

What is the heritage significance of the Conservation Area?

The heritage significance ie. 'statement of significance' of the Mudgee Conservation Area is included in this SoHI on page 3.

'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. '

What contribution does the individual building make to the significance of the Conservation Area?

On page 4 the SoHI states that this house, although not listed '**contributes to the Court Streetscape**' and so contributes to the Conservation area as a whole. It presents visually as a relatively intact Federation House. However, there will be no material effect on the Heritage Significance of the Mudgee Conservation Area if, when the residence is removed, it is replaced with a suitable, contributory infill residence, as outlined in this SoHI

Is the replacement of such quality that it will fit into the Conservation Area?

Yes. As recommended in this SoHI:

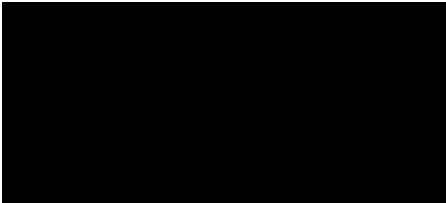
'The section of the house that is the Federation Era should be reproduced in modern materials and construction but with reconstruction of the original decorative gables, doors and

windows from that era so far as is practical. The Victorian posts should be reused or reproduced. ‘

The garage should be well set back or placed at the rear of the house so as not to interrupt the street view.

As a heritage adviser it is always very difficult to accept that a house should be demolished. This is the case here where the original house has been overlaid and altered many times and the construction is now in an exceptionally unhealthy. As stated in the SoHI:

It is not feasible to repair and conserve this house to make the historical fabric healthy and habitable. Serious problems with rising damp, poor construction, bad repairs and asbestos make salvage very difficult. The house looks good externally but reveals a very unsatisfactory, unhealthy interior that has little integrity having been altered and extended many times.



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