

Appendix T

HERITAGE REPORT

Garry Smith**"Wongoolah"****240 Metz Road****Via Taree NSW 2430**

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27 July 1999.

REPORT TO CONNELL WAGNER PTY LTD
PO BOX 538
NEUTRAL BAY
NEW SOUTH WALES 2089.

RE. HERITAGE ASSESSMENT OF TWO COTTAGES;

1. RMB 25, MOORLAND SOUTH (SOUTHERN END, OWNER ROD BIBLE.
2. RMB MOORLAND SOUTH (NORTHERN END), BETWEEN FOREST ROAD AND HENRYS LANE, OWNER BARRY MOBBS.

Per your fax 7 July 1999, Kim Buckley.

BACKGROUND TO THE REPORT.**Standards for heritage assessment.**

Although there are difficulties created by giving items of heritage significance a rating number, that system can provide a useful basis. The basis outlined here is generally consistent with that used by other heritage assessors and historical researchers.

Category 1.

Items of outstanding heritage and historical significance. These will usually be of state or national significance as well as of local significance.

Category 2.

Items of outstanding local significance which frequently may also be of regional importance.

Category 3.

Items of local significance. The majority of heritage items will fall into this class. Interested parties should be careful not to consider these to be less important because of their local only significance as they form the character of an area's heritage.

Items falling into the above three categories would normally be selected for protection under a relevant planning instrument.

Category 4.

These are items of lesser local importance but still reflect the area's history. They would usually be recommended for protection when they support items of higher significance or have clear historical context to their surroundings but, while their preservation is encouraged, they would not usually be recommended for protection on a 'stand alone basis'.

Please note that a complete heritage study of the rural areas within the Greater Taree City Council area has not yet been undertaken.

Research not undertaken for this study.

Land title searches were not undertaken. These can often provide valuable information about a building's date of construction and history by way of land subdivision, transfer of title and registered mortgages, leases, easements etc.

THE REPORT.

The Moorland area.

Moorland is a rural area on the Pacific Highway situated approximately 25 kilometres north from Taree. Present and past activities include mixed farming, hobby farming, dairying, citrus orcharding and timber getting. Moorland contains two residential village areas, Moorland proper, which is situated to the west of the Pacific Highway and Moorland South, formerly known as Jericho. Both settled areas existed before the arrival of the railway in 1913-14 but Moorland South grew in response to the railway and in more recent years has developed as a roadside stopping place on the Pacific Highway.

The two cottages assessed in this report are in Moorland South and the use of that full name is recommended to prevent confusion with Moorland village which is further north and to the west of the Pacific Highway.

Condition of the two cottages.

This report has not considered the buildings' structural condition or costs of repairs and restoration. No comments are made about condition except those of an obvious and general nature. In this case both cottages appear to be in fair condition. Both appear to sit reasonably true and level and have no obvious structural defects although some maintenance and repair work is required to each. Residents were not at home and the interiors were not seen.

Heritage significance of the cottages.

The cottage at Moorland South (southern end) belonging to Rod Bible is considered in this report as belong to category 4 as outlined above. The cottage at the northern end of Moorland South, belonging to Barry Mobbs, is considered to fall into category 3.

RMB 25, Rod Bible's cottage at the southern end of Moorland South on the western side of Pacific Highway.

A small timber and fibro cottage with enclosed verandahs that has been much altered over the years. The cottage appears to have no obvious relevance to the site by way of outbuildings or signs of land use. It was probably built on the site but might have been relocated to the site or moved slightly or raised after construction.

Age and construction.

There is an uncertain local memory that the house might have been built in the 1930s but visual evidence would suggest earlier. That evidence suggests that there were three building stages in its history.

1. Original construction about 1900-1915. The roof form is more complex than the typical 1930s cottages in the region because of the section extending to the rear as shown in photograph MBP 1 and the extensive verandahs, though the verandahs could have been added later. A full inspection of the interior and some probing into construction methods would be necessary to learn more of its history.

