

3.0 Understanding the Place—Built Elements & Archaeology

3.1 Introduction

The subject site was inspected by the GML project team in November 2012 to identify the physical evolution of Blundells Cottage and review its condition and required conservation works. The site visit was also used to discuss the significance of the building, its displays and possible models for interpretation and a suitable heritage curtilage. This section describes Blundells Cottage both externally, including its immediate garden and the setting, and internally room by room. An examination is made of original and introduced fabric and a condition assessment is provided. This section concludes with an analysis of significant form and fabric at the cottage.

3.2 Physical Description of Blundells Cottage

To explain the built form and fabric of Blundells Cottage and its slab shed the site is discussed in stages. Firstly, the evolution of the overall plan and form is explained in relationship to its history and phases of occupancy. This is followed by a detailed analysis of the building fabric, externally by elevation and finally internally by room. The room numbers correspond with those in the 1994 CMP by Freeman Collett & Partners. (Figure 3.1)

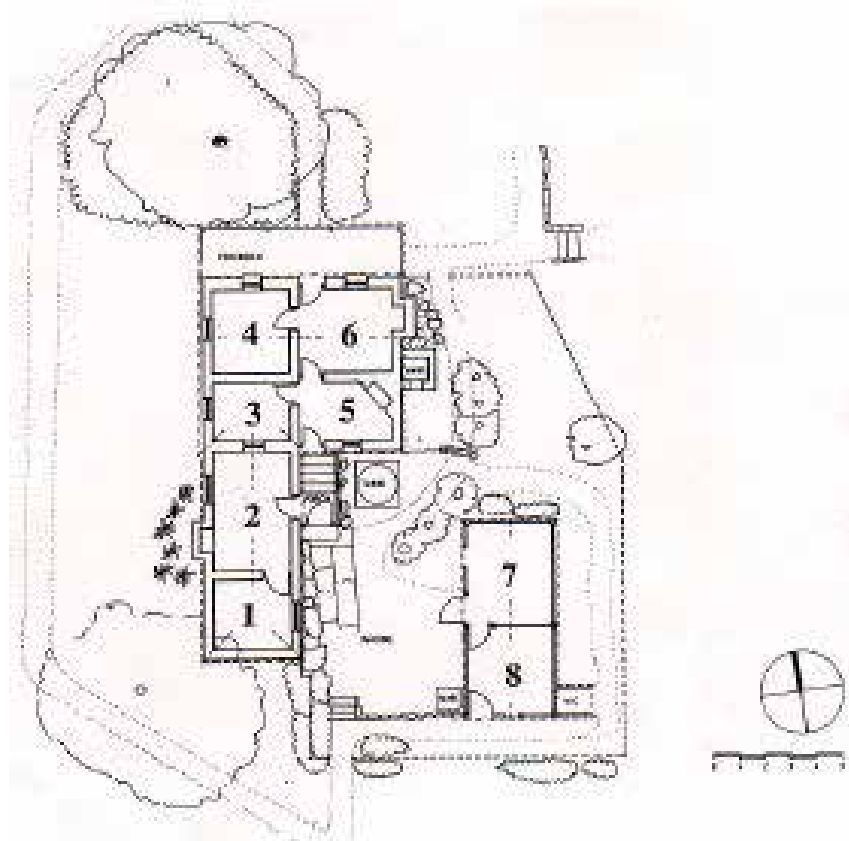


Figure 3.1 Blundells Cottage room numbering scheme from the Freeman Collett CMP 1994.

3.2.1 Description—Evolution of the Buildings

Brief Overview

Blundells Cottage is a single-storey six-roomed stone and brick L-shaped building with a corrugated iron roof. The front of the building faces north and has a verandah. There is an associated iron-roofed slab structure to the southeast.

The front of the cottage is the original four roomed stone structure built around 1860. The rear of the cottage is a two room extension from 1888 with a single wing along the west. This is built of stone and brick and has a hipped roof that was clad with iron when it was initially constructed. The stone walls are locally quarried stone sourced from Mount Ainslie and Black Mountain—dacitic ignimbrite (welded tuff) of the Mount Ainslie volcanics formation.⁷⁰

The bricks are locally produced sandstock. Externally the walls have been lightly grouted to give the appearance of ashlar and quoins roughly dressed. The mortar on the 1860 northern front of the cottage is lime based and incised along the joints of the stone courses so that it is rebated, while the lime based mortar in the western extension of 1888 is raised in a style known as ribbon pointing. The roof over the original cottage was gabled and originally covered with shingles. The extended cottage was roofed with corrugated iron and the new roof sections are hipped. Multi-paned wooden sash windows are provided to each room.

