



Figure 1 Woolpack Hotel façade facing Market Street BjH 27.04.23.

WOOLPACK HOTEL 67 Market Street

FINAL REPORT

This Statement of Heritage Impact (SOHI) has been prepared in relation to proposed alterations and additions to the Woolpack Hotel at 67 Market Street and the demolition of the adjacent building at 15 Byron Place. (Lot 112 and Lot 111 DP 1136686)

Date: 18th May 2023

CONTENTS

INTRODUCTION	2
SUMMARY	3
DEMOLITION OF 15 BYRON PLACE	9
HISTORY	11
PHYSICAL DESCRIPTION:	14
STATEMENT OF SIGNIFICANCE – The Woolpack Hotel.....	15
STATEMENT OF SIGNIFICANCE – The Mudgee Conservation Area.	15
LEVELS OF SIGNIFICANCE	16
STATEMENT OF HERITAGE IMPACT	18
ADDITIONAL RECOMMENDATIONS	22

INTRODUCTION

This statement has been prepared for the proposed alterations and additions to the Ground Floor and Upper Floors of the Woolpack Hotel, 67 Market Street Mudgee, and the demolition of the commercial building at 15 Byron Place, Lot 111 DP 1136686.

A Statement of Heritage Impact is required because the Woolpack Hotel is a locally listed heritage item, I 129 in the MWRC LEP, and an item of local significance. Also 67 Market Street and 15 Byron Place are located within the Mudgee Heritage Conservation Area.

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.

SUMMARY

The proposed development works to the heritage item, the Woolpack Hotel, at 67 Market Street, include:

Ground Floor alterations to, and replacement of, nonsignificant fabric such as counters, removal of a cool room, replacement of toilet fit outs, new serveries, rearrangement of parking spaces, demolition of non-significant garage and storage, and the leveling of some floor areas. New outdoor refreshments area to the south and associated amenities.

Upper floor removal of the upper steel escape staircase, removal of the steel framed pitched sky light roof above the access way through the ground floor. The extension of the upper floor accommodation wing to the south and new fire escape.

Adjacent demolition. The proposed works include the complete demolition of the non-significant commercial building to the rear of the site at 15 Byron Place. Refer page 9.

Included in this document is a statement of significance for the Woolpack Hotel and for the Mudgee Conservation Area. Based on these the Heritage Impact of the proposed works is overall minimal, but with some positive effects with some recovery of significance. A list of the positive effects is given below. Overall, the proposed changes to the Woolpack in terms of height, design and external finishes are more in sympathy with the original heritage building, than the existing building.

There is no material effect on the Mudgee Conservation Area and as the front elevation of the hotel is not altered, and there is no effect on the heritage streetscape.

The removal of the commercial building at 15 Byron Place can also be seen as having positive effect in heritage terms. 15 Byron place is not a heritage item, nor an exemplar as an architectural infill building. Its removal will open visual and physical access to the Woolpack Hotel from the southside and provide better views of items of significance in the area.

Positive effects on significance. The following changes to the Woolpack Hotel will lead to some recovery of significance:

- Removal of the visually intrusive steel staircase to the upper floor in lieu of a new side staircase that then won't impact the aesthetics of the original spaces. This replacement of this stair access meets fire access requirements and was a recommendation in the earlier SoHI.¹ Figure 2.

¹ Earlier Recommendation re Fire Escape 'The most significant areas are the original bedroom suites on the upper floor which are affected by the fire escape. An alternative fire escape solution should be considered to allow the

- Rationalized access through the building for better accessibility and visual appreciation.
- Stripping back the over painted brick surfaces, once face brick.
- The removal of the visually intrusive skylights and ceiling beams. Figure 5, 8.
- The repair and reconstruction were needed of the significant original timber framed double hung windows on the upper floor. See Figure 6.
- Removal or relocation, of intrusive services where they impact significant fabric. See Figure 7.
- The external wall/gable of the significant original visitor's rooms on the upper floor are retained and remain partially visible from the East. See Figure 3.
The external south end gable view of the accommodation wing is to be retained, and the width of the new additions to be narrower so that part of the original gable, its apex and chimney can be recognised. Refer Figures 3, 4 and 9. The original wall and its returns are English Bond Garden Wall style. On the hotel sides, they should be lightly or partially stripped and not repainted.
- The height of the new work is lower than the existing building, keeping the original gable prominent. This is particularly welcome at the rear elevation.
- New windows are to have simple fenestration. e.g. 2 lights per pane, or single panels. Generally, the 'golden' proportion is to be maintained in larger new openings.
- The addition of ensuites to the original hotel accommodation rooms on the upper floor will upgrade the rooms significantly and enable tourists and other visitors to stay in these rooms as they once did in the Victorian era.
- There are no changes to the façade of the Woolpack, and no alteration to the streetscape.

