

# Wingecarribee Shire

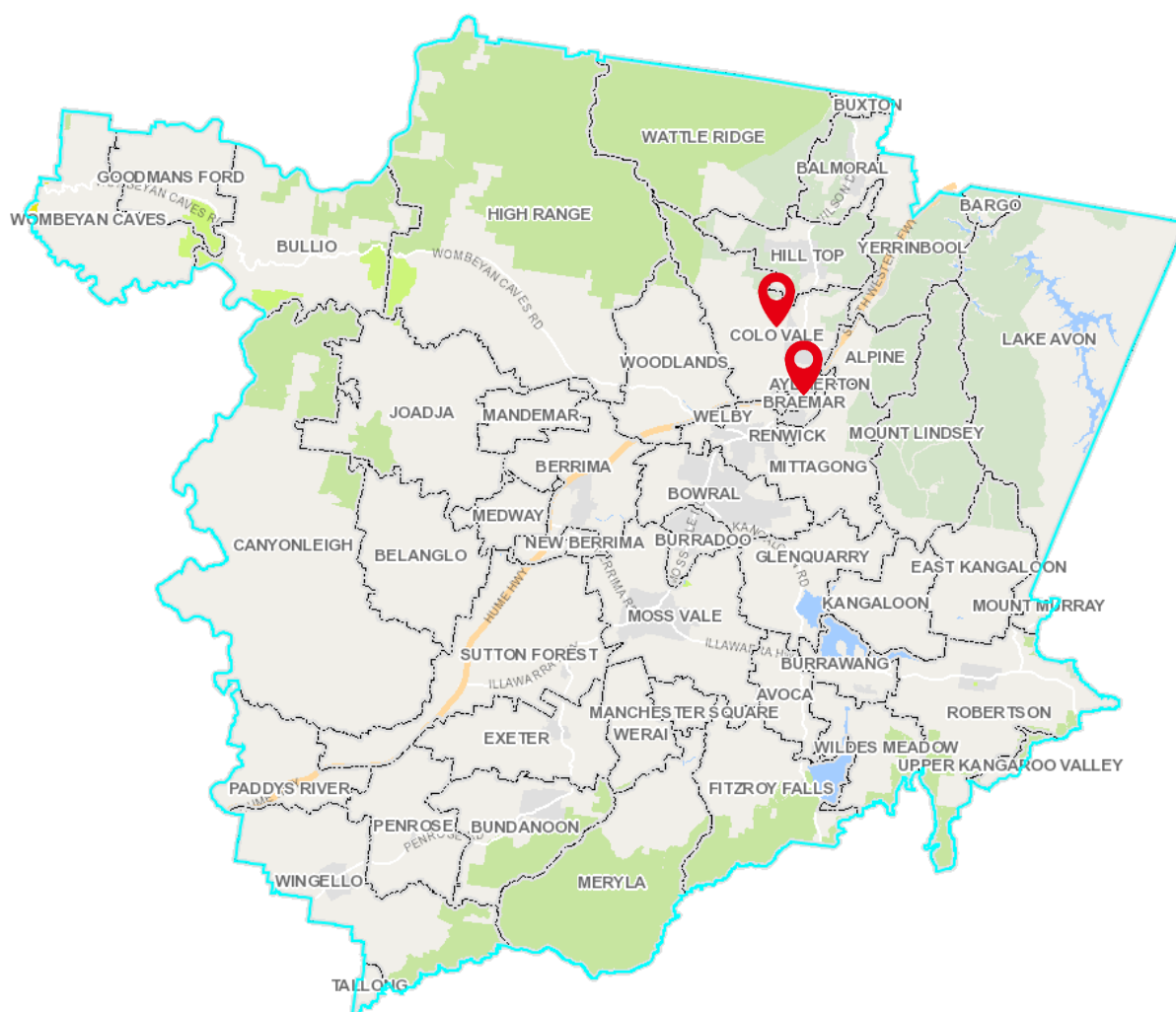
## Heritage Study 2021-23

A Community Based Heritage Study

Volume 3.4

### Preliminary Evidence Sheets for **Braemar & Colo Vale**

August 2023



*We're with you*

# Contents

<b>PART A: RECOMMENDED HERITAGE PLACES .....</b>	<b>1</b>
'Gascoigne House'—1880s weatherboard cottage 30 Old Hume Highway, Braemar .....	2
'Braemar Cottage'—Victorian masonry building 14-16 Railway Parade, Braemar .....	6
Grave of Sir Alfred William Tyree OBE 1921–2013 18 Tyree Place, Braemar .....	12
Victorian cottage 50-54 Railway Avenue, Colo Vale .....	16
Victorian double fronted house 70 Railway Avenue, Colo Vale .....	18
Mud brick buildings from the 1970s and 1980s 105 Wattle Street, Colo Vale .....	21
<b>PART B: NOT RECOMMENDED HERITAGE PLACES (NIL) .....</b>	<b>40</b>

## **Part A: Recommended Heritage Places**



## **‘Gascoigne House’—1880s weatherboard cottage**

### **30 Old Hume Highway, Braemar**

#### **Recommendation**

---

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

#### **Description**

---

Part Lot 12 DP 615299

This house is located on the corner of Old Hume Highway and Rush Lane. It is of weatherboard construction with a hipped galvanised iron roof and single corbelled brick chimney to the left. It has a straight timber post supported and return verandah.



***Above:** View of ‘Gascoigne House’, 2021.*



***Above:** View of front door and verandah, 2021.*

## History

---

### Research from Tim McCartney, May 2021

In 1882 William Gascoigne, landowner of Mittagong purchased a parcel of land being lots 1 to 6 of Section 4, DP 792, part of the original 1882 subdivision of Willow Vale (C.T. Vol. 592 Fol. 153). William constructed a weatherboard cottage on lot 2 soon after in the period 1882-1885. William together with his wife Ellen had emigrated to Australia arriving in 1848 from Calais in France with their three young children.

William's occupation was listed as 'machine smith' on The Assisted Immigration Passenger Lists while Ellen was listed as 'lace maker'. Originally from Nottingham, England where machine made lace was produced in the early 1800s the couple moved to Calais after a lace making machine was smuggled into France by two enterprising English gentlemen. More machines were set up in Calais, owned and operated by Englishmen so as to keep the secrets of the trade to themselves.

In 1848, the French Revolution brought the industry to its knees. Lace factories were closed, owners and workers returned to England but with no work to be found most ended up in the Poorhouses. One group of lacemakers in Calais combined forces and petitioned the English government to support an application for them to emigrate to Australia rather than returning to Nottingham which was already supporting an influx of lacemakers. This plan was finally given approval, lacemakers sailed from Calais to England and from there to Australia on board three ships, the Fairlie, Harpley and Agincourt.

William and Ellen arrived in the Colony on board the Agincourt on 6th October 1848 and were forwarded on to Bathurst where William found employment with the Bathurst Mining Company. The family moved to Mittagong some years later with William working as a road contractor. The birth of daughter Sarah in 1856 was registered in Berrima indicating the family was living in the area by that time. William and Ellen produced five more children following their arrival in New South Wales. Ellen died at Mittagong in 1867 aged 49. Her eldest son William Biddulph was her child from an earlier marriage. He married Ellen Armfield and later farmed in the Mandemar area.

The Returns of stock in N.S.W. 1884 lists W. Gascoigne as occupying 80 acres of land in the area of Willow Vale, together with 4 horses and 14 head of cattle. Sons John and Thomas and son in law Alfred Kendrick also occupied land on the outskirts of Willow Vale.

William's death notice published in The Sydney Mail & NSW Advertiser, 15 August 1885 page 378 states as follows:

*GASCOIGNE – July 26, 1885, at his residence, Willow Vale, Mittagong, Mr. William Gascoigne, of Nottingham, England, after a long illness, aged 71 years.*

This would indicate the house on lot 2, Section 4, DP 792 was built between the years of 1882 and 1885.

The house remained under ownership of the Gascoigne family until 1947. The land was subdivided in 1980 with the house currently sited on lot 12, DP 615299 (See C.T. Vol. 14421 Fol. 181).

The property is currently used as a rental property. The rear of the property has had minor extensions with the verandah now turned into a bathroom/laundry area. Fireplaces have been covered over.





**Above:** Panoramic image of the house (at centre with silver roof). Rush Lane is at top right. (Source: Nearmap – image date 30 January 2020.)

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of this section of the Mittagong district in the c.1880s.</i>

NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with first owners William Gascoigne and his wife Ellen who emigrated to Australia from France in 1848 following the 1848 French Revolution. Both were involved in machine lace making. Originally from Nottingham where machine made lace was produced in the early 1800s the couple moved to Calais after a lace making machine was smuggled into France. More machines were set up in Calais, owned and operated by Englishmen. In 1848, the French Revolution brought the industry to its knees. One group of lace makers in Calais combined forces and petitioned the English government to support an application for them to emigrate to Australia rather than returning to Nottingham which was already supporting an influx of lacemakers. This plan was finally given approval, lace makers sailed from Calais to England and from there to Australia on board three ships, the Fairlie, Harpley and Agincourt. William and Elen and family came on the Agincourt. The property remained in the Gascoigne family from the early 1880s to 1947.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a symmetrically fronted hipped roof weatherboard, single storey cottage from the early c. 1880s.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Gascoigne House at 30 Old Hume Highway, Braemar is significant because it illustrates the development of this section of the Mittagong district in the 1880s. It is also of significance for its association with first owners William Gascoigne and his wife Ellen, lace makers, who moved from Nottingham in the early 1800s to Calais. The 1848 French Revolution brought the industry to its knees and they sailed from Calais to England and from there to Australia in the same year and later settled in Mittagong. The property remained in the Gascoigne family from the early 1880s to 1947. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a symmetrically fronted hipped roof weatherboard, single storey cottage from the early c. 1880s.

