

Investigation of Significance Statements of Heritage Impact (SOHI)

Proposed change of use 70 Court Street Mudgee

Lot 1, Section 36, DP 739918

Client: Mid-West Regional Council



Figure 1 Front View 70 Court Street Mudgee 3rd February 2021. BH.

Date: 26 May 2021



Figure 2 Aerial image showing the location of the former Kellett residence and TAFE complex.

This Statement of Heritage Impact is required because the former residence is a locally listed heritage item, No I 36, on the MWRC LEP 2012. It is also contained within the locally listed Mudgee Conservation Area and nearby there are original stone gutters and culvert.

By 'Impact' the report covers any effect that may alter the historic significance of the place. It can be a visual or physical effect. It can be a small effect or large. Having an 'impact' on a heritage item or place does not mean that such a proposal cannot proceed. The description of the impact will enable council staff to determine whether to approve such a development, and if the impact is acceptable.

The owner's intention is to **change the use of the building from TAFE education to Community Facility with education.**

Summary

The building, the former Mudgee TAFE, originally the home of Mr William Kellett and family, is an item of local significance. The proposal is to:

- **change the use of the building from the present TAFE education to Community Facility, which includes education.**

The heritage item, a late Victorian era house, is predominantly known as a streetscape element and a landmark building. The 'house' has stood alone on the land for many decades. However, in the last 6 decades the curtilage or setting of the house has been visually eroded by additional TAFE's education buildings set to the rear and north of the house. This change in the setting was a more significant change to the house than the present proposed change from the TAFE facility to Community Facility with education.

When the Kellett house when erected it was built on 3 lots: 18,19 and 20. Lot 17 was added after the house was built and so was not part of the original curtilage of the house. Nor was it joined in later. It remained separated from the house by paling fences and today serves as a driveway access and parking.

New landscaping should be a priority to recover the aesthetic significance of the Kellet House and its setting. Presently the main landscaping elements near the house obscure the views to and from the building and appear as random plantings that make it difficult to appreciate the aesthetic significance of the Victorian Mansion.

Any proposed landscaping should frame the curtilage of the heritage building, reinforce its setting, while remembering it was part of the Victorian era. It should also frame the buildings historic streetscape contribution and façade. A two-stage process would be acceptable. First removing the intrusive plants adjacent to the façade of the house, establishing old fence lines and types, and removing all weeds and undergrowth to reveal the heritage item. Secondly, designing and establishing an appropriate formal house garden.

Repairs, maintenance, and reconstruction of missing significant fabric should be another priority to the original heritage house. However, again, this could be carried out as a two-stage approach as it may be necessary to properly refit new uses to existing spaces. Stage one should identify the list of necessary repair works and their priority. Some small items could also be undertaken immediately. For example, the replacement of the front door screen with a more appropriate designed screen door and the repainting of the facade with colours to enhance the

significant fabric and reduce the visual effect of the intrusive fabric. (i.e. The infilled upper verandah should be painted in darker colours, e.g. mid brown.)

The proposed 'change of use' from educational (the TAFE) to community use with some education classes is a minor change.

- It creates no requirements to further alter the original fabric of the heritage building.
- Retaining the building for community use is compatible with the past use of the building as a TAFE teaching establishment, and it is reminiscent that the Kellett family used their house to teach music and give recitals.
- It causes no alteration to the historic gutter and culverts in Court Street.

Recommendations

Follow the recommendations in this report.

- Develop and implement a detailed schedule of repairs, maintenance, and reconstruction necessary to conserve or reinstate the significant fabric of the listed item.
- Develop a landscape plan for the 'front of house' and propose its implementation. The landscape plan should aim to reinforce the setting or curtilage of the original building, recalling its Victorian era, as a *substantial late nineteenth century gentleman's residence* and frame its streetscape contribution. At the same time establish traditional fence lines and gates. Note: The site plan on the measured drawing of Kildallon, c.1920 shows timber paling fencing to most boundaries. Refer to historic images page 11.
- An interpretation plan should be carried out both as a historical document that can be read by visitors to the building, (wall mounted board or brochure) and as a visual interpretation through the reinstatement of an appropriate landscaped setting.
- Repairs and reconstruction of missing original 'house' fabric would lead to recovery of significance. This may need to develop slowly as the new functions find their spaces. In the interim consider
 - Repainting the 'infilled' verandah to a background colour; browns or terracotta.
 - Removing the screen door and install a period appropriate screen in timber to match the entrance door.
- Develop a long-term Master Plan for the site. This could include guidance for further redevelopment of the site including appropriate infill to the north east front of the site and physical separation of the original house building from its TAFE additions.