Negative effects include the following which will lead to some loss of significance:

- Inclusion of En-Suites – will require the removal of some parts of internal walls in the upper floor bedroom suites. The removal of significant fabric has been minimized. Presently these small bedrooms are of low quality without services and so used only for storage, services, and some ancillary staff.

Original windows to be visible and functional. These historical windows should be repaired and retained along with original floors to bring these rooms back into use.'

Illustrations



Figure 2 Steel escape stair to be removed and replaced by an unobtrusive stair to the rear.



Figure 3: Architect's Illustration of the recommendation for upper roof extension showing a reduced width western side gable, echoing the opposite eastern gables.

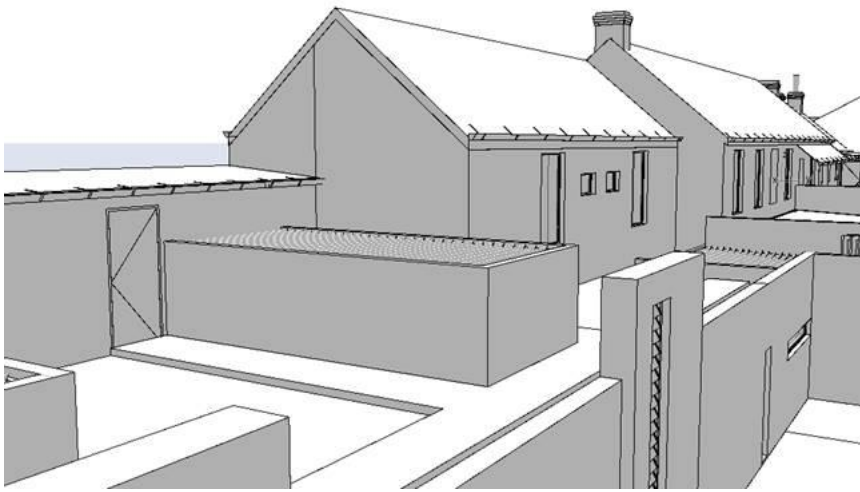


Figure 4 Architects illustration of recommendation for upper roof extension, allowing part of the original gable, apex, and chimney to be 'read'.

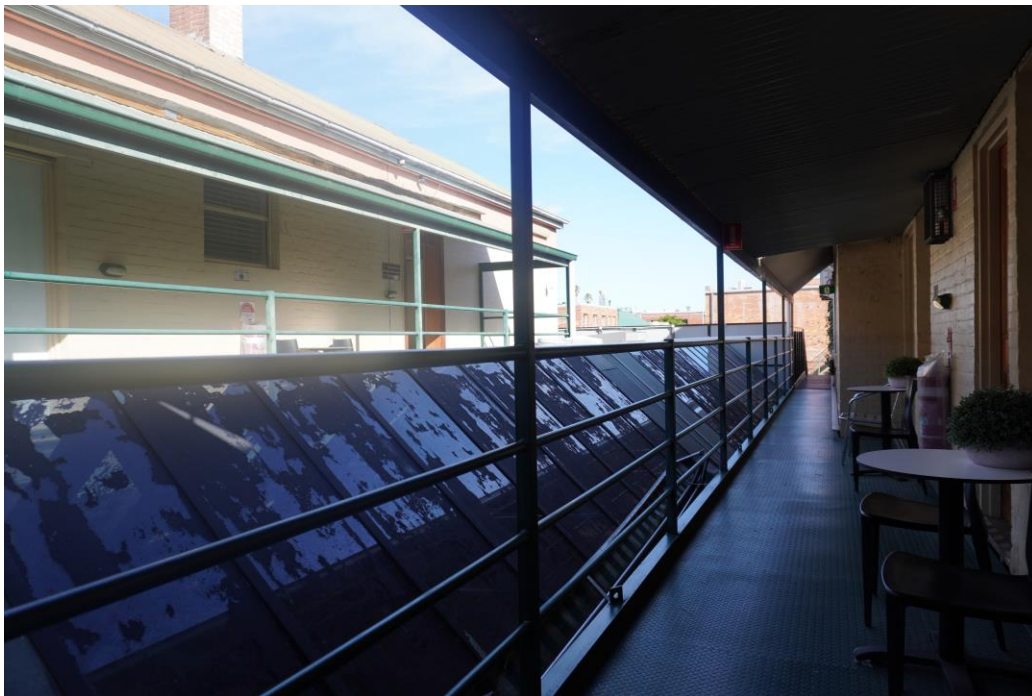


Figure 5 Skylight roof to be removed to allow better light and open the view of the upper floor fabric.



