

Statement of Heritage Impact

Proposed Alterations and Additions

82 Douro Street Mudgee



Figure 1 House façade by Amber Hooper

Client name: Leah and Brad Smith

Date: 14 March 2025

Final

Statement of Heritage Impact

Heritage item: The residence at 82 Douro Street is not an item but is located within the Mudgee Heritage Conservation Area.

Address and location: 82 Douro Street Mudgee

Statement of heritage impact for: Change and additions to the side and rear of the house including replacement of the rear Laundry, wc and alfresco dining areas and changes internally to the kitchen. The existing roof is retained and most of the change is to non-significant areas added to the original house. Only the kitchen, which is to be extended, was original fabric. It is extended by removing a storeroom and walk-in pantry so that the kitchen and its chimney is retained in its original location. The changes will not be visible from the passing street.

SoHI prepared by: Barbara Hickson architect and Heritage Adviser.
Bach. of Architecture (1st class hon.) Sydney University 1973
Architects Board Registration exam. 1974
Masters of Materials Conservation with Honours: (UWS) 1999

Postal: PO Box 610 Mudgee NSW 2850

Office: 103 Market Street Mudgee NSW 2950

Phone: 0409368133

Email: Barbara@hicksonarchitect.com.au

Prepared for: Leah and Brad Smith

Date: 13 March 2025



Figure 2 View of the residence from Douro Street Mudgee which is heavily landscaped frontage.

This Statement of Heritage Impact is required because the development application applies to an existing house located within the Mudgee Heritage Conservation Area. The house is also a locally listed heritage item No. 154. This house will be altered by additions to the rear of the house as noted on page 2 above.

The changes will have only a minor effect on the streetscape. The house is concealed by extensive landscape elements. There is no heritage listed items in the vicinity on that side of Douro Street. Opposite is Mudgee High School, which is also a listed item, on the opposite side of Douro Street. However, the significant part of the High School complex The 1916 brick wing which addresses Horatio Street.

By 'Impact' the report covers any effect that may alter the historic significance of the heritage listed place, or the Conservation Area. 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.

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. A SOHI is an assessment report that examines how proposed works to a heritage item, or near to it, may impact the item's heritage values.



Figure 3 Rear view of house at 82 Douro Street Mudgee

1.0 SITE DESCRIPTION

The residence is located in Douro Street. Its principal entry and façade address Douro Street, although this is screen from street view by landscape elements. The house is in the Mudgee Heritage Conservation Area.



Figure 4 Aerial view, 82 Douro Street highlighted.

Above the aerial image shows the location of 82 Douro Street highlighted; the tiled roof in the bottom RH foreground, is the nearest listed item, the 1916 school wing that is part of Mudgee High School. It cannot be seen from the house at 82 Douro Street.

2.0 STATUTORY HERITAGE LISTING

As noted above, the house is a listed item, and it is located within the Mudgee Conservation Area. The proposed changes to this house and its setting will not affect the significance of the Mudgee Conservation Area. The statement of significance reads:

- Statement of heritage significance for the **Mudgee Conservation Area:** (Abrev)
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.

The nearest heritage item in the vicinity of 62 Douro Street is the 1916 brick wing of the Mudgee Public High School, located on the corner of Douro and Horatio Streets. It is a local heritage item I 79.

- Statement of Significance for the school reads:
Architecturally rare, the first section of this face brick school building was constructed in 1916 in brick stretcher bond with a cavity, in light brown coloured brick. The roof is hipped and gabled corrugated iron with numerous rough cast chimneys and a central raised belfry or ridge vent tower. Exposed rafters at the eaves, and support brackets at the gables, allow for extended eaves all round. Main walls have regular windows of a generous size, to maximise natural lights for school children. They are mainly double hung with four panes per sash, with hopper or awning windows above. Designed by the Government architect the builder was N R Morris of Lithgow. The roof may have been tiled originally but is now in colorbond corrugated iron.

The building contributes well to the streetscape and the school setting.

This heritage item will not be affected by the proposed alterations and additions to the house at 82 Douro Street as the view from the school wing to the house will not change, to or from the item. The school cannot be seen, except for its roof line, from the house; not can the house be seen from the school.



