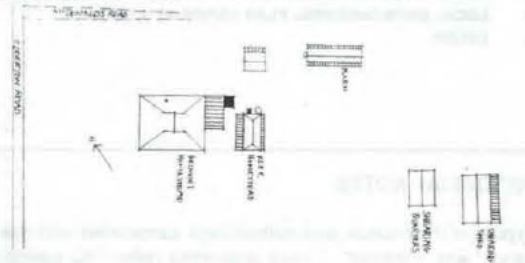



MUSWELLBROOK HERITAGE STUDY

Inventory 1996

'BELMONT' - EDDERTON ROAD - MUSWELLBROOK

PRESENT NAME <i>Belmont Homestead</i> PREVIOUS/OTHER NAMES	REFERENCE No <i>MUSW/R060</i> PREVIOUS REFERENCE No DATE INSPECTED <i>19th April 1996</i>
LOCATION STREET No <i>721</i> STREET NAME <i>Edderton Road</i> TOWN/SUBURB <i>Muswellbrook</i> POSTCODE <i>2333</i> LOCALITY <i>Edderton</i> LOCAL GOVERNMENT AREA <i>MUSWELLBROOK</i>	SITE SKETCH PLAN 
PRESENT OWNER NAME [REDACTED] TYPE <i>Private</i> OWNERS ADDRESS [REDACTED]	PROPERTY DETAILS: a REAL PROPERTY DESCRIPTION <i>Lots 4 & 8 DP29950 Parish of Wynn</i> b SITE AREA <i>154.8 hectares</i> c EXISTING ZONING <i>1(a) - Rural 'A'</i>
CATEGORY <i>Building</i> SUB CATEGORY <i>Residence</i> DATE OF CONSTRUCTION <i>late 19th century</i> ARCHITECT/DESIGNER <i>Unknown</i> BUILDER <i>Unknown</i>	MAP REFERENCE <i>'56' 296180E, 6414980N AMG</i> <i>Jerrys Plains 9033-II-S</i> 

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 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 style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">PERIOD</th> <th style="text-align: center;">BUILT</th> <th style="text-align: center;">USED</th> </tr> <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 - 1860</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>1861 - 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 - 1960</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1961 - 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> </table> HISTORICAL THEMES <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> S.H.I.P. THEMES Pastoralism </td> <td style="width: 50%; vertical-align: top;"> LOCAL THEMES Farming in the Upper Hunter </td> </tr> </table>	PERIOD	BUILT	USED	PRE 1800	<input type="checkbox"/>	<input type="checkbox"/>	1800 - 1825	<input type="checkbox"/>	<input type="checkbox"/>	1826 - 1860	<input type="checkbox"/>	<input type="checkbox"/>	1861 - 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 - 1960	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1961 - 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	POST 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S.H.I.P. THEMES Pastoralism	LOCAL THEMES Farming in the Upper Hunter
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HISTORICAL NOTES

Typical of the houses and outbuildings associated with the first pastoral expansion in the area and of the same period as "Edinglassie", "Rous Lench" and "Plashett". These properties reflect the period of the last two decades of the 19th century, where many of the old, large properties were subdivided. Most remained in the hands of the original owner.

PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS

a ARCH. STYLE <i>Victorian Georgian</i> b OTHER DETAILS OF PHYSICAL APPEARANCE <i>Outbuildings in excellent condition</i> c MODIFICATIONS <i>Pergola added</i> d CURRENT CONDITIONS <input checked="" type="checkbox"/> INTACT <input type="checkbox"/> REPAIRS REQUIRED <input type="checkbox"/> ALTERED - UNSYMPATHETIC <input type="checkbox"/> ALTERED - SYMPATHETIC <input type="checkbox"/> ADDITIONAL COMMENTS:	MATERIALS: <i>Exterior Timber with corrugated galvanised iron roof. Timber verandah and verandah posts.</i>
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INFORMATION SOURCES

WRITTEN *Bayswater Environmental Impact Statement*
 "Central Lowlands Hunter Valley" Study for Electricity Commission by Burton, Thorp, Koettig, 1990
ORAL
GRAPHIC

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

STATEMENT OF SIGNIFICANCE

The building and its outbuildings are typical of the genre locally and thus have local significance historically and aesthetically, in the latter case because of the large intact grouping of buildings in good condition. The grouping has local scientific significance for its unique potential to provide insight into the performance of 19th century materials in the local environment as well as into the quality of workmanship on such properties at the time and the lifestyle of small farmers in the Muswellbrook area at the turn of the century.