Figure 6 Original timber framed double hung window, 6 lights per pane to be repaired and conserved.
Figure 7 Visually intrusive services to be relocated.

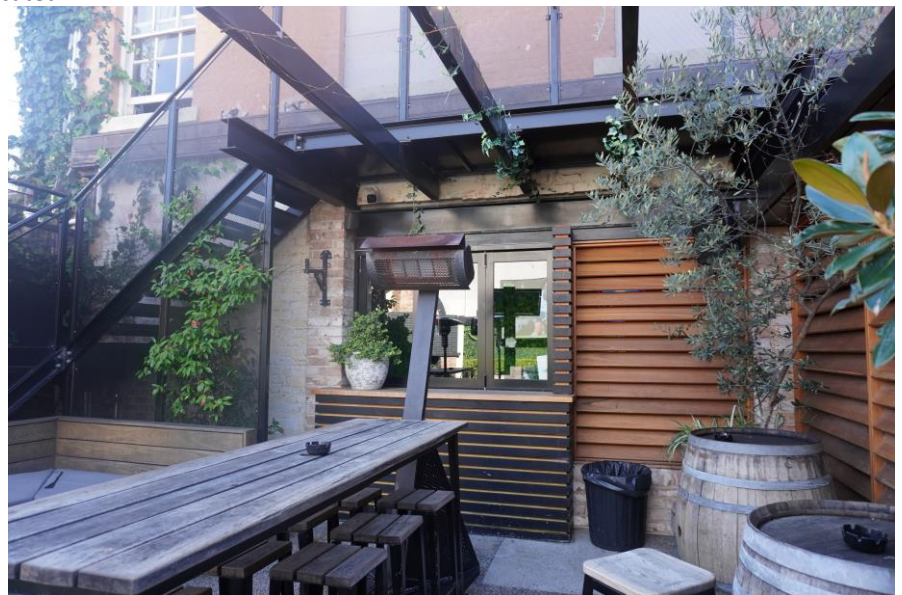


Figure 8 Visually intrusive I beams above seating area to be removed.

Figure 9 : End gable to remain generally visible after extensions, while non-significant garage below will be removed.



Figure 10 Existing rear view of the Woolpack showing the original accommodation wing on the left. This view will be opened up by the removal of 15 Byron Place.



Figure 11: 15 Byron place which impedes the view of the Woolpack from Byron Place. it will be removed. It is a non-significant structure.

DEMOLITION OF 15 BYRON PLACE

The proposed works include the complete demolition of the nonsignificant building to the rear of the site at 15 Byron Place. Byron Place is a shopping carpark precinct which was largely formalized in the late 1980s-1990s with improved parking spaces, plantings, better defined pedestrian access and the encouragement of new buildings to be erected around the square, addressing the square. Several buildings were constructed in that period including this, two storied commercial building at 15 Byron Place.

Although 15 Byron Place is located within the Mudgee Conservation Area it is not a heritage item and not of heritage significance. There is no heritage listed building addressing Byron Place. There are some interesting views of heritage listed buildings in the background, around its perimeter. Often the views show the earliest fabric at the back of heritage buildings, as rear sides of the buildings are usually not upgraded. The complete removal of the building at 15 Byron Place will open-up the view to significant buildings including the Woolpack Hotel, and the Anglican church of St Johns the Baptist in the distance.

Many, if not most, of the buildings in Byron Place have a pseudo historic character, which is not convincing. The façade of 15 Byron Place is an example of this with its rendered façade, geometric styling, and a two storied verandah. However, the modest and minimal round metal verandah posts, the iron railings and bland side walls carrying services, do not create an image of a past grand street façade, nor is it a building of general architectural merit.

Positive effects on significance. The removal of the commercial building at 15 Byron Place will lead to some recovery of significance for the Woolpack Hotel through the opening up of the rear view of the Woolpack plus the distant views of other listed buildings. This will provide the visitors with a renewed sense that this area is located within Mudgee Heritage Conservation Area.