Figure 5 View from the side of the road near the house, looking towards the school. The roof of heritage listed school wing can only just be seen from this location.

The house at 82 Douro Street, also known as Edinburgh house; it is listed heritage item I 54.

The Statement of significance for the house reads:

- *A late fine brick Victorian house of quality known as Edinburgh and constructed in c. 1899 for Henry Thomas a local bootmaker. The house has a high-pitched hipped corrugated iron roof with gable addressing the street and a verandah that wraps around the north and east sides, with tall corbelled brick chimneys. The front gable accommodates a pair of double hung windows with round arched heads and fretwork of diagonal boarding above and finial at the apex. Window details include rendered sills, low arched heads and scalloped moulded aprons under the sill. Verandah posts are flat cast iron posts with CI balustrade between. The front door is glazed and panelled. Socially significant in association with the Thomas family who ran a Boot Palace in Church Street for many decades. The house is screened from the road behind a large hedge but contains a high level of original fabric and contributes strongly to the variety and stock of heritage homes in Mudgee.*

There will be no effect on the significance of the house caused by the proposed alterations and additions to it.

3.0 HERITAGE OBJECTIVES AND THE MWRC LEP

The MWRC LEP 2012 provides the following information with respect to the management of Environmental Heritage. The most relevant clauses to this SoHI are in bold.

(1) Objectives

The objectives of this clause are as follows:

- (a) **to conserve the environmental heritage of Mid-Western Regional,**
- (b) **to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,**
- (c) to conserve archaeological sites,

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) **a heritage item,**
 - (ii) an Aboriginal object,
 - (iii) **a building, work, relic or tree within a heritage conservation area,**
- (b) **altering a heritage item** that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development, and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
- (b) the development is in a cemetery or burial ground and the proposed development:

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

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) Heritage assessment

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.

(6) Heritage conservation management plans.

COMMENT on the MWRC heritage objectives

The MWRC heritage objectives are met through this Statement of Heritage Impact. The proposed additions to this house have been carefully considered and, externally, are kept behind the original house. The additions will not adversely affect the heritage significance of the Mudgee Conservation Area, nor the item in the vicinity, nor the item itself.

3.0 HISTORY

The land was originally owned by Alexander McEwen. That is Lots 17 and 18 of Section 35. This was likely the Rev Alexander McEwen, who was resident at St Paul's Manse in Mortimer Street when in Mudgee. He may have bought the land on speculation. The Rev A McEwan was in Mudgee from as early as 1853 and was the Presbyterian Minister.

McEwen's were a family of important community standing. In an article in the Mudgee Guardian, 9 Feb 1909, on the death of JH McEwen, son of Alexander McEwen the article states that Rev. Alexander McEwen's, *'son had been by profession a surveyor'*, and was also for some time *'a forwarding agency and auctioneering business in Mudgee, having been one of the founders of the firm of McEwen and Cox.'*

The Rev. McEwan was described as: *'for many years Presbyterian minister at Mudgee, and one of the pioneers of that religion in the north-west.* He was a popular man and a small summary of his appears in the Mudgee Guardian in 1928:

'The late Alexander McEwen was a pillar of St. Paul's, and very few pastors before or since endeared themselves to members of the flock and the general public as he did with a commanding presence and every lovable quality, he was an outstanding figure, and right throughout his vast charge which extended to the expansive Liverpool Plains and Coonabarabran, the people looked forward to his coming with pleasurable anticipation. It was long before the age of the motor, and the revered pastor made his trips on horseback.'

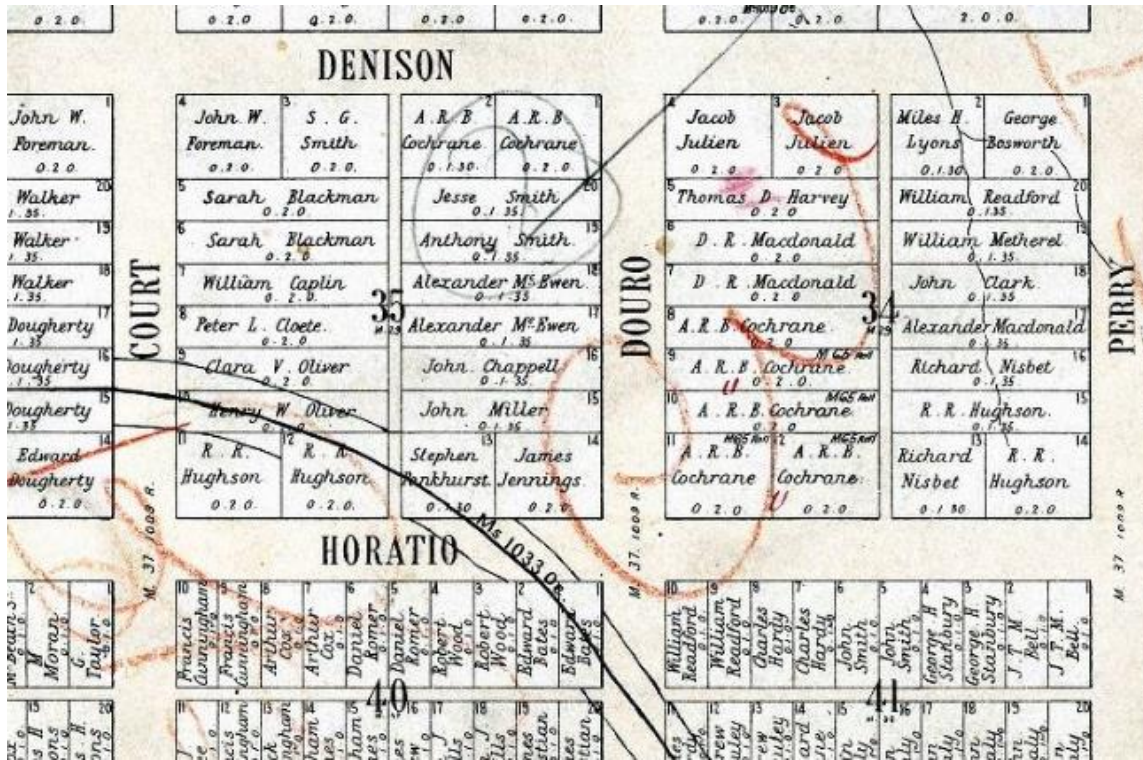


Figure 6 Part of the Parish map of the town of Mudgee showing land purchased by Alexander McEwen in Section 35.

At some time in the late 1890s the land was sold to Henry Thomas a local bootmaker. And he built a house here in about 1899.

The Thomas family were boot makers in Church Street for many decades and it was then a lucrative business in the Victorian period. Advertisements appear in the Mudgee Guardian.

Mudgee Guardian 17 March 1899 : *To buy economically you must consider quality as well as price. To do this properly you should visit Thomas' Boot Palace in Church Street.*

Mudgee Guardian 24 April 1902: *Thomas' Boot Palace The stock at Thomas' boot palace in Church-street is always kept up to date, and has recently been replenished by a very fine assortment of season able footwear. The goods include winter boots and slippers, a very special line of the latter being in Dr. Jaeger's natural wool. ' There are women's and children's felt Balmorals, infants' bootees, a very pretty and wonderfully cheap line of babies' kid shoes, and men's boots in every style.*

WE MAKE BOOTS.

YES, THAT'S IT. We are specialists in Bootmaking, and we've spent a lifetime in the business. We Tan all the Leather that goes into our Boots, and we know it IS leather—not half leather and half composition. Every Boot that leaves our workshop is guaranteed to be solid leather absolutely—guaranteed to give the greatest amount of satisfaction—yes, and for the least amount of money.

HERE'S A FEW LINES:

Women's Leather High Leg Lace Boots, rivetted seams, 6s 6d per pair.

Men's Leather boots, toe capped, single or double soles, 7s 6d.

Boys' and Girls' School Boots, solid leather, wear resisting, good appearance, sizes 6 to 9, 4s, 10 to 13, 4s 6d per pair.

We make and sell all the good strong kinds of Boots, such as Bluechers, Cossacks, Rabbiters, and Men's Tweed Lace Boots, at the very littlest of little prices.

A. E. THOMAS & CO.,
BOOT MANUFACTURERS, MUDGEE.

4.0 PHYSICAL DESCRIPTION

This is a fine brick Victorian house of quality known as 'Edinburgh' and constructed in c. 1899.

The house in Flemish bond, has a high-pitched hipped corrugated iron roof with a decorative gable addressing Douro Street. The front side verandah wraps around the north and east sides, returning into a north facing gable.

The fine brick chimneys are tall, corbelled chimneys. The front gable accommodates a pair of double hung windows with rendered round arched heads and fretwork above of diagonal boarding above and finial at the apex. Window details include rendered sills, low arched heads and scalloped moulded aprons under the sill. Verandah posts are flat cast iron posts with CI balustrade between.

The front door is glazed and panelled, with glazed side and clerestory panel over. A gentleman's residence. Although unknown, it was likely designed by an architect. It contains a high level of original fabric to the east and north sides.



Figure 7 Front façade.

There are later additions including a recent rear timber verandah or Al Fresco area, and a timber frames and fibro sheet clad Laundry.

These rear extensions will be replaced with new additions.



Figure 8 Rear verandah or Al Fresco area and fibro lined laundry in the distance, which will be replaced.



Figure 9 Side original verandah facing north.

5.0 PROPOSED ADDITIONS

Proposed changes and additions to the house at 82 Douro Street are primarily at the rear of the house. This will include replacement of the rear Laundry and wc with new laundry and bathroom, and the alfresco dining area will be enlarged. There are some changes internally to the kitchen to allow it to be expanded without adding an addition. The walk-in pantry and storeroom are removed. The existing roof and chimneys are retained.

The changes are predominantly to non-significant spaces.

6.0 SIGNIFICANCE IMPACT ASSESSMENT SUMMARY

The setting of the house regarding the streetscape is unaltered. The additions are unobtrusive. The changes will not be visible from the passing street, and there is no effect to significant external fabric.

The material effect on significance of the Mudgee Conservation Area, and the nearest heritage item in the vicinity, (the High School wing) is nil.

7.0 HERITAGE IMPACT ASSESSMENT

Matters for consideration.

1. Do the proposed works include removal of unsympathetic alterations and additions?	Yes. The unsympathetic laundry and wc will be removed.
2. Does this proposal relate to any previous work?	No
3. Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values?	No
4. Are there any other approvals or a separate process to evaluate the potential for impacts is required	No
5. Do proposed works trigger a change of use classification under the National construction code.	No
6. Will the proposed works result in adverse heritage impact. If so, how will this be avoided, minimised or mitigated	No

Alterations and additions

7. Are the proposed alterations/additions sympathetic to the heritage item?	Yes sympathetic in scale. Lined in weatherboards which are a contrast to the brickwork and does not imitate construction of the past.
8. Will the proposed works impact on the significant fabric or setting of the Mudgee Conservation Area.	No.

Change of Use

NA

Response to Climate Change

9. Are the proposed works intended to improve the energy efficiency of the heritage item?	Yes. The addition will be in accordance with BASIX and requirements for improved efficiency. The additions of the laundry and bathroom are on the west of the house and so will offer improved thermal efficiency to the rooms behind.
-------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Re-roofing, recladding

Original roof and chimneys are retained.

New Services and upgrades

All bathroom and kitchen facilities need to be upgraded.

New Landscape works and features.

NA

Response to Climate Change

Are the proposed works in response to a threat posed to the heritage item from a changing climate?	No
Are the proposed works intended to improve the energy efficiency.	The new house additions are designed to comply with BASIX will be greatly improved in terms of energy efficiency.

Works within the Conservation Area

10. Will the proposed works affect the heritage significance of the heritage conservation area?	Yes, in a small but positive way. The modern facilities that are added to the rear of the house will not affect the streetscape and will replace existing non- significant fabric.
11. Will the proposed works affect views to, and from, a heritage item	No
12. Will the proposed works impact on the integrity or the streetscape of the conservation area?	No.

Barbara Hickson. Heritage Adviser