

# DAVID HOBBS HERITAGE CONSULTANT

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## Item

Wingello Park Homestead

## Heritage Status

Not Listed on Goulburn Mulwaree LEP 2009, Heritage Schedule. The GM LEP Schedule is derived from a heritage study and contains provisions for the management of the scheduled heritage items.

## Matter

Heritage Assessment

## Background

In September 2019 the current owners lodged a DA to demolish the main wing of the Homestead and to erect a new wing, citing economic issues with repair and conservation.

I visited the place with Kate Wooll on 3 October 2019. (see my first report dated 11.9.19) Based on that inspection it was my opinion that the place had at least local if not state heritage significance. At that time it was stated in the applicant's SOHI that the buildings were erected in three stages, the first in c. 1827, the second in 1835 and the third post 1840. Based on further information below this appears not to be the case and that at least part of the third stage is earlier than first believed.

In October 2019 GMC agreed to the creation of an Interim Heritage Order on Wingello Park Homestead. This preliminary heritage assessment is required to inform the IHO. Once issued a full heritage assessment will be undertaken to determine the extent and level of heritage significance.

## Known History

The following is based on my desktop survey and information provided to me by Council:

### Wingello Homestead

1824 Robert Mackay Campbell receives a land grant of 600 acres for the farm known as "Wingello"

c.1830 Robert Mackay Campbell marries Ann Hassall and they move into a dwelling at Wingello Park

1835 Robert Hoddle, Surveyor visits Wingello and makes a sketch of the homestead which is held at the Mitchell Library in Sydney. Upon close study of the drawing it appears to show the central portion of the main homestead (known as item 3) sited on a slightly raised platform, facing north with a high pitched shingled roof and a row of shuttered French windows on the north (front) elevation. Also shown is a separate building (known as Item 1) to the southeast of the homestead. The building known as Item 2 does not appear.



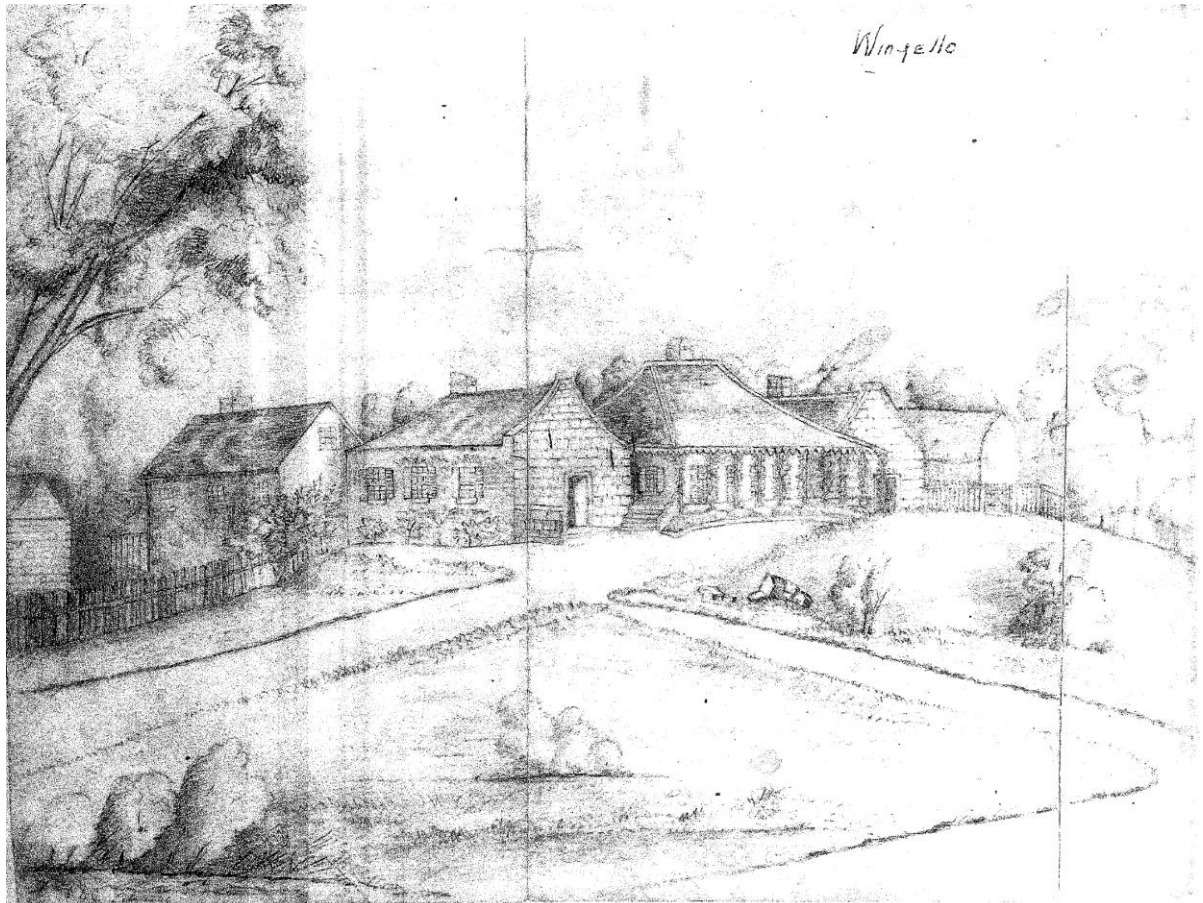
*Wingello Cottage. Sketch of Wingello Park by the then surveyor Robert Huddle in 1835. It was sent by the owner R.M. Campbell to his father in Scotland and brought back to Australia in 1925 by a granddaughter.*

