

13 Section Street, Mayfield Heritage Significance Assessment

July 2024



ACKNOWLEDGEMENT OF COUNTRY

City of Newcastle acknowledges with the deepest respect the Custodians of this land, a people who belong to the oldest continuing culture in the world. We recognise their continuing connection to the land and waters, and unique cultural and spiritual relationships to the land, waters, and seas. We are grateful for the rich, diverse, living cultures of Aboriginal people. We recognise the history of truth that acknowledges the impact of invasion and colonisation on Aboriginal people and how this still resonates today. We pay our respect to Elders, past and present, for they hold the memories, the traditions, the cultures, and the aspirations of Aboriginal people.

"Niirun Yalawa on Aboriginal burrei"

We all sit on Aboriginal land.

ENQUIRIES

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Published by

City of Newcastle

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Newcastle.nsw.gov.au

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Cover image: Isaac Winn's House, Mayfield NSW, 7 November 1900. Ralph Snowball: Norm Barney Photographic Collection, Special Collections at the University of Newcastle, NSW, Australia.
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CHAPTER ONE – INTRODUCTION

1.1 Project Background

This Heritage Significance Assessment provides heritage advice for the single lot, residential property located at 13 Section Street, Mayfield, NSW. This site is not a listed heritage item and is not located in a heritage conservation area in the *Newcastle Local Environmental Plan 2012* (NLEP).

The site is identified as a potential heritage item in Volume 4 of the 1997 Newcastle City Wide Heritage Study, by Suters, (Item no. MAYF.098 - 'Former Arnott Home').

The study provides a preliminary statement of significance as follows:

*Associated with prominent local citizen. An important element within streetscape.
Provides insight into lifestyle.*

A development application (DA2023/00147) was lodged on 02/03/2023. It is for the demolition of the existing building for the construction of an uncovered hardstand parking area. A Heritage Impact Statement (HIS), by EJE Heritage, was submitted on 05/07/2023. It concludes that the site does not reach the threshold for heritage protection.

As the site is identified in the Newcastle City Wide Heritage Study, a preliminary heritage assessment was undertaken during the assessment of DA2023/00147. The assessment findings determined that the subject property and existing building (now known as Annesley House) may be of heritage value.

Interim Heritage Order (IHO) No. 2024/03 for the subject property, was published in the Government Gazette No. 275—Planning and Heritage on 19 July 2024. City of Newcastle (CN) is required under Section 25 of the *Heritage Act 1977* to complete an in-depth assessment of the property to determine whether listing 13 Section Street Mayfield as an item of local heritage is warranted.

1.2 Study Area

The subject site consists of land at 13 Section Street, Mayfield NSW, legally defined as Lot 62 DP 535575, within the City of Newcastle Local Government Area (LGA). It has a total area of approximately 3200m² and is square in shape. It currently contains a residential aged care facility known as Irwin Hall. The site has a secondary frontage to Barber Street and is in an area predominantly made up of residential and aged care land uses. **Figure 1** provides an aerial view of the site and surrounds for context.



Figure 1: Aerial view of the site (outlined in red) and surrounds. **Source:** CN, OneMap.

1.3 Methodology

This report provides an assessment of the heritage significance of 13 Section Street, Mayfield, NSW including a summary of the property's history and a description of its locality. It provides a detailed analysis of the heritage significance of the subject building.

The report has been prepared following NSW Government's assessing heritage significance guidelines¹ and the criteria defined in the *NSW Heritage Act 1977* (the Heritage Act) for assessing heritage significance. It also applies the NSW Heritage Council and Government Architect NSW best practice guidelines², the principles in the Burra Charter, and the approach set out in *The Conservation Plan* by James Semple Kerr³. The terminology in this report is consistent with that used in the Burra Charter.

¹ NSW Department of Planning and Environment June 2023, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, ISBN 978 1 923018 53 2

² Heritage Council of NSW and Government Architect NSW, May 2018, *Better Placed: Design Guide for Heritage: Implementing the Better Placed policy for heritage buildings, sites and precincts*, ISBN 978 0 6483700 4 8

³ James Semple Kerr, 2013, *Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance, The Seventh Edition*, ISBN 1 86364 026 6

Preparing this assessment involved the following steps:

- a review of previous heritage studies, heritage reports, and existing heritage listings for the study area;
- the collation of background historical information and documentation, including early maps subdivision plans and historic photos;
- fieldwork, involving inspections of built form and landscape, public domain and streetscapes for the study area (undertaken by CN in March 2024); and
- an assessment of the heritage significance for the study area.

1.4 Heritage Assessment Methodology

The heritage significance assessment drew on the Burra Charter's principles and the methodology provided in the assessing heritage significance guidelines. The guidelines provide a detailed process to assess heritage significance using criteria developed by the Heritage Council of NSW. This adopts specific heritage assessment criteria pertinent to the Heritage Act. A heritage item or heritage conservation area is of state or local significance if it meets one or more of the seven criteria for assessment outlined in **Table 1**.

Table 1: Criteria for assessing heritage significance in NSW.

Criterion (a) (Historic significance)	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)
Criterion (b) (Historical association)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (c) (Aesthetic/creative/ technical achievement)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d) (Social, cultural, and spiritual)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
Criterion (e) (Research potential)	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).
Criterion (f) (Rare)	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).
Criterion (g) (Representative)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

1.5 Reference Material

The background material reviewed for this report is listed below in **Table 2**.

Table 2: Reference and Background Material.

