

## Statement of Heritage Impact (SOHI)

41 Lawson Street Mudgee. Lot 2 DP 1061502

Client: Ms. Julie Watt

This Statement of Heritage Impact is required because the place proposed to be extended is located within the Mudgee Heritage Conservation Area. It is not a listed heritage item.

By 'Impact' the report covers any effect that may alter the significance of the Mudgee 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.



*Figure 1 Front view of house from Lawson Street. Image Barbara Hickson 24 November 2022*

Date: 28 November 2022

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**Location plan**



Figure 2 Aerial location Map from Six Maps

### Methodology

The method used in this report involves the investigation of the effect on significance through a 'Statement of Heritage Impact' as described by the NSW Heritage Branch of the Department of Planning.

### Physical description

The house is a single storied exemplar Californian style bungalow.

Constructed largely of bush concrete the house is typical of the 1920s and is similar to a number of houses in Mudgee. The doubled gabled roof is of a moderate pitch (approx. 25 Deg) and is corrugated iron clad. Rafters are expressed at the eaves.

The façade features a dual gabled roof with gables decorated with vertical battens. A central door, with large casement windows each side. Window and door surrounds are slightly tapered and there are curvilinear rendered aprons to windows. All windows to sides are similar in style. The front porch or verandah has a straight iron low pitched roof supported on pairs of timber posts on a half-height concrete balustrade. All walls are rough cast stucco rendered except part of the rear elevation. This has been extended after the original construction with the enclosure of a verandah. A pergola has been added to the rear south corner.

The house sits in a well-established garden with a picket fence and side carport.



Figure 3 View of the rear of house. Image B. Hickson

### Outline of proposed works

The proposed works are to remove all the rear add-on framed additions of the enclosed verandah and study space. Then add a new Dining and Living area adjacent to the existing kitchen. The existing Kitchen will be remodeled with access directly to the new Living-Dining Area.

Above this new addition will be built a new Mezzanine area and ensuite to accommodating a Bedroom.

The overall footprint will be the existing house plus approximately 5m longer in depth towards the rear. The cladding will be galvanised corrugated iron, matching the existing roof material. The new roof pitch will match the existing roof. The additions are well set back from the streetscape and visually will not impact the Streetscape.

Demolition is principally fabric that is not original. The only original fabric to be demolished is a section of the roof to the rear where joining onto the new work. Plus a part of the rear wall of the kitchen to allow full access to the new Dining and Living Room.

### History

Little is known about the history of the house. First owner of the land of Lot 5 Section 29 was Charles Warman. So far as the purchase of Lot 5 goes, he was probably a land speculator. There is no indication that he built on the land. Charles lived in or near Mudgee and was the Government Pound Keeper at least from 1854-1956<sup>1</sup>

4 John W. Foreman 0.2.0	3 William G. Carter 0.2.0	2 Edward Bayly 0.2.0	1 George Woodgate 0.2.0	
5 John W. Foreman 0.2.0		20 John Wright 0.2.0		
6 John W. Foreman 0.2.0		19 John Wright 0.2.0		
7 Benjamin Hughes 0.2.0		18 James D. Little 0.2.0		
8 William I. Richards 0.2.0	28 John Mears 0.2.0	17		
9 James Thomas 0.2.0		16 Evan Richards 0.2.0		
10 James Thomas 0.2.0		15 Miles H. Lyons 0.2.0		
11 John Patecel 0.2.0	12 Samuel Brimmer 0.2.0	13 John Boyle 0.2.0	14 Miles H. Lyons 0.2.0	
				1 James Walsh 0.2.16
				2 Thomas L'Estrange 0.2.16
				3 George Vile 0.2.16
				4 Thomas L'Estrange 0.2.16
				5 Charles Warman 0.2.16
				6 Richard Russell 0.2.16
				7 Haslam Barton 0.2.16
				8 Lydia W. Gunther 0.2.16
				9 George Taylor 0.2.16
				10 Donald R. Macdonald 0.2.16

Figure 4 Part 1903 Parish map. Showing Lawson Street and Lot 5 Section 29

<sup>1</sup> NSW Gazette July 1854- 56

Charles Warman appears to have been a very early settler in Mudgee and it was probably early gold prospecting that had brought members of the Warman family to the district.

Although the original owner of the house at 41 Lawson Street is unknown it was probably built in the 1920s. The style; the 'American Californian Bungalow' was built throughout Eastern Australia between 1918 and 1930. Many were constructed from design catalogues and were a very popular as the 'between the wars' style. They had some standard characteristics such as bold, multiple (2 or 3) gable ended roofs, corrugated iron cladding; front verandah to one half; casement windows and panelled front doors. External wall materials varied from town to town, and of course by budget.

### Statement of significance

The house at 41 Lawson Street is an excellent example of a Californian Bungalow style adopted in Australia in the late Federation period. Dual decorative gables, a side porch, central door, wide casement windows and an element of 'Egyptian' styling with tapered jambs is very typical of the design style throughout NSW. The walls are finished in rough cast stucco render and the roof is galvanised iron with expressed rafters at the eaves. The house has a high level of fabric integrity.

The house is well maintained and set in a garden that contributes aesthetically to the streetscape.