## **‘Braemar Cottage’—Victorian masonry building 14-16 Railway Parade, Braemar**

### **Recommendation**

---

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

### **Description**

---

Lots 24-25 Sec 2 DP 792

Note on the name: The first Braemar Lodge was owned by Bartholemew Rush and is the subject of this report and is now referred to as Braemar Cottage.

The second Braemar Lodge also built by Rush is a two storey building located on Old Hume Highway nearby and is already LEP listed.

February 2021: Railway Parade is a quiet road which runs alongside the former main southern railway line (now the Picton Loop Line). Line has minor use now. The site has mature trees and a circular driveway that accesses a garage to the left hand side of the front garden. A single storey Victorian era masonry building with a gabled corrugated sheet metal roof. There are two prominent symmetrically placed chimneys. Building is symmetrical and contained within two parapeted walls which enclose a verandah. The verandah has an elegant concave roof and decorative valance. Fenestration includes 3 section windows located either side of the central doorway.



*Above: ‘Braemar Cottage’ in 2021 (D. McManus).*

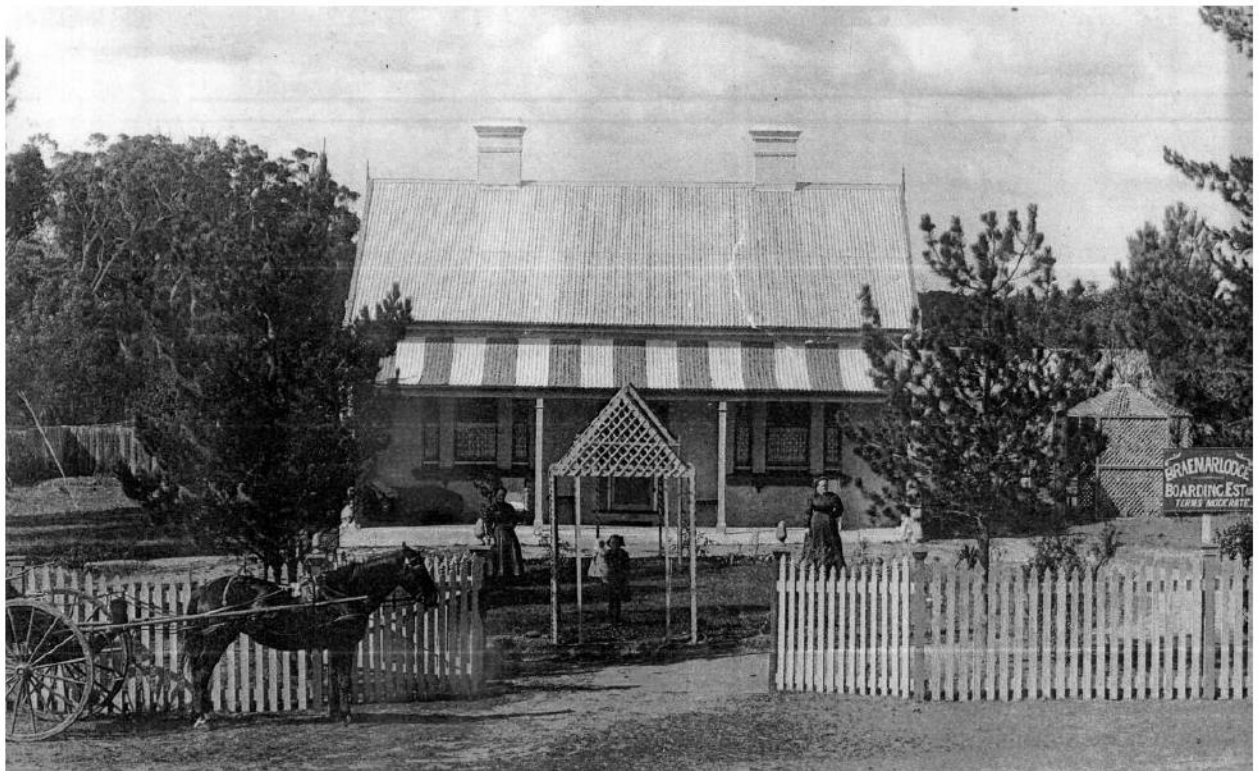
### **Internet Review**

Real estate images from 2015 at <https://www.domain.com.au/property-profile/14-16-railway-parade-braemar-nsw-2575>, including image below.





**Above:** 14-16 Railway Parade, Braemar, in 2015 (Source: <https://www.domain.com.au/property-profile/14-16-railway-parade-braemar-nsw-2575>).



**RUSH'S LEGACY:** Braemar Lodge as boarding house, c1913. Rumour had it that Rush hid his financial hoard under the fireplace. Photo: BDH&FHS.

**Above:** Caption reads *Rush's Legacy. Braemar Lodge as boarding house c. 1913.* (Caption and photo from Berrima District Historical & Family History Society via Southern Highland News (<https://www.southernhighlandnews.com.au/story/4179234/rushs-fortune-a-victim-of-his-old-fashioned-principles/>)).

## History

### Research from Carolyn Dougherty, May 2021

#### Braemar Cottage—14-16 Railway Parade, Braemar.

In 1882, the Willow Vale subdivision was offered for sale (DP 792). In April of that year Carl Zeitz purchased lots 24 and 25 of section 2 (Certificate of Title Vol. 578 Fol. 163) then in 1887 lots 6 and 7 of section 2 (Certificate of Title Vol. 840 Fol. 205) situated directly behind lots 24 and 25. The house built by Zeitz during the 1880s stands on lots 24 and 25. Outbuildings existed on the house block and the two rear lots. An advertisement in The Sydney Morning Herald, 5 Nov 1890 describes the house as follows:

*'Mountain Summer Retreat facing Great Southern Railway at Willow Vale, and known as Woodlands.*

*Faithfully-built and well-finished brick COTTAGE, containing 6 rooms, with all necessary outhouses, including stable and coach houses, orchard, kitchen garden, flower garden, bush houses, glasshouses etc. The land has a frontage of 120 ft to Railway-parade, running back 400ft. to a street at the rear.'*

This would indicate that by 1890 Woodlands was well established and supports a date of construction of house as early to mid 1880s.

Carl Zeitz was born in Amsterdam c1833. He arrived in the colony prior to 1861 establishing himself as a cordial manufacturer in Gayndah, Queensland. In 1866 in Sydney, he married Isabel Thompson, his occupation at the time given as General Store Keeper. Shipping records indicate the Zeitz family travelled between Sydney and Maryborough during the years 1866 to 1869. By 1870 Carl Zeitz was residing at Newtown, N.S.W., where he carried on business as a draper. In 1878 in consequence of his deciding to retire, Zeitz advertised all his stock for sale by auction. Zeitz still owned property in Gayndah, Queensland which was leased to a commercial enterprise. He also owned a number of properties in Stanmore/Petersham which were rented out.

In 1882 Carl Zeitz purchased land in the Willow Vale subdivision to build his country retreat which he named Woodlands. Carl and Isabel both individually purchased further land in the Willow Vale subdivision and divided their time between their city home and Willow Vale. Despite offering Woodlands for sale in 1890, the property remained in Carl's name until 1909 when he transferred ownership to Isabel. The following year Carl was reported missing from his Braemar home. A search was undertaken by police assisted by local residents Charles Morgan and Thomas Gascoigne. His body was found below Weeping Rock Falls in water from 15 to 20 feet deep. Carl Zeitz was described as 'an old and respected resident' who had resided in the Mittagong district for a period of 25 years in articles and obituaries published following his death.

The transcript below is from an article that appeared in the Sydney Morning Herald in 1910 regarding the suspected drowning death of Carl Zeitz. (Available online at <http://nla.gov.au/nla.news-article15169660>).

#### ***The Sydney Morning Herald (NSW : 1842 - 1954), Tuesday 22 November 1910, page 7:***

##### ***DROWNED IN A SHEEP WASH.***

*MITTAGONG, Monday. The Mittagong police received information early on Saturday morning, that Mr. Carl Zeitz, a resident of Braemar, was missing. Diligent search was made by Senior-constable Spencer, assisted by Messrs. Charles Morgan and Thomas Gascoigne, and his body was eventually discovered at 8 o'clock in the water at a part of the sheep wash known as the Weeping Rock, about a mile distant from his residence. The body was in an upright position fully dressed, and a walking-stick was clutched in the right hand. There is 10ft to 15ft of water at the spot. It is surmised that Mr. Zeitz slipped off the rock. A magisterial inquiry was held by Mr. John Napier, J. P. Deceased had never expressed any intention of taking his life. He had independent means. An open verdict was returned. Deceased was 77 years of age.*

In 1912 Isabel sold Woodlands to William Vincent Crabtree, butcher, and his wife Sarah who changed the name of the house to Braemar Lodge. An advertisement in the Sydney Morning Herald reads as follows: 'Braemar Lodge, Private Boarding Establishment. Healthy climate, good table, milk, eggs and poultry, tennis court, piano – terms 25s week, 5s day. Apply: Mrs Crabtree, Braemar, Southern Line.'

Mrs Crabtree managed the establishment until 1929 when her daughter Mrs. Bogan took over and managed the property until approximately 1940. Thelma Scanes, granddaughter of Mrs. Bogan recalled her grandmother operating the Braemar Post Office from one of the outbuildings. The Loop Line train would toss the mail bags out for collection as it passed by the property.

William Crabtree died in 1935. The property remained in the hands of the family until 1942 when sold. The property then became known as Braemar Cottage. In 1954 Braemar Cottage was sold to Bruce Norman Pyne who was employed at the Training School for Boys, Mittagong then six years later sold to Alick Fury, Superintendent of the Training School, and his wife Marjorie.

The cottage at the time of the Fury's occupation had a number of outbuildings at the rear of the main cottage. A large barn type structure had been used to accommodate boarders previously but at that stage was used mainly for storage. A bore with a windmill structure also existed. The current owners who purchased the property c2014 have carried out extensive restoration and additions which are in keeping with the character of the cottage and have been well constructed.



