

Proposed additions to an existing residence at

74 Mayne Street Gulgong

Lot 6 and 7 Section 30 DP 758482

Statement of Heritage Impact



Figure 1 Front elevation. BjH December 2022.

Report Date: 16 December 2022

Prepared by BJ Hickson
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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 to the rear. The front portion of the house, that which contributes to the streetscape, and most of its original fabric, will not change.

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 Aerial view of Gulgong showing proposed development site, No 74, highlighted. Courtesy of Six maps.



Figure 3 Side view of house at 74 Mayne St. Image 13 December 22

SUMMARY

This is an existing heritage listed house set close to the front boundary. The proposal is to retain most of the house but remove a small rear verandah, the back wall and a skillion roof.

The roof structure will then be replaced behind the front ridge line, and this will provide a new hipped roof that can extend out over the proposed additions, allowing the additions to have a matching ceiling height, eaves and character throughout. The plan allows for the existing chimney to be retained.

There will be some adjustment (up) of the walls in the kitchen area to meet the new, level ceiling and eaves line.

An 'L' shaped verandah to the rear will allow for generous outdoor living with a northern aspect.

Overall, the additions respect the original Federation era house, keeping the heritage impact minimal to positive. All aspects of the aesthetic significance of this house are retained, while the house is modernised and extended for comfortable passive solar living. This will retain the positive visual impact this house contributes to the streetscape of Mayne Street and to the Gulgong Conservation Area.



Figure 4: Figure 5 Rear view of residence showing hipped roof and chimney that will be retained. The small rear verandah, partially enclosed, and rear linings and wall will be removed. Image 13 December 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 proposal is in keeping with Council's Heritage Objectives. The heritage significance of the existing listed Federation house at 74 Mayne Street, and the area in which it is located, will not be adversely affected by the proposed works. There is some small loss of fabric in terms of the roof replacement to the rear of the house, but these are areas with low or no significance. The work allows the house to fully retain its Federation period appearance and fabric. 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 residence in a residential zone.



Figure 6 Mayne Street Streetscape

SIGNIFICANCE

The affected property is a listed item and is located within the Gulgong Conservation Area. There are other listed items in Mayne Street but not in the immediate vicinity.

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.

Alterations and additions to this fine Federation residence, will not affect the significance of the Gulgong Conservation Area, but retain and maintain this valuable house.

The house at No 74 Mayne Street is Listed item 273 on the Mid-Western Regional Council LEP 2012. Its statement of significance reads:

Good example of early 20th century weatherboard house with hipped and gabled corrugated iron roof including Dutch gables and decorative front gable facing the street, finished with vertical strapping. The front verandah is an extension of the main roof and supported on

timber posts with deep curved federation brackets. Awnings over windows which are generally timber framed casements with fanlights and small coloured glass lights at base of each main sash.

Set behind a timber fence this house contributes to the stock of house types in Gulgong and to the streetscape of Mayne Street.

Alterations and additions to this Federation residence, will not affect the significance of the residence itself.