### Heritage Conservation

The house is located within the Mudgee Heritage Conservation Area. The MWRC LEP describes the **Mudgee Heritage Conservation Area** as an area of land of heritage significance. The Area is

- a. shown on the Heritage Map, and
- b. its location and nature which described in Schedule 5, of the LEP

A heritage Conservation area is by definition <sup>2</sup> a place where there is widespread community recognition that an area has heritage values that distinguish it from its surroundings. It is an area of historical origins and relationships between the various elements create a sense of place that is worth keeping. The objectives of the Heritage conservation clauses of the LEP are:

- (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.

The Statement of Significance for the Mudgee Conservation area is as follows:

*The settlement of Mudgee, located along the banks of the Cudgegong River, demonstrates the principal characteristic of early government town layout in NSW. Designated land uses include*

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<sup>2</sup> Doc: Conservation areas. HO and Dept of Urban affairs 1996 p3.

*the Anglican and Catholic churches in key central positions, with reserved land for law and order, education and recreation, following government practice of the day.*

*Initial settlement occurred in 1822 with many pioneer families still represented in the town today.*

*The Heritage Conservation Area of Mudgee closely follows the 1884 parish map of the town and retains many key heritage buildings especially in the central business area of Church and Market Streets. Historically significant buildings on corners include the Post Office, the Anglican and Catholic churches, hotels and banks, all of which help frame the central shopping area. Many impressive commercial, civic and religious buildings of similar late Victorian style and scale, such as the former Town Hall, banks, hotels and churches, form the core of the Conservation Area, creating an aesthetically significant NSW country town. Remnants of early road works, stone kerbs and gutters, are extant and contribute to the setting.*

*Two excellent parks, Robertson Park and Lawson Park, set aside in the initial surveys of the town, provide partial boundaries to the commercial core. The town setting is also framed by the backdrop of the hills, reminding residents of the original meaning of Mudgee: the ‘nest in the hills’.*

*Mudgee also has a good stock of heritage listed houses beyond the central business area. In a special category are those buildings designed by Mudgee architect Harold Hardwick in the 1890s to 1920s because of their quality.*

**The Councils objectives for heritage conservation in the Conservation Area are met in this application. The proposed additions to the rear of 41 Lawson Street retain the significant heritage values of this house. The additions are set well back and will not impact on the Mudgee Conservation Area.**

**In context, the leafy landscape of the front gardens, focuses the attention on the streetscape. The additions will be barely visible from the street.**

**The existing house is well maintained and with a high level of integrity and contributes to the stock of historic houses in Mudgee.**



*Figure 5 Streetscape images 24 November 2022.*

**STATEMENT OF HERITAGE IMPACT**

Date: 28 November 2022

**Prepared by** Barbara Hickson Heritage Adviser

<p>1. why is the item is of heritage significance</p>	<p><i>No 41 is not a listed item. It is within the Mudgee Conservation Area. The MCA is significant because the settlement is located along the banks of the Cudgegong River, and demonstrates the principal characteristic of early government town layout in NSW.</i></p> <p><i>Mudgee also has a good stock of heritage listed houses beyond the central business area.</i></p> <p>Refer page 6 for full statement of Significance.</p> <p>This house is a contributory item to the stock of historic houses in Mudgee.</p>
<p>2. what positive impact will the proposed works have on its significance.</p>	<p>The new additions will enable this house to become a modern, comfortable, passive solar house without detracting from the character at the street front of an exemplar 'Californian Bungalow'.</p>
<p>3. what negative impact will the proposed works have on its significance.</p>	<p>No negative impacts.</p>
<p>4. what measures are proposed to mitigate the negative impacts</p>	<p>The additions are set well back on the site and will not impact the streetscape. In the context of the leafy front gardens, the additions will be barely visible from the street. The original fabric of the original house will remain almost unchanged except for the opening up of the original kitchen wall towards the new Living area.</p>
<p>5. why were more sympathetic solutions not viable.</p>	<p>This proposal was well considered and is a sympathetic addition.</p>
<p>6. Is the space around the heritage item large enough to allow for the retention of its significance?</p>	<p>Yes. There is no change to the space around the front or sides of the house.</p>
<p>7. Does the new development affect views to, and from, the heritage item?</p>	<p>No, there is no change to views to or from the original building.</p>
<p>8. Does the new</p>	<p>There are no known deposits and no intention to disturb any relics.</p>

development affect archaeological deposits assoc. with the heritage item?	
9. Is the new addition visually sympathetic to the heritage item?	Yes, the new additions are sympathetic in roof pitch, roof type (gable) and materials (galvanised iron). The building extends to two stories but that is well behind the building line and sheltered by landscaping elements.
10. Existing landscape elements	No change
11. Signage	NA
12. Demolition	The rear infilled verandah and a rear wall in the kitchen will be demolished.
13. Has a heritage consultant been involved?	Yes throughout the process.
14. colours and painting.	The roofing iron is proposed to match the existing galvanised iron.

### Summary

The proposed additions to the house at 41 Lawson Street, to create more living space, solar access and a master bedroom, are designed to retain the significance of the house, a Californian Bungalow, and its contribution to the streetscape. The significance of the Mudgee Heritage conservation area will not be affected.

The house is well maintained

The context of the house, its leafy landscape of the front garden, focuses the attention on, and contributes significantly to, the streetscape.

