

Proposed alterations to an existing residence

73 Belmore Street Gulgong

Lot 2, Section 40, DP 758482

Statement of Heritage Impact



Figure 1 front elevation. BjH March 2022, illustrating the existing verandah replaced in the mid-20th C . Image 4th March 22

Final Report Date: 21 October 2022

Prepared by BJ Hickson
Heritage adviser
PO BOX 610 Mudgee 2850

This **Statement of Heritage Impact** is required because the development application applies to an existing heritage listed house located within the Gulgong Heritage Conservation Area. This house will be altered and extended, principally with a new roof and the addition of a new wc.

By 'Impact' the report covers any effect that may alter the historic significance of the heritage listed place, or the Conservation Area. 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.

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Figure 2 Side view of front verandah. Image 4th March 22

SUMMARY

The proposed alterations and additions to the house include:

Reconstructing the front verandah, which was originally a reverse curve roof. It will be reconstructed in the original hipped reverse curves with timber posts, allowing this original Victorian residence to achieve recovery of significance in the streetscape. The posts will be dressed with stopped chamfers.

The full replacement of roof structure behind the front ridge line will provide a new simple hipped roof removing the many and varied roof components behind. The plan is also to remove the unused chimneys, while retaining the front (northeast) Victorian era chimney which is still used. Some wall height adjustment (up) will be needed to meet the new, consistent, eaves line in spaces to the rear. A small addition of a rear toilet, and skylights over the Dining Room will be added.

Overall, the heritage impact is very minimal to positive, with the aesthetic recovery of significance to the façade of this listed heritage house, giving it back its Victorian era verandah. This will provide a positive visual impact to the streetscape and the Gulgong Conservation Area.



Figure 3 Rear view of residence showing hipped roof returns that have been infilled between, causing weatherproofing problems. Image 4th March 22.

HERITAGE OBJECTIVES

The MWRC LEP 2012 provides the following information with respect to the management of Environmental Heritage. Relevant clauses are highlighted as follows:

5.10 Heritage conservation

(1) Objectives The objectives of this clause are as follows—

- (a) **to conserve the environmental heritage of Midwestern Regional local government area,**
- (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,

(3) When consent not required However, development consent under this clause is not required. (omit)

(4) Effect of proposed development on heritage significance. **The consent authority must, before granting consent under this clause 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.

(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies)—

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

In this case the significance of the locally listed Heritage Item, the house at 73 Belmore Street, and the area in which it is located, will not be adversely affected by the proposed works. There is some loss of fabric in terms of the roof replacement to the rear of the house, but the work allows recovery of significance also, with the reconstruction of the Victorian era façade. This will provide a positive visual impact to the streetscape and the Gulgong Conservation Area.

The context and curtilage of the house is a simple single storied residential zone.



Figure 4 Streetscape from Google Maps.



Figure 5 Streetscape opposite 73 Belmore St. Gulgong.

