

## Statements of Heritage Impact (SOHI)

59-67 Horatio Street

Proposed Horatio Street Motel

Final



Client: Gregory Dowker

Date 16 December 2022

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## Location



**Figure 1:** Aerial view of the proposed site for the Motel. Houses at 59 and 61 Horatio Street, to be demolished are highlighted.

## Introduction

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This Statement of Heritage Impact is required because the proposed Motel is to be constructed on land within the Mudgee Heritage Conservation Area (HCA) as mapped in the Mid-Western Regional LEP 2012. The overall property to be used for the proposed new motel is vacant except for two houses. The houses at 61 and 59 Horatio Street are Victorian era residences. Both residences are proposed to be demolished as part of the new work on the site. There is no heritage listed item on the site, nor in the immediate vicinity.

By 'Impact' the report covers any effect that may alter the heritage 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.

## Summary

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The proposed demolition of 19<sup>th</sup> C residential buildings will provide part of the space required for a generous new tourist development: a two storied 60 room motel, plus a manager's unit, reception and many associated communal facilities.

Consideration to salvaging part of the house at No 61 Horatio had been given earlier but did not fit well with the overall design strategy. The proposed development has expanded to include the house at No. 59 Horatio. Neither house is a listed heritage item.

No 61 has been vacant for over a decade. It is now in very poor condition. It is a typical late Victorian house, but not a rare building example and there are many other houses of this age and style in Mudgee. No 59 is of a similar age and was originally a very small house of 2 rooms plus out buildings. It is presently used as a rental and is in very poor condition, very little original fabric. The front rooms have been rough cast rendered, the verandah concreted, and the walls are cracking. Approximately 16 similar period Victorian houses are listed items on the Mudgee Heritage Schedule.

The rest of the site has been vacant for many years, but it is a visually important location when entering Mudgee via Horatio Street, the Castlereagh Highway. The proposed new motel building is one that can provide an aesthetic link to the past through well proportioned and simple styling, the use of the golden proportion window shapes and spaces, and simple parapeted walls.

The redevelopment of this large, almost vacant site provides space for a building that can be a contributory item to the streetscape while providing suitable infill to a long unused space. In the streetscape the new motel will aesthetically compensate for the visual loss of the Victorian houses.

**The zoning of the site is SP3 Tourist.** This zone is suitable for a motel as it can *'provide for a variety of tourist-oriented development and related uses.'*<sup>1</sup> The location is not well suited to continued use as a residential area due to its location on a highway.

**The overall heritage impact of the removal of the houses is low.** The houses to be removed contribute to the streetscape in a modest way. No 61 is not on the same setback as its neighbours, and there is a gap between them. The residence at 61 and 59 Horatio Street has very low fabric integrity and have been in very poor condition for many years. No 61 is also subject to further damage through vandalism.



**Figure 2:** Image showing neighbouring houses along Horatio Street. No 59 (blue roof) and No 61 (brown roof closest). 2.12.22



Figure 3 Streetscape by Google maps showing No 59 (blue roof) and No 61 (Brown roof).

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<sup>1</sup> MWRC LEP12 Zones

## History

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The land in this proposal involves 5 lots in Section 44. (Parish Map). The original owners of the lots, subdivided initially for residential purposes, were H Tebutt, FB Gulley, Silas Winter and R Crossing.

Silas Winter and R. Crossing bought more than one Lot and appear to be land speculators. It's not likely that either of these men built the houses on this site.

Silas Winter was a builder of some note. In January 1876 he completed the Mudgee Hospital.

*<sup>2</sup>The contractor for the erection of the hospital (Mr. Silas Winter), deserves great praise for his assiduous and successful efforts in completing a building which is at once a credit to himself and to the district.*

Later in the same year he won the tender to build Mudgee Public School completing it by January 1878. However later in 1878, and again 1880, as a builder, he was in court as an 'insolvent' businessman.