Figure 12 Glimpses of the rear view of heritage items from Byron Place, and in the distance St John's church.

Figure 13 Below. Another view of 15 Byron Place with Moufarrige Maul as a backdrop with its pseudo-Victorian arched windows.

Figure 14 below: A long view to 15 Byron Place showing a pseudo-Victorian cottage in the foreground which accommodates a hairdresser and was built c. 1995.



The following investigation of history was prepared for a former Woolpack SoHI dated 10 September 2019 and remains relevant.

HISTORY

The original owner of lot 3, Section 10 in the town of Mudgee, was Terence O'Donnell. He sold the land to James Christian who possibly built and owned the hotel. He mortgaged the land to George Rouse for £600 which would have been enough money to erect a substantial building. Named the Maitland Hotel, it was built on lot 3 and part of lots 2 and 4, in Section 10 and the hotel appears to have been in operation on that site from c. 1855. Known as Mr. Foreman's, Maitland Hotel, 1857, it was probably named after the gold mining area at Maitland Bar on the Meroo River. In 1860, 2000 miners were reported as being camped there.

By 1859 the hotel was referred to as Readford's Maitland Hotel and was at that time a staging post for Coaches. Readford ran the mail coach right through to Sydney in a very heavy spring cart, with two horses. Readford later took over the Royal Hotel at Cudgegong and lived there for many years.

William Readford was a man of considerable significance. An alderman from 1862-5. Many meetings were held at the hotel on such diverse subjects as railway meetings on proposed extension, inquests, meetings to consider continuance of quarter session courts, support for the local hospital, and the location for special dinners given for visiting dignitary such as Mr. Parkes. In one news item a group of ratepayers of the municipality of Mudgee met at the Maitland Hotel in late 1863 and called upon all councillors to resign - the precise reason for their complaint is not known.

In 1872 in Greville's directory the proprietor of The Maitland Hotel was Thomas Smith, and he was offering 'First Class Accommodation'. The hotel remained the Maitland Hotel until 1874 when Thomas Smith changed its name to the Club House. Smith probably only held a lease. In 1888 James Christian defaulted in his loan to George Rouse, and George Rouse became the owner. He later passed it onto his sons. The hotel was sold to Eugene Daly in 1899 for £2975.

Eugene Daly had many businesses and properties in Mudgee over his lifetime. He died in 1930 and in 1935, through his estate, it was sold to Toohey's Limited. It later became the Clubhouse Hotel in 1987 then the Woolpack in 1997.

Publicans include:

- James Christianson c. 1855
- Mr. Foreman's, Maitland Hotel, 1857-58
- Readford's hotel 1859- c. 1872
- Smith's Maitland 1872, Smiths Clubhouse 1875-1876
- Mrs. Mary Jane Hill's Club-house Hotel 1878 – 80. The death notice read:
*HILL. —March 23, 1880 at her residence, Club House Hotel, Mudgee,
Mrs. Mary Jane Hill, leaving two sons to mourn their loss. Age 42 years.*
- Mr. W. W. Millett 1881 1884 1891. He moved to the Post Office Hotel by 1906
- HM ISON 1924
- E Daly 1906- 1935
- Tooheys
- Ken and D Francis 1990s. who changed the name of the hotel to the Woolpack.
- Tony and E Adams 1997-2005.

There was another 'Woolpack Hotel' operating in 1853, in the West End of Mudgee on the corner of Market and Bell Streets, almost opposite 2MG. It was owned by Mrs. Elizabeth Miller and occupied by Mrs. MJ Smith. In 1907 it was owned by Mrs. MJ Smith. She sold to Thomas Underwood, and it remained a hotel until 1946 when it was de-licensed. That Woolpack was demolished in 1968 and the site was occupied later by Furney's concrete products.



Figure 15 Historic image of the Club House Hotel c. 1924 and run by H Ison.