Previous Heritage Studies <ul style="list-style-type: none"> Suters Architects 1997, <i>Newcastle City Wide Heritage Study 1996-97</i>
Site-specific reports <ul style="list-style-type: none"> EJE Heritage 2023, <i>Statement of Environmental Effects - Uniting Irwin Hall Aged Care Facility</i>
Other resources <ul style="list-style-type: none"> CN, <i>Newcastle Heritage Strategy 2020-2030</i> J. Keating (2023), <i>Explore Mayfield</i>, published by City of Newcastle. Accessed online: https://newcastle.nsw.gov.au/getmedia/DF3EE6BE-4C87-49D6-A4DE-7A591E223515/EXPLORE_Heritage-Walk_Mayfield-2.pdf L. Reedman (2008). <i>Early Architects of the Hunter Region</i>.

CHAPTER TWO – STATUTORY AND LEGISLATIVE CONTEXT

2.1 Introduction

In NSW, places of heritage significance are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (Heritage Act);
- the *National Parks and Wildlife Act 1974* (NSW) (NPWS Act);
- the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act).

2.2 Heritage Act 1977

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. The NSW Government administers and regulates the list of identified heritage items determined to be of significance to the people of NSW, including archaeological sites.

There are no items listed on the State Heritage Register in or within 200m of the study area.

2.3 Environmental Planning and Assessment Act 1979

The NSW Government administers and regulates the EP&A Act jointly with local government. It provides for environmental planning instruments to guide the process of development and land use. The EP&A Act provides for the protection of local heritage items and conservation areas by listing them in local environmental plans (LEPs) and state environmental planning policies, providing local councils with the framework for planning decisions.

2.3.1 Newcastle Local Environmental Plan 2012

The LEP is the main planning tool to ensure development is carried out appropriately for our communities. The *Standard Instrument-Principal Local Environmental Plan*, Part 5, Section 5.10 directs provisions and establishes consent requirements for the development of heritage items. CN must consider this framework when assessing a development application for land listed as a heritage item.

The objectives of Clause 5.10 of the LEP are:

- (a) *to conserve the environmental heritage of the CN;*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views;*
- (c) *to conserve archaeological sites;*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Under Clause 5.10 of the LEP:

(4) 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) 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.

An amendment to the LEP, approved by the Minister for Planning and Public Spaces (or delegate) is needed for any changes to heritage item listings such as boundary adjustments, re-naming, removal, or creation of a new heritage item listing.

Schedule 5 of the LEP lists heritage items and places of heritage significance.

There are six items of local heritage significance listed in the LEP located within 100 metres of the study area (refer to **Table 3** and **Figure 2**).

Table 3: Local heritage items located within 100 metres of the study area.

Item name	Address	Lot/DP	Significance	Listing details
St Columban's Church	39 Church Street, Mayfield	Lot 4 DP 509134, Lot 1 DP 165199 and Lot 2 DP 165408	Local	LEP Item #244
St Columban's Presbytery	58 Church Street, Mayfield	Lots 8-12 DP 975396 and Lot 7 DP 1054907	Local	LEP Item #245
Bella Vista (Former Residence)	105 Crebert Street, Mayfield	Lots 1-3 DP 271146 and SP0104238	Local	LEP Item #246
Former Mayfield House	6 Highfield Street, Mayfield	Lot 125 DP 589311	Local	LEP Item #262
Burrundulla (Residence)	2 Pitt Street, Mayfield	Lot B DP 161146	Local	LEP Item #277
Burgman House	4 Pitt Street, Mayfield	Lots A and B DP 163111	Local	LEP Item #278



Figure 2: Aerial photo of the site (outlined in red) and local heritage items within 100m of the study area (highlighted brown). **Source:** CN, OneMap.

2.3.2 Newcastle Development Control Plan 2023

The Newcastle Development Control Plan 2023 supports the LEP with planning and design guidance for development and modification applications. It includes heritage provisions under Part E.

CHAPTER THREE – ABORIGINAL AND HISTORICAL CONTEXT

3.1 Introduction

This section provides an overview of the historical background of the study area. It is based on secondary sources, listed in **Table 2** Reference and Background Material above.

3.2 Aboriginal Context

The Traditional Custodians of this land are a people who belong to the oldest continuing culture in the world. They have a continuing connection to the land and waters, and unique cultural and spiritual relationships to the land, waters and seas situated within the Newcastle LGA. From the southern extremities of Lake Macquarie (awaba) to the Hunter River (coquun) in the north, it is known that their heritage and cultural ties date back tens of thousands of years on this land (Burrai). Traditionally, this and surrounding lands were made up of numerous Nurras, family clan group areas. Each Nurra had ceremonial, story and marriage obligations. Forming binding relationships between peoples of this language group, and strengthened ties with neighbouring language groups. They gathered on regular occasions to pay respect to the Dreaming Spirits, the country and each other, through ceremony, song and dance. This maintained the Lore, continuously passing it on.

Evidence of continuous and extensive Aboriginal occupation of Newcastle is reflected in recent archaeological records. Aboriginal objects have been uncovered and documented throughout Newcastle in multiple sites. Thousands of stone Aboriginal implements have been found along the riverbanks close to the coquun. saws, planes, chisels, knives, axes, and hammers were skilfully made on a needs basis and closely resemble the steel implements produced today.⁴

Large numbers of clan groups are known to have lived along the river and coast, around the wetlands and hinterlands. Living a settled life managing and farming their lands according to their cultural and family obligations and the Lore, carefully moving with the seasons and for ceremonial necessities.