The original external steps from the back door of the cottage were enclosed when the c. 1888 extension was built, and now have a weatherboard porch extension for protection. The slope of the land where the later extension has been built has resulted in the effect of the single-storey cottage seemingly being built over two levels with an internal staircase. A water tank is situated next to the back door. This tank is a replacement dating from around 1992 and is placed where an original tank was relocated from the northern (front) side of the cottage in the 1960s. The original slab shed was a larger structure and has been partially demolished to a small footprint.

The immediate surrounds of the cottage have been planted with a mixture of hardy cottage garden plants (planted successively by the CDHS in the 1960s and Commonwealth Government landscape gardeners to the present) but not in a traditional cottage garden design style. The garden is dominated by large evergreen trees—Himalayan cypresses at the front of the cottage and Roman cypress at the side between the original front cottage block and the slab shed. These are believed to have been planted by Alice Oldfield one of the tenants in the 1930s. The immediate garden is enclosed by a white painted picket fence which is an introduced element dating from the 1960s. The surrounds outside the fence have also been altered from the original setting with stonework walls used to terrace the slope of the land to north and southwest and with randomly coursed stone paths laid in relation to the modern road layout rather than traditional tracks and pathways around the cottage.

The building has evolved over time in response to actions by its occupants and/or managers. Phases of occupation can be described:

- Ginn Family phase, 1860–1874
- Blundell Family phase, 1874–1933

⁷⁰ Freeman Collett & Partners Pty Ltd, 1994 Volume 2, p6.

- Oldfield Family phase, 1933–1958
- NCDC restoration phase, 1958–1963
- Canberra and District Historical Society (CDHS) Folk museum, 1963–1999
- NCPA/NCA House Museum, 1999–2013

The evolution of the building in response to its occupants

Initial construction—Ginn Family Phase 1860–1874

The cottage was constructed c. 1860 as a four room stone wall dwelling with two internal fireplaces. The two front rooms had timber floors and the two back rooms had brick floors. The cottage was first occupied in 1860. The floor plan is provided at Figure 3.2. The front elevation was typically symmetrical with central door and windows on either side. The side elevation, however, was asymmetrical which seems to be relatively uncommon in early Australian cottages. It is interesting to note that there is another building associated with the Campbell Estate (Stoneyhurst Cottage on Mugga Lane) where a similar construction profile was adopted.

It is not known who designed and built the cottage but it may have been that the stones were carted by Joseph Blundell who lived in a slab house where Regatta Point is located today. It is probable that the stonework was done by George Rottenbury, Duntroon Estate mason and lime burner who lived across the Molonglo River (but still on the estate) and is attributed with building many Duntroon buildings.⁷¹

It is interesting to note that some of the features conform to the recommendations of John Claudius Loudon—a Scottish writer on landscape architecture and architecture whose ground breaking *Encyclopaedia of Cottage, Farm and Villa Architecture* (1833) consciously addressed accommodation for the working classes. Whether Marianne read Loudon's books is uncertain, but the layout and construction of Blundells Cottage that the design referenced progressive mid nineteenth century ideas from Scotland about providing adequate accommodation for workers to encourage their industry and good morality.

Marianne Campbell, wife of George Campbell, who had arrived in Australia 1854, was an amateur architect who filled scrapbooks with designs of Gothick farm buildings and outbuildings. It is possible that she provided the designs for many of the Duntroon outbuildings and would certainly have influenced the extensive building program that she and her husband embarked upon.

⁷¹ Knowles B 1990, p25 & Oral Histories from Jack Blundell and Robin Ginn taken by Mrs Helman for the CDHS.