Figure 3 Existing street view of 70 Court Street Mudgee.

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Part A Significance



Figure 4 William Kellett courtesy Mudgee Historical Soc.

The heritage item at 70 Court Street Mudgee is listed as the ‘Former Kellett residence, Technical College’. It is item No 136 in the Mid-Western Regional Council’s LEP 2012.

The ‘statement of significance’ for the building should guide all work on the heritage item. The following statement of significance is based on one written as part of the MWRC ‘s Snapshot project:

Statement of significance (Snapshot 2019)

This large Victorian house was constructed for William Kellett, a local successful merchant, in c. 1888. Described as a ‘leading light’ W. Kellett commenced business in the ‘Old Flagstaff Stores, West End’, building up a many generational successful businesses. As head of the masonic fraternity for many years, his funeral was a mark of his success in 1913 and ‘was one of the largest and most impressive Masonic ceremonials that Mudgee has seen.

In 1905 he purchased the land adjacent to this house, extending the setting. The building has been used in recent decades as a technical college.

This is a generous two storied Flemish bond brick residence with hipped roof and decorative gable projecting towards Court Street, with a return bull-nosed iron verandah, corbelled chimneys with decorative plaster work. Verandah posts on the ground floor are cast iron Corinthian columns with CI frieze. Windows are timber framed double hung with decorative plaster aprons below the rendered

and moulded sills. Window heads are soldier courses in low arches, with a moulded awning to the front windows. The front gable is decorated with a classical moulded rose vent.

The house retains much of its original fabric, but some parts of the verandah have been enclosed removing the original fabric, and there are unsympathetic single storied additions to the north.

Another statement of significance was written as part of the TAFE 'Divestment Strategy' by Robertson and Hindmarsh in 2018.

'Kildallon' is of local significance as a substantial late nineteenth century gentleman's residence erected by the prominent local merchant William Kellett. Named for his birthplace in Ireland, Kildallon has aesthetic significance at a local level, incorporating local and imported decorative elements typical of an 1880s gentleman's residence, the architect of which has yet to be identified. The simplicity of the design, in contrast with contemporary NSW houses of the same scale, reflects the beliefs of the Methodist Kellett family.

A local landmark since its construction, the house has undergone three further significant phases of use: private residence, hostel for high school girls by the CWA and the Department of Education, and more recently as a TAFE NSW college. In addition to its historical significance as a Kellett residence, "Kildallon" is of local historical significance as a hostel for girls attending high school in Mudgee and more recently as a TAFE NSW college site.

Kildallon and the extended Kellett/Kingsborough family is associated with the teaching and practice of music, particularly singing, in Mudgee and the Methodist Mudgee circuit. In addition to being a local landmark, past residents and students are likely to retain an attachment to the place.

Brief History

(For a more detailed history refer to the TAFE Divestment Strategy by Robertson & Hindmarch PL. The following is an abridged history).

Section 36 in the Mudgee Town Plan contains the lots that are the subject of this study. They are Lots 17,18,19 and 20. The allotments were auctioned on 6 January 1858 at the minimum price of £8 per acre. The land passed through several hands until three lots (18,19 and 20) were purchased by William Kellet for £180, the low price indicating that the land was vacant.

William Kellett was a prominent storekeeper in Mudgee. He had been born at Kildallon, Ireland, about 1835 and had arrived in Australia as a small child. He left Sydney for Mudgee on 5 October 1859.

Kellett quickly became involved in the local municipal council, becoming an alderman in 1866 and mayor in 1867. He married Eliza Kingsborough in 1860. William Kellett was a staunch Methodist and heavily involved in the Mudgee Methodist Church with its Sunday school and

choir, and with their financial matters. He was also a Mason and was the Master of the Lodge at one time.

The house was named 'Kildallon' after Kellett's birthplace. It was constructed in c.1888-1890. The southernmost Lot, 17, was added to the land long after the house was built, in 1901.