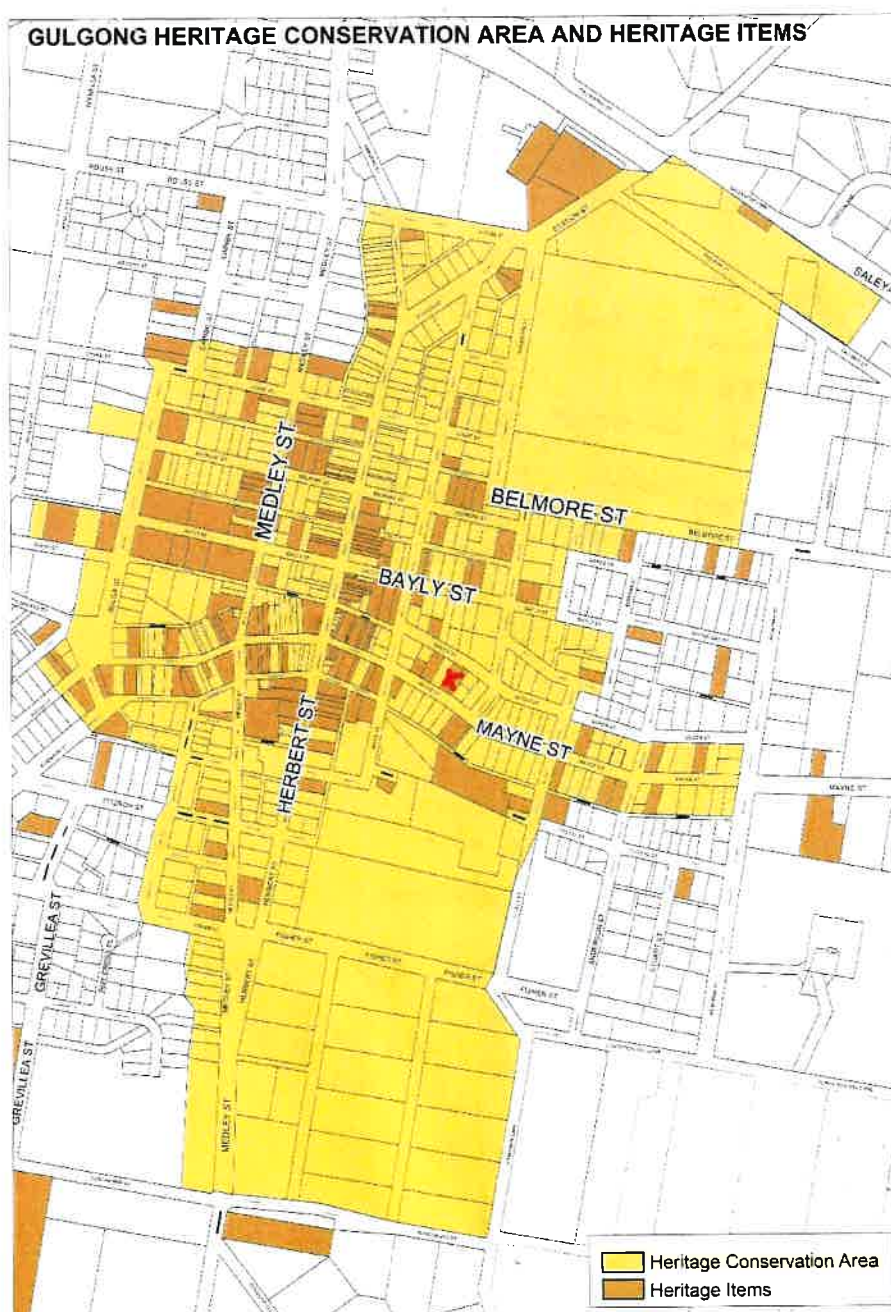


Figure 6 Gulgong Conservation Area showing location of 74 Mayne Street marked X.

PHYSICAL DESCRIPTION.

The dwelling at 74 Mayne Street is a painted weatherboard late Edwardian cottage, probably dating from 1915-1925. The house addresses Mayne Street. It has a hipped corrugated roof with Dutch Gables. The front façade illustrates quality details of the period. It features a side set verandah in an asymmetrical façade with a picket balustrade, timber posts and deep curved federation brackets. Corrugated iron awnings over windows. The windows are triple paned decorative casements with small fixed coloured glass lights at the base of the main panes, and fanlights over. The half gables of the verandah are infilled with vertical timber spaced straps. The front door and windows appear to be original fabric.

Well maintained the house sits behind a picket fence and is a strong contributor to the streetscape.



Figure 7 Front window detail



Figure 8 Front verandah detail

HISTORY

This property at Lot 6 was first owned by Alfred Blanchard. Walter Blanchard was in the next lot, Lot 8 with a long drive through between then as Lot 7. Lot 7 is now joined to Lot 6.

