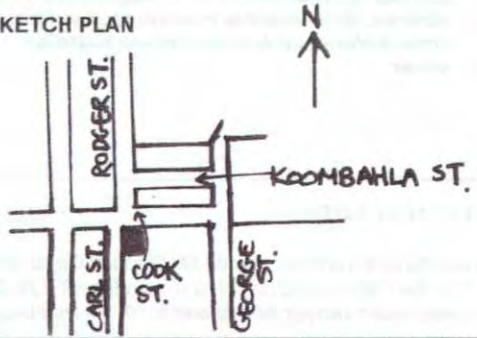



MUSWELLBROOK HERITAGE STUDY

Inventory 1996

KOOMBAHLA VILLA - 23 COOK STREET - MUSWELLBROOK

| | |
|---|--|
| <p>PRESENT NAME <i>Koombahla Villa</i></p> <p>PREVIOUS/OTHER NAMES</p> | <p>REFERENCE No <i>MUSW/R013</i></p> <p>PREVIOUS REFERENCE No</p> <p>DATE INSPECTED <i>22nd February 1996</i></p> |
| <p>LOCATION</p> <p>STREET No <i>23</i> STREET NAME <i>Cook Street (cnr Carl Street)</i></p> <p>TOWN/SUBURB <i>Muswellbrook</i> POSTCODE <i>2333</i></p> <p>LOCALITY <i>Muswellbrook</i></p> <p>LOCAL GOVERNMENT AREA <i>MUSWELLBROOK</i></p> | <p>SITE SKETCH PLAN</p>  |
| <p>PRESENT OWNER NAME <i>Mrs P.A. Curtis</i></p> <p>OWNERS ADDRESS</p> <p>STREET No <i>23</i> STREET NAME <i>Cook Street</i></p> <p>TOWN/SUBURB <i>Muswellbrook</i> POSTCODE <i>2333</i></p> | <p>TYPE <i>Private</i></p> <p>PROPERTY DETAILS:</p> <p>a REAL PROPERTY DESCRIPTION <i>Cnr. Pt. Lot 1/3</i></p> <p>b SITE AREA <i>2049m²</i></p> <p>c EXISTING ZONING <i>2(a) - Residential 'A'</i></p> |
| <p>CATEGORY <i>Building</i></p> <p>SUB CATEGORY <i>Residence</i></p> <p>DATE OF CONSTRUCTION <i>c.1890</i></p> <p>ARCHITECT/DESIGNER <i>Unknown</i></p> <p>BUILDER <i>Unknown</i></p> | <p>MAP REFERENCE <i>'56' 301540E, 6428600N AMG</i> <i>Muswellbrook 9033-II-N</i></p>  |