The Crossing family were well known as important members of Mudgee as a settlement town. Messrs. Crossing and J. Cox were leading selling agents for sheep and cattle. From c. 1889 to 1924 RH Crossing was part of the firm until 1924 when he retired.

*Mr. R. H. Crossing has decided to devote the whole of his time to pastoral and other interests with which he has been concerned for some years.*

*Mr. Crossing's personal qualities have helped very materially in giving the firm the excellent reputation it possesses. and his decision will be noted with regret by graziers throughout the whole district. Strict principles and a thorough knowledge of stock have won for him the confidence of hundreds of clients. <sup>3</sup>*

It is not known who built the house at 59 and 61 Horatio Street. they were probably built around 1880-95 as the fabric of the building suggests late Victorian construction. The principal indicators that no 61 stems from this date are the bull-nosed front verandah roof on chamfered timber posts, the type and style of the timber framed double hung windows, the symmetrical layout of the façade and the materials such as brickwork in Flemish bond (now rendered).

In the early part of the 20<sup>th</sup> century c. 1935-50 Victor Sharp and his family rented the house. He, like his neighbour at no 63 Horatio, Mr. Arthur Leonard, was a fettler for the railways. Many of the houses around that area and along Inglis Street housed railway workers.

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<sup>2</sup> Australian Town and Country Jan 1876

<sup>3</sup> Mudgee Guardian 28 April 1924

When the railway came to Mudgee in 1883. Much of the land in this vicinity was used in association with the rail precinct.