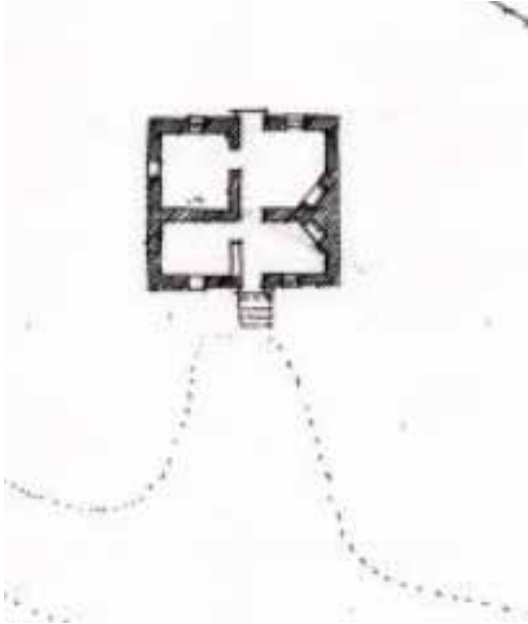


Figure 3.2 Plan of Blundells Cottage as believed to have been constructed in 1859. Source: Freeman Collett & Partners Pty Ltd 1994, Blundells Cottage Precinct CMP

The living room and kitchen were on the east side of the building and the two bedrooms were on the west. The front bedroom was the larger bedroom and had two windows, one in the front northern wall and another facing west. The small rear room had only one window and it faced south, much the same as the kitchen. The cottage was heated by two fireplaces to the parlour and kitchen.

By 1874 Ginn and his family had moved to their own property, and George and Flora Blundell moved in.

Extensions and modifications—Blundell Family phase, 1874–1933

The Blundell Family moved to the cottage in 1874 but their growing family necessitated extensions in c. 1888 when George Blundell added a rear wing, front verandah and various outbuildings in both wood and tin.⁷² See Figure 3.3 for the floor plan. A stonemason named Campbell (no relation to the Campbells of Duntroon) constructed the new southern extension of the cottage.

⁷² Freeman Collet & Partners Ltd 1994, Vol 1, p18.

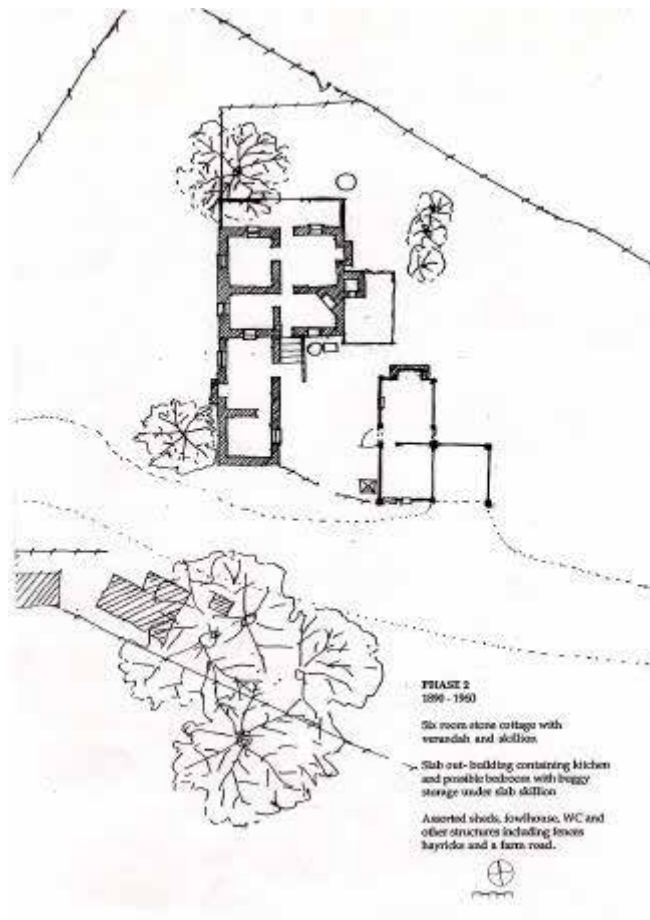


Figure 3.3 Plan of Blundells Cottage after addition of two rear rooms c1888. Source: Freeman Collett & Partners Pty Ltd 1994, Blundells Cottage Precinct CMP

The 1888 extension was constructed from roughly shaped local stone but bedded in cement mortar with raised exterior joints. The roof was of corrugated iron on a machine dressed timber frame and the corrugated iron (manufactured by the company 'Red Cross') was extended over the entire roof and the verandah (there is no evidence that the verandah was covered in shingles). Both new rooms in the south extension wing had hessian ceilings but no evidence survives. The fireplace in the larger room is integral with the stonework and was built at the same time. The original timber floor is in situ.

