

SOHI 25 Madeira Road Mudgee REPAIRS AND ALTERATIONS

- Replacement of timber framed floor to the whole verandah.
- Replacement of the concrete slab under the front en-suite.
- Strengthen cellar roof beam



FIGURE 1 FRONT ELEVATION OF 25 MADEIRA ROAD MUDGEE

Property: 25 Madeira Road, MUDGEE NSW 2850
MWRC File Ref: P0153511

Client: Helen Kowal Ph. [REDACTED]

Date: 15 May 26

FINAL

THIS DOCUMENT WAS PREPARED BY:

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THIS DOCUMENT WAS PREPARED FOR

STATEMENT OF HERITAGE IMPACT

This Statement of Heritage Impact is required because the proposed building works includes:

Repairs and minor alterations to a heritage listed building.

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 building 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.

This Statement of Heritage Impact is based on the revised Guidelines for preparing a Statement of Heritage Impact (SoHI) as updated by the NSW Dept of Planning and Environment on 19 June 2023.

LISTING

Formerly called 'Clarendon' the property is listed as a Heritage Item but is not located in the Heritage Conservation Area.

Suburb	Item name	Address	Property description	Local or state	Item no.
Mudgee South	House	25 Madeira Road	Lot 23, DP 244319	Local	I113

Statement of Significance

An exceptional mid-Victorian house of quality which when constructed in 1866 would have been a country house. With high pitched gables roof with a gable that returns to face the street. The asymmetrical face brick façade has a separately supported front verandah with a concave iron roof supported on cast iron flat posts that forms a prominent octagonal bay beneath the gable which was added in c. 1880. The gable barge boards are finished with detailed cross battens and a finial at the apex. French doors open onto the verandah. Original chimneys remain.

The house is set on a rise within a garden and screened from the passing road.

Proposed works

Some of the works proposed are of a minor nature and will not have an adverse effect on the significance of the Heritage Item. These works Council has noted, may commence without the need to obtain development consent. The approval for these works is given in accordance with Clause 5.10(3) of Mid-Western Regional Local Environmental Plan 2012.

The works of a minor nature that can proceed are:

1. Like for like replacement of roof sheeting on wrap-around veranda. Proceed with this component of the works under clause 5.10(3). New roof sheeting should be galvanised steel – not zinalume.'

Heritage advice: Reuse all timbers that are sound in the roof framing. Where necessary to replace, replace with like for like. Roofing iron presently is not original fabric.

2. Like for like replacement of gutters and downpipes and addition of downpipes.

The owner may proceed with this component of the works under clause 5.10(3). The gutters should be ogee profile. New gutters and downpipes should be galvanised steel – not zinalume.

3. Painting of shutters and cast iron posts which will be cleaned and repainted to remain in white.
4. Repair and repaint front timber picket fence, like for like.
5. Paint external doors in Deep Brunswick Green.
6. Paint windows in Lime White.
7. Initial plumbing works to install stormwater pipes to discharge on street and replace damaged and old pipes.

The following works require Development Consent and Construction Certificate prior to the commencement of works. They also will not have an adverse effect on the significance of the Heritage Item.

1. Replacement of existing concrete and timber flooring on veranda with timber decking.

- The verandah was originally timber framed and decked and the concrete verandah floor probably dates from the past 5 decades. The demolition of this material will effectively be the removal of intrusive fabric. The brickwork below it will also be removed improving ventilation to the underside of the house.
- Replacing it with a timber verandah floor will be a reinstalment of original material and will then blend the whole verandah as one.
- The verandah level is recommended to be raised approx. 50mm to enable the doorstep at the main door to be withing current standards. (Presently 210mm).



FIGURE 2 CONCRETE PAVED VERANDAH IN THE FOREGROUND AND TIMBER VERANDAH BEHIND.

2. Replacement of slab beneath later addition en-suite.

The ensuite, added to the west side of the original house, is an intrusive addition. Its flat roof and high level windows compromise the western elevation. However, it is the client's intention to retain the facility and a new slab with suitable waterproofing is needed. The external walls will be retained.



FIGURE 3 FRONT ELEVATION, WITH FLAT ROOF TO EN-SUITE.

3. Strengthen roof beam in cellar and remove mid-post.

Recommendation: The structural engineer to design suitable sized angles to each side of existing roof beam to allow removal of mid-way post. Salvage the post for reuse elsewhere.