*(Photo: courtesy Mitchell Library)*

1835 Sketch by Robert Huddle  
Source XX

- 1841 Described by James Larmer, Surveyor as:  
"three buildings in a U Shape".
- 1846 A further sketch of the group of buildings which shows that the original part of Item 3 has been extended to each side and a verandah added on the north elevation. The additions and verandah are covered with a lower pitched skillion roof.

The drawing also shows two flanking stone buildings, each with a parapeted gable and door way on the north side. A set of steps leads to the verandah on Item 3. Item 1 is visible to the left.



*Sketch dated 1846, author unknown*  
Source XX



*Photograph taken 5.9.19*

- 1847 The barn is constructed with (according to the plaque on the entry portal).
- 1850 Wingello Park offered for sale. Described as follows:
- ‘Cottage Ornee’, barn (built 1847), a shearing shed, a granary, storeroom, and a patent wool press, also described was the “mail paddock” used by daily mail coaches, and at the entrance the former mounted police station.
- 1864 Wingello Park was the location of an auction of 300 alpacas. In attendance were the Governor of NSW Sir John Young, the Colonial Secretary J. Martin and the Minister for Lands J.B. Wilson.
- 1871 Property purchased by Thomas Holt, owner of adjacent “Arthursleigh”, on a 99 year lease
- The lease changed hands several times including to the Sieler family and the Osborne family of Currandooley, near Bungendore.
- c1983 The property was bought by Major General Cullen
- c.2014 Property bought by John Kahlbetzer

Potential association with the following famous Australians:

- Robert Mackay Campbell was the Liverpool Magistrate
- Ann Hassall was the daughter of Rowland Hassall, famous early colonial preacher and landholder and associate of the Rev Samuel Marsden, Governor Philip Gidley King and Governor William Bligh
- Thomas Holt 1811-1888 was a wool merchant, financier, politician with interests in many NSW and QLD pastoral properties, totalling 3 million acres. He was a member of the NSW LA, later the LC and had an interest in the experimentation and acclimatisation of exotic flora and fauna in NSW (hence the alpaca auction).
- Robert Hoddle was a highly significant surveyor
- Thomas Mitchell was a highly significant surveyor
- PJ Osborne was a significant land holder in the area
- Paul Cullen was a highly decorated Major General in WW2 who went on to an illustrious career in finance. He started Australia’s first merchant bank in 1953.