***Above: Braemar Cottage c.1950.***





*Above: Braemar Cottage c.2015.*



*Above: Braemar Cottage c.2015.*

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	



NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Braemar area of the shire in the late 19th Century.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with its builder in the 1880s Carl Zeitz and his wife Isabel. Carl was born in Amsterdam c1833 and arrived in the colony prior to 1861 establishing himself as a cordial manufacturer in Gayndah, Queensland. In 1866 in Sydney, he married Isabel Thompson, his occupation at the time given as General Store Keeper. Shipping records indicate the Zeitz family travelled between Sydney and Maryborough during the years 1866 to 1869. By 1870 Carl Zeitz was residing at Newtown, N.S.W., where he carried on business as a draper. In 1878 in consequence of his deciding to retire, Zeitz advertised all his stock for sale by auction. Zeitz still owned property in Gayndah, Queensland which was leased to a commercial enterprise. He also owned a number of properties in Stanmore/Petersham which were rented out. In 1882 Carl Zeitz purchased land in the Willow Vale subdivision to build his country retreat which he named Woodlands. Carl and Isabel both individually purchased further land in the Willow Vale subdivision and divided their time between their city home and Willow Vale. Despite offering Woodlands for sale in 1890, the property remained in Carl's name until 1909 when he transferred ownership to Isabel. The following year Carl was reported missing from his Braemar home. A search was undertaken by police assisted by local residents Charles Morgan and Thomas Gascoigne. His body was found below Weeping Rock Falls in water from 15 to 20 feet deep. Carl Zeitz was described as 'an old and respected resident' who had resided in the Mittagong district for a period of 25 years in articles and obituaries published following his death.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an elegant single storey symmetrically fronted gable ended late Victorian rendered brick cottage with cast metal decoration.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Braemar Cottage at 14-16 Railway Parade, Braemar is significant because it illustrates the development of the Braemar area in the late 19th Century and for its association with its builder in the 1880s Carl Zeitz and his wife Isabel. Carl was born in Amsterdam c1833 and arrived in the colony prior to 1861 establishing himself first in Gayndah, Queensland. In 1866 in Sydney, he married Isabel Thompson and his occupation at the time was given as General Store Keeper. In 1882 Carl purchased land in the Braemar area subdivision to build his country retreat. Carl and Isabel both individually purchased further land in the Braemar area and divided their time between their city home and this area. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case an elegant single storey symmetrically fronted gable ended late Victorian rendered brick cottage with cast metal decoration.

## Grave of Sir Alfred William Tyree OBE 1921–2013

### 18 Tyree Place, Braemar

#### Recommendation

---

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

#### Description

---

Lot 86 DP 1272234

A grave site on a 500m<sup>2</sup> adjacent to the Tyree factory (Tycon) housing the remains of Sir Alfred William Tyree, OBE (1921-2013). The grave is surrounded by sandstone blocks in a fenced area that retains some remnant native vegetation.



*Above: Sir Tyree's grave site in 2019 (S. Farnese).*

#### History

---

##### Sir Alfred William Tyree 2013 Obituary

The following text and image are from a University of New South Wales press release obtained from <https://newsroom.unsw.edu.au/news/general/vale-sir-william-tyree-1921-2013>.

*Vale Sir William Tyree 1921-2013*

*01 Nov 2013*

*UNSW will host a public memorial service for energy pioneer and philanthropist Sir William Tyree in the Tyree Energy Technologies Building on 18 November.*



*"Bill Tyree was one of the real pioneers of Australian industry – a great pacesetter." Fred Hilmer*

*Some people find their vocation early in life and Sir William Tyree, engineer, visionary and philanthropist, was one of them.*

*At age eight, young Bill made his mother Peggy an electric toaster out of a kerosene tin. Keen to develop Bill's obvious talent, Peggy Tyree moved the family from New Zealand to Australia to give him the opportunity to study electrical engineering. So at 16, and living at Bondi, Bill enrolled in a diploma at Sydney Technical College, UNSW's forerunner.*

*In 1947, after completing his diploma, Bill borrowed funds and with the help of his wife Joyce, set up a small electrical engineering business in makeshift rented premises in Camperdown. From those modest beginnings, Tyree Holdings grew to become one of the largest electrical transformer manufacturers in the Southern Hemisphere. He sold the company in 1969 to Westinghouse, but remained at the helm for another 10 years.*

*Joyce Tyree once said, "Bill has always been a thinker". He was also a philanthropist who understood the importance of education. In the 1970s, Sir William established the A.W. Tyree Foundation through which he donated funds to universities, including UNSW, for scholarships to advance engineering and education, focusing on the growing needs of the power industry. The Foundation continues its work to this day.*

*Sir William's philanthropy is no more evident at UNSW than in one of our most significant buildings: the Tyree Energy Technologies Building. His contributions helped UNSW build the state-of-the-art building, which was completed last year and is now home to groundbreaking energy research.*

*UNSW Vice-Chancellor Professor Fred Hilmer was close to Sir William, whom he describes as "enormously publicly minded".*

*"Bill Tyree was one of the real pioneers of Australian industry – a great pacesetter. I think Bill will be most remembered for opening up new vistas for us in energy and engineering, and doing it in such a way that he developed many warm friendships and strong personal associations," says Professor Hilmer.*

*"I spent quite a bit of time with Bill in his last few weeks and right at the last visit he was still talking about development projects and national priorities, and how we needed to get nuclear going if we were ever going to become less dependent on coal."*

*Sir William recently provided more than half a million dollars to the Faculty of Engineering towards the establishment of Australia's only graduate program in Nuclear Engineering, co-funded with ANSTO.*

*Professor Hilmer said Bill and UNSW were a good match.*

*"We're a no nonsense university and he was a no nonsense man. He was quick to say that something didn't make any sense and he loved to throw ideas around. So I think he felt very comfortable here and particularly in the engineering faculty. To him, our leadership in solar*

*energy, also the work we're doing in power systems and smart grids, were the right issues to be working on."*

*Dean of Engineering Professor Graham Davies says he found a wonderful collaborator in Sir William.*

*"Bill has given me great support all the way through and I'm indebted to him personally. It has been wonderful to know him.*

*"He had a real passion for engineering and a drive to get things done. As well as his support for philanthropy he was a huge ideas person and I'd often get emails from him about new proposals. He did it all with great warmth and humour."*

*Professor Davies says he will never forget Bill's reaction when he first took him through the completed Tyree Energy Technologies Building.*

*"It absolutely blew his mind. He looked inside and said 'I didn't think it was going to be this big or this good'."*

*In Sir William's own words, his commitment to education was simply an investment in Australia's future. "I want to try and improve the education of the people coming on to replace us old blokes because unless that happens, Australia will simply not achieve what it should," he said.*

*UNSW's Vice-President, Advancement, Ms Jennie Lang, says Sir William will "always have a special place in our hearts at UNSW".*

*"He was in a class of his own. His generous donations and goodwill and loyalty towards UNSW will always be remembered with gratitude. Those who have had the privilege of knowing Sir William have great fondness and affection for him. He leaves an enormous legacy in the form of scholarships and the cutting-edge Tyree Energy Technologies Building."*

*Sir William was also a pioneer in breast cancer screening and he combined his engineering expertise with medicine to support breakthrough research into cochlear implants to treat deafness and the development of the bionic ear.*

*Married to Joyce for more than 60 years until she passed away in 2006, Sir William always said that her support was the vital foundation on which he built his career.*

*"We have lost a visionary engineer and technology pioneer with a very big heart," says Ms Lang.*

*Sir William Tyree passed away on 25 October, aged 92. He is survived by his three children Christopher, Peter and Robyn.*

*UNSW will host a public memorial service in the Tyree Energy Technologies Building on Monday 18 November from 4-6pm. All welcome.*

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	



NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with the life of Sir Alfred William Tyree OBE 1921– 2013. He was engineer and businessman, transformed Australian engineering, manufacturing and power industries. Born in Auckland, New Zealand he established Tyree Holdings, a manufacturer of electrical transformers. By the early 1960s he was the largest maker of transformers in the Southern Hemisphere. For a time he left manufacturing to pursue philanthropic and humanitarian interests, creating the Tyree Foundation but later returned to found the Tyree Group of Companies. The Tyree Family have had an important role in the Southern Highlands.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a single grave site dedicated to an important former resident of Wingecarribee Shire.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Intact and protected within a fenced area of

### Statement of Heritage Significance

The Tyree Grave at 10 Tyree Place Braemar is significant because of its association with Sir Alfred William Tyree OBE 1921– 2013. He was engineer and businessman, transformed Australian engineering, manufacturing and power industries. Born in Auckland, New Zealand he established Tyree Holdings, a manufacturer of electrical transformers. By the early 1960s he was the largest maker of transformers in the Southern Hemisphere. For a time he left manufacturing to pursue philanthropic and humanitarian interests, creating the Tyree Foundation but later returned to found the Tyree Group of Companies. The Tyree Family have had an important role in the Southern Highlands. The site is of significance for being a rare aspect of the local area's heritage in this case a single grave site dedicated to an important former resident of Wingecarribee Shire.

## Victorian cottage

### 50-54 Railway Avenue, Colo Vale

#### Recommendation

---

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

#### Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

*The building has significance for its association with the railway. The development of the railway was highly influential in the development of the villages of the Southern highlands. The house has significance as an early Victorian cottage.*

#### Description

---

Lot 8910 DP 1283340

October 2020: A small one storey freestanding house that dates from the Victorian period set on a large site in a village setting that has retained its context. The site has a timber picket fence and right side driveway accessing a rear parking area. The front garden is landscaped and provides a picturesque setting. The façade is of asymmetrical elevation and is painted brick. The roof is gabled with a steep pitch and has closed eaves. The roof is clad in corrugated sheet metal and features corbelled brick chimneys, decorative barge boards and timber finial.

The verandah runs across north the façade and returns the corner east and south. It has non-original infill, a hipped roof profile and is clad in corrugated sheet metal and has timber posts and a gabled entry. The building appears to be in good condition and is substantially intact. Alterations include non original verandah infill. It retains basic historic character. Like No.70 Railway Ave the building's alignment is indicative of possible former alignment of Railway Avenue which in this section no longer runs immediately in front of the house.



