

Statement of Heritage Impact (SOHI) Amended 17 June 2019

This statement has been prepared for Beragoo property at 1719 Hill End Road Grattai. The Statement of Heritage Impact is required because the place is a heritage listed place on the MWRC LEP as follows:

Suburb	Item name	Address	Property description	Local or State	Item no.
Grattai	"Beragoo", Homestead	1719 Hill End Road	Lot 8, DP 253524	Local	I386

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



Figure 1 Front view of house and the oldest part of the house built c.1875.

Methodology

The method used in this report involve the investigation of significance based on the Australian ICOMOS 1988 Charter for the Conservation of Cultural Significance (The Burra Charter); Statement of Heritage Impact by the NSW Heritage Branch of the Department of Planning 1996.

Heritage Item

Within the Mid-Western Regional council area heritage items are listed and described in Schedule 5, Heritage Conservation, on the MWRC LEP 2012.

A heritage item is a ¹ place where there is widespread community recognition that a particular area or place has heritage values that distinguishes 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 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.

In this case the place is a heritage item in Schedule 5 of the MWRC LEP 2012, **item i 386**. The proposed alterations to the property are minimal and will have almost no direct effect on the heritage item. This meets with the objectives of the heritage listing above. The changed location of the shearing shed will keep the heritage significance of the homestead unaltered.

Outline of proposed works

The proposed works are to relocate the old shearing shed closer to the homestead so that it can be used for utility purposes such as storage and sheltered sport entertainments (such as table tennis.)

The shearing shed will be placed to the south of an existing stables shed, reducing its visibility from the homestead. The shearing shed had been altered many times with new roof framing and wall linings, but with an original timber floor, old roofing iron and remnants of the shearers stands and posts. The original components will be retained in the move except for floor framing and stumps which will not be suitable for relocation and will be replaced. The collapsed chutes will not be reconstructed.

The shearing shed will be relocated onto a new concrete slab to engineer's details and engineers will also provide the holding down bolts to secure the shed to the slab. In some parts of the relocated shed, eg sitting area, the flooring boards of the shed can be laid over batons on top of the slab to provide a semblance of its original appearance.

¹ Doc: Conservation areas. HO and Dept of Urban affairs 1996 p3.



Figure 2 the shearing shed in its present location.



Figure 3 interior view of shearing shed.

Description

The State Heritage Inventory data provides the basis for the following description of Beragoo homestead:

Constructed of 'Brown/Red Brick Flemish Bond. C.1875 Mid Victorian farmhouse with steep pitched hipped roof and symmetrical main north elevation. Three pairs of French doors to north on original. Timber posts stop chamfered - with applied timber molding. Extensions to rear and west c.1890s. Corbelled brick chimneys. A fine country house built after gold rush period on pleasant site in Meroo Valley. Entrance way picket fence and gravel drive. Old bunya pines and front garden in sympathy with house, fine site by Meroo Creek'.

The heritage study of 1985 by Hughes, Truman and Ludlow also described the building as a 'fine Victorian farmhouse, built after the gold rush in the Meroo valley.

A steeped pitched hipped roof and symmetrical main North elevation. three pairs of French doors to the main North elevation. A straight iron roof (Originally probably bull nosed). Timber posts with stopped chamfers and applied timber mouldings. Extensions to the rear and west c. 1890s. Corbelled brick chimneys.

Old bunya pines and front garden is in sympathy with the house.'

Other buildings on the site:

Former Stable building which is probably dating from the mid-1900s, c. 1930s. it is a simple rectangular shed with straight gabled roof. Walls are brick and painted, although the paint is badly affected by damp.

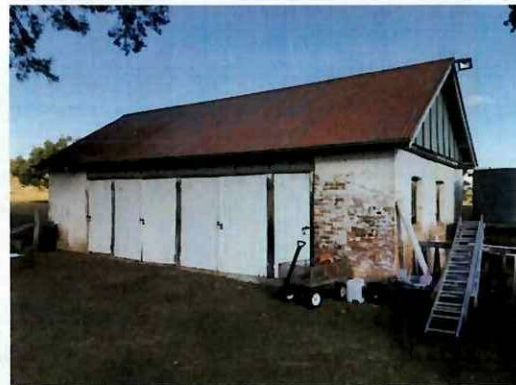


Figure 4 Former Stables

Former shearing shed. This is an L shaped building on plan with walls clad in corrugated zincalume. Roof is sawn timber framed and clad in rusted galvanised iron sheets.