The local Traditional Custodians relationship and connection with the land was one of the most fundamental aspects of traditional life. Burrai is looked upon as the Mother, nurturing and providing the essential necessities for all to survive. It is why the people considered themselves children of the land, bound to it eternally in gratitude and thanks for it as the lifeblood of existence. Country was cared for by moving with the eight traditional seasons to

⁴ J. Keating (2023), *Explore Mayfield*, published by City of Newcastle. Accessed online: https://newcastle.nsw.gov.au/getmedia/DF3EE6BE-4C87-49D6-A4DE-7A591E223515/EXPLORE_Heritage-Walk_Mayfield-2.pdf

not exhaust the resources of the particular area. This is a managing practice that was given to the people in the Dreaming to ensure the sustainability of the land for all those that followed.

The local traditional language is a saltwater language which is specific to Country. It identifies the geographical location, the relationships and connection to Country.

Today, the Traditional Custodians proudly and actively identify with, promote and protect their Lore, beliefs and languages through connection to Country and each other and are now filling important cultural and modern-day roles in the study area.⁵

3.3 Mayfield Suburb History

The below summary history has been extracted from City of Newcastle's (CN) publication Explore Mayfield, by Julie Keating (2023).⁶

European settlers made huge changes to the landscape in their quest for cedar, shell lime and coal. Waterways became transport links, much of the land was cleared and reclamation was undertaken. The first land grant in this area was made to John Platt in 1823. The land, comprising 2000 acres, extended from what is now Mayfield West to Ironbark Creek, which enters the Hunter River at Hexham.

Platt planted wheat, corn and maize and built a windmill to crush the grain. His farm was known as 'Platt's Folly' because of the remoteness of the area and his unsuccessful attempts to grow grain. It was common in these times to use the term 'folly' if a choice was regarded as silly or foolish. In subsequent years, all the land along the riverfront to Bull Street became known as 'The Folly'.

After Platt's death, part of his property was sold to the Australian Agricultural Company. The company built a two-storey residence for its superintendent, Jesse Gregson, in 1875. The house was surrounded by extensive lawns and gardens and overlooked Shelley Beach, a sandy beach in the vicinity of today's Tourle Street bridge. In 1935 the estate was purchased by the Catholic Bishop of Maitland, Dr Gleeson, and became the Murray Dwyer Orphanage for boys.

In 1848, Charles Simpson, the Collector of Customs at Newcastle, purchased 36 acres on The Folly. His residence was named Waratah House, after the cluster of waratahs growing on the property. In later years Simpson added to his estate and part of it became Newcastle golf Links.

When the railway was built in 1857, the railway station was named Waratah, after the most substantial building in the area, Waratah House. The area north of the

⁵ Extract adapted from pp.5-12 of the Heritage Strategy 2020-2030, written by a traditional knowledge holder of the local community.

⁶ J. Keating (2023), *Explore Mayfield*, published by City of Newcastle. Accessed online: https://newcastle.nsw.gov.au/getmedia/DF3EE6BE-4C87-49D6-A4DE-7A591E223515/EXPLORE_Heritage-Walk_Mayfield-2.pdf

railway line was then known as North Waratah. The suburb had another name change after John Scholey subdivided some of his land in the late nineteenth century and called his subdivision Mayfield, after his daughter May.

Towards the end of the nineteenth century, Mayfield was known as the "Toorak of Newcastle". It was a desirable place to live in contrast to the noisy, smelly, polluted inner Newcastle. Wealthy families established large estates with grand homes and large gardens taking advantage of river and coastal views.

When BHP opened in 1915 these large estates were no longer required and many of them were purchased to house executives coming to the area. The land was subdivided over time and Mayfield provides an interesting case study of the various types of domestic architecture. The changes show the change from semi-rural to industrial and the need to provide worker accommodation.

3.4 13 Section Street, Mayfield

A brief historical summary of the subject site is provided below (**Table 4**), partly adapted from the HIS prepared by EJE Heritage (5/7/23).

Table 4: Summary timeline.

Year	Comment
1884	Built on a 5-acre block by Charles Upfold, owner of the Soap and Candle Factory (which opened nearby in Mayfield East in 1886). The architect is thought to be John Wiltshire Pender (J W Pender), a prominent local architect of the Maitland and Hunter region. ⁷ At the time that the Upfold residence was constructed, Mayfield was becoming a fashionable suburb, and many large residences of a similar style were constructed on large properties with extensive gardens. The elevated land extending from the Monastery to Church Street contained the homes of many prominent Newcastle business people.
1886	Residence appears on the subdivision plan of a real estate campaign selling lots in close proximity (Figure 3).
1888	Sold to William Arnott, founder of Arnott's Biscuits, and named 'Arnott Holme'.
1890	Drawing of the residence appears in an advertisement for subdivision at Mayfield, 6/2/1890 (Figure 4 , Figure 5 and Figure 6). Sketches of the surrounding land show the dwelling on the crest of the hill, and nearby John Scholey's residence (now 6 Highfield Street).
1898	Arnott Holme was sold to Isaac Winn (Arnott's son in law) and renamed Winncourt. The Winn family held many social functions at the property including fetes and bible classes.