**Above:** 50 Railway Avenue, Colo Vale in 2020 (D.McManus).

## Internet Review

No information.

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Colo Vale area in the late Victorian period as a result of the development of the Southern Railway.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a very small single storey weatherboard residence from the late Victorian era with gabled roof and straight verandah.</i>

## Integrity/Intactness

Substantially intact although some alterations have been made.

## Statement of Heritage Significance

50 Railway Ave, Colo Vale is significant because it illustrates the development of the Colo Vale area in the late Victorian period as a result of the development of the Southern Railway. It is also of significance in demonstrating aesthetic achievement in the local area for its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a very small single storey weatherboard residence from the late Victorian era with gabled roof and straight verandah.

# Victorian double fronted house

## 70 Railway Avenue, Colo Vale

### Recommendation

---

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

### Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

*The building has significance for its association with the railway. The development of the railway was highly influential in the development of the villages of the Southern Highlands. The house has significance as an early Victorian residence.*

### Description

---

Lots 10 and 11 Sec 1 DP 2389

October 2020: A one storey freestanding house that dates from the Victorian period set on a large corner site to Myrtle Street in a village setting that has retained its context. The site has no front fence. A garage has been incorporated to recent rear extension facing Myrtle Street. The front garden includes a mature Bunya pine that appears to be significant. The east façade presents a simple symmetrical elevation and is constructed of weatherboard with a brick base course and central flight of steps. The roof is hipped with a steep pitch and has closed eaves. The roof is clad in new galvanized corrugated sheet metal and features corbelled brick chimneys. The verandah runs across the façade and has a hipped bullnose profile. It is clad in galvanized corrugated sheet metal and features timber posts and cast iron balustrade, fringe brackets and balustrade of front staircase. The front door is centrally located and is 4-panelled and glazed with fanlights and sidelight. Fenestration comprises a group of vertically proportioned 2-pane double hung timber windows. The building appears to be in good condition. Alterations include sympathetic rear additions. The building's alignment is indicative of a possible former alignment of Railway Avenue which in this section no longer runs immediately in front of the house.



**Above:** 70 Railway Avenue, Colo Vale, from the front in 2020 (D. McManus).





**Above:** 70 Railway Avenue, Colo Vale, from the side in 2020 showing substantial rear extension (D. McManus).

### Internet Review

1 Google side view at this site <https://www.realestate.com.au/property/70-railway-ave-colo-vale-nsw-2575>.

### Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Colo Vale area in the late Victorian period as a result of the development of the Southern Railway.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area for its setting and its simple architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey relatively large weatherboard residence with bullnosed verandah from the late Victorian era.</i>

**Integrity/Intactness**

Substantially intact although some alterations have been made.

**Statement of Heritage Significance**

---

70 Railway Ave, Colo Vale is significant because it illustrates the development of the Colo Vale area in the late Victorian period as a result of the development of the Southern Railway. It is also of significance in demonstrating aesthetic achievement for its setting and its simple architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey relatively large weatherboard residence with bullnosed verandah from the late Victorian era.

# Mud brick buildings from the 1970s and 1980s

## 105 Wattle Street, Colo Vale

### Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

### Description

Lot 82 DP 813934

December 2021: Site is about 90 acres in size and shown in the Google Earth image below. On the day of inspection we approached from the south. The site mainly wooded and in the south by casuarina trees. Past where the houses are located is a recently rehabilitated sandstone stone quarry. Current and early photos below show the early buildings in a fair amount of detail. The buildings are named below. The Studio was built in two sections the first being of rammed earth and the second being mud brick. The Magic house built in three sections and all of mud brick. Colin's Cottage was built in two section and all of mud brick. All of the buildings are in a derelict state for not having been occupied. There has been some vandalism to Colin's Cottage.

### Background to visit in December 2021

These buildings were brought to the attention of Council's heritage officer, Sarah Farnese, by town planning consultant Scott Lee on behalf of the owner Christina Sinclair and partner Rob Caune as potential items for heritage listing. At the invitation of the owner the site was inspected with them and Scott Lee by Sarah Farnese, Council's Heritage Advisor Dr Peter Kabaila and member of the Study Team, Dennis McManus on Tuesday 7 December 2021.



**Above:** Location of the three buildings. See following image for context. (Source: Nearmap—image date 22 May 2023).





**Above:** Site is some 90 acres in size (37.2 hectares) and bounded by Wattle Street to the north and Drapers Road and Bells Road to the west and south. In the centre is the rehabilitated sandstone quarry site and the blue dot indicates the approximate location of the three mud brick buildings (Source: Nearmap—image date 22 May 2023).



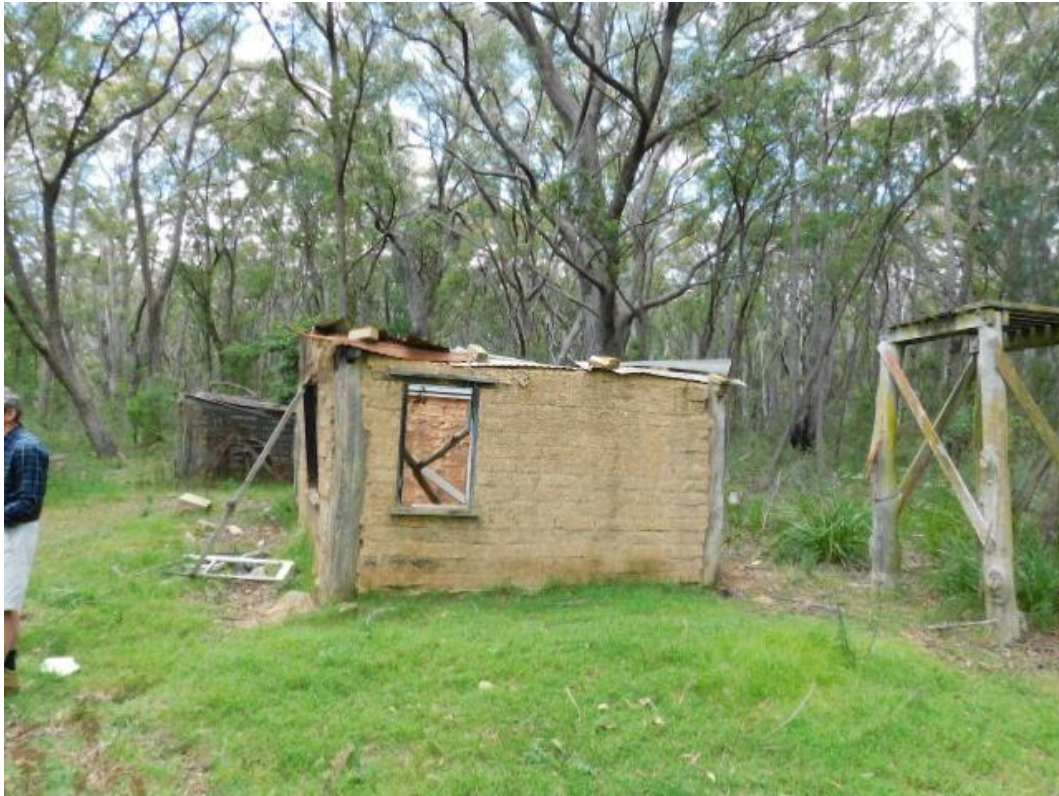


**Above:** Building 1 going from west to east on the site called *The Studio*. The western (right) end is rammed earth. The eastern end is mud brick. Two sections built at different times so method changed/advanced.



**Above:** Building 2 going from west to east on the site called *The Magic House*. Consists of three sections all of mud brick. Three sections built at different times so method changed/advanced.





**Above:** Building 3 going from west to east on the site called Colin's Cottage. Consists of two sections both of mud brick. Has lost its upper floor due to vandalism.



**Above:** Interior of Building 1 The Studio showing round pole roof frame. Mark Williamson's comments on this photo by email on 14/1/2022 Both the 2 scissor and 2 king post/half scissor trusses use local stringy bark.



*Above: interior of Building 2 The Magic House showing milled roof frame and lining boards.*

## History

---

### Historical information provided by Christina Sinclair

20 May 2021 with some later additions on 10 January 2022

#### Summary

During the late 1970's early 1980's, a number of buildings were constructed on the property 105 Wattle Street Colo Vale, drawing on and inspired by the Monsalvat estate in Victoria - itself drawing on medieval European styles and construction techniques.

These iconic buildings are rare examples in the Mittagong district of the construction techniques "pise de terre" and "adobe". They are important examples of the work of early artists in the Colo Vale area and are part of the artistic heritage of Colo Vale.

The lead builder was Mark Williamson, classical guitarist and guitar teacher, formerly of Monsalvat in Victoria, an important architectural and artistic community in the 20th century. Mark brought the bold thinking and construction techniques behind the Monsalvat community to Colo Vale and initiated the development of a modest artistic community on the property.

The dwellings need attention to ensure that the architectural heritage is continued.

#### Background and detail

In the early 1970s the property was purchased by Rex McColgan (1923-2011) who was a long time resident of Mittagong and operated a business from Braemar. At that time no one was living at the property, although there were ruins of a dwelling on the property.

Rex McColgan was contacted by Mark Williamson, who had recently moved into the area, about accommodation on the property. Mark had moved from close to Monsalvat in Victoria. Mark was a guitarist and he had spent some years teaching the son of Sebastian Jorgensen (himself son of the founder of Monsalvat), and as well, working on the iconic buildings at that settlement. At that time, Monsalvat was undergoing a period of renewal with new buildings and renovation of existing buildings, and Mark learnt a lot about adobe and pise de terre buildings (rammed earth and mud brick construction) and working with a variety of materials that were typical of the medieval



European architecture and construction, followed at Monsalvat, such as stained glass, cast iron, stone work.

Mark moved to Sydney to pursue his interest in music. But he found he didn't much care for living in Sydney and moved to Mittagong (on the advice of a friend who recommended the area as quite, peaceful area not too far from Sydney). He got a job teaching guitar at Frensham Girls School. This would have been about 1976/77. At first he lived in Frensham accommodation but he needed to find more permanent accommodation.

Mark moved into a double decker bus on the 105 Wattle St property with a vision of building accommodation using the knowledge and techniques gained at Monsalvat as well as the stylistic influence of traditional building techniques utilised at Monsalvat, and emulating Monsalvat importance as an artistic community.

The bus was about 400 metres from the Bell's Road entrance to the property, close to the ruins of the previous dwelling. Mark chose a site for the dwellings about 100 metres away and about 50 metres from the small creek that intermittently ran through the property.

The first building (The Studio) was constructed was of rammed earth. This was because the soil on the property was more suitable for rammed earth than mud bricks. After it was completed Mark used the building for accommodation.

Mark's partner Leigh Patey started living on the property as well. They then built two mud-brick structures about 20 metres away from the first rammed earth building. The influence of Monsalvat is most evident in these buildings, especially the two story one (The Magic House) with a steep sloping roof with dormer windows, a mezzanine bedroom, small living room with open fireplace and impressive chimney, and sun room under the bedroom.

Leigh's twin sister Megan Patey returned from Europe in late 1970's and, needing accommodation, starting living on the property too. Megan worked with Mark and Leigh to extend the rammed earth structure (The Studio) to create a studio for her pottery. This extension was done in mud brick. A kiln was built near by.

Mark, Leigh and Megan had connections with Sturt workshops and through these met Colin McNeill who was working as an apprentice potter at Sturt. Colin was also very interested in constructions in mud bricks and he worked with Megan and Leigh to build the pottery studio.

A third mud-brick room was added onto the south side of the other two mud brick rooms. (The Studio) This created a mud brick 'wing' of buildings at 90 deg to the rammed earth building and mud brick pottery studio.

As far as possible, materials for the dwellings were sourced from the property. The majority of timber came from trees felled on the property. Due to the sandy nature of the soil, some clay needed to be transported in for the mud bricks.

Mark, Leigh, Megan her partner artist John Lascelles (b. 1955). John established a large vegetable garden and orchard. A well was constructed in the creek and water pumped to the houses. In the middle mud brick house, there was a slow combustion stove.

An Ultimate 500, very popular in the district and manufactured by Rex's brother, John, was also used as a heater. By the late 1970s telephone lines were connected to the houses.

In 1978 Colin McNeill completed his apprenticeship at Sturt and was looking for somewhere to live. Rex gave him permission to construct another mud brick house, about 200 meters to the east of the other cottages. Colin built a two room mud-brick dwelling with one room for living quarters and the other for his pottery work and a mezzanine bedroom. Colin constructed brick settling ponds for clay and drying sheds for the pots.

In 1980/81 Leigh and Mark were married on the property as well as Megan and John. It was a great occasion with friends -members of the local artistic community celebrating the occasion near the buildings.

Around 1980 Rex had a double brick house constructed near the Wattle St entrance to the property and commenced living there with his wife, Dorothy.

Colin erected two machinery sheds for Rex, using timbers sourced from the property. These are still in a good state of repair and in use today, a testament of the quality of the workmanship involved.

Around 1981, Mark and Leigh moved to Belanglo where Mark built further mud brick buildings.

Megan and John and Colin continued to live and work in the dwellings until the mid 1980s, including the pottery activities.

Colin McNeill has continued to live in Colo Vale since he built and lived in Colin's Cottage. He has continued a loose connection with Sturt over the years. Colin has worked on a number of mud brick dwellings that have been constructed in the district. Sadly, three of those were destroyed in the recent fires. He also built the dwelling in which he now resides in Colo Vale (also mud brick).

Megan Patey has continued as a potter since starting at The Studio and is well known in the district. She was head of Sturt at Mittagong for 11 years until 2009. Fuller story below.

After they moved out, the dwellings were occupied by James Gamble, a local dentist and his wife Stephanie. Their first child was born whilst they were residents. There is a record of James (Jim) Matthew Gamble who died on 11 December 2019 aged 91. Herald Sun Melbourne 17/12/2018

Later Bob Lane took up occupancy until the early 2000s. Rex who was in his late 80s by then developed health issues and moved to a retirement home. The mud brick dwellings became vacant. they fell into disrepair and were vandalised. In the late 2016 the mud brick cottage built by Colin McNeill was set on fire by vandals and the roof collapsed. The mud brick walls have started to deteriorate as they are exposed to rain and wind.

During this period similar dwellings were being established in the area but the dwellings at 105 Wattle St were pioneering and, with the connections to the artistic and cultural heritages of the Sturt College and Monsalvat, are an important part of the history not only of Colo Vale but the wider Southern Highlands.

Christina Sinclair, Rex's niece, has become owner of the property. Christina has restored the area previously worked as a large quarry on the property, rectifying the damaging quarrying work that was carried out.

Christina would also like to restore the mud brick dwellings, with at least one of them becoming habitable again, as a sustainable dwelling. The others are intended to be returned as close as is reasonably practicable to their original state so as to prevent further deterioration and to maintain the link to historical development of the local area since the 1970s.

#### **Additional notes by Dennis McManus from the internet**

##### Rex Joseph McColgan (1923-2011)

Born in Mittagong, New South Wales, Australia on 5 June 1923 to John Gannon McColgan and Christina Annie Egan. Rex Joseph McColgan married Dorothy Gray. He passed away on 2011 in Mittagong, New South Wales, Australia.

##### Colin McNeill trained by John Edye (1944- ) - at Sturt

John Edye (1944- ) trained in London at Harrow School of Art in the 1970s, and worked with Peter Dick in Yorkshire and Colin Pearson in Aylesford, Kent before returning to Australia to head the Sturt Pottery at Mittagong from 1974 to early 1978. At Sturt, his trainees included Piers Laverty, Wim Boot, Will Castle, Ruth Elder, Colin McNeill, Penelope Carr, Patrick Forman and Malcolm Campbell. Edye introduced them to salt-glazing, a technique at that time not widely used by studio potters. After leaving Sturt, he established the Little Forest Pottery at Yerrinbool in the Southern Highlands of NSW with Penelope Carr, who moved to Hazelbrook to set up her own pottery in 1983. Edye ran his pottery on a production scale for many years, making reduced and salt glazed stoneware and tutoring part time at East Sydney Technical College. Recently he has been working in Egypt as a technical advisor to an aid project, and he was a speaker at the Australian Ceramics Triennale 09.

**Southern Highland News Article—Megan Patey's retirement as Head of Sturt**

24 November 2009

*Sturt stalwart Megan Patey calls it a day.*

*Life at the helm at Sturt has been a "dream-come-true" for Megan Patey. Ms Patey has revelled in her role as Head of Sturt for 11 years.*

*She has been integral to the continued growth and achievements of the Mittagong operation, including overseeing the introduction of the summer school and winter schools, the artist-in-residence program and expanding the exhibition program.*

*And she has joined in the celebrations of numerous Sturt milestones.*

*But her dream role will come to an end in December when Ms Patey retires from Sturt's top job.*

*Ms Patey said she first came to Sturt as a trainee screen printer in 1974.*

*"I had always dreamed of being able to work at Sturt and although my first desire was to be a potter, I leapt at the opportunity to be a Sturt trainee in the screen printing workshop," she said.*

*Ms Patey said she spent 18 months in the workshop before moving on to train as a potter in Australia, France and England.*

*"I then made and sold pots from my Colo Vale studio for about 20 years and was a fervent supporter of Sturt for much of that time," she said.*

*"I was an active member of the Friends of Sturt, sold my work through the gallery and was a regular visitor."*

*Ms Patey cemented her connection with Sturt in 1998 when she took on the top job as manager.*

*And as far as she is concerned it has been an exciting time at the helm.*

*"I have seen Sturt grow from a teenager to an adult during the past 11 years - several important historical marks have been passed and celebrated," she said.*

*These included Sturt pottery reaching its 50-year milestone in 2003, the School of Wood coming of age with 21 years of operation and the Sturt Wood-Fire Conference in April 2008.*

*During the past 11 years, Sturt has opened its doors to a much greater number of visitors and students after the introduction of a summer school in 1999, followed by the winter school and the expansion of the exhibition program, which resulted in a greater number of artists showcased to the community.*

*Ms Patey said another popular addition to Sturt in recent years was the residency program.*

*She said the appeal of Sturt was the result of collaborative creative energies of all staff.*

*A team of four staff is the driving force behind various courses in fine woodworking, ceramics, jewellery and textiles.*

*"There is the public side of the business - the gallery and café - which attract about 30,000 visitors each year," she said.*

*"Then there are the workshops, residencies and courses enjoyed by about 500 people each year."*

*Ms Patey said about 60 courses were conducted at Sturt each year and that all programs will continue long after she has moved on.*

*"Sturt was established in 1941 with the aim of teaching the general public craft skills," she said.*

*"It was later transformed into an important training centre for the professional crafts and it has now moved on to do all this and more - providing courses, exhibitions, events and stimulus for Australian Contemporary crafts.*

*"People come to Sturt because they value beauty, skill, craftsmanship and creativity."*



*In fact Sturt has been the launch pad for many creative talents, including ceramics specialists Les Blakebrough, Gwyn Hansenn Pigott and Paul Davis, and leading woodworkers such as Phil Gould, John Gallagher and Laura McCusker.*

*Ms Patey said Sturt had grown to attract a huge support from visitors and creative talents alike.*

*She said there was no end in sight to all the Mittagong operation had to offer.*

*"This is a creative niche of the Southern Highlands and plans are already well underway for the 2010 program," Ms Patey said.*

*"Sturt has strong links to the Highlands arts community and further afield including arts schools from Canberra to Sydney."*

### **Southern Highland News Article—Ceramic exhibition by Megan Patey**

3 June 2016 words and photo from

<https://www.southernhighlandnews.com.au/story/3944298/return-to-clay-for-megan-patey/>.