Alfred Blanchard, a butcher, was also the Mayor of the Municipality of Gulgong from c. 1893- 1894. In 1891-93 he was an Alderman and the Returning Officer of the council. He died in 1894.

The notice of his funeral stated

ON Saturday last the remains of the late Mayor Alf Blanchard, whose death occurred under especially sad circumstances, was interred in their last resting place in the Gul-

gong cemetery. As a last tribute of public respect and regret, some five hundred residents of Gulgong and surrounding localities, representing all classes, assembled for the mournful occasion.

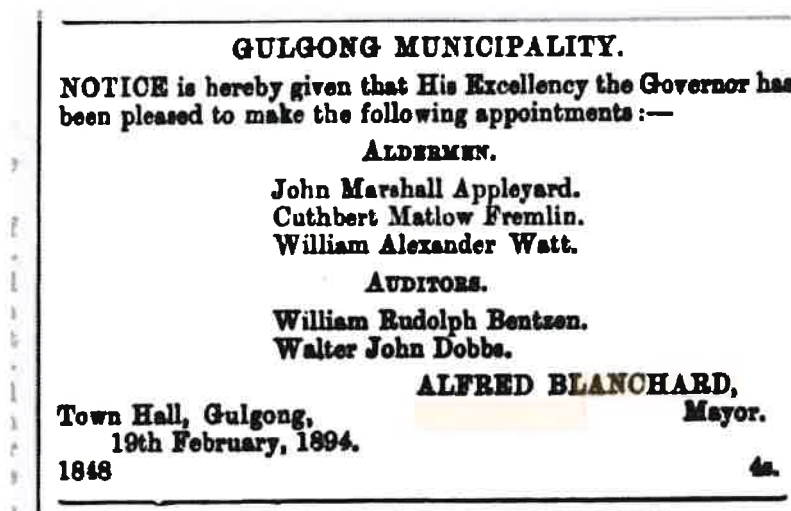


Figure 9: Govt Gazette 23 Feb 1894

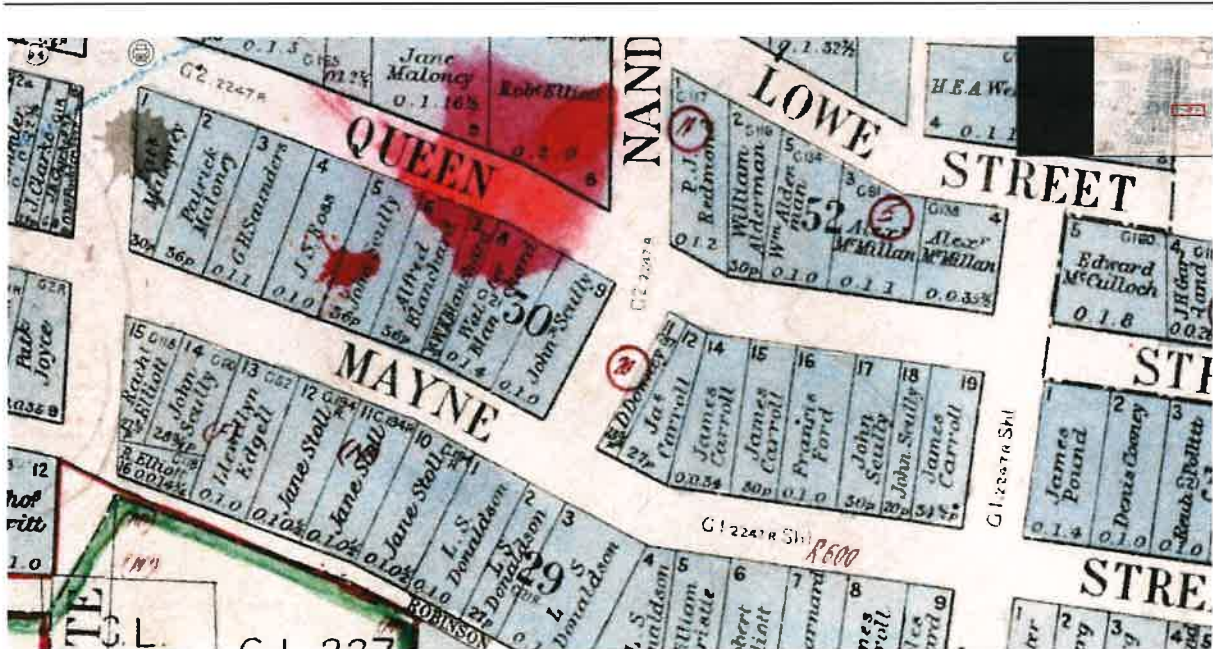


Figure 10: Parish Map of Gulgong (1904) showing the property at Lot 6 was first owned by Alfred Blanchard.

However, the house at 74 Mayne was built at a later date than Blanchard's time in Gulgong. There is some suggestion that the house was a church manse. That would normally suggest a home for the Presbyterian clergy. On the 8th May 1919 a new Manse was opened in Gulgong; however its actual address is unknown.¹

¹ Mudgee Guardian: 8 May 1919: J. Gudgeon will open the Manse at 3 p.m. The Manse will be open for inspection. Refreshments will be served by the ladies.

STATEMENT OF HERITAGE IMPACT (SOHI) page 1

Address and property description: of the Proposed development

74 Mayne Street Gulgong

Prepared by:

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Client:

C. and P. Schimek



A brief description of proposal

The existing residential building is proposed to be extended towards the rear, renovating the Kitchen area to form part of a large family area, with new amenities. An additional Bedroom 4 will be added.

To the rear, and the north of the house, a large deck forms an outdoor living space with good solar access. The roof is to be replaced. It will follow the lines of the existing Federation residence, continuing with hipped roof lines allowing a continuous high ceiling height, generally matching the original. The additions will however reflect their modernity with large aluminium windows and modern wide elevated verandah.