⁷ Newcastle Morning Herald, "New Buildings at Waratah", 5 June 1884, pg. 1. Accessed online at <http://nla.gov.au/nla.news-article137291696>

1900	Photographs of the property by Ralph Snowball indicate the ornamentation of the facade, and the surrounding gardens (Figure 7 and Figure 8).
1901	An article about the death of William Arnott notes the esteem in which he was held locally: <i>"Considerable regret was felt here yesterday morning on receipt of the news of the sad death of Mr W Arnott senr., in Sydney. For many years the deceased was a highly respected resident of Waratah, and his name became a household word as a good friend and charitable citizen."</i> ⁸
1910	Extract from Hunter Water Board Survey shows the building footprint, verandahs, steps and garden features including the fountain (Figure 9).
1921	Acquired by Church of England and became a St Hilda's Hostel for Girls.
1926	Renamed St Elizabeth's Girls Home and operated until 1942, when the children were moved to Singleton away from the city due to WWII.
1942-1952	Unknown what the house was used for at this time but still owned by the Anglican Church. A 1944 aerial photo shows part of the garden subdivided with 4 dwellings constructed facing Crebert Street (Figure 10)
1952	Reoccupied as St Alban's Home for Boys, operated by the Anglican Church, until 1964. There are allegations of institutional child abuse associated with its operation as St Alban's Boys' Home. ⁹ These sadly are a common aspect of care and education facilities of the past 150 years throughout Australia and are associated with institutions rather than actual buildings. In rare cases this has resulted in the demolition of associated fabric whilst in others e.g. Parramatta Girls Orphanage have been acknowledged in adaptive reuse.
1965	Property sold to Methodist Church, renamed Annesley House, and converted to accommodation for the aged/infirm. The house was extensively renovated at this time.

⁸ Newcastle Morning Herald, 'The Late Mr. Arnott', 24 July 1901. Accessed online at <http://nla.gov.au/nla.news-article136092600>

⁹ G. Wakatama, 'Allegations of records missing from boys' home St Albans ahead of abuse inquiry.' ABC Newcastle, 10/06/2016. Accessed online at <https://www.abc.net.au/news/2016-06-10/allegations-of-missing-boys-home-records-spark-outrage/7495652>

CHURCH HILL
MAYFIELD! MAYFIELD!

THE MOST PICTURESQUE AND DELIGHTFUL SPOT OUTSIDE THE CITY

34 LARGE VILLA LOTS 34
CHURCH HILL! MAYFIELD HEIGHTS!

Overlooking the Folly Gardens; frontages to Church Street. Adjoining the beautiful residences of Messrs. Upfold, Scholey, Chinchin and others.

EDWARDS & TIGHE

Have received instructions from Messrs. RITCHIE BROS. to sell by auction on the ground, on
THURSDAY, MARCH 11th, 1886
AT 3 O'CLOCK.


34 SPLENDID ALLOTMENTS OF LAND 34
SUITABLE FOR SUBURBAN RESIDENCES.

On the Hill at Mayfield, adjoining the residence of C. Upfold, Esq. Undoubtedly the pick of the locality.

Terms Easy
at Sale.

MAYFIELD.
Victoria St.
High St.

Only One-Tenth Deposit.



J. Scholey's Residence.

SECTION 5T

15	16	2	3	4
7	8	9	10	12

Proposed Residence of J. Ritchie.				
1	104'5			
2		34'4	4	5
3	101'5	34'6	34'6	34'6

C. Upfold's Residence.				
12				

BARBER STREET.

16	14	12	10	8	6	4	2
15	13	11	9	7	5	3	1

104'5					34'6	34'6	34'6
12					11	10	
104'5							
4	5	6	7	8	9		

PITT STREET.

CHURCH STREET.

E. HANNELL, Surveyor.

PRINTED AT THE "HERALD" OFFICE, NEWCASTLE.

M3500

Figure 3: Advertisement for the sale of lots at Mayfield, 11/3/1886. Image of the subject building is used to promote the subdivision. **Source:** Newcastle Morning Herald and Miners' Advocate, University of Newcastle Special Collections. <https://livinghistories.newcastle.edu.au/nodes/view/69828>



MAYFIELD

FOR SALE
BY AUCTION ON THE GROUND AT
3.P.M. THURSDAY FEBRUARY 6TH
1890.

Residence of Jno Scholey Esq.

View of the Land

Residence of Wm Arnott Esq.

LOCAL SKETCH

BULL ST

MULGRAVE ST

BERKELEY ST

CREBERT ST

AUCTIONEERS
CREER & BERKELEY
Wolfe St, Newcastle.

A.F. HALL
Licd Surveyor & Civil Eng
Specially Licensed under
Real Property Acts

EDWARDS & ALLEN, Litho Newcastle.

Figure 4: Advertisement for the sale of lots at Mayfield, 6/2/1890. A drawing of the subject building is used to promote the subdivision. **Source:** University of Newcastle Special Collections.
<https://www.flickr.com/photos/uon/5961931633/>



Figure 5: Extract from the above Figure 4 advertisement showing a detailed drawing of the subject building, used to promote the subdivision. **Source:** University of Newcastle Special Collections.



Figure 6: Extract from the above advertisement, Figure 4, depicting the subject building (left) and neighbouring residence of John Scholey (right). Both are still extant. **Source:** University of Newcastle Special Collections



Figure 7: Photograph of subject building by Ralph Snowball, 7 November 1900. The brick exterior, balcony, windows, sills, building and roof form all legible. **Source:** University of Newcastle Special Collections.



Figure 8: Photograph of subject building by Ralph Snowball, 7 November 1900. The brick exterior, balcony, windows, sills, building and roof form all remain legible. **Source:** University of Newcastle Special Collections.



Figure 9: Extract from Hunter Water Board Survey, c1910. At this time the grounds were intact and featured tennis courts and a central fountain. **Source:** CN



Figure 10: Aerial image of the site (centre) and surrounds c1944. Note development fronting Crebert Street to the north but otherwise the substantial gardens remain. The former Mayfield House is identifiable to the left of image. **Source:** CN.

3.5 Attribution of Design

The HIS by EJE Heritage notes the following:

Annesley House was constructed in the Victorian Filigree style for Charles Upfold in 1885. The architect / designer of the house is unknown. From the northern side it displayed a strong symmetrical arrangement accentuated by a fountain positioned on-axis with the building. The rear wing containing kitchen, laundry and servant's quarters appears to have always been on the eastern side and has been the size and shape it currently displays since at least the year 1900 as evidenced by the Ralph Snowball photograph of November 1900.