#### *Ceramic exhibition by Megan Patey*

*MEGAN Patey will come full circle in her latest exhibition.*

*The former Sturt Gallery director of 11 years will return to showcase her latest works in Plates, Shapes and Containers.*

*Through this exhibition, she will promote an appreciation for art when she returns for the first time.*

*While her work is created through difficult firing techniques, Megan said she was motivated by the deadline of an exhibition.*

*"It pushes your work to another level - it's a marker in your career," she said.*

*"When it works, it's very hard to determine what makes it work - some firings do, some firings don't,"*

*Her artistic process involves applying slips, brushing and firing with onglaze enamels and reduced lustre techniques.*

*While the work was a challenge, Megan said she was happy with the result.*

*"It's a very fickle technique but it's worth it for the beautiful works," she said.*

*"Every pot is unique and never to be repeated."*

*Megan said she looked forward to her return to the gallery she once looked after.*

*"It's always a privilege to exhibit at the gallery," she said.*

*"I hope people get an enjoyment at looking at ceramics."*

*Megan is interested in the expressive character of mark making on ceramics.*

*She is fascinated by historical ceramics and draws inspiration from the vast world of functional ceramics.*

*The works she makes are primarily intended for use.*

*Megan is a well-respected ceramicist with a wealth of experience in the field.*

*She was educated in art at Alexander Mackie Teachers College and the National Art School.*

*She was an apprentice at Cuppacumbalong Pottery under Doug Alexander and she established a pottery in Colo Vale.*

*It was at the pottery that she made functional earthenware ceramics which were sold all over Australia.*

*Plates, Shapes and Containers: Recent Ceramics by Megan Patey will run from Sunday, June 5 until Sunday, July 24 2016 at Sturt Gallery.*

### **Megan Patey timeline**

From this site <http://www.megpatey.com/about>

Born Urana, NSW, Australia

1966-70	Diploma in Art Education, Alexander Mackie Teachers College and National Art School
1971-74	Teacher of Art Kempsey High School & Danebank High School, Sydney
1976-81	Apprentice potter at Cuppacumbalong, Tharwa, ACT, France and England
1981-1998	Established pottery at Colo Vale, NSW, making earthenware sold throughout Australia
1981-1998	Part-time TAFE teacher & guest lecturer
1998	Appointed Director, Sturt Craft Centre, Mittagong
1998 – 2009	Director of Sturt Craft Centre for eleven years. Instigated Summer & Winter Schools and Artist in Residence Program. Manager of Sturt Gallery and Retail Shop. Significant events initiated during this time were <i>Fifty Years at Sturt Pottery</i> , Exhibition and Forum (2003), <i>Twenty-One Years Sturt School for Wood</i> (2006), and <i>Sturt Woodfire</i> , Conference and Exhibition 2008.
2010 – present	Resumed ceramic practice
2021	Zoom Demonstration for The Dacorum and Chiltern Potters Guild UK ( <a href="https://dcpog.org.uk/events/">https://dcpog.org.uk/events/</a> ).

**Early images**

Supplied by Rob Caune on 10 January 2022.



**Above:** Mark Williamson and Leigh Patey (sister of Megan Patey) outside the first stage of the magic house. Mark Williamson's comments on this photo by email on 14/1/2022 were: Leigh and my all time favorite staged laugh photo. - Note: the rain back splash protection for the walls. Not to mention the copper and bath. Still have that bath - no sign of rust.