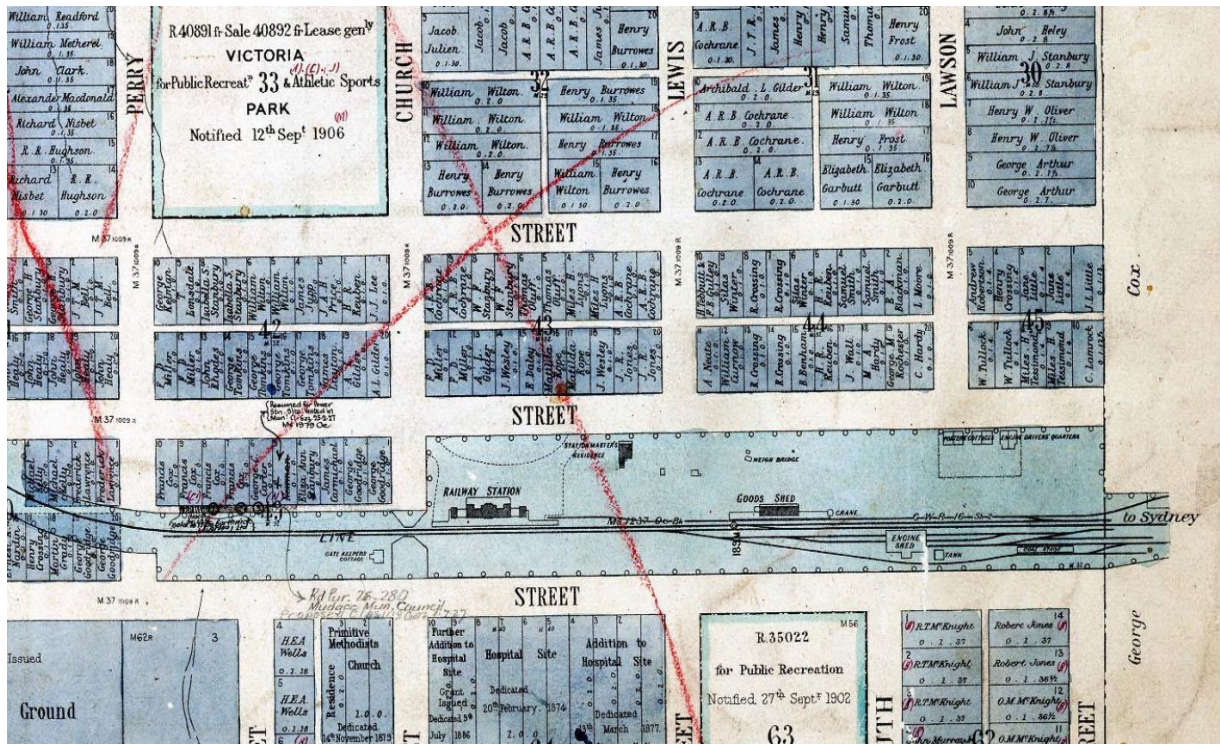


Figure 4 Part of the Parish Map of Mudgee showing original owners of Lots 7-10 Section 44 in the railway precinct of Mudgee

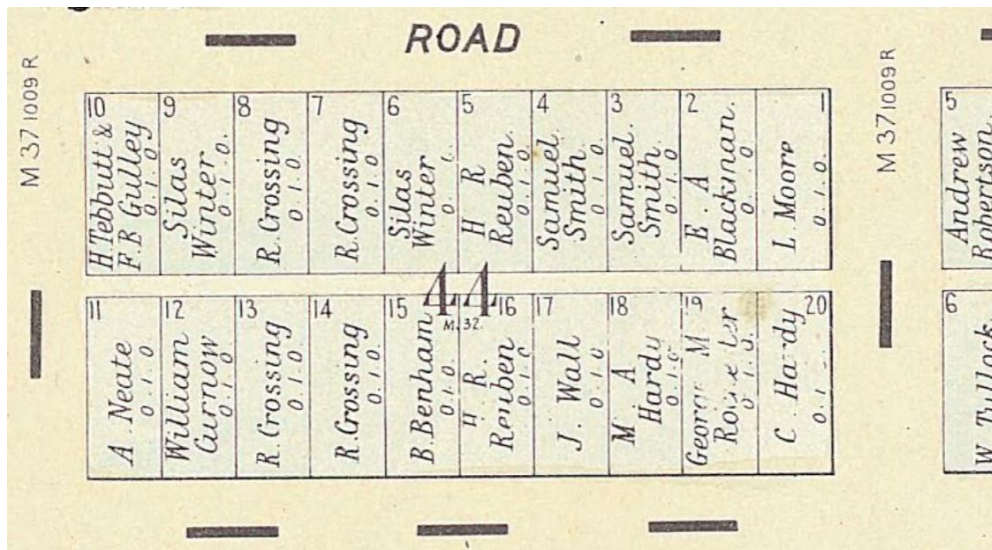


Figure 5: Parish Map Detail of Section 44. The proposed site aligns approximately with lots 6 to 10.

## Description

The late Victorian brick residential building at 61 Horatio Street was constructed in the 1880s-90s. It faces Horatio Street but is set back further than its neighbours.

Initially the front four rooms and a verandah facing Horatio Street were built, plus another verandah to the rear, an outhouse and probably a detached kitchen. The house was then extended by filling in the verandahs and establishing an internal kitchen, and some internal bathroom facilities probably in the late 1920s-30s.

The house is an archetypal small late Victorian residence with a symmetrical façade, central door (not original) flanked by double hung timber windows. The front wall is in Flemish bond but has been rendered over and painted. One chimney remains in corbelled face brickwork.

The original four rooms have a simple high pitched hipped corrugated iron roof and the front verandah is clad in bullnose iron supported on timber posts, rectangular in cross section and decorated with stopped chamfers. Some of the ceilings in this section are pressed metal.



Figure 6 Rear side entry enclosed space with



Figure 7 lounge room with closed off fireplace



Figure 8: 61 Horatio Street 2.12.22

The Victorian cottage at 59 Horatio Street was constructed in the same era, or possibly a few years earlier. It faces Horatio Street and aligns with its neighbours.