A Newcastle Morning Herald article, dated 5 June 1884, notes J W Pender designed the dwelling:

Amongst the most notable and attractive of newly erected buildings in this district is the one recently built for Charles Upfold at Mayfield, North Waratah. It is situated on the rise of the hill, above Crebert Street, and commands a fine view of the Hunter River, Newcastle, Waratah and surrounding district. It is built of brick, on massive stone foundations, contains about 12 large rooms... a verandah and balcony 8ft 6in. in width, with iron fretwork and palisading are erected around the north, east and west sides of the building, and form no small feature in making its splendid appearance. ...It is only to say that they form about the prettiest and most substantial suburban residence in the district of Newcastle. Mr J W Pender, of Maitland, was the architect, and the design does him credit... Mr Upfold is to be complimented upon his enterprise in spending a large sum of money upon a residence that will serve so much to improve and beautify the little suburb of Mayfield. I hear that him so doing has proved a stimulus to others, and that the erection of more buildings of the kind are contemplated.¹⁰

A review of the J W Pender Archive Index (University of Newcastle) corroborates the Newcastle Morning Herald article, including "*Plan of Residence for C. Upfold Esq. at Waratah*", dated May 1883 (**Table 5**). A copy of the plans could not be located or accessed online for this assessment.

¹⁰ Newcastle Morning Herald, "New Buildings at Waratah", 5 June 1884, pg. 1. Accessed online at <http://nla.gov.au/nla.news-article137291696>

Table 5: J W Pender Archive Index, Replicated by CN.

Archive M No.	M5362
Drawing date	29.8.83
Tender notice	19.5.83 p s
Contract date	31.8.83
Completion	1884?
Architect	JWP
Ref.	176
Project	Plan of Residence for C. Upfold Esq. At Waratah
Address	Mayfield, Waratah
Client	C. Upfold Esq
Builder	James Johnson
Notes	

Source: Index of Projects by the Pender Practice: Part 1 John W. Pender, 1863 to 31.12.1908, including Pender & Silk, 5.2.1889 to 2.7.1904. Schedule of Works by the Pender Practice, © copyright reserved, Barry Maitland, 1999 Updated with Additions and Corrections, ARBSC Unit Gionni di Gravio and Josie Stevenson, 2002 and updated with additions, ARBSC Unit, Mr George Ribaldi, 2004 - 2005. <https://hunterlivinghistories.com/wp-content/uploads/2023/07/penderlisting13May2005.pdf>

The extract below about J W Pender (**Figure 11**) is from 'Early Architects of the Hunter Region' by Les Reedman:

J W Pender started an architectural practice in 1863, the first in the region, and over the next 46 years designed hundreds of buildings around Maitland and in the north. So many buildings are his in High Street, West Maitland that the fine character of the street is owed to him more than any other. Pender supported advancement of the district especially with education. He pushed for and achieved a Technical School for Maitland and was founder of the Maitland Scientific and Historical Research Society and School of Arts. He was a keen observer of local flood conditions, a constant threat to the area and in 1868 won a competition for the design of flood gates at Wallis Creek in preference to engineering advice of the day.

...The longest individual practice, J W Pender (1863-1909) designed a large range of buildings. Starting with the Colonial Grecian School of Arts (Morpeth, 1863), Victorian Italianate "Cintra" (Maitland, 1878), Victorian Free Classical School of Arts (Wallsend, 1879), Victorian Free Gothic St Judes (Scone, 1883), he shows the shifts in building design. He was a very successful exponent of Victorian Filigree: 'Greenwood' (Singleton, 1888) and the Imperial Hotel (Armidale, c.1890) and later Federation Filigree at 'Saumarez' (Armidale, 1906), and 'Belltrees' (Scone, 1907) are examples where he liberally used his 1885 patented cast iron verandah decoration.

...Perhaps the most substantial and consistent of his buildings are the noted large Victorian houses such as 'Benholme' and 'Cintra' at Maitland, 'Brandon' at

Seaham, 'Saumarez' at Armidale, 'Greenwood' at Singleton and the Bishops House, Cathedral Street, Maitland...The common feature of these houses is the generously decorated bay windows thrust out beyond the main house and verandah lines. After 1885 the cast iron work on the verandahs often incorporated his own registered design.¹¹



Figure 11: Architect J W Pender (left). **Source:** 'Pender family documents secured by collector during online auction,' *The Maitland Mercury*, 15 March 2016.

Review of the J W Pender Archive Index indicates that the Pender Practice worked across the Hunter region. Examples of his work from the Newcastle LGA during that period which are noted in the Archive and appear to have been constructed include:

- School of Arts, Wallsend, 1879
- Plan of Shop and Dwelling for Mrs McQuig, Waratah, c1882
- Additions and repairs to Sacred Heart School, Hamilton, c1884
- Plan of residence for Mr. W. Wallace, Cooks Hill, c1888

¹¹ L. Reedman (2008). *Early Architects of the Hunter Region*.

CHAPTER FOUR – PHYSICAL CONTEXT

4.1 Site Analysis

CN conducted a site inspection of the exterior of the building and grounds. The inside of the building was not accessed.

The site, Lot 62, DP 535575, is approximately 3236m² and is square in shape. It has two street frontages, with Section Street to the west and Barber Street to the east. To the north of the site is a residential development which is also part of the Uniting Church property. To the south of the site is a group of detached dwellings, including two heritage items (one of which has been adaptively reused as a boarding house).

