


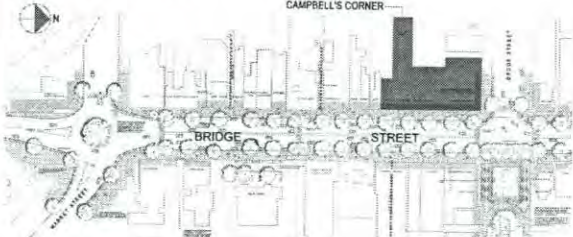
MUSWELLBROOK HERITAGE STUDY

Campbell's Corner - Inventory 2000

PRESENT NAME <i>Campbell's Corner (with various commercial tenants including "Franklins")</i>	REFERENCE No MUSW/R001a
	PREVIOUS REFERENCE No
	DATE INSPECTED 27 October 2000
PREVIOUS/OTHER NAMES M. Campbell's Stores	SITE SKETCH PLAN 
LOCATION STREET No 60 STREET NAME Bridge Street TOWN/SUBURB Muswellbrook POSTCODE 2333 LOCALITY Muswellbrook LOCAL GOVERNMENT AREA MUSWELLBROOK	

PRESENT OWNER. NAME Hoake Pty. Ltd OWNERS ADDRESS PO Box 143 NEWCASTLE NSW 2300 STREET No STREET NAME TOWN/SUBURB NEWCASTLE POSTCODE 2300	TYPE Commercial	PROPERTY DETAILS: a REAL PROPERTY DESCRIPTION Lot 60 DP 606303 b SITE AREA approx. 1800sq.m c EXISTING ZONING 3(a) General Business
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CATEGORY Building SUB CATEGORY Commercial building

DATE OF CONSTRUCTION 1870, 1879, 1891-2, 1893-4 and 1910 ARCHITECT/DESIGNER <i>J.W. Pender (1870)</i> <i>John Charles Luscombe (1908 -11)</i> BUILDER <i>William Black (1870)</i> <i>Walter Barrett (1909-11)</i>	MAP REFERENCE 
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HERITAGE LISTING <input type="checkbox"/> REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED <input type="checkbox"/> REGISTER OF THE NATIONAL ESTATE OF AUST. (AHC) - INTERIM <input type="checkbox"/> REGISTER OF NATIONAL TRUST (NSW) <input type="checkbox"/> REGISTER OF SIGNIFICANT TWENTIETH CENT. ARCHITECTURE (RAIA) <input type="checkbox"/> DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONS. REGISTER <input type="checkbox"/> COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) <input type="checkbox"/> HERITAGE COUNCIL REGISTER - PERMANENT CONS. ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - INTERIM CONS. ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - SECTION 130 ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - NOMINATION <input type="checkbox"/> NSW GOVT DEPT HERITAGE REGISTER (S170 HERITAGE ACT) <input type="checkbox"/> NP&WS HISTORIC SITES REGISTER <input type="checkbox"/> NP&WS ABORIGINAL SITES REGISTER (CONTACT SITES) <input type="checkbox"/> INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER <input type="checkbox"/> EXISTING HERITAGE STUDY (WRITE NAME BELOW) <input type="checkbox"/> REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> OTHER	HISTORICAL PERIOD <table border="1"> <thead> <tr> <th>PERIOD</th> <th>BUILT</th> <th>USED</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>1800 - 1825</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>1826 - 1850</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>1851 - 1875</td><td><input checked="" type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>1876 - 1900</td><td><input checked="" type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>1901 - 1925</td><td><input checked="" type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>1926 - 1950</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>1951 - 1975</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>POST 1975</td><td><input checked="" type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </tbody> </table>	PERIOD	BUILT	USED	PRE 1800	<input type="checkbox"/>	<input type="checkbox"/>	1800 - 1825	<input type="checkbox"/>	<input type="checkbox"/>	1826 - 1850	<input type="checkbox"/>	<input type="checkbox"/>	1851 - 1875	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1876 - 1900	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1901 - 1925	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1926 - 1950	<input type="checkbox"/>	<input type="checkbox"/>	1951 - 1975	<input type="checkbox"/>	<input type="checkbox"/>	POST 1975	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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	HISTORICAL THEMES S.H.I.P. THEMES Person Architects Townships	LOCAL THEMES Eminent & Hunter Region The streetscape of the Commercial precinct, Bridge Street																													

HISTORICAL NOTES

The building as it is today is a conglomeration of a number of modifications since Malcolm Campbell's original building in 1870. By the time Campbell died in 1905, the Bridge Street building had expanded a bay of building either side of the original and had an awning running along the length of the new building out over the footpath with column support. This awning was decorated with a pedimental parapet. At this time, the building had a new hipped roof over the three bays with vaulted ridge structure. The major additions to the west of the Bridge Street building in 1910 extended to and turned the corner into Brook Street, emphatically claiming the corner with a grand tower structure. The new addition being of a different style of Architecture also dominated the original building in scale and size. The Campbell's firm continued to operate until the early 1970's until it was purchased by Western Stores and sold off. The building under went major retail reconfiguration in the early 1990's, creating a "walk-through" mall arcade from the original entrance to the rear of the property.

PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS

a **ARCH. STYLE** Victorian (1870 – 1894) & Federation Free Classical (1908) **MATERIALS** Exterior – masonry, stucco

b OTHER DETAILS OF PHYSICAL APPEARANCE

All rooves behind the parapets of both newer and original buildings are gambrel forms of timber construction with corrugated metal sheet cladding. The Bridge Street (1870) original facade is characterised by two identical bays of building (added not long after the establishment of the first), one added each side of the central bay. The additional bays replicate features of the original building such as bracket / cornice parapet line, banded pilaster corners (or building junctions) and vertically proportioned double hung windows with moulded architraves and sill. The original central bay is emphasised by having four wider spaced windows as opposed to the added on bay's three and a central parapet pediment with distinctive scrolled outline framing date and floral motif.

The 1908 addition was designed with a deliberately asymmetrical facade. The facades are parapeted with decorative circular accents on the skyline. The parapet at the west elevation is demarked by a raised pediment which provides emphasis to a point of entrance off Brook Street. The curved pediment design is repeated in a smaller scaled version at the junction of the building with the original building in Bridge Street. Two pilasters support the Brook Street pediment with a decorative cornice on each at a height not far below parapet height. The building is also characterised by a stringcourse and parapet cornice above the second level. Windows in the newer building are a symmetrically balanced mix of vertical double hung windows and larger semi-circular windows framed in Palladian motif. All windows are surrounded by decorative architraves. The predominant tower has classical features, circular openings, pilasters, balustrade parapet, cornices, moulded architraves and feature metal shingle clad dome top.

c MODIFICATIONS

The cantilevered timber balcony with concave corrugated iron awning and cast iron decorative column/railings (of the 1870's original Bridge Street building) has since been removed, as has the post supported awning over the footpath (of the original 1870's building when bays were added in 1903). A large hipped roof and vaulted ridge structure of the original building with added bays (on Bridge street), have since been replaced with three separate roof structures. The current rooves are in the gambrel form matching that of the Brook Street 1910 addition. The ground level facades have been completely modified into modern glazed and brick shop fronts with paint finish matching the older upper level facade sections.

d **CURRENT CONDITIONS** INTACT REPAIRS REQUIRED
 ALTERED - UNSYMPATHETIC ALTERED - SYMPATHETIC
 ADDITIONAL COMMENTS:

INFORMATION SOURCES

WRITTEN National Trust Classification Sheet
Muswellbrook Historical Society
Rob Tickle – Local Muswellbrook Historian

ORAL

GRAPHIC National Trust Classification Sheet

EVALUATION CRITERIA	(S) = STATE	(R) = REGIONAL	(L) = LOCAL
HISTORIC	RARE ()		REPRESENTATIVE <input checked="" type="checkbox"/> (L)
AESTHETIC	RARE <input checked="" type="checkbox"/> (L)		REPRESENTATIVE <input type="checkbox"/>
SOCIAL	RARE ()		REPRESENTATIVE <input checked="" type="checkbox"/> (L)
SCIENTIFIC	RARE ()		REPRESENTATIVE <input checked="" type="checkbox"/> (L)

STATEMENT OF SIGNIFICANCE

Campbell's Corner is representative of the development of the commercial precinct of Muswellbrook over 130 years. The building has expanded significantly since its establishment. The building still comprises major components of all its development periods. It is an outstanding example of a continuously evolving commercial development in the town; the building is of local Historic Significance. With the only corner tower structure along the main street in Muswellbrook, Campbell's corner represents a rare aesthetic contribution to the town's commercial centre in terms of streetscape and is a nodal landmark. The level of aesthetic significance is rare to the town as the building is a unique example of a combination of Victorian & Federation styles of Architecture. The building's proportions (especially the later corner addition) are large, giving a "civic" presence to the street. The massing of the forms is composed to "build – up" to the corner emphasising the monumental gesture of the tower. The period detailing of the building along with special material treatment such as the metal shingled tower dome place importance on the overall aesthetic value. Internally there is very little of the original building's character left to value of any aesthetic significance. One area remaining intact, but in poor condition, is the entrance corridor and stair to the upper level off Brook Street.

The strong presence of the building provides the local community with a sense of identity. The "Campbell" name has a strong association with a history of service to the town's people and toward the town's development. As an ongoing representation of a commercial centre to the people of Muswellbrook the building is of Local Social Significance.

Original period detailing of the external components of the building and tower along with the structural component of the tower itself represent local Technical significance.