

Item name: Clarence Town Tobacco Factory**Location:** 22-26 Grey Street Clarence Town 2321

Dungog

Address: 22-26 Grey Street**Planning:** Hunter & Central Coast**Suburb/nearest town:** Clarence Town 2321**Local govt area:** Dungog**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Archaeological-Terrestrial**Group:****Category:****Owner:** State Government**Admin codes:****Code 2:****Code 3:****Current use:** Medical practice, vacant land and hardware store**Former uses:** Tobacco factory and store**Assessed significance:** Local**Endorsed significance:**

Statement of significance: The study site contains the potential for archaeological remains pertaining to a mid 19th century tobacco factory and store owned by James Lyall and later utilised by W.J. Smith under a lease agreement. The site may hold the potential to contain archaeological remains of one of the earliest tobacco factories in Clarence Town, which can be considered to be of potential local archaeological significance.

The establishment of factories such as this in the centre of Clarence Town would have had a large influence over the economic development of the town, as during the 19th century small towns largely depended on the success of pastoralism and the agricultural industry. The processing and manufacturing of tobacco at Clarence Town allowed for tobacco products not only to be sold in adjacent stores without the price of importing goods but also provided a larger economic opportunity for the exportation of goods to other regional towns and cities for sale.

While the tobacco industry was a lucrative opportunity, it is likely that many farmers and factory owners held other agricultural or business ventures on site, for example James Lyall's tannery, to cover and protect their economic stability if the growth of tobacco crops were not successful. The waning growth and quality of tobacco crops in the greater Dungog region had started by the late 19th century, which could have led to the demise of the tobacco factory, which is not found among documentary records after the late 19th century.

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Historical notes of provenance: The tobacco industry can be considered to be one of the first profitable agricultural crops to have existed in the greater Dungog region, some crops having existed as early as 1828.² Along with wheat growing and sheep rearing, by the mid 19th century the tobacco industry had evolved into one of the main profitable ventures for the local residents of Dungog. As time progressed, the tobacco industry extended to included manufacturing sheds on rural properties and some larger scale factories which meant that growth, cultivation and curing could all be completed locally thus retaining the majority of the economic benefits within the Dungog region. However the overall success of the industry remained largely with the environmental conditions of the landscape, a factor which vastly resulted in the demise of tobacco growing and production by the early 20th century.

Clarence Town, located in the Parish of Uffington, was a small town settlement located directly to the south of Paterson and south-west of the main city centre of Dungog. The first documentary evidence found to infer the presence of a tobacco factory in Clarence Town dates to 1862. James Lyall, a local land owner and farmer, was advertising for employees for his factory: "To Twisters, wanted, one or two good hands at the Clarence Town Tobacco factory- James Lyall".³ It appears that Lyall had multiple industries running on his property including fruit rowing and a tannery.⁴ Later lease and sale advertisements note that the greater area of the site was known as number 14 in Section 6 of the original subdivision of Clarence Town. It is possible that James Lyall owned all of section 6 at this point in time. The location of the site within the city centre of Clarence Town, the majority of the site fronting Grey Street, most likely made it a favourable position for a factory and store as buyers could frequent the premises to buy goods on site rather than Lyall having to transport his products to local stores in Clarence Town. It can also be suggested that Lyall resided on the property in a four roomed cottage at least during the 1860s.

The success of the tobacco factory and Lyall's involvement in the manufacturing process appears to have wavered by the early 1870s. Lyall was advertising the whole property for lease in 1870:

"To let, for a term of years, 15 acres of land, cleared and fenced, planted with choice fruit trees and vines. Also, a tannery, with all necessary appliance and a tobacco factory, in full working order and favourably situated. Comfortable dwelling to each property. For particulars apply to James Lyall. 5

Based on the date of this lease advertisement, it can be suggested that no one leased the property or tobacco factory till at least after 1872, as another article noted that the factory had been temporarily shut down: "My Lyall's tannery established here, procures both hides and bark from the neighbourhood, but the tobacco factory is closed for the present".⁷ This description infers that the tannery was still in operation in 1872, therefore leaving suggestion that perhaps James Lyall's profession was in the tannery business and he was continuing operations there while no one was leasing the premises. It is also possible that after a lease was not signed from 1870, Lyall may have split the property into individual lease agreements pertaining to the tannery, fruit plantation and tobacco factory all separately. The halt in production of tobacco on site during the early 1870s also appears to have been due to the failure of tobacco crops in Clarence Town and the greater Dungog region due to environment and weather conditions. Another article which also noted the temporary closure of Lyall's factory further noted the recent failure of crops: "The amount of tobacco grown on the river in 1868 was 50 tonnes; in 1869, 25 tonnes, and in 1870 hardly any. The young plants of 1871 however look healthy, but the nights are cold, and the crop a precarious one".