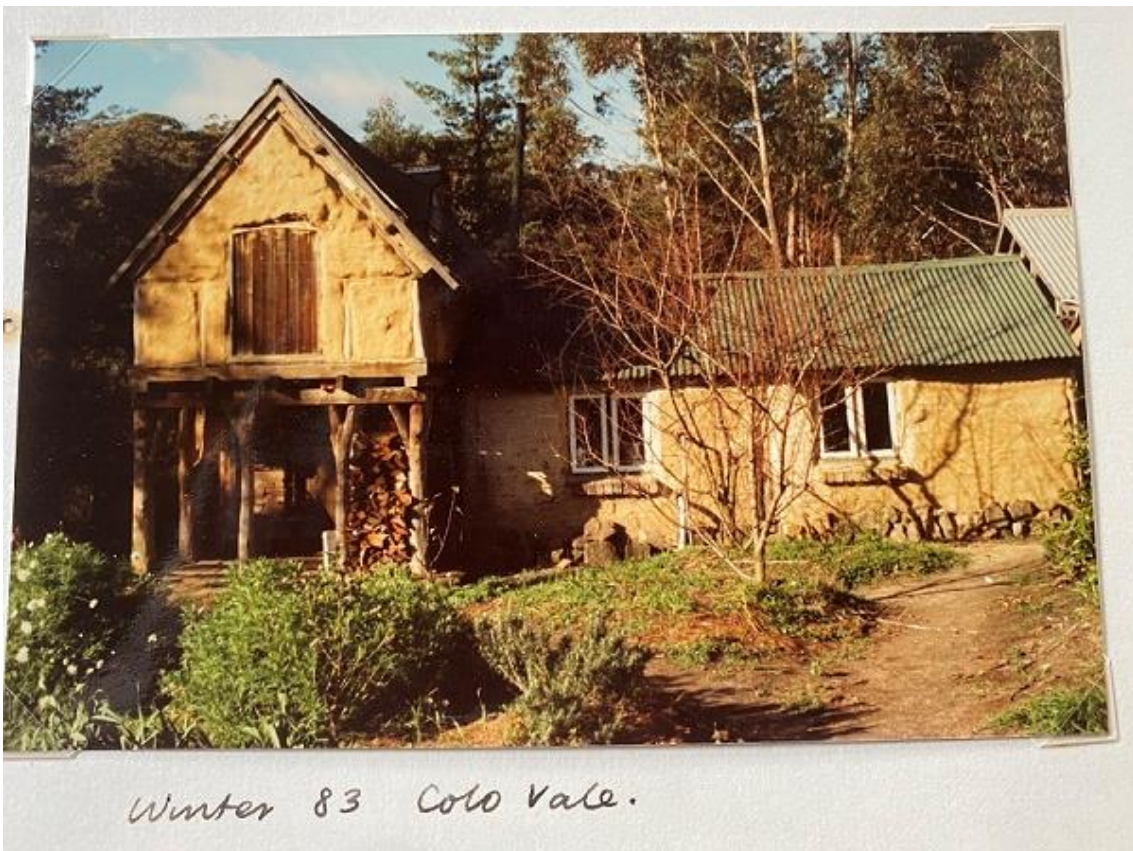


***Above: Colin McNeill and Megan Patey making mud bricks for The Studio***



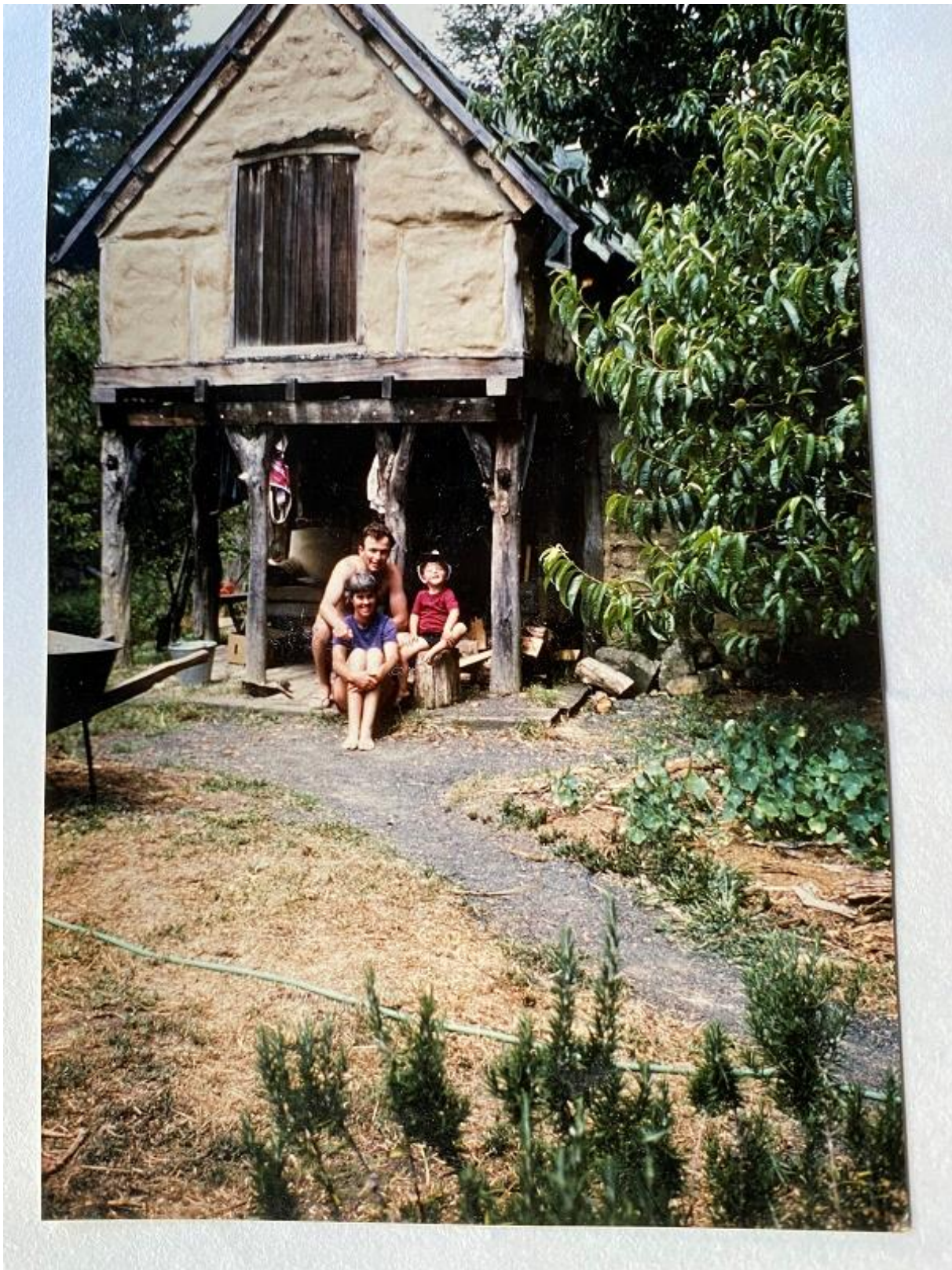


**Above:** The Magic House from the eastern side.



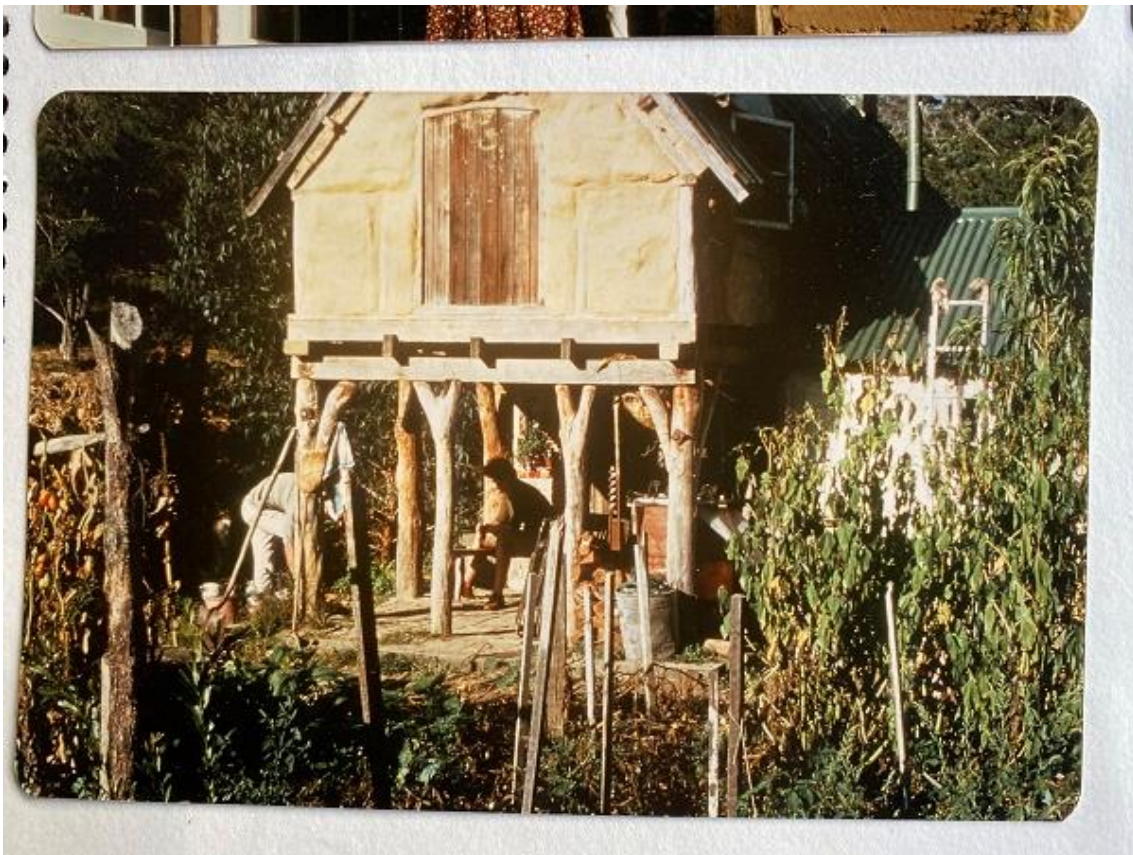
**Above:** The Magic House from the west. Winter 1983



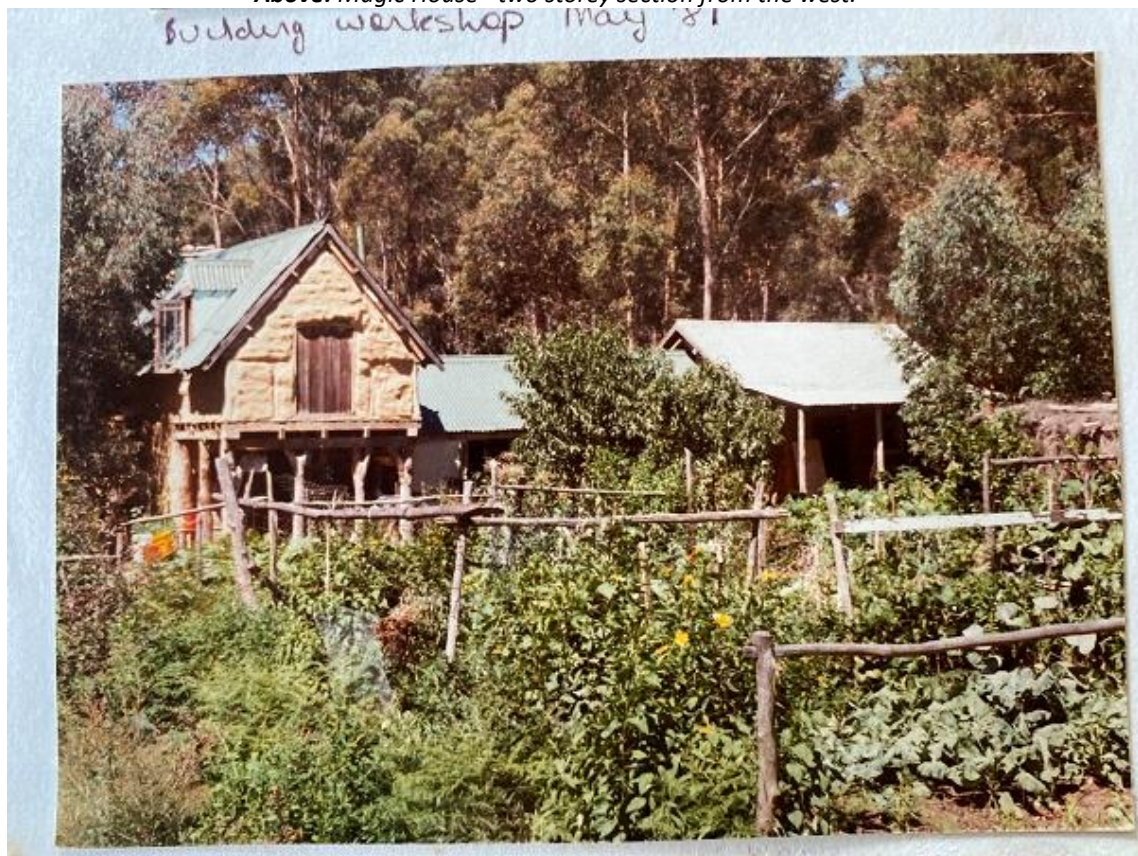


**Above:** outside the Magic House: Mark Williamson's comments on this photo by email on 14/1/2022: "Megan and John Lascelles and (Geordie Williamson?)".