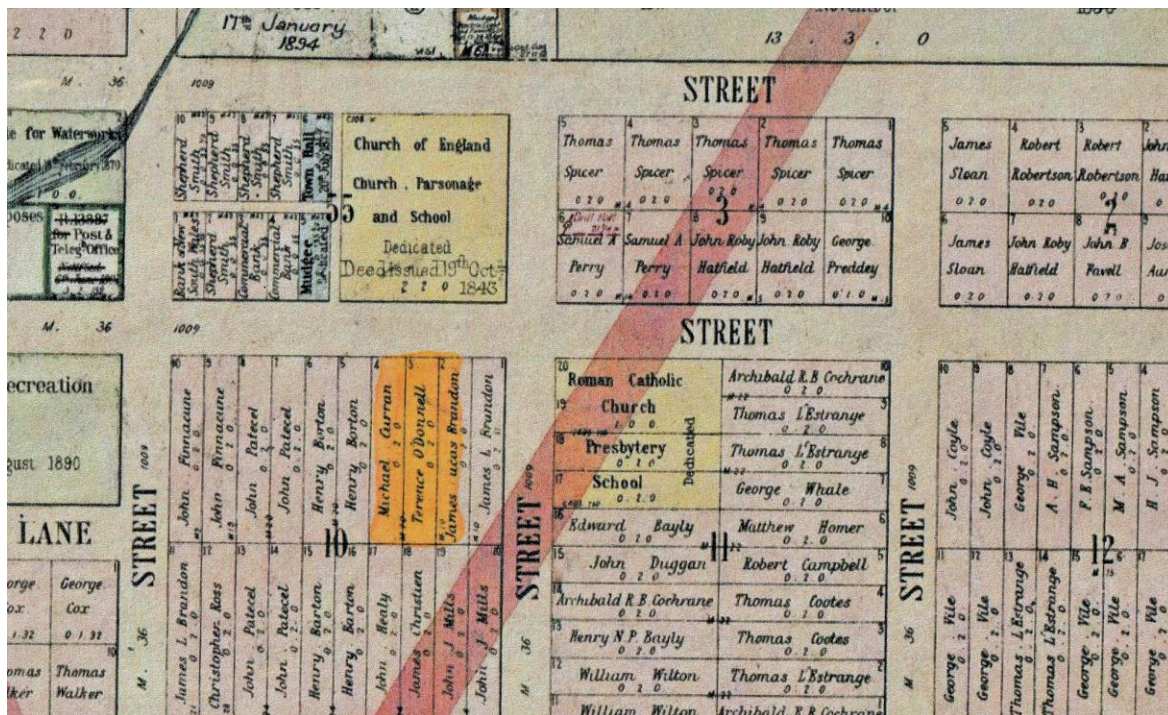


Figure 16 Part of the Mudgee Town Parish Map showing the location of the Woolpack Hotel highlighted.



Figure 17 The Hotel when owned by Tooheys in 1939

PHYSICAL DESCRIPTION:

A fine two storied Commercial Building much of it dating from the mid-1800s and constructed of brick Flemish Bond to the street frontage, and English bond to rear wings. A hipped corrugated iron clad roof at the front with gable roofed wings to the rear. The roof would have been originally timber shingle clad. Several original face brick chimneys remaining, although missing their caps or chimney pots.

Regular timber framed double hung windows with side lights framed by fine offset mullions to the front elevation, while double hung timber windows are 6 lights per pane to the rear of the building. A few still exist in the accommodation wing on the upper floor.

The rear brick wings have been built at slightly different times as indicated by brickwork and window detail changes.

The hotel was built on street alignment. It has four sets of French doors. Similar doors lead to the verandah on the upper floor. A full two storied verandah on timber posts, with cast iron lace inserts was reconstructed in the 1995-2005 period to reproduce a similar verandah to the original one which was removed under Council instructions in the 1960s.

Externally the building retains most of its original fabric with the main changes since original construction being:

- the removal and later replacement of the front verandah.
- installation of fire stairs and escape routes in steel.
- Painting over original face brickwork.

Internally on the ground floor there have been considerable changes. This area has been subjected to the most change through the insertion of amenities and the removal of many internal walls to make spaces larger and more open to meet modern standards.

The upper floor has seen the least change. Some of the small 1880s-bedrooms remain in existence with a door and the original window leading to the open verandah and a more recent fire escape.

In 1880 the hotel boasted having 14 guest bedrooms, plus servant's rooms and most of these probably still exist although many repurposed. Other rooms such as dining rooms, sitting rooms, and commercial sample rooms have been modified.

STATEMENT OF SIGNIFICANCE – The Woolpack Hotel

Constructed in 1855 as the Maitland Hotel, this is one of the oldest commercial buildings remaining in the central business area of Mudgee. It became the Club House Hotel in 1874 with its general appearance as of today. It changed to the Woolpack Hotel in the 1990s.

A mid Victorian hotel in appearance, it is constructed of rendered and painted brickwork, with a cast iron and filigree verandah reinstated c. 2000. The original parapeted front wall has corbelled string lines, corbelled chimneys, and there are some double hung windows on both levels with margin panes. Other windows have been altered to French doors on the upper level verandah.