Great South Road

1819-1820 First road built from Camden to Goulburn Plains in under direction by Governor Lachlan Macquarie



1833 Road re-routed by NSW Surveyor General Thomas Mitchell, passing close to Wingello Park.

### Wingello Stockade

Wingello Park is associated (how?) with the Wingello Stockade and the White Horse Inn

1834 Wingello stockade established with timber shacks for the convicts, a gaol and military police quarters. The stockade was constructed to house convict gangs working on the Great South Road watched over by a military attachment

1839 Convicts gangs moved to Towrang Stockade

1844 On completion of the road the stockade was purchased by Thomas Brown who erected the White Horse Inn on the site.

### **Physical Description**

The following is based on an inspection carried out on 5.9.19:

The complex consists of a grouping of three buildings forming the homestead precinct together with a stone barn c. 200m to the west.

#### Homestead Precinct

##### Building 1

A rectangular building comprising three rooms with cellar below and loft storage above. The walls are large sandstone blocks set in coursed ashlar. The pitched gabled roof is clad with corrugated iron trays. The timber windows are not original. The main floor is timber boards on deep handsawn timber joists. There is a large fireplace and chimney. The ceiling is raked over the larger room and lined with timber boards. A highset door gives access to a loft space. There is an enclosed verandah on the western side with a concrete floor. A concrete ramp leads down to Building 2. Recent work includes repointing and some stone replacement on the eastern elevation and the alteration of a single window to a double window with dressed stone sill (not completed).

##### Building 2

This lies to the north of Building 1 cranked slightly more to the north and with a floor level c. 0.5m lower. The two structures are separated by a gap of c 1.2m which has been filled in with timber framing and cladding and is used as store room. Building 2 is rectangular and comprises two rooms – a small room and large salon style room with French doors onto the north facing stone flagged terrace. The north gable is parapeted. Walls are ashlar stone (slightly different from Building 1) and the roof is clad with corrugated iron trays as per Building 1. There are three Georgian style double hung windows in the east elevation with dressed stone lintels and sills.

##### Building 3

This lies to the west of Building 2 and is set c. 0.75m higher. It is rectangular in shape and comprises nine rooms of various sizes with a central corridor which is connected to Building 2 via a set of steep timber steps. The walls are stone which has been covered with modern cement render and painted. As with the other buildings the roof is clad with corrugated iron trays. The roof has a steep hipped central section with a shallower pitched wrap around roof on all sides over the end rooms and verandahs. There is a broad stone flagged verandah on the north side and narrower concrete paved verandahs on the west and south sides. The verandahs are supported on simple chamfered timber posts set on stone plinths with a simple fascia beam. The soffit lining is wide timber boards. There is a set of six French doors

on the north elevation – the four central doors are higher than those on the flanks. The doors have glazing to the upper part and moulded timber panels below. There is a single door on the west side and a single door and several double hung windows on the south side. There are three rendered brick chimneys – one central and two flanking. The interior walls have lime rich plaster, timber boarded ceilings and colonial style joinery (doors, skirtings, architraves).

### **Condition**

The building is in a fair condition. Issues include:

- extensive settlement cracking to walls which have been repaired on numerous occasions
- lifting stone flagging
- dirt and cobwebs
- rusted roof sheeting\
- rising damp exacerbated by concreted verandahs and lack of sub floor ventilation
- some areas of missing plaster
- missing mantelpiece
- sections of ceiling missing

### **Integrity**

The building is mainly intact, however the following elements are not original:

- cement rendered walls
- verandah posts and beams
- concrete verandah paving to west and south
- double hung timber windows on south side
- one or two pairs of French doors on north side
- gutters and downpipes
- buttressing to west wall
- various internal alterations

The original form, layout and materials are still highly readable.