The vertical board section (single wall - no inside lining) shown in photograph MBP 1, still in its original paint, is of interest. This construction became general after the 1860s when

power saws made the local hardwoods available for low cost sawn timber. The early use of this technique replaced split slab construction and involved wide planks, often of random widths, with cover strips. In time this developed into narrower boards of set widths with tongue and groove jointing. The boards used here, which are about 150mm wide with dressed surfaces, became available for low cost dwellings after about 1890 as machine planers came into use in the area. The exact terminal date for this type of construction is unclear. It persisted into the 1920s for low cost dwellings and might have still been used after that, though this late use would only be for the rear sections of low cost dwellings (the front section of these would have been weather board).

2. The first additions and alterations made about the 1930s.

This appears to have involved some in fill to verandahs and covering of the vertical board walls with fibro sheeting and the use of frosted glass and leadlight windows. The mixture of window glass might indicate that the windows were second-hand when installed. Photos MBP1 2, MBP1 4 and MBP1 7 show what appear to be 1920s or 1930s improvements.

3. Fibro weatherboard cladding and aluminium windows of about the 1970s.

These improvements are obvious in photos MBP1 0 and MBP1 4. The brick footings appear to have been added about this time.

Significance.

The cottage has a traditional verandah form that is reasonably typical of a number of modest cottages built in the Manning Valley during the late nineteenth and early twentieth centuries. It is too altered to provide a clear record of its time but those alterations give it a sense of history and record its continuing function to provide a reasonable standard of accommodation at a modest price.

The preservation of dwellings of this type should be encouraged but on consideration it would not be recommended for protection under a planning instrument and it would be placed in category 4 as defined above.

Barry Mobbs' cottage, Moorland South (northern end) on the western side of the Pacific Highway between Forest Road and Henrys Lane.

An asymmetric cottage of vertical board construction with verandahs to two sides and the rear. The verandahs have been partially enclosed. There is an unsympathetic fibro addition to the rear.

Age and construction.

About 1915 but possibly (probably?) into the 1920s. As is normal with traditional building styles, exact dating is difficult without detailed inspection of the construction and the interior, and documentary evidence such as a land title search.

The general form of the building is typical of cottages of the period. Dwellings with reasonably high pitched gable roofs and straight roofed (not bullnosed) wide verandahs can be seen in the area from the 1890s. (eg. 25 Albert street, Taree, built in 1891) The wider, lower appearance of this building may be partly due to its more modest nature but also may reveal later bungalow influence such as the California bungalow styles. The timber

brackets to the verandah posts (photo MBP1 13) are typical of early twentieth century dwellings and were still available in S. A. Burns' catalogue, Sydney, into the late 1920s. The front door is of a later style which can also be seen in catalogues such as S. A. Burns Ltd., Sydney, from the 1920s and '30s and may indicate 1920s construction. (but may be a replacement)

The walls are of the unlined vertical board construction typical of the late nineteenth and early twentieth centuries. It is unclear whether the fibro covering to the gables is original or whether it was added later.

Significance.

In its more general form it is a typical timber dwelling from the late nineteenth century/early twentieth century. The vertical board construction reflects the importance of hardwood timber milling along the North Coast and was the vernacular construction method for the region. The wide verandahs and original shaped brackets to the verandah posts give it a pleasing, traditional appearance. While most of these dwellings are more or less similar, there are individual variations and the wider, lower form of this dwelling sets it apart to a degree. The building is sufficiently original to reflect its original style and form.

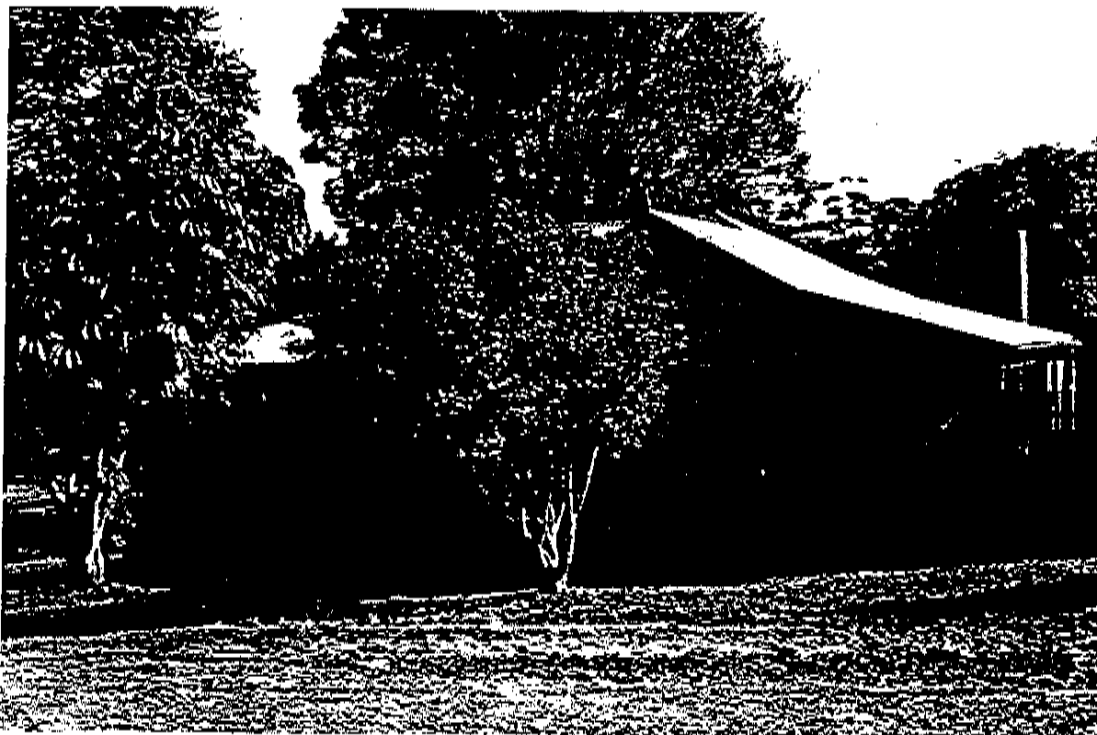
There are no significant out buildings or indications of land use to give the building a particular significance in its setting. However, the building is very visible and quite distinctive from the Pacific Highway, particularly when approaching from the north.

Enquiries to date have not revealed any particularly significant historical or personal association with the building or site.

While buildings of this general style, age and quality are reasonably common throughout the Greater Taree area, their one-by-one loss would see this important element of the area's rural heritage gradually eroded and eventually lost. Evidence of differences in building technique and the variations in style, as evidenced by this building, would be lost.

This report therefore considers that the building fits into category 3 as outlined above and that it is worthy of conservation, preferably on or near its present site.