The floor is close fitted timber slats. There are no linings.

The sheep chutes have collapsed and there is evidence of many repairs and changes.



Figure 5 Former Shearing Shed

The outbuildings of stables and former shearing shed are not part of the listing but add to the setting and the story of this country property.

History

BERAGOO

(Refer also to attached history by John Broadley).

The first grant in this area was called Grattai and was granted to William Reeves in 1838. In 1874 part of that land that today forms Beragoo was sold to James Roland Atkinson, a builder who subsequently built the Beragoo Homestead.

James Atkinson who was born in Yorkshire, England, immigrated to NSW in 1834. Here he joined his father in business who was a builder. Then James started in business by himself in Sydney in c. 1853. He married Jane Ann Robinson in that same year. Father and son joined in business occasionally and in Mudgee in 1859 they built the Hollyoak bridge across the Cudgegong River.

Atkinson built other important buildings in Mudgee including the Mechanics Institute, St Johns church and the Mudgee police house. He also reconstructed and extended Bleak house for William Richard Blackman (son of William Blackman). Atkinson built Beverley House as a home for his family in c. 1860. He was elected Mayor of Mudgee three times.

In 1874 he built Beragoo homestead and moved there with his family. He took an interest in pastoral activities and was soon esteemed as a successful pastoralist with his sheep - wool and breeding activities.

He also had a shared business interest in a Wool and Skin store with Harry Dean, a Mudgee business man. Together they are believed to have had mining interests in the gold fields at Hill End.

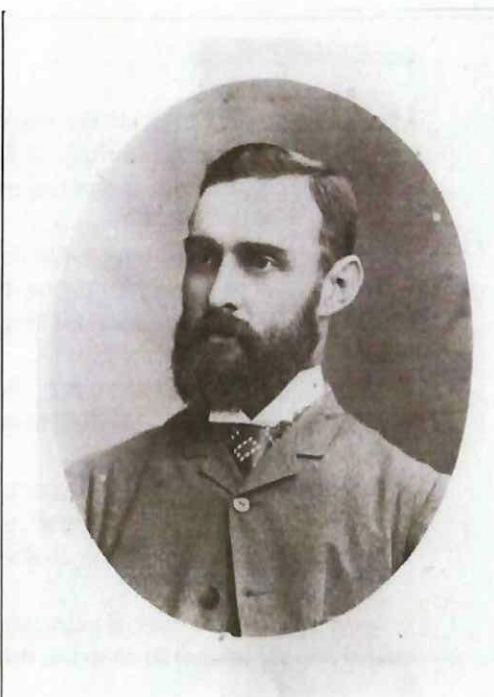
Atkinson died of bronchitis in 1896. Probably the 1890s additions were carried out by himself or under his direction.

Evening News (Sydney) OBIT 20 July 1896:

MUDGEE, Monday. —The death occurred yesterday from, bronchitis of Mr. James Atkinson aged 65 years. The deceased had lived in Mudgee 40 years, was elected Mayor thrice in succession, and was chairman, of the Railway League, and chairman of the Mudgee Building Societies.

He arrived in Mudgee to build the St. John's Anglican Church, and was the contractor for the first bridge over the Cudgegong River, the Hollyoak bridge. He relinquished building for pastoral pursuits, in which he had been most successful with his A.X.M. brand of wool for several years realizing top price in the English market.

Figure 6 James Atkinson



Later owners of the property were Sophie Atkinson, Linus Cook (1920), Hugh Knight (1920-29). George Laidlaw (1929-32), Robert Perrott (1932-47), E and J Davies ((1947- 1956, D and G McEntyre (1956-58). Many only held the property for a few years.

Significance Criteria:

After examination of the history and the physical evidence of a place or building, the site is assessed in terms of the Heritage Office criteria to determine a statement of significance for the place. The relevant criteria and comments on them follow:

Criteria (a) Important during cultural history: The site shows evidence of significant human activity in the construction of a quality mid Victorian farm house for a leading member of the Mudgee Society. The pastoral holding was significant in the breeding of fine wool sheep.

Criteria (b) Strong association with life of a person, or persons: This place has a strong association with James Atkinson, builder, town mayor and grazier.

Criteria (c) Demonstrating aesthetic characteristics: The house demonstrates excellent qualities of a mid-Victorian homestead with its symmetrical façade, steeped pitched hipped roof and attention to detail such as French doors and dressed and chamfered timber posts.

Criteria (d) Strong or special association with community group. An important landmark quality country house known by all in the district.