The tobacco factory was again in operation by 1875, and was subsequently being leased by W.J. Smith. In 1875 Lyall was trying to sell a large portion of his properties, most of which were located within section 6 of the original subdivision of Clarence Town. This sale advertisement provides the first documentary evidence for a physical description of the tobacco factory:

"Lot 4- Allotment containing 2 roods, number 14 of Section 6 with frontage to grey street, upon which are erected a comfortable cottage containing 4 rooms, large building used as a tobacco factory 100x15 and a large brick tobacco store; now occupied by Mr W.J. Smith."

As previously suggested, Lyall had separated his different business and industrial ventures into separate

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allotments for sale: Lot 3 containing the tannery, lot 4 containing the tobacco factory and small cottage and lot 5 as containing a large 8 roomed cottage and numerous fruit trees. Mr Smith was noted as leasing all of the lots at the time of sale.

The exact date of sale, the extent of Smith's lease on the tobacco factory and when the tobacco factory was shut down and removed remains unknown. An extensive title search may provide some information regarding the later use of the site and its development. The whole industry of tobacco growing had largely perished by the turn of the 20th century as conditions were no longer favourable. With this in mind, it can be suggested that the factory at Clarence Town most likely did not operate past the early 20th century.

Tobacco factory constructed by mid 19th century.

2Carste Studio Pty Ltd (2012), p. 44.

3Maitland Mercury and Hunter River General Advertiser (1st November 1862), p. 1.

4 Empire (5th February 1872), p. 3.

5Maitland Mercury and Hunter River General Advertiser (16th July 1870), p. 1.

6Maitland Mercury and Hunter River General Advertiser (16th July 1870), p. 1.

7Empire (5th February 1872), p. 3.

8Australian Town and Country Journal (3rd February 1872), p. 22.

9Maitland Mercury and Hunter River General Advertiser (9th October 1875), p. 8.

10Maitland Mercury and Hunter River General Advertiser (9th October 1875), p. 8.

Themes: National theme

State theme

Local theme

Designer:

Builder:

Year started:

Year completed:

Circa: No

Physical description: The mid 19th century tobacco factory and store, known to have existed at least up until the latter parts of the 19th century, is no longer standing on the study site. A small early 20th century cottage building (approximately 1910s-1920s), a modern brick hardware store and large modern sheds now exist on the study site and a significant portion of the area has been paved with concrete for driveway access. Based on the development phases of the study site, it can be suggested that there exists a moderate to high potential for archaeological features or deposits pertaining to the mid to late 19th century occupation and use of part of the study site for a tobacco factory. Archaeological evidence may be found in the form of brick wall footings, occupation deposits pertaining to the industrial use of the site as a tobacco factory, and rubbish pits associated with discard and waste from industrial manufacturing processes.

Physical condition level:

Physical condition: The mid 19th century tobacco factory and store, known to have existed at least up until the latter parts of the 19th century, is no longer standing on the study site. A small early 20th century cottage building, a modern brick hardware store and large modern sheds now exist on the study site and a significant portion of the area has been paved with concrete for driveway access. Based on the development phases of the study site, it can be suggested that there exists a moderate to high potential for archaeological features or deposits pertaining to the mid to late 19th century occupation and use of part of the study site for a tobacco factory. Archaeological evidence may be found in the form of brick wall footings, occupation deposits pertaining to the industrial use of the site as a tobacco factory, and rubbish pits associated with discard and waste from industrial manufacturing processes.

Archaeological potential level:

Archaeological potential Detail:

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Modification dates: Original industrial buildings utilised in mid 19th century are no longer standing. The building located on 22 Grey street (currently a hardware shop) appears to have been constructed in two stages. The rear section of the building contains a parapet which specifically indicates that the building was constructed in two parts, the front half having been constructed after the rear section, perhaps after the removal of another building fronting Grey Street at the time. The construction dates of the two adjoining buildings appear to date well into the second half of the 20th century. Late 20th century galvanised steel sheds are also present at the rear of the property. The rest of the surface area of 22 Grey Street has been paved with concrete for driveway access.