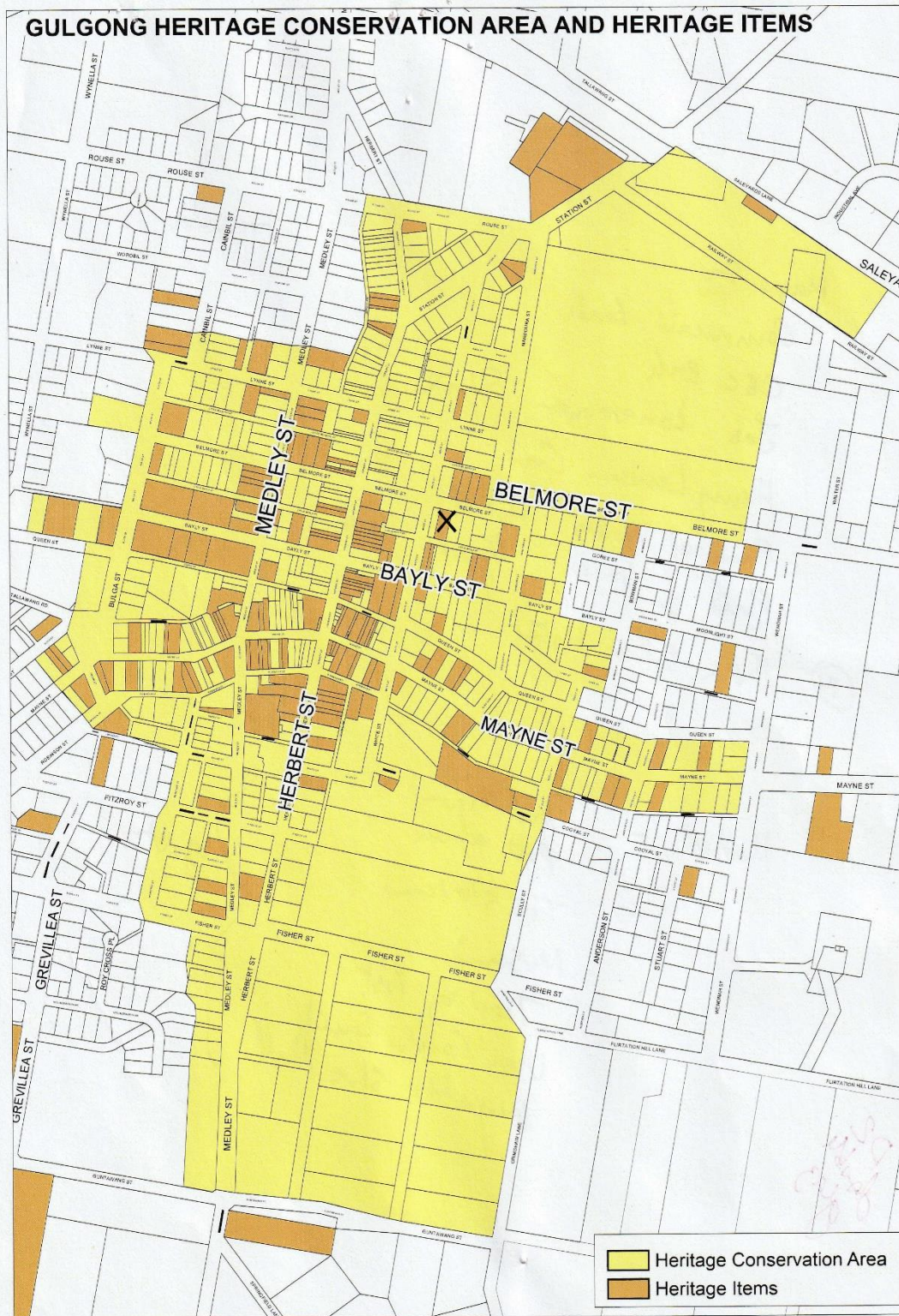


Figure 6 Gulgong Conservation Area showing location of 73 Belmore Street marked X.

SIGNIFICANCE

The affected property is a listed item, being item I **205** on the Mid-Western Regional Council's LEP2012. The residence is also within the Gulgong Conservation Area. There are other listed items in Belmore Street but not immediately adjacent.

The Statement of Heritage significance for the residence is:

This Victorian era brick, painted, house, with hipped iron clad roof and separately supported verandah roof of straight iron, hipped and supported on non-original flat wrought iron posts. Symmetrical façade: central front door with fanlight over, flanked by double hung windows with louvres. Tall, corbelled face brick chimneys on the eastern side. The house was built for an early Gulgong female publican in Gulgong, Mary Reed, of the Criterion Hotel. Set in a cottage garden, previously with a wrought iron fence, now a picket fence, the residence contributes well to streetscape.

The Statement of significance for the Gulgong Conservation Area reads:

Gulgong is an excellent example of gold rush era town where the layout still reflects the social and economic forces that created it. It has outstanding aesthetic qualities due in part to its hilltop location, narrow winding streets, variety of building styles, original stone kerbing and ever-changing glimpses of the landscape beyond.

Key remnant buildings in brick, stone and numerous lightweight materials relate back to the mid-Victorian era of the 1870s when the town sprung up quickly and gold seekers flocked to the locality. The Gulgong Pioneer Museum utilises and interprets some of the earliest structures in the town.

Gulgong has important cultural connections to Bernhardt Otto Holtermann (1838-1885), a gold miner, and sponsor of historic photography; to Thomas Alexander Browne, alias Rolf Boldrewood famous for writing Robbery Under Arms; and one of Australia's most famous poets and short-story writers, Henry Lawson to name a few.

The many resident descendants of the gold miners and business suppliers to the Gold Rush, representing numerous nationalities, have a strong sense of community and pride in the past.

PHYSICAL DESCRIPTION.

The dwelling at 73 Belmore Street is a painted brick cottage, dating from c. 1872-3. Originally the house consisted of 4 rooms at the front, plus a hall, and a 'kitchen' wing at the back. Spaces of the house have been infilled with additions, and an infilled rear verandah, with changes of level. These changes probably occurred in the c. 1930s-40s when sewerage was added to houses and the whole house 'upgraded'. The character inside the house is dominated by the later period of construction.