The house was erected at the height of W. Kellett's prosperity. At that time W. Kellett was in his mid-50s and his wife about 10 years older. The Kellett and Kingsborough families were musical people. William Kellett senior served as a Church trustee for 52 years and choirmaster for 40 years. John Kingsborough Kellett was the organist for 30 years. William Frederick Kellett took over from his father as conductor of the local Philharmonic Society. And Miss Adeline Kingsborough was Teacher of Singing and Voice Culture.

William Kellett built one of the first tennis courts in Mudgee, which was located on Lot 20.

A few years after the death of his wife, William Kellett moved to Manly, then Pymble. Kildallon ceased to be a family home. William prepared his will in 1911 leaving the residence and grounds in Court Street, Mudgee, to his executors and trustees in trust for his daughters Eliza Mary Kellett (b. 1862) and Fanny Hartley Kellett (b. 1865). The house at this stage was rented to W. S. Arnott. In 1918 and a Mrs. McColl lived at the house but moved out in the same year.

In 1922, the Kellett family applied to council to convert Kildallon in Court Street into two flats, which was granted.

In 1944, the Country Women's Association indicated they wished to establish a hostel for girls who were attending the High School and had selected Kildallon for that purpose. By January 1945, CWA members were preparing the building to receive 12 girls when school commenced on 30 January 1945. From 1945 the Country Women's Association operated it as a hostel accommodating 32 female students until 1952 when it was acquired by the Department of Education.

An additional wing was added to accommodate 12 girls in 1960. In 1980, the hostel was acquired by TAFE who used it as classrooms for the Mudgee Technical College. It was used for Secretarial and Art classes and Ceramic classes were added in 1984.

TAFE Mudgee commenced their move away from this site in Mudgee when they acquired land on the Ulan Road on 15 December 1983, with an area of 0.7588 ha.

The TAFE Annual Report of 2016-2017 recorded that the completion date of the new campus was the 30 September 2016 at a cost of \$6,116,000. Today this is the only TAFE site.

Description

The former Kellet House – external

'Kildallon' is a Late Victorian, two-storey, Flemish Bond face brick house with a single storey wing to the rear. The original house bricks are light brown with black spots and the light brown mortar is finished with a struck joint. The roof is hipped, clad in corrugated iron, with a Dutch gable at the rear. Three original chimneys remain.

A two-storey verandah wraps around the front (east) and north elevations. It is 'filigree' style with cast iron columns and frieze. It once had a wrought iron balustrade. The front upper section of the verandah has been infilled with framing, aluminum windows and clad in fc boards. This is painted light cream and are visually intrusive¹. The original fabric from the upper floor has been removed. The windows and external doors are timber framed; windows are generally double hung with red brick flat arch soldier header course and rendered sills with rendered patterned aprons beneath. The first-floor windows were tall to allow access to the verandah from the bedrooms. Their sashes have been removed. The front door is the original four-panel timber door with sidelights and top lights. The etched glass in the sidelights and top lights is probably original. (One broken window side-light is to be replaced with similar).

Apart from the major alteration to the upper verandah, there are many small modifications to the fabric. The south section of the barge board on the front gable has been replaced and does not match the original profile. The western-most cast-iron column on the north side has been moved eastwards. Chimney pots are missing. Window louvres are missing. A steel fire escape has been installed. The window sashes in the brick walls of the enclosed verandah have been removed but some of the sashes are stored in the cupboard in the upper front north bedroom. A front screen door is fixed to a planted-on frame and the frame and is visually intrusive. The single-storey rear wing of the house has been extended possibly twice. A framed timber roof sheeted with translucent acrylic sheets has been constructed behind part of the house to provide a sheltered outdoor space for students.

From historic images we know that the upper verandah roof was striped bullnosed iron and the missing supports were cast iron columns. The balustrade and the frieze over, were also cast iron. At the period of construction these cast-iron features were probably made locally at Hanson's in Mudgee. The ground floor windows had single sided external louvres.

Condition

The original building is in poor condition at the present time. Window repairs and repainting vandalised sections of the building will largely restore it to fair condition. Missing original fabric should be reconstructed.

¹ Until this verandah can be restored or reconstructed it should be repainted in a brown 'terracotta' colour to reduce its aesthetic intrusion on the façade.



Figure 5 Historic Kildallon image 1 courtesy the Mudgee Museum



Figure 6 Historic Kildallon image 2 courtesy the Mudgee Museum. Note verandah and landscape details. This image of unknown date probably relates to the 1945-50 period when the CWA opened a hostel for girls. The verandah had been enclosed but the original fabric is still extant.