Criteria (e) Potential to yield information: The house has the potential to illustrate the detail and work of important early builder James Atkinson.

Criteria (f) Uncommon, rare or endangered aspects. No used.

Criteria (g) demonstrates principal characteristics. The building could be a fine example of a Victorian era country homestead.

Statement of significance

The homestead at Beragoo is an excellent example of a quality Victorian era country homestead. It also illustrates the work of James Atkinson, a notable Mudgee builder, town mayor and grazier and a leading member of the Mudgee Society. The pastoral holding was significant in the breeding of fine wool sheep.

The house demonstrates excellent aesthetic qualities of a Victorian homestead with its symmetrical façade, steeped pitched hipped roof, corbelled chimneys and attention to detail such as French doors and timber posts. The 1890s additions are asymmetrical but sympathetic to the original.

The garden, larger plantings and outbuildings add to the character and setting of the house.



Figure 7 view of house from north west showing part of the 1890s addition.



Figure 8 View from the house yard towards the old shearing shed in the distance showing present context of the shed.

STATEMENT OF HERITAGE IMPACT

Date: 7th August 2018

Prepared by: Barbara Hickson Architect and Heritage Adviser PO Box 610 Mudgee NSW.

Summary:

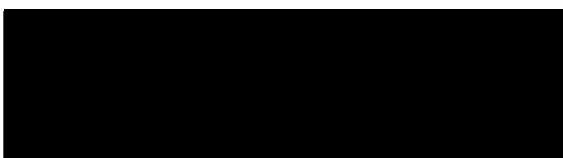
The proposal is to relocate a former shearing shed from its existing position 600 m from the homestead, to approximately 30 m from the homestead. The new position will be south of the stables building and so will be behind the stables when viewed from the house.

The former shearing shed has already been repurposed as a storage space but moving it closer to the house will make it useful for recreational use such as table tennis. The shed is in very poor condition and parts have collapsed. Its relocation will ensure its future use and maintenance. It will be placed on a new concrete slab.

STATEMENT OF HERITAGE IMPACT

<p>1. why is the item is of heritage significance</p>	<p>The homestead at Beragoo is an excellent example of a quality Victorian era country homestead. It also illustrates the work of James Atkinson, a notable Mudgee builder, town mayor and grazier and a leading member of the Mudgee Society. The pastoral holding was significant in the breeding of fine wool sheep. The house demonstrates excellent aesthetic qualities of a Victorian homestead with its symmetrical façade, steeped pitched hipped roof, corbelled chimneys and attention to detail such as French doors and timber posts. The 1890s additions are asymmetrical but sympathetic to the original. The garden, larger plantings and outbuildings add to the character and setting of the house.</p>
<p>2. what positive impact will the proposed works have on its significance.</p>	<p>The proposed works will make use of an out-building, the former shearing shed, that has lost its original use and has fallen into disrepair. Relocation will save it through re-use and maintenance.</p>
<p>3. what negative impact will the proposed works have on its significance.</p>	<p>If grazing was a continuing the shed could be used for its original purpose. However, with such a small holding grazing is most unlikely. The sheds relocation would not however preclude its future use for such a purpose as shearing sheep. And it ensures it becomes useful now.</p>
<p>4. what measures are proposed to mitigate the</p>	<p>The sheds relocation would not however preclude its future use for the purpose as shearing sheep.</p>

negative impacts	By ensuring it becomes useful now it will lead to repairs and maintenance. The heritage item is the homestead and the relocation of the shearing shed will have no affect on that building or only minimal effect on its setting.
5. why were more sympathetic solutions not viable.	If left in its present location and condition it will become a ruin.
6. Is the space around the heritage item large enough to allow for the retention of its significance?	Yes - There will be no effect on the curtilage of the homestead.
7. Does the new development affect views to, and from, the heritage item?	No, there is no change to views to or from the original building. The new location for the shearing shed is behind the stables when viewed from the house.
8. Does the new development affect archaeological deposits assoc. with the heritage item?	There are no known deposits and no intention to disturb any relics.
9. Is the new addition visually sympathetic to the heritage item?	NA
10. Existing landscape elements	To the rear of the house there are only a few trees. These will remain untouched.
11. Signage	NA
12. Demolition	NA
13. Has a heritage consultant been involved?	Yes, throughout the process.
14. colours and painting.	Retain as existing, galvanised iron and rusted iron sheets.



Barbara Hickson Architect and Heritage adviser