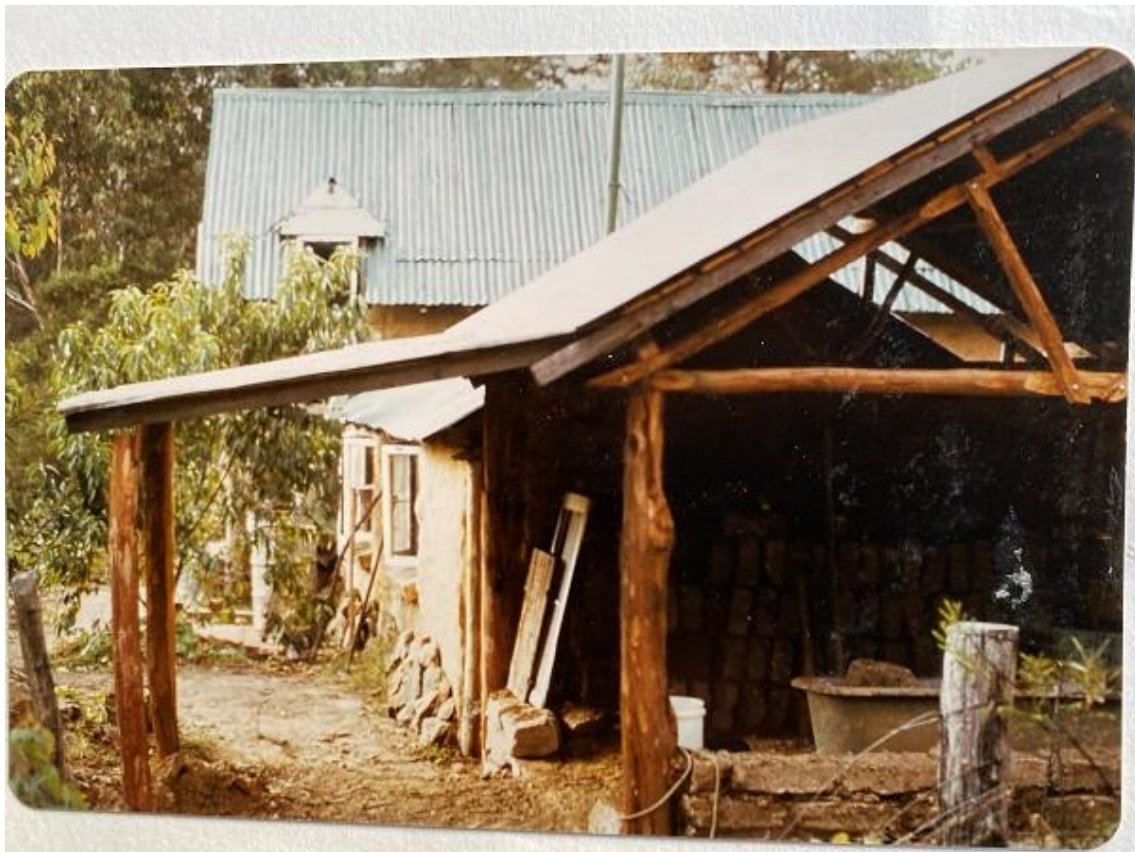


**Above:** Magic House –two storey section from the west.

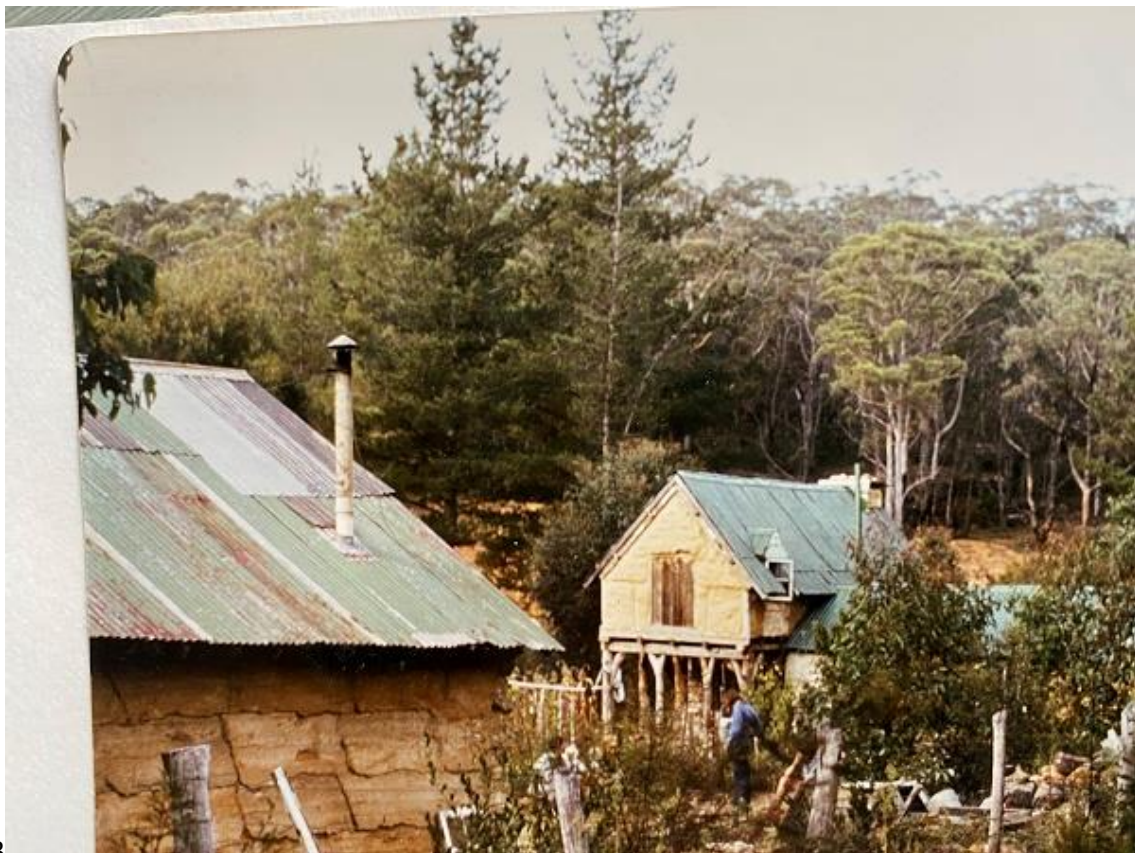


**Above:** Magic House with garden. Mark Williamson's comments by email on 14/1/2022: Veg garden was a constant from the beginning at the site - Including grafted fruit trees. We propagated all the fruit trees (~24 varieties) and we later moved to Belanglo at the site. Willis' Braemar Ave dairy provided the manure.





***Above:*** Last section of the Magic House under construction



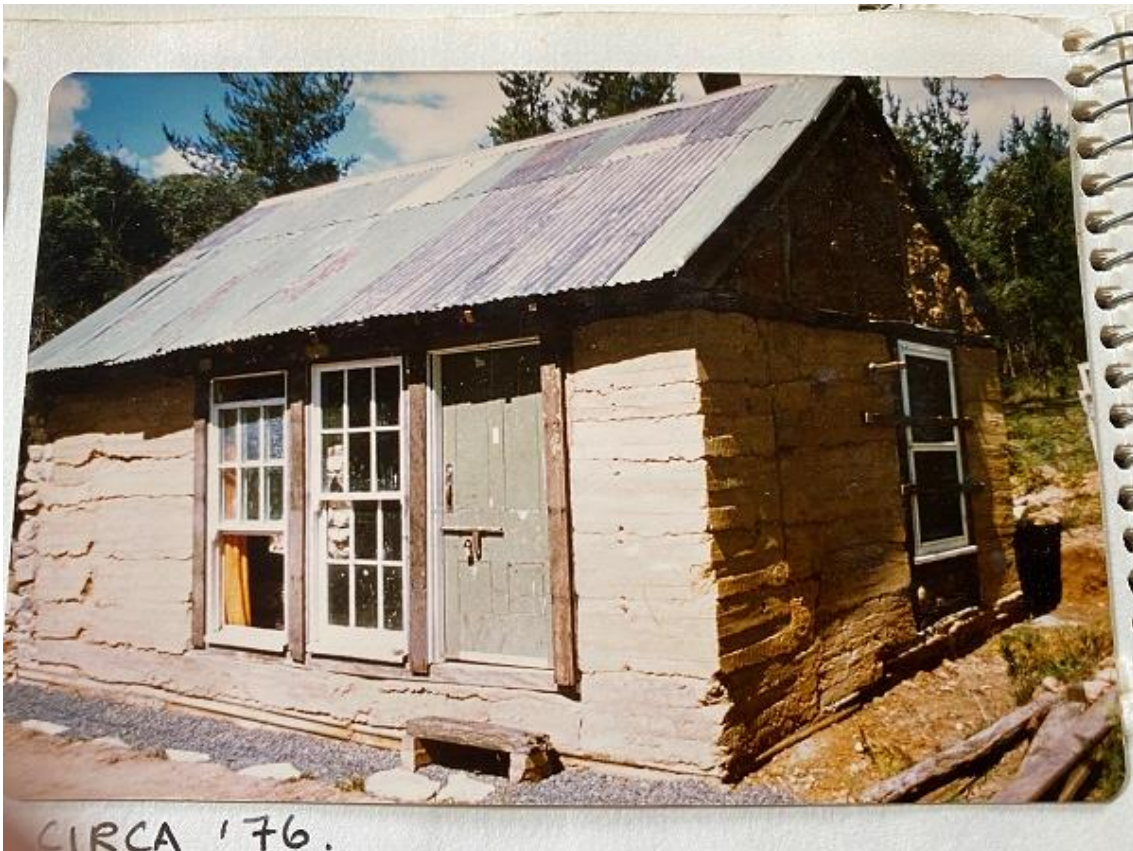
3

***Above:*** Rammed earth section of Studio with magic house in the background





**Above:** Rammed earth section of The Studio from the magic house shown above.



**Above:** Rammed earth section of The Studio from the magic house c. 1976.





*Above: Colin's Cottage in 2016 before vandals removed upper section.*

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of this area of Colo Vale in the late 20th Century and of small craft based community in mud brick houses.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with:</i> <ol style="list-style-type: none"> <li><i>1. Mark Williamson, classical guitarist and guitar teacher, formerly of Monsalvat in Victoria, an important architectural and artistic community in the 20th century. Mark brought the bold thinking and construction techniques behind the Monsalvat community to Colo Vale and initiated the development of a modest artistic community on the property at 105 Wattle Street Colo Vale.</i></li> <li><i>2. Several persons who both assisted the development of the site and lived there in the period after 1976: Leigh Patey, wife of Mark Williamson; Megan Patey, potter and former Director of Sturt Craft Centre 1998-2009 and Megan's husband artist John Lascelles and Colin McNeill, potter.</i></li> <li><i>3. Rex McColgan (1923-2011), Mittagong businessman, who made the land available for the mud brick and rammed earth structures to be built.</i></li> </ol>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>

NSW heritage assessment criteria	Assessment of site
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its association with the craft community in the Southern Highlands and in particular the community associated with the Sturt Craft Centre in Mittagong.</i>
<b>(e) RESEARCH POTENTIAL</b>	<i>Of significance for its potential to yield information that will contribute to an understanding of mud brick and rammed earth structures.</i>
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case mud brick and rammed earth structures built from 1976 at Colo Vale.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

All of the buildings are in a very original but derelict condition and requiring conservation work. The owners who in 2021 sought heritage listing realise that they require such work. One option being considered is a new secondary dwelling on the site in tandem with agreed and same time restoration of the early structures the latter not necessarily being for habitable use but could be used as studio space.

### Statement of Heritage Significance

The mud brick buildings and site at 105 Wattle Street, Colo Vale are significant because they illustrate the development of this area of Colo Vale in the late 20th Century and for being a small craft based community associated with:

1. Mark Williamson, classical guitarist and guitar teacher, formerly of Monsalvat in Victoria, an important architectural and artistic community in the 20th century.
2. Several persons who both assisted the development of the site and lived there in the period after 1976: Leigh Patey, wife of Mark Williamson; Megan Patey, potter and former Director of Sturt Craft Centre 1998-2009 and Megan's husband artist John Lascelles and Colin McNeill, potter.
3. Rex McColgan (1923-2011), Mittagong businessman, who made the land available for the mud brick and rammed earth structures to be built.

Of significance also in demonstrating aesthetic value in the local area because of its setting and architectural form, its association with the craft community in the Southern Highlands and in particular the Sturt Craft Centre in Mittagong, its potential to yield information that will contribute to an understanding of mud brick and rammed earth structures and for possessing a rare aspect of the local area's heritage in this case mud brick and rammed earth structures built from 1976.



## **Part B: Not Recommended Heritage Places (Nil)**