The medical practice at 26 Grey street appears to be situated within an early 20th century existing cottage building, having been constructed after the establishment of the tobacco factory. The rest of the property appears to be vacant land fenced within the boundary of the cottage site.

Recommended management: Prior to the approval of any development of the study location an archaeological assessment and, if appropriate, relevant endorsements from the Heritage Branch should be sought where archaeological remains may be affected. Assessment of the site should be made prior to impact or disturbance being made to the current ground level surface. Further documentary research will be needed to try and obtain a more specific occupation date of the tobacco factory.

Management: Management category

Management name

Further comments:

Criteria a): The tobacco factory and store owned by Lyall during the mid to late 19th century can be considered to be of local historical and cultural significance to the community of Clarence Town. Its early establishment date, at least by 1862, could potentially mark the site as containing one of the earliest large scale, and purposely constructed tobacco factories to have existed in Clarence Town. Small temporary tobacco manufacturing areas are known to have existed on farmer's property, however the establishment of a tobacco factory in the main centre of Clarence Town offered the farmers to offload and sell their crops to a factory which would then process and manufacture the stock, either selling it locally or exporting the finished product. The presence of a large tobacco factory can be seen as a positive item in the economic development of Clarence Town during the 19th century.

Criteria b):
[Historical
association
significance]

Criteria c):
[Aesthetic/
Technical
significance]

Criteria d): The site may hold some portion of local significance to family members and descendants of James Lyall, however as a whole the site is not considered to be significant according to this criterion.

Criteria e):
[Research
significance]

Criteria f): It can be suggested that the presence of a tobacco factory on the study site is not considered rare or uncommon to this area. Many small scale tobacco factories were operating around the greater Dungog area during the second half of the 19th century, as tobacco crops were one of the most successfully grown and harvested crops at this point in time.

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Criteria g) [Representative] The tobacco factory and store present on the study site from at least 1862 is a representation of the importance of the tobacco industry to the economic development of Clarence Town and the greater Dungog region during the second half of the 19th century. The success of the tobacco industry largely depended on the environmental conditions and land tenure, which left some owners, such as Lyall, with an unoccupied and disused factory for intermittent periods of time, sometimes for a couple of years. When successful, the presence of a store on site allowed for tobacco products to be sold and profit made without having to transport goods elsewhere. The site can be considered to be of local significance according to this criterion.

Intactness/Integrity: The extent and integrity of any archaeological remains is unknown. Extent and potential integrity of any archaeological remains will largely depend on the number of phases of development made to the site, the extent to which modern buildings were constructed over the previous footprint of the building and the depth of removal of the original tobacco factory.

References:	Author	Title	Year
	Maitland Mercury and Hunter River G	16th July 1870, 1st November 1862, 9th October 1875	1870
	Empire	5th February 1872	1872
	Australian Town and Country Journal	3rd February 1872	1872

Studies:	Author	Title	Number	Year
	Carste Studio	Dungog Heritage Study Review		2013

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing: Name

Title

Number

ListingDate

Heritage study

Data entry: Data first entered: 24/04/2013

Data updated: 19/11/2013

Status: Partial

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Image:



Caption: Clarence Town Tobacco Factory - front of Hardware Store at 22 Grey Street

Copy right:

Image by: AMAC

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e2039459c4564fd586bc3c310e32f100.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e2039459c4564fd586bc3c310e32f100.jpg

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Image:



Caption: Clarence Town Tobacco Factory - edge of cottage at 24 Grey Street

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Image by: AMAC

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bc894e3f874841efaae0a9ad217443f7.jpg>

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Image:



Caption: Clarence Town Tobacco Factory - southern side of hardware store showing rear sheds

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Image by: AMAC

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452c4e3a570c294a60b19855d0b554f0b2.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3452c4e3a570c294a60b19855d0b554f0b2.jpg

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Image:



Caption: Clarence Town Tobacco Factory - vacant space between cottage & hardware, part of 24 Grey St

Copy right:

Image by: AMAC

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345dc569eee80a3483ba4c122300eb6e3a1.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345dc569eee80a3483ba4c122300eb6e3a1.jpg

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