

MUSWELLBROOK HERITAGE STUDY Inventory 1996

'OVERDENE' - MUSWELLBROOK

PRESENT NAME 'Overdene'		REFERENCE No BENG/R003
PREVIOUS/OTHER NAMES 'Kelso Place'; 'Overton'		PREVIOUS REFERENCE No
		DATE INSPECTED 21st March 1996
LOCATION STREET No 179 STREET NAME Bengalla Road TOWN/SUBURB Muswellbrook POSTCODE 2333 LOCALITY Bengalla LOCAL GOVERNMENT AREA MUSWELLBROOK		SITE SKETCH PLAN 
PRESENT OWNER [REDACTED]	TYPE Private	PROPERTY DETAILS: a REAL PROPERTY DESCRIPTION Lot 1 DP735667 Parish of Clanricard b SITE AREA 43.930 hectares c EXISTING ZONING 1(a) - Rural; and 7(L1) - Environment Protection - Alluvial Areas
CATEGORY Building		MAP REFERENCE '56' 297700E, 6427580N AMG Muswellbrook 9033-II-N 
SUB CATEGORY Homestead		
DATE OF CONSTRUCTION 1830s or 1860s		
ARCHITECT/DESIGNER Unknown		
BUILDER Unknown		
PHOTOGRAPH		

HERITAGE LISTING <input checked="" 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;"> <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 checked="" type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;"><input 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%; border-collapse: collapse;"> <tr> <th style="text-align: left;">S.H.I.P. THEMES</th> <th style="text-align: left;">LOCAL THEMES</th> </tr> <tr> <td>Pastoralism</td> <td>The establishment of wool growing in the Upper Hunter</td> </tr> <tr> <td>Persons</td> <td>Eminent Muswellbrook area pioneers</td> </tr> <tr> <td>Technology</td> <td>The establishment of irrigation in the Muswellbrook area</td> </tr> </table>	PERIOD	BUILT	USED	PRE 1800	<input type="checkbox"/>	<input type="checkbox"/>	1800 - 1825	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1826 - 1850	<input 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	LOCAL THEMES	Pastoralism	The establishment of wool growing in the Upper Hunter	Persons	Eminent Muswellbrook area pioneers	Technology	The establishment of irrigation in the Muswellbrook area
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HISTORICAL NOTES

Overdene was originally the homestead of the Overton estate, which was a grant to the Newcastle Commandant Francis Allman in 1825 although it appears he did not reside there. In 1833 a major part of Overton was sold to John McDougall, although Allman retained a large acreage which led to two "Overtons" existing side by side. There is also evidence that Allman named his property "Kelso Place". The McDougall family later sold the property to Henry Nowland in 1858. George Blunt purchased the property in 1873. The house is significant with its association with George Blunt (1823-1905), railway contractor, draught horse breeder and pioneer irrigator. Overdene is thought to have been constructed in the 1830's as the homestead of Overton estate, although this evidence is not clear. The present Overton, a c.1910 house, stands further along the road and it is presumed that when the more recent house was built, the owners took up residence there and the names Overton and Overdene were exchanged.

PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS

a ARCH. STYLE Victorian Georgian	MATERIALS: Exterior Stone walls/brick chimneys, (integrated) galvanised roof.
b OTHER DETAILS OF PHYSICAL APPEARANCE Front and side verandahs almost totally collapsed.	
c MODIFICATIONS Evidence of formerly attached rear structures.	
d CURRENT CONDITIONS <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> INTACT <input type="checkbox"/> ALTERED - UNSYMPATHETIC <input checked="" type="checkbox"/> ADDITIONAL COMMENTS: Building in a poor state of repair. Urgent restoration work required. </div> <div> <input checked="" type="checkbox"/> REPAIRS REQUIRED <input type="checkbox"/> ALTERED - SYMPATHETIC </div> </div>	

INFORMATION SOURCES

WRITTEN	Suters Architects Snell Heritage Study - Overton/Overdene
ORAL	
GRAPHIC	

EVALUATION CRITERIA (S) = STATE (R) = REGIONAL (L) = LOCAL

HISTORIC	RARE <input checked="" type="checkbox"/> (R)	REPRESENTATIVE <input type="checkbox"/>
AESTHETIC	RARE <input type="checkbox"/>	REPRESENTATIVE <input type="checkbox"/>
SOCIAL	RARE <input checked="" type="checkbox"/> (R)	REPRESENTATIVE <input type="checkbox"/>
SCIENTIFIC	RARE <input checked="" type="checkbox"/> (R)	REPRESENTATIVE <input type="checkbox"/>

STATEMENT OF SIGNIFICANCE

Although the property was founded and named Overton in 1825, the significance of the stone cottage now known as "Overdene" is not certain. The "Overton" property's historic significance is generally related to its ownership by George Blunt. The property has regional historic significance for its role in the development of irrigation in the Upper Hunter and for Blunt's significant contribution to the development of scientific farming methods in the region. It nevertheless is also significant for having been in continuous use for approximately a century and a half for pastoral purposes. Socially it is of regional significance to the descendants of the Nowland and Blunt families. Scientifically it ranks with the most significant properties in the region for its potential to reveal information which could contribute to an understanding of the more sophisticated farming techniques, especially in relation to the growing of lucerne developed and used in the Upper Hunter in the latter part of the 19th century. For this reason it is rare both locally and regionally.