The building is one of a group of a significant early Victorian era buildings forming an important commercial streetscape in Market Street.

STATEMENT OF SIGNIFICANCE – The Mudgee Conservation Area.

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.

LEVELS OF SIGNIFICANCE

To decide if significance has been affected by works it is important to understand what fabric is of significance and at what level.

Generally, the earlier the fabric, and the more original its condition is, then the more significant it is. As a general guide the following ratings are given based on levels of significance as follows:

- A. High Significance -
undisturbed spaces with
walls,
Or walls that contain
original
Brickwork and windows and
other features close to, or,
as per original and retaining
the original function.
- B. Low to moderate
significance – disturbed
spaces that have little
original fabric intact but
remain within a significant
item.

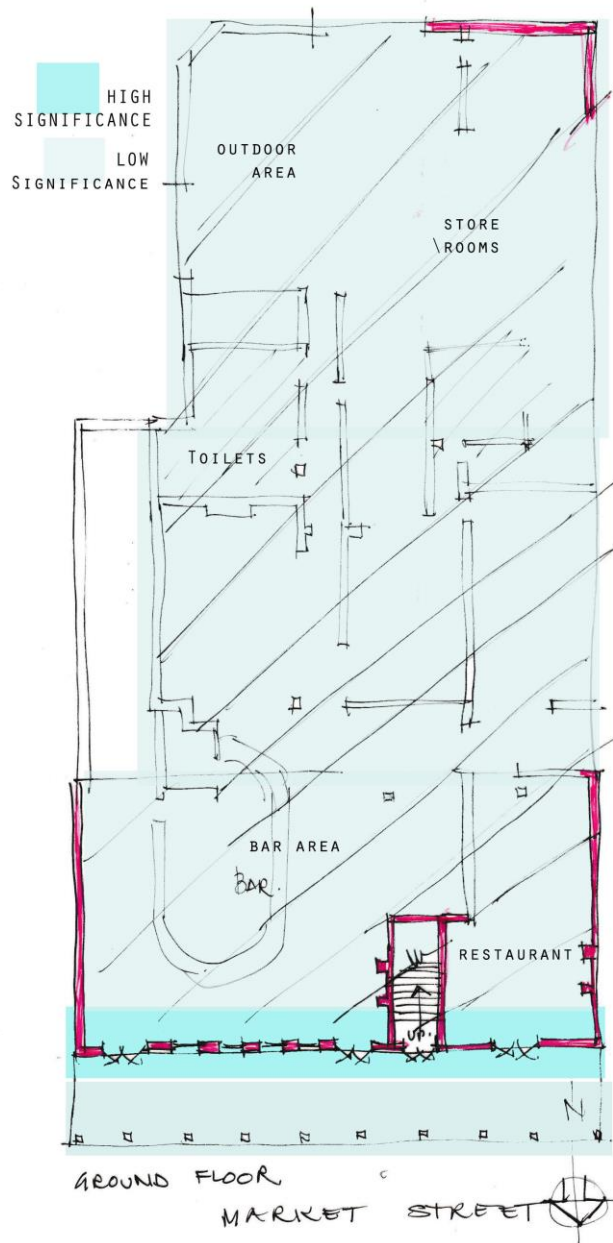


Figure 14 Significance diagram ground floor

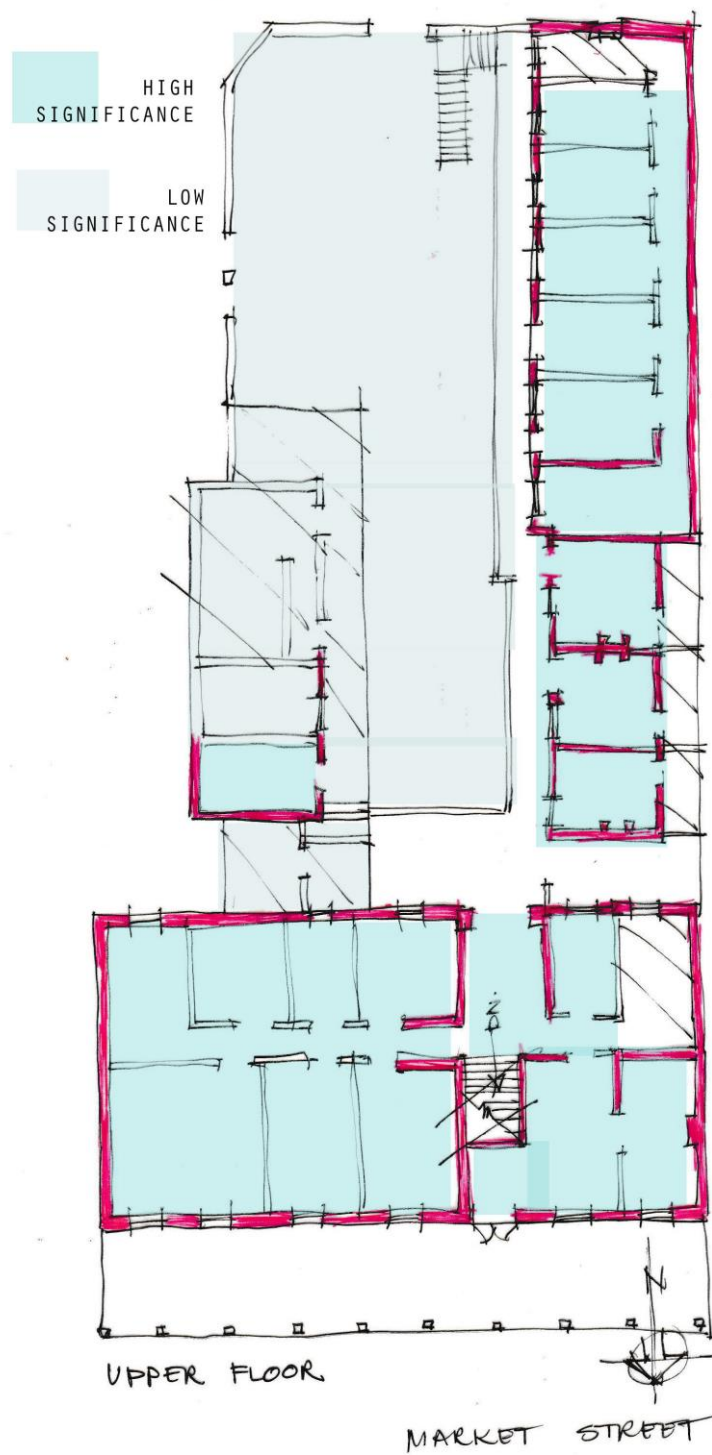


Figure 15 Significance diagram upper floor

STATEMENT OF HERITAGE IMPACT

Date: 18 May 2023

Prepared by: Barbara Hickson Heritage Adviser PO Box 610 Mudgee NSW.
Phone: 0409368133

Client Jamie Fitzgerald. Licensee of the Woolpack Hotel

Address and property description of the proposed development

67 Market Street Mudgee and 15 Byron Place

A brief description of proposal. The proposal is divided into two main components:

1. Alterations and additions to the Woolpack Hotel, a listed heritage item.