PHOTOGRAPH



| 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 checked="" 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 checked="" type="checkbox"/> REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> OTHER | HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PERIOD</th> <th style="text-align: center;">BUILT</th> <th style="text-align: center;">USED</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>POST 1975</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> </tbody> </table> HISTORICAL THEMES <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">S.H.I.P. THEMES</th> <th style="text-align: left;">LOCAL THEMES</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <i>Growth of Country Towns A Place to Live</i> </td> <td style="vertical-align: top;"> <i>Expansion of Muswellbrook Town Houses of Muswellbrook</i> </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 type="checkbox"/> | <input type="checkbox"/> | 1876 - 1900 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1901 - 1925 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1926 - 1950 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1951 - 1975 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | POST 1975 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | S.H.I.P. THEMES | LOCAL THEMES | <i>Growth of Country Towns A Place to Live</i> | <i>Expansion of Muswellbrook Town Houses of Muswellbrook</i> |
|--|--|---|---|---|--|--|--|---|-------------------------------|---|---|-------------------------------|---|-------------|--------------------------|--------------------------|-------------|-------------------------------------|-------------------------------------|-------------|--------------------------|-------------------------------------|-------------|--------------------------|-------------------------------------|-------------|--------------------------|-------------------------------------|-----------|--------------------------|-------------------------------------|-----------------|--------------|--|--|
| PERIOD | BUILT | USED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PRE 1800 | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| HISTORICAL NOTES <p><i>According to the present owner, Mr Stephen Curtis, this brick house (iron roof) was built in stages beginning in the 1890s. He believes it was built by the Cohens and the 1915 directories list E.H. Cohen as a solicitor of Muswellbrook. It was then owned by the Dolahunty's, Muswellbrook business people and in 1974 it was bought by S. Curtis.</i></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> a ARCH. STYLE <i>Victorian Filigree</i> </td> <td style="width: 50%; vertical-align: top;"> MATERIALS: <i>Exterior Brick, iron roof</i> </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> b OTHER DETAILS OF PHYSICAL APPEARANCE <i>Original stone fence and stone gateposts to boundary. Wrought iron gate. Mature plantings.</i> </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> c MODIFICATIONS <i>New pergola.</i> </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> d CURRENT CONDITIONS <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <input checked="" type="checkbox"/> INTACT <input type="checkbox"/> ALTERED - UNSYMPATHETIC <input type="checkbox"/> ADDITIONAL COMMENTS: </td> <td style="width: 50%;"> <input type="checkbox"/> REPAIRS REQUIRED <input type="checkbox"/> ALTERED - SYMPATHETIC </td> </tr> </table> </td> </tr> </table> | | a ARCH. STYLE <i>Victorian Filigree</i> | MATERIALS: <i>Exterior Brick, iron roof</i> | b OTHER DETAILS OF PHYSICAL APPEARANCE <i>Original stone fence and stone gateposts to boundary. Wrought iron gate. Mature plantings.</i> | | c MODIFICATIONS <i>New pergola.</i> | | d CURRENT CONDITIONS <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <input checked="" type="checkbox"/> INTACT <input type="checkbox"/> ALTERED - UNSYMPATHETIC <input type="checkbox"/> ADDITIONAL COMMENTS: </td> <td style="width: 50%;"> <input type="checkbox"/> REPAIRS REQUIRED <input type="checkbox"/> ALTERED - SYMPATHETIC </td> </tr> </table> | | <input checked="" type="checkbox"/> INTACT <input type="checkbox"/> ALTERED - UNSYMPATHETIC <input type="checkbox"/> ADDITIONAL COMMENTS: | <input type="checkbox"/> REPAIRS REQUIRED <input type="checkbox"/> ALTERED - SYMPATHETIC | | | | | | | | | | | | | | | | | | | | | | | | |
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| INFORMATION SOURCES <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">WRITTEN</td> <td></td> </tr> <tr> <td>ORAL</td> <td><i>Mr Stephen Curtis - Present Owner</i></td> </tr> <tr> <td>GRAPHIC</td> <td></td> </tr> </table> | | WRITTEN | | ORAL | <i>Mr Stephen Curtis - Present Owner</i> | GRAPHIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| GRAPHIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EVALUATION CRITERIA (S) = STATE (R) = REGIONAL (L) = LOCAL <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">HISTORIC</td> <td style="width: 20%;">RARE <input type="checkbox"/></td> <td style="width: 20%;">REPRESENTATIVE <input checked="" type="checkbox"/> (L)</td> </tr> <tr> <td>AESTHETIC</td> <td>RARE <input type="checkbox"/></td> <td>REPRESENTATIVE <input checked="" type="checkbox"/> (R)</td> </tr> <tr> <td>SOCIAL</td> <td>RARE <input type="checkbox"/></td> <td>REPRESENTATIVE <input type="checkbox"/></td> </tr> <tr> <td>SCIENTIFIC</td> <td>RARE <input type="checkbox"/></td> <td>REPRESENTATIVE <input type="checkbox"/></td> </tr> </table> | | HISTORIC | RARE <input type="checkbox"/> | REPRESENTATIVE <input checked="" type="checkbox"/> (L) | AESTHETIC | RARE <input type="checkbox"/> | REPRESENTATIVE <input checked="" type="checkbox"/> (R) | SOCIAL | RARE <input type="checkbox"/> | REPRESENTATIVE <input type="checkbox"/> | SCIENTIFIC | RARE <input type="checkbox"/> | REPRESENTATIVE <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | |
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| SCIENTIFIC | RARE <input type="checkbox"/> | REPRESENTATIVE <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STATEMENT OF SIGNIFICANCE <p><i>The building and grounds are historically representative of the characteristic style of town houses of the well-to-do in expanding Muswellbrook of the latter decades of the 20th century. They have local historical significance. They are aesthetically representative of this era of housing development throughout the region.</i></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |