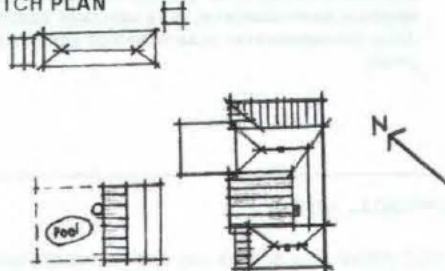




MUSWELLBROOK HERITAGE STUDY

Inventory 1996

'NEGOA' HOMESTEAD - MUSWELLBROOK

PRESENT NAME <i>Negoa Homestead</i>		REFERENCE No <i>KAYU/R005</i>
PREVIOUS/OTHER NAMES		PREVIOUS REFERENCE No
		DATE INSPECTED <i>18th March 1996</i>
LOCATION STREET No <i>92</i> STREET NAME <i>Wiltons Lane</i> TOWN/SUBURB <i>Kayuga</i> POSTCODE <i>2333</i> LOCALITY <i>Kayuga</i> LOCAL GOVERNMENT AREA <i>MUSWELLBROOK</i>		SITE SKETCH PLAN 
PRESENT OWNER	TYPE <i>Private</i>	PROPERTY DETAILS:
		a REAL PROPERTY DESCRIPTION <i>Lot 164 DP 635272 Parish of Ellis</i>
		b SITE AREA <i>81.490 hectares</i>
		c EXISTING ZONING <i>7(L1) - Environment Protection - Alluvial Areas</i>
CATEGORY <i>Building</i>	MAP REFERENCE <i>'56' 299840E, 6432600N AMG</i> <i>Aberdeen 9033 -1 S</i>	
SUB CATEGORY <i>Homestead</i>		
DATE OF CONSTRUCTION <i>c.1836 / c.1854</i>		
ARCHITECT/DESIGNER <i>Unknown</i>		
BUILDER <i>Unknown</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; width: 40%;">PERIOD</th> <th style="text-align: center; width: 10%;">BUILT</th> <th style="text-align: center; width: 10%;">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 - 1850</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;"><input 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> </table> HISTORICAL THEMES <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> S.H.I.P. THEMES Pastoralism Persons </td> <td style="width: 50%; vertical-align: top;"> LOCAL THEMES Early farms of the Upper Hunter Valley Eminent early Colonial Surveyors </td> </tr> </table>	PERIOD	BUILT	USED	PRE 1800	<input type="checkbox"/>	<input type="checkbox"/>	1800 - 1825	<input type="checkbox"/>	<input type="checkbox"/>	1826 - 1850	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1851 - 1875	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1876 - 1900	<input 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 Pastoralism Persons	LOCAL THEMES Early farms of the Upper Hunter Valley Eminent early Colonial Surveyors
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HISTORICAL NOTES

In 1825 William Cox and his son and namesake acquired 8,000 acres which formed Negoa. William, junior, made the estate his own and turned it into a Saxon Merino stud (1840's). One section of the house, of hand made bricks, is said to be 1830's but the main storey section was built in the 1850's, probably for J.H. Cox. Conrad Martens painted Negoa in this period. There are at least two slab outbuildings at the rear of the house. The house and estate were described in 1864 as "residence of John H. Cox - house brick and stone, two storeys, 10 rooms, kitchen, laundry, stores, stable and woolshed". In the present century there were many owners until Negoa was bought by Keith and Georgina Yore who have lived there since c.1947, adding only one room in that time.

PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS

a ARCH. STYLE Colonial Georgian and Victorian Georgian	MATERIALS: Exterior Brick with corrugated iron roof
b OTHER DETAILS OF PHYSICAL APPEARANCE	
c MODIFICATIONS Stone two storey section added 1850's. Further addition post-1950.	
d CURRENT CONDITIONS <input checked="" type="checkbox"/> INTACT <input checked="" type="checkbox"/> ALTERED - UNSYMPATHETIC <input checked="" type="checkbox"/> ADDITIONAL COMMENTS: Later stone additions and altered rear and interior	<input type="checkbox"/> REPAIRS REQUIRED <input type="checkbox"/> ALTERED - SYMPATHETIC

INFORMATION SOURCES

WRITTEN	Griffiths, G.N., "Some Northern Homes of New South Wales"
ORAL	Present Owner, K. Yore and R. Tickle, Muswellbrook
GRAPHIC	

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

Historically the buildings are of regional significance for being associated with the earliest establishment of the Upper Hunter by one of the colony's most esteemed citizens and for its part in the development of the Merino wool industry. Socially the buildings are also of regional significance for their association with the activities of an eminent family over a half-century period. Scientifically the buildings are of regional significance for their potential to reveal information which could contribute to an understanding of the development of Merino wool growing and of the mid and late 19th century lifestyles of one of the colony's early eminent families.