The proposed alterations affect the Ground Floor and Upper Floors of the Woolpack Hotel. Principal alteration includes new fire escape arrangements; new ensuites to existing bedrooms and additional serviced bedrooms; removal of the intrusive high pitched gable skylight system, and the replacement of nonsignificant fabric such as counters, cool room, male toilet fit out, serveries, parking arrangements, and storage. The leveling of some floor areas.

2. The demolition of a commercial masonry building 15 Byron Place. Making way for the extensions to the hotel at ground floor and upper level, and the opening up of rear access to the building.

Summary & Recommendations

The Woolpack Hotel is a very important heritage building, probably the oldest hotel still in operation in Mudgee and is historically, socially and aesthetically significant.

The internal spaces on the ground floor have seen considerable change and visually it is barely recognisable as the 1850s hotel. Proposed changes will have a low effect on significance, with some notable positive effects caused by the removal of intrusive fabric, (e.g. the gabled skylights and fire stair) and the retention of the original purpose that the building was constructed for: tourist accommodation and refreshments.

Heritage impact: The material effect caused by the demolition of 15 Byron Place on the Heritage Significance of the Mudgee Conservation Area will be low to nil, due to its location in a car park area, largely created since 1990. Conservation Area streetscapes are unaffected.

A positive heritage impact will be created overall by the changes to the Woolpack Hotel through removal of intrusive items, better accessibility and conservation works.