The front verandah, its pavement, the former wrought iron fence and gate also date from that time, the 30s, when a straight iron roof replaced the original reverse curved roof, on open steel posts. The

verandah was probably concrete paved at that time, raising its level. The earlier reverse curved roof is still evidenced physically with construction marks left on the front wall. Reverse curved roofs were an indication of quality construction.

In a recent improvement the wrought iron front fence was replaced with a picket fence under MWRC's heritage fund scheme.



Figure 7 Aerial View: Source Six maps.

HISTORY

The land, Lot 2 Section 40 was originally purchased by MA Reed. Mary Anne Reed, a local publican, who purchased the land with an eye to building on it. The location was close to the Hotel she ran. Being a publican was one of the few occupations open to women at that time; usually they became publicans on the death or the behest of their husband.

Mary Ann Reed (nee Packer, and nee Seabrook), born May 2 1812 in Ashton Keynes, Wiltshire and died Jan 18 1893 in Gulgong. She was widowed by her first husband, Seabrook, and then married William Reed. In 1872 he was the licensee of the Criterion Hotel, on the nearby corner of Herbert and Belmore Streets. Mary took over as the licensee in 1873.¹ She described herself on a petition in 1873 as Maria Seabrook, Gulgong innkeeper.²

Then Mary's daughters took turns as licensee until they were married. The relevant dates were:

- William Reed 1872-73
- Anne Maria Seabrook 1873-75 (Mrs William Reed)
- Eliza Seabrook 1876-77
- Susan Stewart 1877-79
- James Morton Crawford 1879-82 until closure.

In 1877 the hotel passed into the hands of widow Susan Stewart (nee Seabrook) until her marriage to Jens Morten Jansen Koeford, who Anglicized his Danish name to James Crawford. James became the last publican. After it was de-licensed, the Criterion Hotel became the residence of the family and their descendants. It was demolished in 1944.

The house that Mary built indicates construction in the Mid- to late Victorian era. It was probably in c. 1872 that she bought the land and constructed the house soon after. The large size of the house and the reverse curve front verandah and detail indicates she was a person of means.

The Criterion Hotel was advertised as:

Travellers and Visitors will find excellent accommodation and ever attention paid to their comfort. Particular attention has been paid in selecting the Wines and Spirits etc. for this establishment and the Proprietor has no hesitation in stating that in this respect the quality cannot be surpassed in any house on the Goldfield.

There was also a gold mine known as Reed's, and Mary Reed's husband William, may have been associated with early gold mining in the district. This was the period of the Gulgong gold mining boom.