Heritage Objectives and the MWRC LEP

The MWRC LEP 2012 provides the following information with respect to the management of Environmental Heritage. **The most relevant clauses are in bold.**

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Mid-Western Regional,**
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views,**
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or **altering the exterior** of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,**
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,**
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or**
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

- (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
- (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause (for change of use), in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans.

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

Comment on the MWRC Heritage Objectives

To create a change of use for a heritage item that is located within the conservation area consent is required.

The Heritage Impact caused by the proposed change of use to this building is very low. It may even be viewed as a recovery of significance to some degree as the community will be more able to be involved with the site better able to appreciate and experience its historic significance. Included in the proposed uses are musical pursuits, which relate back to the Kellett period. The Divestment Strategy states: *'Kildallon and the extended Kellett/Kingsborough family is associated with the teaching and practice of music. In addition to being a local landmark (building) past residents and students are likely to retain an attachment to the place.'* In the heritage themes noted: Kildallon was associated with the teaching and performance of music in Mudgee which will remain relevant.

The proposed uses include:

- Mudgee Performing Arts Society (including Cudgegong Youth Theatre)
- Mudgee Community Band
- Music Teachers

Other uses may include University of the Third Age which would continue an educational use as per the TAFE period.

Figure 7 Streetscape Google Maps



Figure 7: Google Street maps images above show that, although set well back, the dissimilar development of c. 1960s plain brick classroom wing dominates the site. The TAFE wings are not hidden by landscaping, as the Kellett house is. The landscape effect needs to be reversed.

The landscaped Setting

New landscaping should be a priority to assist recovery of the aesthetic significance to the site and the original building.

Any proposed landscaping should frame the curtilage of the heritage building, reinforcing its setting, and remembering its Victorian era construction date. It should also frame its streetscape contribution and façade. An illustration is included below. The historic images on page 10 provide some clues to the earlier garden setting. Timber paling fences in the background, garden seats and low-level flowers or vegetable plants and a central lawn are shown.

Presently the main landscaping elements, a few trees and bushes near the house, obscure the views to and from the building making it difficult to appreciate its true aesthetic significance.

A two-stage process would be acceptable. First removing the intrusive plants adjacent to the façade of the house, establishing fence lines, and removing all weeds and undergrowth. Secondly, designing and establishing an appropriate Victorian era formal house garden reminiscent of the buildings most significant period.