The subject building is a two-storey masonry structure with a hipped roof. The dwelling is not orientated to the street, but instead faces north towards Crebert Street to take advantage of views from the ridge. The northern elevation of the dwelling is symmetrical, with a central front door, ground floor wraparound verandah and first floor balcony. The ground floor verandah has been replaced with concrete, with galvanised pipe balustrading and columns. The first floor balcony appears to be original evidenced by the timber structure visible from the ground floor, however, it has been enclosed. Although the dwelling originally had twin chimneys, only one remains. Other than those changes, the building form remains generally intact, with its roof form, original windows and symmetrical composition all legible. There is a two-storey rear wing behind the main building.

The dwelling has not been inspected internally, however, the HIS supporting DA2023/00147 notes that *"the interiors are predominantly in fair to good (but non-original) condition."* It is noted that based on photos in the HIS some original/early fabric remains extant, including the staircase; windows, sills and architraves, some skirtings and door jambs.

The curtilage of the building has been substantially reduced since its construction. The northern gardens were subdivided previously and have been built on. The building remains visible from Section Street and Barber Street, and its footprint and form remain intact.

Figure 12 to Figure 16 show the current physical context of the subject building.



Figure 12: Oblique view of the front façade, looking east.



Figure 13: South-western corner of the building.



Figure 14: View of the rear extension, looking east.

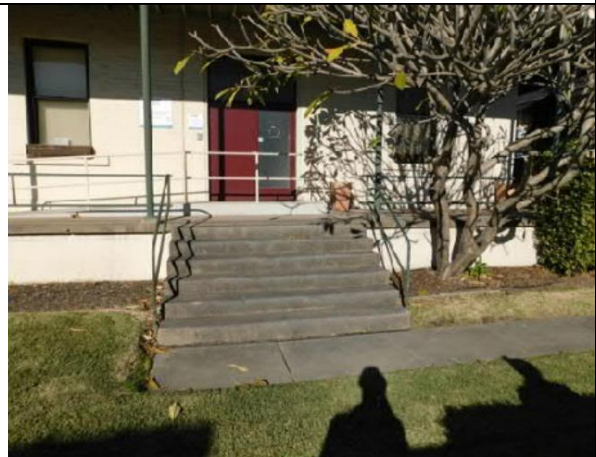


Figure 15: Entry steps and front door. Note the ground floor verandah has been replaced with concrete. Posts and balustrade are galvanised pipe. (Source: EJE Heritage, Heritage Impact Statement, 2023).


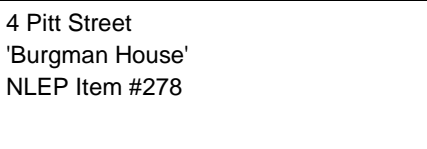






Figure 16: View of the site from Barber Street. (Source: Google Maps)



4.2 Comparative Analysis

This comparative analysis compares the subject dwelling with heritage listed houses in the Mayfield locality from a similar period.

Table 6: Comparative analysis.

Comparative sites in Mayfield	
Site	Heritage Inventory description and Statement of Significance
6 Highfield Street 'Mayfield House' NLEP Item #262 	<p>Substantial two storey building in decorative rendered masonry with tiled hipped roof. Verandahs have been enclosed and modern buildings constructed immediately adjacent to it, which obscure some of its features. Includes some mature trees in garden.</p> <p><i>Statement of Significance</i> Demonstrates the growth and development of Mayfield as an attractive residential area in the late 19th and early 20th century. Internal fabric of note.</p>
88 Hanbury Street 'Residence' NLEP Item #259 	<p>Two storey facebrick work residence with painted cement render. Quoin stone detailing to corners. Detailing to bargeboard ends finished with a simple timber finial. Round arched windows with label moulds over. Extensions to front of original building designed in the art deco style, and although intrusive to the original house is a good piece of design in its own right, using shaped and textured brickwork.</p> <p><i>Statement of Significance</i> May be associated with a prominent local person. Demonstrates the growth of housing in Mayfield and social classes. Internal fabric of note.</p>
2 Pitt Street 'Burrundulla' NLEP Item #277 	<p>Single storey stucco wall finish with faceted bay windows facing street frontage. Windows to bay are round arched with decorative mouldings over. The eaves have decorative brackets under a hipped roof structure with slate tiles. Dominant stuccoed chimney tops. Front verandah is supported by low wide arches. Cast-iron fringing and bracketing to verandah. Interiors are also substantially intact.</p> <p><i>Statement of Significance</i> Associated with prominent local citizen. Demonstrating the development of social class and economic growth of the region. An important element within streetscape. Interiors of interest.</p>
4 Pitt Street 'Burgman House' NLEP Item #278 	<p>Two storey cement rendered building with segmented arches to windows and main entry door. Defined sill projecting and emphasising front main windows. Balcony to upper level supported on slender pots with horizontal timber weatherboards. Roof with corrugated metal sheeting over a simple hipped structure.</p>