¹ The Gulgong History Blog

² Govt Gazette 6 Oct 1873

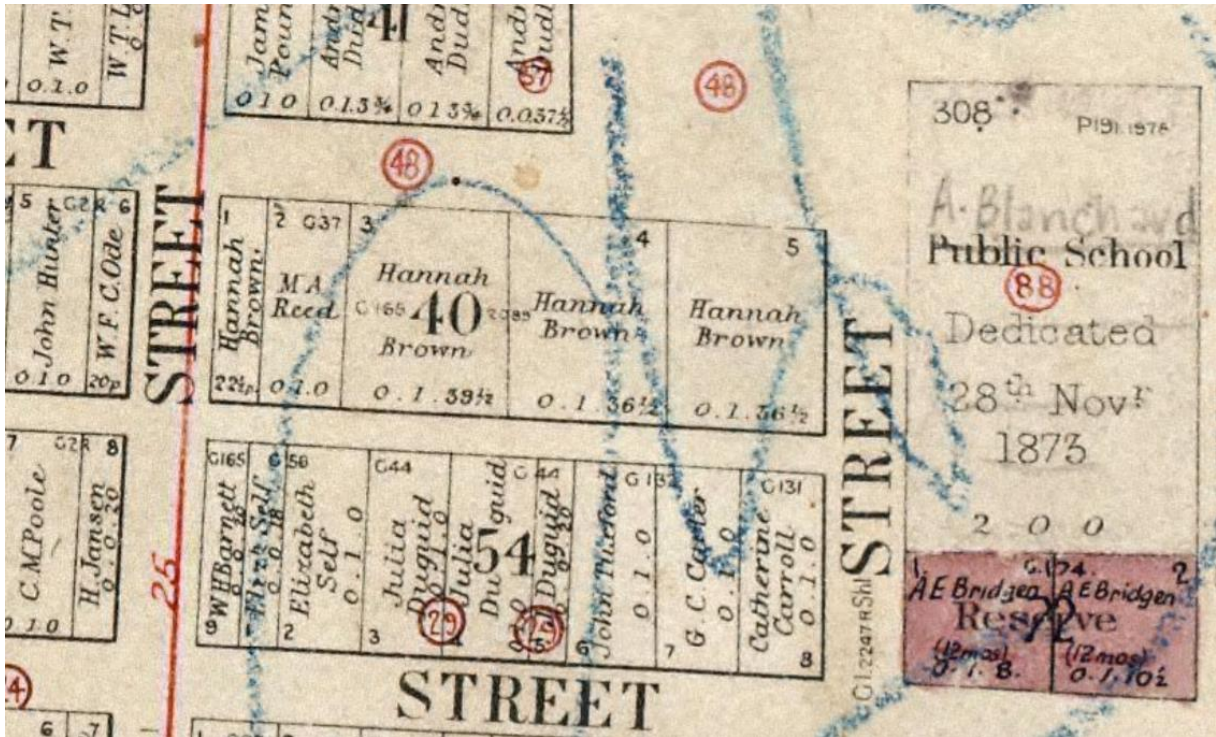


Figure 8: Part Parish Map 1887 showing the first owner of Lot 2, section 40.

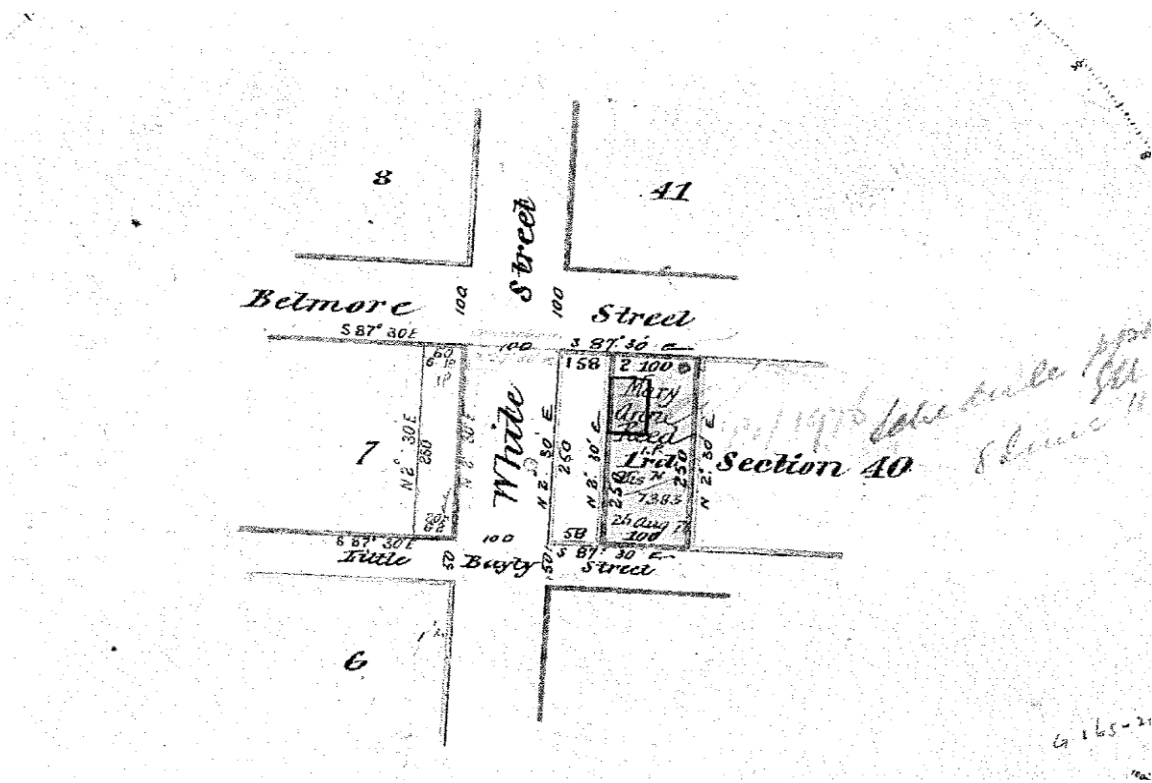


Figure 9 Above: Original Survey. 18th Feb 1875



Figure 9 The Criterion Hotel C. 1875 Source: Gulgong History Blog

Comparative houses with reverse curve roofs were locally uncommon. Mudgee has four heritage listed items 402, 16, 44 and 45 with reverse curved verandahs. Item 44 shown below, in Denison Street, has retained the style of verandah but was reconstructed with new 'modern' lace posts and brackets.