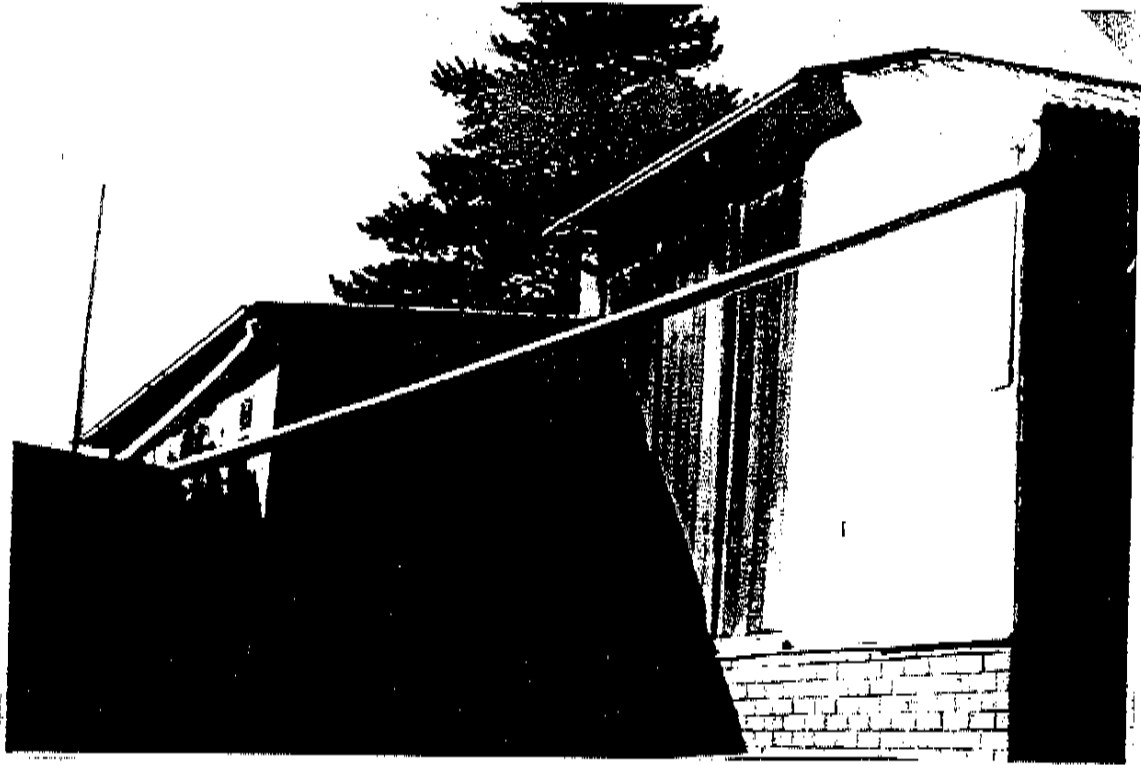
Photographs. All photographs taken 20 July 1999.
Rod Bible's house, southern end of Moorland South.



Photograph MBP1 0. Taken from the front showing 1970s fibro weatherboard cladding, aluminium windows and roof line.



Photograph MBP1 4. Taken from the front showing early verandah infill and later verandah infill.



Photograph MBP1 5. Taken from rear corner showing old vertical board wall construction.

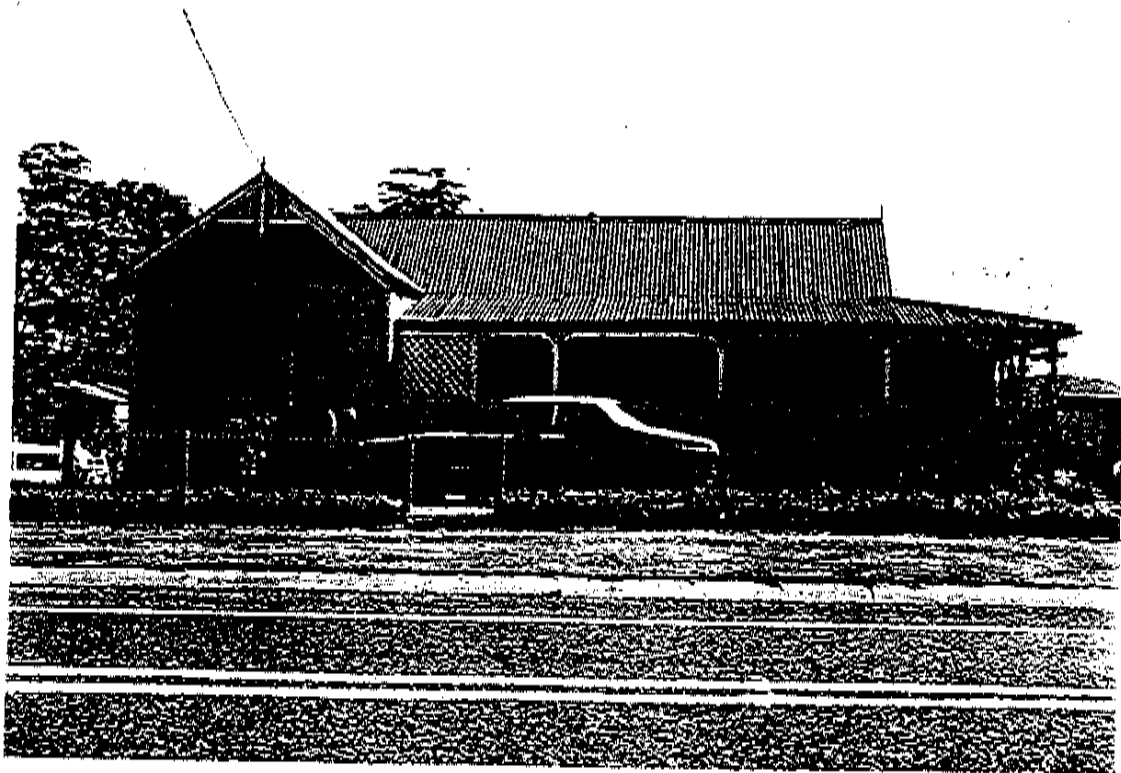


Photograph MBP1 7. Taken from rear showing early infill to rear verandah. The exact sequence of changes is difficult to determine on this evidence and possibly involves the re-use of old material.

Barry Mobbs' house, northern end of Moorland South.



Photograph MBP1 10. Taken from front showing verandahs and roof form.



Photograph MBP1 13. Taken from the front showing the wide frontage and verandah.



Photograph MBP1 14. Taken from the southern side showing the vertical board construction.



Photograph MBP1 19. Taken from the rear corner showing unsympathetic addition and verandah infill at rear.

Garry Smith"Wongoolah"240 Metz RoadVia Taree NSW 2430PHONE AND FAX: (02) 6553 7536

2 August 1999.

Connell Wagner Pty Ltd,
PO Box 538
Neutral Bay
New South Wales 2089.

Dear John,

RE. HERITAGE SIGNIFICANCE OF BARRY MOBBS' COTTAGE LOCATED AT MOORLAND SOUTH BETWEEN FOREST ROAD AND HENRYS LANE.

I provide some further information regarding the above property. You will see from the report of 30 July that this building was not considered as having a high level heritage value but, on balance, was considered worthy of conservation. The report outlines the reasons for that decision.

Four options would be available.

1. Retain the house on its present site.
2. Move the house to a more suitable location on its own block of land. This would be a very acceptable solution.
3. Allow the house to be relocated to a site elsewhere in the Manning area. This is no where near as acceptable as relocation on its present land but is clearly preferable to demolition.
4. Demolish the building.

I was not able to view the interior and am therefore unable to comment fully on the building's suitability for future use. This building is of vertical board (plank) construction and therefore has external walls of 25mm thick hardwood, possibly reduced in dressing and manufacture of the boards to about 20 mm. While this may provide better insulation than a timber frame with fibro sheet exterior and fibro sheet interior, it would fall short of normal building construction in this regard. The building may therefore present problems regarding sound insulation in view of its proximity to the proposed highway deviation. Sound proofing material, if required, would need to be laid over the inside walls requiring possible adjustments or removal and refitting to doors, windows and joinery. Ceilings could be insulated in the normal manner.

A decision regarding a heritage item would normally involve two procedures. The purpose of my report was to assess the heritage significance of the item. Any heritage assessment undertaken has regard to an item's present form and use but is not intended to be a statement of the costs involved in retaining or reusing the item. For example, a house that is sound, habitable and is tenanted is assessed on the basis that it could continue to provide accommodation to about that standard or that it could be adapted to some other suitable use.

The second procedure is essentially an economics/ management one. The heritage significance of an item should be balanced against the other factors, including the cost of saving or relocating the item. As well, it may also involve other competing heritage interest. Considerable cost and effort would be justified to save an item of outstanding heritage significance but may not be justified in saving an item of lessor significance.

Please let me know if I can be of further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'G. L. A.', written in a cursive style.