Initially it was a very small archetypal two roomed house with verandah facing Horatio Street and probably a verandah to the rear, an outhouse and probably a detached kitchen. The house was then extended by in-filling verandahs. It is probably masonry construction but has been covered with rough cast render, possibly to hide rising damp and cracking. Cracks are now showing through. The front façade is typically symmetrical under a hipped roof. It was probably a worker's cottage. Pseudo shutters frame the windows.



**Figure 9** Front view of 59 Horatio Street

### **Condition**

The house at 61 Horatio St is in very poor condition. The building fabric is low in integrity. There is little original fabric that has not been degraded, replaced, or defaced. The front verandah has been topped with concrete, the face brick work has been rendered and painted, the main fireplace has been filled in. Windows are broken and not operable. Brick work and internal finishes have failed in several places with cracking. Stormwater is not collected, and this has contributed to the structural wall failure.

The house at 59 Horatio Street looks much better but is similarly in very poor condition. It is occupied. There is very little original fabric that has not been degraded, replaced, or defaced. The front verandah has been topped with concrete, the outer walls rendered and painted. The decorative brackets added, and chimney removed. Windows in the additions are aluminium. The front and side walls are failing structurally.



## Understanding significance

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A statement of significance provides the principal basis for future management and/or planning. This assessment was made using the heritage criteria provided by the Heritage Branch of the Department of Planning. A heritage Conservation area is by definition <sup>4</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 which create a sense of place that is worth keeping.

### The Mudgee Conservation Area is significant because:

*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 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.*

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<sup>4</sup> Doc: Conservation areas. HO and Dept of Urban affairs 1996 p3.

A statement of significance for the house at 61 Horatio Street proposed to be demolished:

*This is an archetypal Victorian cottage and demonstrates the characteristics of a simple late Victorian residence having a symmetrical façade, timber framed double hung windows and hipped iron clad roof with bull nosed front verandah. The house and its location are associated with the Mudgee railway precinct. The house is in very poor condition.*

A statement of significance for the house at 59 Horatio Street also proposed to be demolished:

*An archetypal small Victorian workers cottage, demonstrating characteristics of a simple Victorian era residence having a symmetrical façade, timber framed double hung windows each side of the central door. A hipped iron clad roof with straight iron front verandah. The house and its location are associated with the Mudgee railway precinct. The house is in very poor condition.*

## Heritage Objectives and the MWRC LEP

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

### **(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.

**(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.**

## Comment on the MWRC Heritage Objectives

To demolish a building within the Mudgee Heritage Conservation Area requires consent. Demolition is proposed for two houses in Horatio Street to make way for a large Motel proposal. The houses at no 61 and 59 have some heritage significance due to age but are not a listed items and are in poor to very poor condition.

The land made available through demolition, together with adjoining vacant lots, provide a land space suitable for a large tourist development. The plans to construct an appropriate large tourist facility at 59 to 67 Horatio Street have been developed by designers with advice from a heritage adviser. It is believed the proposed building will suitably infill a long-time vacant area and provide a facility that suits the land zoning, and the tourist needs.

The overall heritage impact will be low. The former houses contribute to the streetscape in a modest way. This loss will be addressed by the proposed infill building which will contribute to the streetscape.

**The Councils objectives to conserve environmental heritage in the Mudgee HCA are met in this application. The proposed removal of the house at 59 and 61 Horatio Street will mean a loss of some historic fabric but the land will be utilized to construct a suitable infill building that will contribute generally to the cohesion of the streetscape.**

## Statement of Heritage Impact

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**Date:** 16<sup>th</sup> December 2022

**Prepared by** Barbara Hickson, Heritage Adviser PO Box 610 Mudgee NSW.

Phone: 0409368133

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### **Prepared for**

Gregory Dowker

### **Address and property description of the proposed development**

61 Horatio Street Mudgee 2850

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### **A brief description of proposal**

The proposal is to demolish two houses both 19<sup>th</sup> C cottages. Neither are heritage listed items. Both are in very poor condition with low levels of integrity. Apart from the two houses the land has been clear and vacant for many years. After the clearing of the site the proposal is to construct a new tourist facility, to form an appropriate infill in the Horatio Streetscape, within the Mudgee Conservation Area.