	<p><i>Statement of Significance</i></p> <p>Possibly associated with prominent local citizen. An important element within streetscape. Interiors of interest.</p>
<p>21 Highfield Street 'Winahra' NLEP Item #263</p> 	<p>Two storey stucco wall finish with two storey bay window facing streets. The windows to the bays have both rounded and segmental arch with decorative label moulds over. The verandahs and balconies have slender cast-iron posts and panels. Steep gabled roofs with decorative "lace-like" bargeboards and slate roofing. Wood turned finials to gable ends. Internal fabric of note.</p> <p><i>Statement of Significance</i></p> <p>Missing from SHI.</p>
<p>41 Elizabeth Street 'House' NLEP Item #254</p> 	<p>Single storey brick construction, L-shaped late Victorian residence with rendered facade.</p> <p><i>Statement of Significance</i></p> <p>This house at 41 Elizabeth Street Mayfield, has local historical significance as it demonstrates the emergence of Mayfield as a popular suburb that appealed to the upwardly mobile citizens of Newcastle and the middle class. As such, its construction gives an insight into the residential development pattern of Mayfield during the late 19th century. This building is typical of the Victorian period houses that characterised Mayfield from the 1870s onwards.</p>
<p>76 Kerr Street 'Residence' NLEP Item #269</p> 	<p>Two storey cement rendered and painted building with verandah and balcony to width of building. Symmetrical in design with simple roof structure and corrugated metal sheeting. Simple timber posts and brackets with timber railing to upper level. Grouped circular arched window openings.</p> <p><i>Statement of Significance</i></p> <p>Demonstrating the development of social class and economic growth of the region. An important element within streetscape. Associated with the Arnott family. Interiors of interest.</p>
<p>15 Kerr Street 'Residence' NLEP Item #267</p>	<p>Example of early housing for the area. Possibly associated with prominent local person. Internal fabric of note.</p> <p><i>Statement of Significance</i></p>

	<p>Two storey cement-rendered masonry building with two storey faceted bay window. A steep gable roof with slate and decorative chimneys. Ornate timber bargeboard. Well established garden</p>
<p>28 Bull Street 'Residence' NLEP Item #241</p> 	<p>Two storey cement rendered and painted building with double storey faceted bay windows. Decorative treatment around windows to bay windows. Flat arched window openings with large pane double hung sash. Projecting window sills to bay window. Medium pitched roof with concrete roof tiles over. Decorative cement rendered and painted chimney.</p> <p><i>Statement of Significance</i> Has the potential to significantly contribute to the understanding of lifestyle, building techniques and architectural style of the period. An important element within streetscape. Possibly associated with prominent local person. Internal fabric of note.</p>

4.3 Summary of Comparative Analysis

The above examples of locally listed heritage items and the subject site at 13 Section Street share similar attributes. All examples are representative of the 'grand' residences that characterised Mayfield in the late nineteenth and early twentieth centuries.

The property at 13 Section Street is notably comparable to its neighbour at 6 Highfield Street, being the former Mayfield House. This is apparent in early depictions of the locality together with the subject site (**Figure 3**, **Figure 4** and **Figure 6**). Both buildings were late Victorian period residences constructed for wealthy families in similar architectural styles. They were also both originally located on expansive properties that have been progressively subdivided; both adaptively reused as aged care accommodation; and both have undergone a series of unsympathetic alterations including the enclosure of balconies and internal renovations.

CHAPTER FIVE – SIGNIFICANCE

5.1 Introduction

An assessment of heritage significance is conducted to establish why a place is culturally important. The Burra Charter defines cultural significance as 'aesthetic, historic, scientific, social or spiritual value for the past, present, or future generations'. Significance is embodied in the physical fabric of the place, its setting and relationship to other items, the recorded associations with the place, and the response the place evokes in the community or in individuals to whom it is important.

The methodology for this heritage significance assessment is described in Chapter 1 of this report and includes the use of the standard criteria identified in the NSW Assessing Heritage Significance guidelines.

5.2 NSW Heritage Assessment Criteria

The NSW Assessing Heritage Significance guidelines provide the framework for the assessment and the Statement of Significance in this report. These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specially structured framework.

Under these guidelines, places are assessed using a specific set of criteria (refer to **Table 1**). To apply the assessment criteria, both the nature and degree of significance of the place need to be identified. This is because items vary in the extent they embody or reflect key values and in the relative importance of their evidence or associations. The assessment also needs to identify the item's value in a relevant geographical and social context, usually in a local or state context. Items can have local and state significance for similar or different values/criteria.

5.3 Assessment of Significance

5.3.1 Criterion A—Historical Significance

An item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history.

The subject building, now known as Annesley House, demonstrates the emergence of Mayfield as a popular suburb that appealed to the upwardly mobile citizens of Newcastle and the middle class. Its construction gives an insight into the residential development pattern of Mayfield during the late 19th century. It is comparable to other examples of early grand residences throughout the locality, that are listed heritage items; some in comparatively worse condition. Alterations detract from significance; however, the level of adaptation is comparable to listed heritage items nearby (e.g. former Mayfield House, NLEP #262). Annesley House and related gentleman's residences in the immediate locality represent an early phase of townscape development in the local area. The substantial residences and grounds reflect the

historic association of colonial residences and riverine landscapes characterising the upper extent of the Hunter from the mid-19th Century.

The dwelling meets the local significance threshold under this criterion.

5.3.2 Criterion B—Historical Association

An item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.

Annesley House is associated with Charles Upfold, owner of the Soap and Candle Factory, for whom the house was built. It is associated with William Arnott, a person of historical significance to NSW, developer of the Arnotts' Biscuit Factory. The Mayfield Heritage Walk booklet notes that "a number of [Arnott's] children bought property within close proximity of the family home in Section Street", which implies a strong attachment to the place. It is associated with Isaac Winn, co-founder of Winn's Drapery, Hunter Street. It is associated with the work of J W Pender, a prominent architect of the Hunter region of that time practicing at Maitland, the location of Arnott's bakery through the 1850's-60's prior to relocation of his business to Newcastle.

The dwelling meets the local significance threshold under this criterion.

5.3.3 Criterion C—Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Despite previous alterations, key aspects of the house including massing, verandahs, hipped roof form, chimney and articulation of windows and doors remain evident and maintain the visual association of the residence with other 'grand' residences of the period in the locality. Whilst some comparable examples in the locality retain landscape settings, largely to the front approaches, the subdivision of grounds is a common aspect of such residences generally in town settings. The identification of the original residence remains within the capability of contemporary residents. Its original style and period of construction are recognisable despite the loss of filigree detail.