The extension of the cottage resulted in two new hearths and the alteration of the parlour fireplace.

Also at about this time (or possibly earlier) the corner fireplace in the lounge room was removed and rebuilt on the exterior of the wall in its current location. The old parlour fireplace was altered to vent through another bottle-shouldered chimney stack and discarded bricks were used to build a large bread oven on the eastern side of the cottage. This oven vents through the original chimney. The brick oven was covered with a skillion roof or fully enclosed within a room to link the bread oven with slab shed at some point before 1910—the historic records are inconclusive.⁷³ (Figures 3.4 and 3.4). A new hearth with chimney was built for Room 2. The present range in Room 2 is not original and was only installed later.

⁷³ Arthur Percival field book survey notes 1910, p5, digitized on actimapi<
http://actmapi.act.gov.au/fieldbooks/A1-168/A_40/A_40.PDF>

Also as a consequence of the construction of the new two roomed extension, the rear window in the small bedroom became internal and so a new window was added to the room on the western wall—it seems logical to assume it was done concurrently with rear extension.

Outbuildings, kitchen dining room and surrounds.

Also concurrent with the two room extension in 1888, George Blundell and sons built, or perhaps extended, a slab kitchen building and shed adjacent to, but detached from, the house. There are several references to this outbuilding, some of which are difficult to reconcile given the sloping ground and configuration of surviving structures. It seems certain that the current slab structure was in place and that it had a large chimney located at its northern end, for which there is surviving evidence of mortar traces on the galvanised iron gable. Oral history recollections published by the CDHS note that the slab shed was once considerably larger than at present and had a galvanised iron fireplace with galvanised iron chimney on a shared wall with the current shed. This kitchen space is recorded as being a dining room as well. A survey plan by Arthur Percival also records the cottage having a structure in place north of the slab shed and adjacent to the bread oven which appears to have a skillion roof covering (Figure 3.4).

One member of the CDHS stated that:

The slab kitchen and dining area at “The Poplars” were detached from the main cottage. The building was longer than the present slab shed. On the northern end was a wide fireplace.⁷⁴

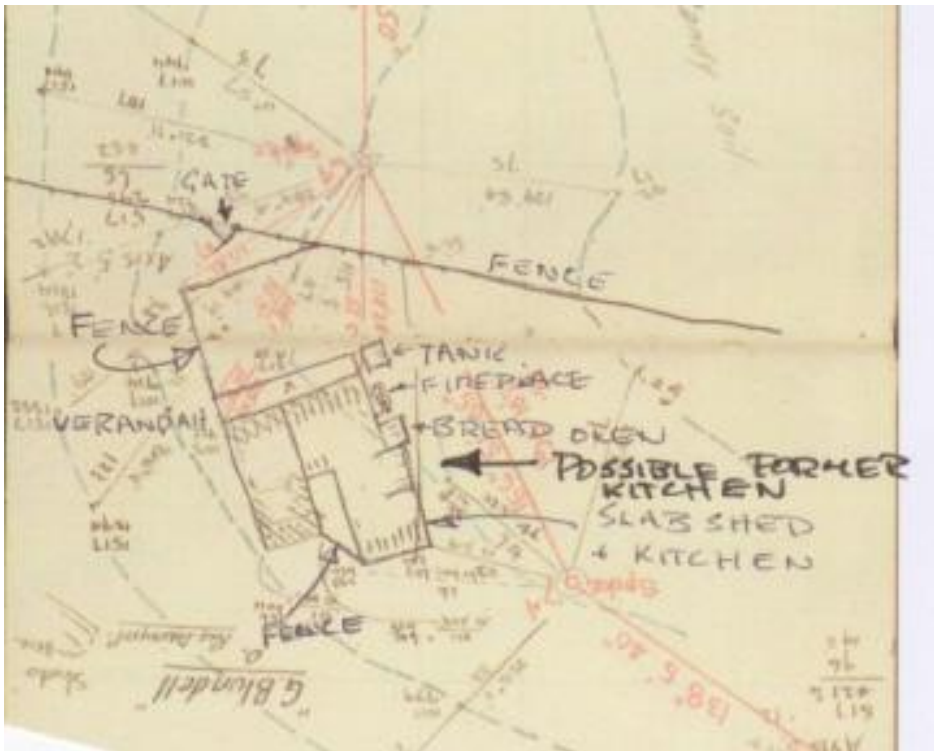


Figure 3.4 Detail of Survey 1910, description of site components by GML. Note the skillion roof adjacent to the bread oven/slab shed. The survey sketch has been rotated so that the northern façade of the cottage is in the correct orientation for comparison purposes. (Source: <http://actmap.iact.gov.au/fieldbooks/A1-168/A_40/A_40.PDF>)