Figure 9: Reverse curve roof of a listed house at 58 Denison St Mudgee. Image by Amber Hooper.

STATEMENT OF HERITAGE IMPACT (SOHI) page 1

Address and property description: of the Proposed development

73 Belmore Street Gulgong

Prepared by:

Barbara Hickson PO Box 610 Mudgee. Mobile 0409368133.

Office at 103 Market St Mudgee.

Client:

Veronika and Paul Barry

Owners and residents at 73 Belmore Street Gulgong

A brief description of proposal

The existing residential building is proposed to have its whole roof replaced. The front roof will follow the lines of the existing Victorian era residence, while the rear roof will form a new simple hipped roof kept below the front ridge line. Other minor alterations include a new wc to the rear and skylights over the Dining area.

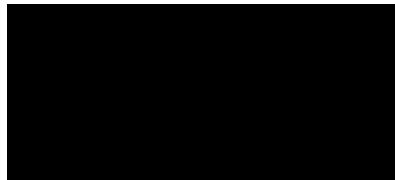
Date: 21 October 2022

STATEMENTS OF HERITAGE IMPACT (SOHI) page 2

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| <p>1. why the item is of heritage significance</p> | <p><i>The house is significant because it is a Victorian brick house, with hipped iron clad roof and separately supported verandah roof, supported on non-original flat wrought iron posts. With a symmetrical façade: central front door with fanlight over, flanked by double hung windows. Tall, corbelled face brick chimney on the side.</i></p> <p><i>Set in a cottage garden behind a wrought iron fence, the residence contributes to streetscape.</i></p> <p><i>The Gulgong Conservation Area is significant because Gulgong is an excellent example of gold rush era town where the layout still reflects the social and economic forces that created it. It has outstanding aesthetic qualities due in part to its hilltop location, narrow winding streets, variety of building styles, original stone kerbing and ever-changing glimpses of the landscape beyond.</i></p> <p><i>Key remnant buildings in brick, stone and numerous lightweight materials relate back to the mid-Victorian era of the 1870s when the town sprung up quickly and gold seekers flocked to the locality. The Gulgong Pioneer Museum utilises and interprets some of the earliest structures in the town.</i></p> <p><i>The many resident descendants of the gold miners and business suppliers to the Gold Rush, representing numerous nationalities, have a strong sense of community and pride in the past.</i></p> |
| <p>2. what positive impact will the proposed works have on its significance.</p> | <p>The house with its front verandah restored will better represent its significant Victorian era period of original construction. The new roof at the rear of the house will allow better maintenance of the house, removing leaks and difficult to maintain roof spaces.</p> <p>The roof of the house is now very rusty and must be replaced. Rather than simply replacing it, as it is, this is an opportunity to replace the missing fabric at the front verandah and ensure the main roof is easier to maintain and weatherproof.</p> <p>The house restored will also better reflect Gulgong's Conservation Area significance in that it will aesthetically relate back to the <i>'the mid-Victorian era of the 1870s when the town sprung up quickly and gold seekers flocked to the locality'</i>.</p> |
| <p>3. what negative impact will the proposed works have on its significance.</p> | <p>There appears to be no negative effect for the alterations (reconstruction) of the front of the house except some original roofing fabric will be lost.</p> |

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| 4. what measures are proposed to mitigate the negative impacts | The negative effects are mitigated by the new rear roof being kept below the level of the front ridge line and will not be noticed from the streetscape view. |
| 5. why were more sympathetic solutions not viable. | This is an acceptable solution and will enable the house to be better maintained. |
| 6. Demolition | None. |
| 7. Has the advice of a heritage consultant been sought | Yes. The HA has been involved from the outset. |
| 8. Archaeology | None, unlikely. |
| 9 Colours | <ul style="list-style-type: none"> • Roof sheeting: Galvanised iron • Wall colour and soffit: white, as existing and matching the new picket fence. Window sashes: white. • Downpipes: white if on side or rear wall, Brunswick green if on posts. • Gutters, fascias, posts, window outer frame or surround, door frame, sills and shutters: Brunswick Green. • Chamfers on posts and Front door: 3/4 strength Brunswick green |

Barbara Hickson
Heritage Adviser



RECOMMENDATIONS

- Retain original fabric from the Victorian era to the front verandah and rooms, including the louvres and front eastern chimney.
- Collect any additional information about the history of the house as this will continue to inform its significance.