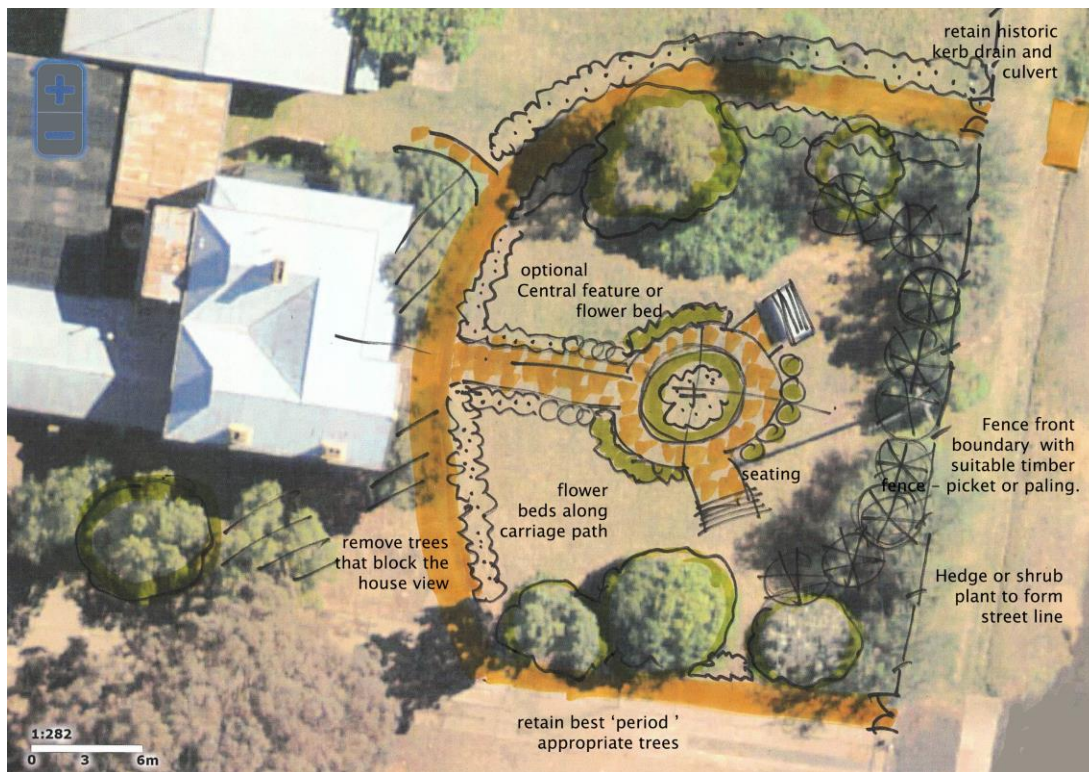


Figure 8 landscape Concept plan. B Hickson 8 Feb 2021

The Mudgee Museum has Kellett family archives. There may be historical photos there of the site that show the style of the front landscaping and the plants that formerly existed. Ideally such a garden plan could be a community project.