The dwelling meets the local significance threshold under this criterion.

5.3.4 Criterion D—Social Significance

An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The social significance of the site has not been investigated for this assessment. However, there is evidence that the site is important to the community of Mayfield as 'Arnott Holme'/'Winn Court', recognised by its inclusion in various publicised Heritage Walks. Annesley House may be significant to the communities of people who have worked or resided at the various homes and hostels that have operated within the building and also for their families.

While a formal social values assessment has not been undertaken within the scope of this report, the dwelling is considered to have social significance at a local level under this criterion.

5.3.5 Criterion E—Research Potential

An item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.

The archaeological resource of this site has not been investigated for this assessment. It is not known if the dwelling could meet the threshold for inclusion under this criterion.

5.3.6 Criterion F—Rarity

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).

The site is not a rare example of its type. There are many grand two-storey late Victorian residences in the immediate area and the Newcastle LGA. It is not a rare typology in the Mayfield area.

The dwelling does not demonstrate this criterion to any notable degree.

5.3.7 Criterion G—Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's):

- *Cultural or natural places; or*
- *Cultural or natural environments.*

It is unlikely to be a fine, highly intact, influential, or pivotal example of its type but Annesley House is a representative example of a group of grand residences in the local area. It is a clear example of the class in a local context and is related in form, style, and history to other examples in the visual curtilage and context. The persistence of identifiable examples in the Mayfield area contributes to the group and individual significance of each residence.

The dwelling meets the local significance threshold under this criterion.

5.4 Integrity

Despite previous alterations, key aspects of the house including massing, verandahs, hipped roof form, chimney and articulation of windows and doors remain evident, maintaining the visual association of the residence with other 'grand' residences of the period in the locality.

The dwelling has not been inspected internally, however the HIS supporting DA2023/00147 notes that *"the interiors are predominantly in fair to good (but non-original) condition."* It is

noted that based on photos in the HIS some original/early fabric remains extant, including the staircase; windows, sills and architraves; some skirtings and door jambs.

5.5 Statement of Significance

Annesley House is associated with prominent local figures, including Charles Upfold, William Arnott, and Isaac Winn. It contributes to an understanding of the development of Mayfield as a suburb during the late 19th century – a period when wealthy families were relocating to the local area and building at a rapid rate.

Annesley House was designed by John W. Pender, a notable architect practicing primarily in the Maitland and Hunter areas, held in high esteem locally. His work appears to be less common in Newcastle, but his engagement is likely to be an outcome of his established reputation for large house designs in the scenic context of the Hunter River.

The building has lost its fine detail following renovations in the 20th century. However, its built form, roof, a chimney, windows and some internal features remain legible. Much of the replacement external claddings are nearing replacement and able to be replaced by more sympathetic or original materials in ongoing maintenance.

Annesley House is comparable to other heritage-listed grand Victorian residences throughout Mayfield. While some are in good condition and retain key characteristics of their class, some have been significantly altered.

The extent of alterations and the removal of its context are changes that have left the building in similar circumstances to majority of 'grand residences' of Australian cities, retaining interpretive significance in remaining form, scale, detail, and identity, within regularly altering settings. Annesley House is most comparable to its neighbour, the former Mayfield House, as they were constructed around the same time, with a similar curtilage, setting and outlook, and have undergone very similar alterations.

The dwelling at 13 Section Street Mayfield reaches the local significance threshold under Criteria (a), (b), (c), (d) and (g).

CHAPTER SIX – RECOMMENDATIONS

6.1 Conclusion

The assessment has identified the following:

- Annesley House has historical significance as it gives an insight into the residential development pattern of Mayfield during the late 19th century, as well as its association with Charles Upfold, owner of the Soap and Candle Factory, for whom the house was built and with William Arnott, a person of historical significance to NSW, developer of the Arnotts' Biscuit Factory.
- Despite previous alterations, key aspects of the house including massing, verandahs, hipped roof form, chimney and articulation of windows and doors remain evident and maintain the visual association of the residence with other 'grand' residences of the period in the locality.
- There is evidence that the site is important to the community of Mayfield as 'Arnott Holme'/'Winn Court', recognised by its inclusion in various publicised Heritage Walks. Annesley House may be significant to the communities of people who have worked or resided at the various homes and hostels that have operated within the building and also for their families.
- It is unlikely to be a fine, highly intact, influential or pivotal example of its type but Annesley House is a representative example of a group of grand residences in the local area. It is a clear example of the class in a local context, and is related in form, style, and history to other examples in the visual curtilage and context.
- A heritage item listing covers the property, including interiors, exteriors and setting. The heritage listing does not dictate what you can or cannot change. Instead, listing triggers a process for assessing change. Historic buildings can be changed through this careful process that seeks to maintain the heritage significance of the place. Typically, this process involves a development application where owners propose and seek the Council's approval for changes. For minor works or maintenance with no adverse impact, a simplified 'heritage minor works or maintenance notification' process is an alternative to a full development application.

6.2 Recommendations

- This assessment concludes that 'Annesley House (Former Residence)' at 13 Section Street, Mayfield warrants being listed as a local heritage item on Schedule 5 Environmental Heritage on the Newcastle LEP 2012.
- In general, the strategy for changes to historic properties is to keep and maintain the original form, scale and features of the place and that any new works are sympathetic to and do not overwhelm the old. This maintains the authenticity of listed places that make them distinct. The significant original or old features differ for each property.

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