While the new roof will extend slightly higher than the original roof, it is set back and in perspective will not affect the streetscape.

Date: 16 December 2022

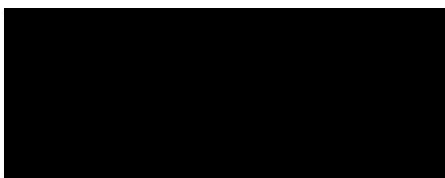


STATEMENTS OF HERITAGE IMPACT (SOHI) page 2

<p>1. why the item is of heritage significance</p>	<p><i>The house is significant because it is a very good example of early 20th century weatherboard house with hipped and gabled corrugated iron roof including Dutch gables and decorative front gable facing the street; finished with vertical strapping. The front verandah is an extension of the main roof and supported on timber posts with deep curved federation brackets. Awnings over windows which are generally timber framed casements with fanlights and small coloured glass lights at base of each main sash. 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 listed heritage house can be extended to accommodate excellent modern living without altering the front and sides of the existing house-maintaining the streetscape.</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.</p>
<p>4. what measures are proposed to mitigate the negative impacts</p>	<p>The negative effects are mitigated by the new rear roof being set back and at a level that will not be noticed from the streetscape view.</p>
<p>5. why were more sympathetic solutions not viable.</p>	<p>This is an acceptable solution and will enable the house to be better lived in and maintained.</p>

6. Demolition	Only a small back, partially enclosed, verandah, the back wall and skillion ceiling, will be demolished.
7. Has the advice of a heritage consultant been sought	Yes.
8. Archaeology	Unlikely.
9 Colours	The proposed additions are to match the existing colour scheme.

Barbara Hickson
Heritage Adviser



RECOMMENDATIONS

- Collect any additional information about the history of the house as this will continue to inform its significance.