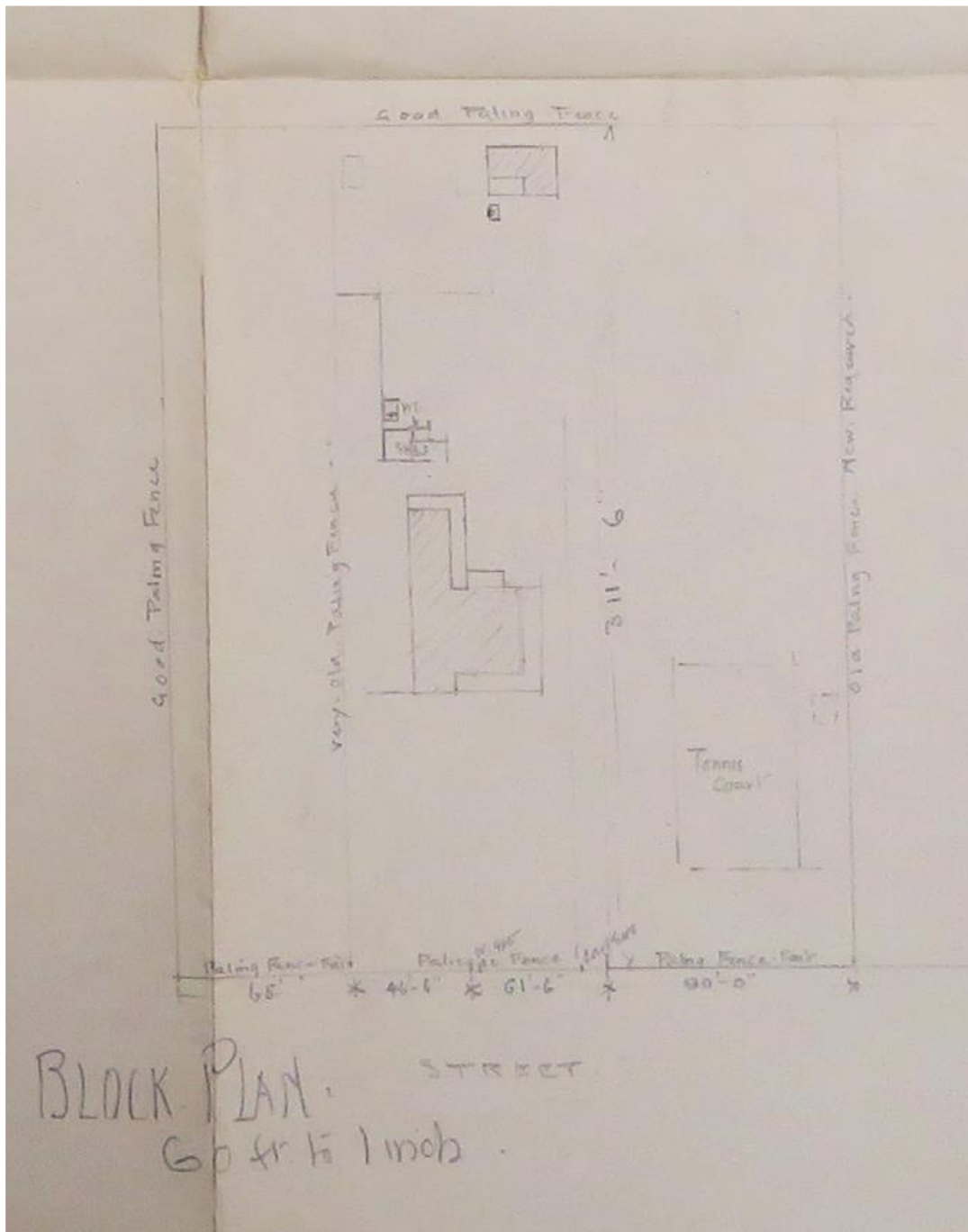


Figure 9 Site plan drawn 1920 showing location and type of fences.

Part B Statement of Heritage Impact: Change of Use

Address and property description: of the Proposed development

70 Court Street Mudgee

Address and property description: of the affected heritage item or place

70 Court Street Mudgee

Prepared by:

Barbara Hickson Architect and Heritage adviser. PO Box 610 Mudgee [REDACTED] [REDACTED]

Owner of the proposed development site

Mid-Western Regional Council, Market Street Mudgee.

A brief description of proposal

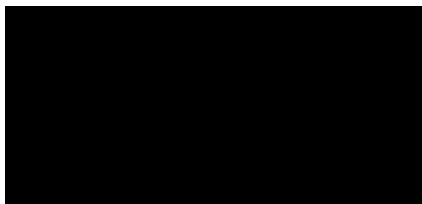
Change of Use: From teaching facility (TAFE) to community Facility. The proposed community activities will include education, music and performing arts.

Date 25th May 2021

STATEMENT OF HERITAGE IMPACT CHANGE OF USE

<p>1. why the item is of heritage significance (ie. what is important about the affected item)</p>	<p><i>‘Kildallon’ is of local significance as a substantial late nineteenth century gentleman’s residence erected by the prominent local merchant William Kellett. Named for his birthplace in Ireland, Kildallon has aesthetic significance at a local level, incorporating decorative elements typical of an 1880s gentleman’s residence.</i></p> <p><i>A local landmark since its construction, the house has undergone significant phases of use: private residence, hostel for high school girls by the CWA and Department of Education, and more recently as a TAFE NSW college. In addition to its historical significance as a Kellett residence, “Kildallon” is of local historical significance as a hostel for girls attending Mudgee High School and more recently as a TAFE NSW college site.</i></p> <p><i>Kildallon and the extended Kellett/Kingsborough family is associated with the teaching and practice of music, particularly singing, in Mudgee and the Methodist Mudgee circuit. In addition to being a local landmark past residents and students are likely to retain an attachment to the place.</i></p> <p><i>In addition to being a local landmark, past residents and students are likely to retain an attachment to the place.</i></p>
<p>2. what positive impact will the proposed works have on its significance.</p>	<p>The positive effect is that the building will be brought back into use, with maintenance and repairs carried out as needed. This is vital for maintaining the place and conserving the heritage significance of the original house, Kildallon.</p> <p>The proposed use of the spaces respect past uses, in particular general teaching spaces and teaching music. As noted in the statement of significance above <i>‘Kildallon and the extended Kellett/Kingsborough family were associated with the teaching and practice of music:’</i></p> <p>By developing a new landscape plan reminiscent to the past and removing the intrusive plants that are screening the house, the setting of the house can be enhanced, and the house brought back into street view thus increasing the community <i>‘attachment to the place’</i>.</p>

	The front formal garden space can provide an opportunity for student use for recreation, presentations, and recitals. Effectively creating a meaningful interpretation and experience of the past.
3. what negative impact will the proposed works have on its significance.	As the building and its facilities are now vacant, the proposed change of use from its use as a TAFE college would have no negative impacts. The new use respects past uses and enables the building to remain open to the public.
4. what measures are proposed to mitigate the negative impacts.	NA
5. why were more sympathetic solutions are not viable.	This re use of the building and its facilities appears to be a very sympathetic solution and, no more suitable activity is envisaged.
6. New landscape works and features and how does the work impact on views to, and from, adjacent heritage items	A new landscape plan for the 'front of house' is to be developed. This landscaping will create a <i>recovery of significance</i> by framing the historic curtilage of the heritage building, reinforcing its setting, and remembering its Victorian era construction period. Refer historic images page 10.



Barbara Hickson

Architect and Heritage adviser

25th May 2021.