### **Sequence of Development**

From examination of the contemporary sketches and analysis of the floor plan and building fabric I surmise that the homestead developed in the following sequence:

1. Building 1 constructed
2. Central portion of Building 3 constructed with high pitched gable roof, no verandah, four sets of French doors on north elevation (depicted in 1835 sketch)
3. Building 3 extended by one room width to the east and west, each with a French door to the north, verandah added (present in 1846 sketch, change of wall thickness in northeast room)
4. Building 2 constructed, including an identical structure to the west of Building 3 (no longer extant) (present in 1846 sketch)
5. North verandah extended across Building 2 (no verandah in 1846 sketch)

Other observations regarding sequence include:

## NSW Heritage Assessment Criteria

Criterion	Description	Assessment
	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);	Associated with: Great South Road Convict Labour Policing Pastoralism Agriculture Animal Husbandry Coaching Stops Hospitality
	An item has strong or special association with the life or works of a person, or a group of persons, of importance in NSW's cultural or natural history, (or the cultural or natural history of the local area);	Robert Campbell Ann Hassall Thomas Mitchell Thomas Holt Paul Cullen
	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	An excellent and <u>very early</u> example of a colonial homestead in Cottage Ornee style, highly intact although in only fair condition
	An item has strong or special association with a particular community or cultural group in NSW (of the local area) for social, cultural or spiritual reasons.	No
	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);	Archaeological potential
	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);	A rare early surviving example of its type
	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> <li>• cultural or natural places; or</li> <li>• cultural or natural environments</li> </ul>	Demonstrates the principal characteristics of:  A very early colonial homestead Barn

	(or a class of the local area's <ul style="list-style-type: none"> <li>• cultural or natural places or</li> <li>• cultural or natural environments.)</li> </ul>	
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## Relevant NSW Historic Themes

See annotated schedule attached.

## Comparative Analysis

### Glenrock Homestead

248 Highland Way, Marulan

From the SHI:

c. 1840, a very good example of a Georgian style country home. The house is highly significant and of potential for listing on the NSW State Heritage Register for the very fine stonework to the façade. It is this façade which helps to make Glenrock one of the most imposing early houses in the Goulburn district., Built in the early 1840s Glenrock has a long association with the history of the district. The property is further significant for its association with the original owners George Barber and Isabella Hume of the noted Hume family.

### Throsby Park

This property is older and more substantial than Wingello Park and has a larger complex of agricultural outbuildings.

### Riversdale

This property is younger than Wingello Park and the building fabric better preserved, but it has been subsumed into Goulburn City and has lost much of its pastoral setting.

### Lansdowne

33 Bungonia Rd, Goulburn. 1830s

### Arthursleigh

Black Horse Farm (formerly Black Horse Inn)  
51 Black Horse Lane (Hume Highway), Sutton Forrest  
Constructed c.1830s, Wingecarribee LGA

### Wandi

16501 Hume Hwy Marulan, built 1843, former Inn

### Lockersleigh

1114 Carrick Rd, Carrick is a much later Victorian property.

It is worthy of noting the lack of extant homesteads from this period between Sutton Forest and Goulburn. Many buildings from this period appear to be former inns. To date it appears that the only pastoral properties with homesteads from this era in the northern part of the LGA are Glenrock and Wingello Park. Glenrock is far grander. Wingello Park is a more modest example illustrating settlement during the era of early expansion south of Sydney.



**Conclusion**

In my opinion the complex at Wingello Park meets several criteria for local heritage listing. With further research I believe it is highly likely that the place will meet several criteria for state listing.

The degree of intactness of the buildings which date from the early period of settlement in the area make the complex likely to be relatively rare.

In my opinion there are several potential risks, including:

- loss or unsympathetic alteration of significant fabric due to unauthorised work (even if undertaken with good intentions)
- if the property remains unlisted potential to use complying development provisions to seek a CDC for demolition
- potential abandonment of the building as a dwelling, leading to decay

A handwritten signature in black ink, consisting of a large, loopy initial 'D' followed by a stylized 'H' and a long horizontal stroke extending to the right.

David Hobbes  
Heritage Advisor to Goulburn Mulwaree Council

Updated 20.1.20