FIGURE 4 CELLAR POST AND BEAM OVER



Image of original house from John Broadleys Book 'Historic Houses of Mudgee'

HISTORY

The first Owner F. Lawrence Honorary Secretary Pastoral and agricultural soc.

27 Jan 1872 Empire newspaper

PASTORAL AND AGRICULTURAL SOCIETY. —The annual meeting of the above society was held at the Town Hall on Tuesday, the 23rd instant. On the motion of A. H. Cox, Esq., seconded by F. L Cox, Esq., the chair was taken by Robert Love, Esq. The minutes of the last meeting having been read and confirmed, the honorary secretary (Mr. F. Lawrence) presented the balance sheet, showing a balance of over £20 to the credit of the society after the payment of all liabilities.

Frederick Lawrence passed away in March 1877.

Town and Country 17 March 1977

In common with the other inhabitants of Mudgee I have to bewail the demise of Mr. Frederick Lawrence, one of the oldest residents of the town, and one who has "gone the way of all flesh" accompanied by the sorrow of a numerous circle of friends. The deceased gentleman was a native of London and was one of an energetic two who came to Mudgee and established our first journal, the Western Post. Subsequently he became sole proprietor, and so continued to the time of his death.



FIGURE 5 LOTS XI AND XII F LAWRENCE IN THE ABOVE PARISH MAP THE LAND BELONGING TO F. LAWRENCE IS 2 LOTS JUST OUTSIDE THE TOWN LIMITS. REFER LOTS XI AND XII. THIS LAND WAS IN THE NEWLY DECLARED MUNICIPALITY OF CUDGEGONG.

In 1865-66 Paul Harford acquired this land from Lawrence. He then had the first section of the house built, which he then leased out with 10 acres. William Kellett lived there for a time calling the house 'Apsley Cottage'. (1871-76).

A miner, John Hurley, with interests in Hill End then purchased the property in 1872. Soon after in 1873 he was declared bankrupt and the property was sold to William Anderson, who on-sold it to Edward Greenwood in 1880.

Greenwood, or later owner Meares, would have been the builder of the large eastern addition to the left of the original house. The house additions has the hall marks of late Victorian era, with a reverse curve verandah wrapped around with its dual coloured striped roof.

In 1885 the house was sold to GH Cox and, through him, his niece Louisa and her husband, CD Meares took up residence, initially as tenants, then as owners. They lived there until his death in 1926. Meares was an active businessman and the Mudgee Mayor on at least 3 occasions.

Much later the house was owned by Geoffrey and Di Bates, and they were probably the owners who added modern additions to the rear and side of the house.



FIGURE 6 FRONT VERANDAH WITH GABLE OVER ADDED. C. LATE 1890S.



FIGURE 7 FRONT ENTRANCE DOOR TO BE PAINTED BRUNSWICK GREEN

SOHI QUESTIONS

1. Is the location of the proposed works area clearly identified?	Yes
2. Is the significance of the heritage item well documented and understood.	Yes. History and statement of significance included in this document. Full document on history attached.
3. Is there enough information available about the proposed works to determine how they may impact the heritage item and its significance.	Yes
4. Will the works promote the ongoing use and upkeep of the item?	Yes. This is the first stage of repairs towards using the house again.
5. Will the proposed works be the best conservation solution for the heritage item?	Yes. As per Heritage advice.
6. Do the proposed works include removal of unsympathetic alterations and additions	Yes- The Verandah slab, and the en-suite slab. However the en-suite is retained.
7. How does this benefit or impact the heritage item and its significance?	In the case of the verandah, it will be returned to earlier known materials. In the case of the ensuite, it is non-significant fabric and may be demolished or remodelled, at some time in the future.
8. Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item	Yes, but as an improvement and some recovery of significance. The heavy vegetation across the front façade enables the house to be seen properly from the passing road.

Other Matters for consideration.

9 Do the proposed works include removal of unsympathetic alterations and additions?	Yes. Additions will be added in the near future under a separate DA.
10 Are the proposed works to a heritage item that is also significant as Aboriginal cultural heritage	No
11 Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required	Yes.
12 Do proposed works trigger a change of use	No
13 Will the proposed works result in adverse heritage impact?	No

Partial Demolition

14. If partial demolition essential for the works to proceed	Yes. But carefully reused where materials are sound.
15. If partial demolition is proposed because of the condition of the fabric.	Yes, in both cases of the verandah slab and en-suite slab.