OVERALL STATEMENT OF HERITAGE IMPACT

ALTERATIONS TO THE WOOLPACK

1. why the item is of heritage significance (ie. what is important about the affected item)	<p>Constructed in c. 1855 as the former Maitland Hotel, this is one of the oldest commercial buildings remaining in the central business area of Mudgee. It changed to the Woolpack Hotel in the 1990s. Appearing as a mid- Victorian hotel, it is constructed of rendered and painted brickwork, with a cast iron and filigree verandah reinstated c. 2000. The original parapeted front wall has corbelled string lines. It retains significant original fabric in its façade and upstairs bedrooms. The hotel has a strong association with men who served in local government.</p> <p>The building is one of a group of a significant early Victorian era buildings forming an important commercial streetscape in Market Street and socially significant to visitors and locals.</p>
2. what positive impact will the proposed works have on its significance.	<p>The proposed works retain the Hotel as a viable functioning space retaining its original purpose: accommodation and refreshments. Very little original fabric is affected by the proposed works. There are proposed works that will lead to a positive impact on significance as outlined on pages 3 and 4 . This includes repair and conservation to some original timber framed D/H windows and walls; the removal of intrusive items such as steel fire stairs and gable roof skylights. There are no proposals to change the façade of the building and there will be no effect on the heritage streetscape nor the Mudgee Conservation Area.</p>
3. what negative impact will the proposed works have on its significance.	<p>The negative affect of the inclusion of new ensuite services to bed units with some loss of fabric.</p>
4. what measures are proposed to mitigate the negative impacts	<p>The removal of visually intrusive fabric such as the steel stair case and gabled skylights; and the repair of original windows and walls, will enable visitors to better appreciate the historic fabric of the building.</p>
5. why were more sympathetic solutions not viable.	<p>Hotel accessibility needs have changed a great deal since this hotel was first constructed in the 1850s. Change is necessary to maintain building standards and provide appropriate amenity and safety. The present changes have minimal effect to significant fabric.</p>
6. Is the space around the heritage item large enough to allow for the retention of its significance?	<p>Yes.</p>
7. Does the new development affect views	<p>Except for the modification of the rear view of the upper floor bedroom wing's external gable, there will be no reduction in views</p>

to, and from, the heritage item?	to and from the heritage item.
8. Does the new development affect archaeological deposits	No.
9. Existing landscape elements	NA
10. Signage	NA
13. Demolition	Proposed demolition is acceptable within heritage considerations.
14. Additions	NA
15. Colours	As shown in DA application
16 moveable heritage items	NA

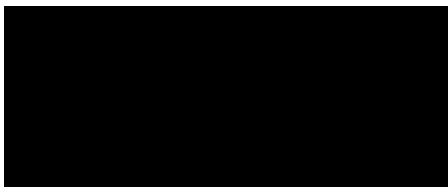
OVERALL STATEMENT OF HERITAGE IMPACT - DEMOLITION OF BUILDING AT 15 BYRON PLACE

<p>1. why the item is of heritage significance (ie. what is important about the affected item)</p>	<p>15 Byron Place is not a heritage item and is not regarded as having any significance.</p> <p>It is located adjacent to a heritage item: The Woolpack Hotel, and within the Mudgee Conservation Area.</p> <p><u>The Mudgee Conservation Area</u> 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.</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. 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,</p>
---	---

	creating an aesthetically significant NSW country town. Remnants of early road works, stone kerbs and gutters, are extant and contribute to the setting.
2. what positive impact will the proposed works have on its significance.	The proposed demolition of 15 Byron Place will open up views and access to the heritage listed Woolpack Hotel building. It will also open up glimpses of other significant heritage buildings in the background.
3. what negative impact will the proposed works have on its significance.	There are no negative heritage effects by its removal.
4. what measures are proposed to mitigate the negative impacts	NA
5. why were more sympathetic solutions not viable.	NA
6. Is the space around the heritage item large enough to allow for the retention of its significance?	The demolition of 15 Byron Place will open up the space to the rear of the Woolpack Hotel which is a heritage item, but will not infringe on its significance.
7. Does the new development affect views to, and from, the heritage item?	There may be improved views to and from the heritage item.
8. Does the new development affect archaeological deposits	None expected. If located Council to be notified.
9. Existing landscape elements	NA
10. Signage	NA
13. Demolition	Proposed demolition is acceptable within heritage considerations.
14. Additions	NA
15. Colours	NA
16 moveable heritage items	NA

Additional Recommendations

1. Consider an interpretation sign near the accommodation wing to inform visitors staying over of the significance of the facilities.
2. In the event of any relics being discovered during demolition of 15 Byron Plance, call the Council's attention to the circumstance and request instruction.



**Barbara Hickson,
Architect and heritage adviser**