The removal of the houses will make way for this new development on the site, which will consolidate several land lots, and provide a suitable in-fill building in the Conservation Area. This will provide quality accommodation for visitors and a building that will contribute to the aesthetic continuity of the streetscape.

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**Figure 10** The site for the proposed motel. 2/12/22

## STATEMENT OF HERITAGE IMPACT.

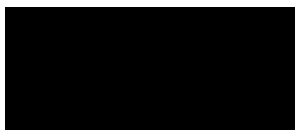
**This document assesses the extent to which the carrying out of the proposed development will affect the heritage significance of the setting, which is within the Mudgee Heritage Conservation Area.**

<p><b>1. why the items to be demolished are significant</b></p>	<p>The house at 59 and 61 Horatio Street are archetypal Victorian cottages and demonstrates the characteristics of simple late Victorian residential buildings having a symmetrical façade, timber framed double hung windows and hipped iron clad roof with full width front verandahs. The houses and their location are associated with the Mudgee railway precinct and were probably used as workers accommodation.</p>
<p><b>2. Why is the Mudgee Conservation Area Significant.</b></p>	<p>The Mudgee Conservation Area is significant because the settlement of Mudgee is located along the banks of the Cudgegong River, demonstrating the principal characteristic of early government town layout in NSW.</p> <p>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. Many impressive commercial, civic, and religious buildings of late Victorian style and scale, such as the former Town Hall, banks, hotels and churches, form the core of the Conservation Area. Mudgee also has a good stock of heritage listed houses beyond the central business area.</p>
<p><b>3. what positive impact will the proposed works have on its significance.</b></p>	<p>The removal of two houses will make way for a new tourist facility to accommodate visitors. It will be in keeping with the land zoning SP3 Tourist and provide a suitable infill building in an area that has long been vacant and derelict.</p>
<p><b>4. what negative impact will the works have.</b></p>	<p>The loss of Victorian era Cottages.</p>
<p><b>5. what measures are proposed to mitigate the negative impacts</b></p>	<p>A well-designed infill proposal will address the transition of this former residential Victorian streetscape to a commercial tourism facility.</p>

<b>6. why were more sympathetic solutions not viable.</b>	The house at 61 Horatio Street has no current or future purpose and is in unusable condition. The house at No 59 is still occupied but is of a condition that cannot be renovated without the removal of the remaining original fabric. The level of integrity of both houses is very low.
<b>7. Is the proposed use compatible with heritage items in the vicinity.</b>	The proposed use is compatible with the heritage setting in the Conservation Area and the council's planning intentions, noted through zoning.
<b>8. Does the new development affect views to and from the site</b>	Streetscape views will be affected in a positive way. The infill will make good use of mostly vacant land and provide a suitable structure between retained residential areas to each side.
<b>9. Does the development affect archaeol. deposits</b>	No known deposits.
<b>10. Existing landscape elements</b>	NA
<b>11. Signage</b>	NA.
<b>12. Demolition</b>	Demolition is proposed to make the area useful for other purposes. Refer clauses above.

## Recommendations

1. Report any relic that is disturbed in the process of the works to the MWRC.
2. Allow for recycling any sound fabric, especially the windows sashes, timbers such as architraves and possibly some metal ceiling to other residential buildings in Mudgee.
3. Link the new 'infill' building from the past to the present, through interpretation signs. Use design elements such as hipped roofs, parapets, simple styling with colonnades or verandahs, and Golden Proportion windows and openings to link to the past.
4. Photograph the houses during demolition to record any original construction fabric.



Barbara Hickson Heritage Adviser.