Alterations and addition. Not at this stage

Painting

16. Will repainting affect the conservation of the significant fabric of the heritage item	Yes. Painting timber works externally to improve its longevity.
17. Does the existing colour scheme contribute to the heritage significance of the heritage item? If yes, will the same scheme be used in the proposed painting works?	The existing windows are unpainted, stained timber. A change of colour is proposed so that the timber will be better protected into the future and to make an aesthetic feature of the windows.
18. Is the proposed paint type chemically compatible with existing materials? Will it affect the breathability of the heritage fabric	NA. Painting timber only at this stage.

 Barbara Hickson 15 May 26

ITEM NO. 180

DP 244319 L23

MUDGE HERITAGE STUDY

BUILDING INVENTORY

HUGHES TRUEMAN LUDLOW CONSULTANTS (02)439.2633

BUILDING ADDRESS **25 MADEIRA ST. SOUTH MUDGE**

BUILDING TITLE _____ TYPE :- ORIGINAL USE IF DIFFERENT :-

EXISTING LISTING : National Estate ☐ State Heritage ☐ National Trust ☐ Other ☐

SIGNIFICANCE CLASSIFICATION National ☐ State ☒ Local 1. ☐ Local 2. ☐ Local 3. ☐ Other ☐

Photo file; film-neg: **5.31+32**

Survey date **27.6.85**

SITE INFORMATION

PERIOD
☐ up to 1850 ☐ 1900-1920
☒ 1850-1875 ☐ 1920-1945
☐ 1876-1900 ☐ POST 1945

CONSTRUCTION DATE
 (APPROX. BY VISUAL INSPECTION UNLESS NOTED OTHERWISE) **C 1865**

MATERIALS (WHERE NOT APPARENT)
BROWN BRICK
(FLEMISH BOND)
SANDSTONE QUOINS.

DESCRIPTION/NOTABLE FEATURES
 SIGNIFICANCE
GRACIOUS EARLY VICTORIAN HOUSE AT EDGE OF TOWN IN VERNACULAR MELLOW BROWN BRICK WITH SANDSTONE QUOINS. HIGH GABLED. EAST END WITH HIPPED ROOF ON NORTHERN WING FACING STREET. PROMINENT OCTAGONAL GABLE END PROJECTION TO 3/4 HT. PARAPET. OCTAGONAL CONCAVE CURVED COR. IRON VERANDAH ROOF TO GABLE END BAY SUPPORTED ON EARLY TALL FLAT CAST. IRON COLS. CONCAVE CURVED COR. IRON VER. ROOF AT LOWER LEVEL ACROSS FRONT OF NORTH WING SUPPORTED ON FLAT C.I. COLS OF DIFFERENT DESIGN. FRENCH DOORS ONTO N. VER WITH OFF CENTRED MULLIONS. BARGE BOARDS ARE CROSS BATTENED WITH FINIAL. CORBELLED BRICK CHIMNEYS.
*** FINE EARLY VICTORIAN LARGE HOUSE IN VERNACULAR BRICK FROM POST GOLD RUSH ERA.**

ROOF FORM ☒ VERANDAH ☒
 FENCE ☒ GROUND ☒
 ON SLIGHT PROMINENCE

THEMATIC CONTEXT
☐ EXPLORATION AND EARLY PASTORAL SETTLEMENT
☒ THE TOWNSHIP OF MUDGE
 OTHER :-
CENTRAL ENTRANCE DOOR IS ARCHED TWO PANEL
SEE OVER ->

INTEGRITY Good ☒ Nos. ☐
 Fair ☐ Nos. ☐
 Poor ☐ Nos. ☐

CONDITION Good ☒ Nos. ☐
 Fair ☐ Nos. ☐
 Poor ☐ Nos. ☐

CONSERVATION AREA NO.

ALTERATIONS & RECOMMENDATIONS
 SYMPATHETIC RECS INAPPROPRIATE RECS EXTREME INAPPROPRIATE RECS

* PICKET FENCE RECONSTR. IN STYLE OF PERIOD.

* GABLE VENT WAS BLOCKED IN FOR ELECT. CONNECTION.

OTHER COMMENTS **GARDEN IS APPROPRIATE TO PERIOD OF HOUSE**

Abbreviations: BW = Brickwork CI = Cast iron
 DEC = Decoration FLR = Floor
 PPT = Parapet VER = Verandah
 TC = Terra cotta WB = Weather Board
 PHOTO 5.29 SEE 152 CHURCH ST
 PHOTO 5.31 SEE

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