hipped roof. The verandah is not fully enclosed but has some non original timber balustrade and lattice above for privacy. This dwelling exterior has also been clad over in fibre cement but retains original timber double hung sash windows with small hoods. Timber picket fence on side with laneway. The interior of this cottage was not inspected.

Physical condition level: Good

Physical condition: Both present as well maintained.

Archaeological potential level:

Archaeological potential Detail:

Modification dates: Re-roofed

Recommended management: Carefully conserve all original elements and details. Consider removal of fibre cement wall cladding to reveal original timber walls. Ensure any future additions or alterations are located at the rear are sympathetic in form and scale and do not impact on the collective value of the pair and their streetscape setting.

Management: **Management category** **Management name**

Further comments: Enclosure of verandah at 40 and later balustrade and lattice to 42. Fibre cement cladding over boards which could be removed.

Criteria a): 40 and 42 Cowper Street demonstrate historical significance to the Byron Shire as a late 19th century Victorian style worker's cottages illustrating the early development of the Byron township, and are possibly linked with the coming of the railway in 1894.
[Historical significance]

Criteria b):
[Historical association significance]

Criteria c): This pair of historic vertical 'board and batten' cottage demonstrates aesthetic significance for their scale, form and materials, traditional layout and siting close to the road frontage. They contribute strongly to the character of the streetscape and setting of nearby heritage items. Internally No. 40 retains high degree of internal fabric worthy of conservation including original 4 panel doors and joinery, teak flooring, and timber lined ceilings. No. 42 not inspected internally.
[Aesthetic/ Technical significance]

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Criteria d):

[Social/Cultural
significance]

Criteria e): 40 and 42 Cowper Street are assessed as having rarity locally as there are few remaining buildings of this era and type of construction in the town.

[Research
significance]

Criteria f): 40 and 42 Cowper Street is representative of late Victorian cottages in terms of style, scale, form and fabric.

[Rarity]

Criteria g): There are no board and batten vertical timber buildings on the heritage schedule in Byron Bay. The only

[Representative]

Victorian era cottage on the heritage schedule in Byron is 5 Middleton Lane, a cottage which with a similar hipped form roof and traditional timber lined interior but has horizontal weatherboard exterior walls. This has been substantially extended but photos from recent real estate listing show similar floor and traditional central hallway layout. The heritage items that sit to each end of this part of Cowper Street are the Arcadia Guesthouse 1910 and Palm Court –circa 1900, more elaborate and substantial dwellings.

Intactness/Integrity: Moderate to High- The cladding is a reversible alteration.

References:	Author	Title	Year
		Pers Comm Brian Parkes Byron Bay Historical Society	2020

Studies:	Author	Title	Number	Year
	Donald Ellsmore and Ian	Byron Shire Community Based Heritage Study		2005

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	B		DP	338529
	LOT	C		DP	338529

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	Byron Local Environmental Plan 2014	Within a conservation area on an LEP Potential Heritage Item	C0003	30/05/2014

Data entry: Data first entered: 29/08/2021 Data updated: 29/08/2021 Status: Partial

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Image:



Caption: 40 Cowper Street- historical land map

Copy right:

Image by: D. Wray

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34584ddccd38dba48979e6949753851cc70.png>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34584ddccd38dba48979e6949753851cc70.png

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Caption: 40 and 42 Cowper Street

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Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451ae71bf26c414b58a84d76e8ef10bf53.JPG>

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Caption: 40 Cowper Street original exterior wall within enclosed verandah

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Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34532cbcf0128504022aba83a31956282bd.JPG>

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Caption: 40 Cowper Street hallway

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Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34552934a83552e40b78623f213e7a3cf63.JPG>

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Caption: 40 Cowper Street rear elevation and garden

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Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e8c6efeead694e3e84889e2b81bf4a0b.JPG>

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Caption: 42 Cowper Street

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Image by: D. Wray

Image date: 23/10/2020

Image number:

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Caption: 42 Cowper Street

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Image by: D. Wray

Image date: 23/10/2020

Image number:

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Caption: 40 Cowper Street

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