⁷⁴ CDHS Newsletter No. 108, November 1969.

To the west of the cottage a number of small huts were used for storage and a variety of home farm purposes, including an apiary for bees, while to the east another shed (described as old in 1923) was associated with the smaller paddocks used for stacking wheat and hay. Historic photographs and maps indicate that boundary fences were post and rail with slip rails in lieu of gates.⁷⁵

Changes made by the Oldfields—1933–1958

With the death of George Blundell the last long term residents, Harry and Alice Oldfield, occupied the cottage and between 1934 and 1945. They demolished the kitchen section of the slab shed but left the rest in place. A slab skillion built on the southeast corner may have housed a horse buggy (Figure 3.5). This skillion was demolished around 1963 by the CDHS. From 1934 onwards the Oldfields erected several huts/humpies and kennel structures scattered about the land around the main house. By 1959 the slab shed was providing space for a bathroom—this could explain the flue pipe hole in the shed roof as water may have been heated by wood.

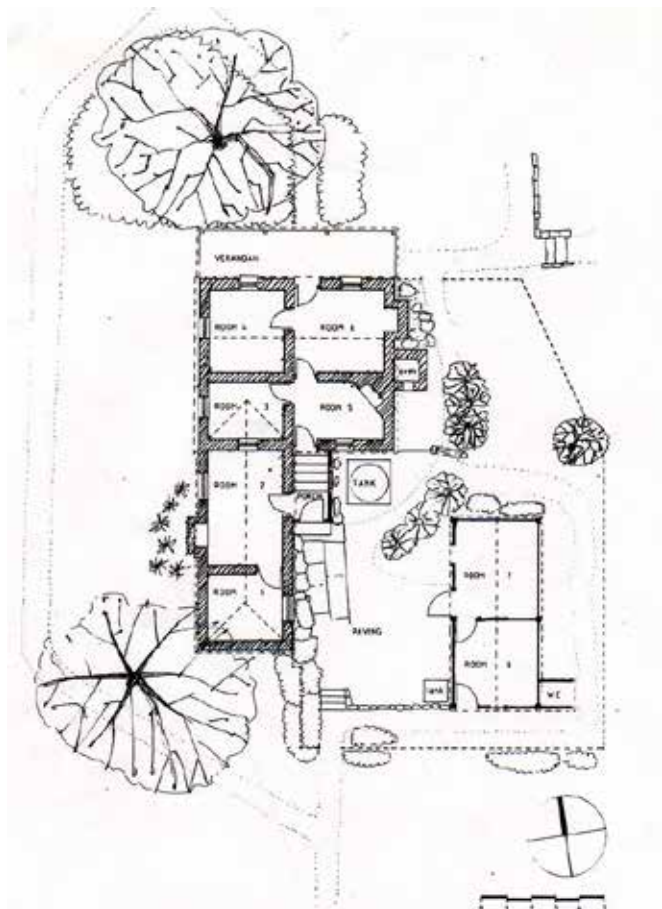


Figure 3.5 Plan of Blundells Cottage after addition to Slab Shed by Oldfields. Source: Freeman Collett & Partners Pty Ltd 1994, Blundells Cottage Precinct CMP

Alice, with Harry's help, developed a productive smallholding of three acres around the cottage, supplying farm produce to the newly arrived public servants. Cypress trees were planted by Mrs Oldfield, creating a more sheltered outlook on the north and east sides of the cottage. Some of these early plantings may have perished early on and some may have self-propagated—at least

⁷⁵ CDHS Newsletter No. 108, November 1969.

two Himalayan cypresses were planted to the north of the cottage and two Roman cypresses were planted to the east of the cottage. (Figure 1.2)

The Oldfields also established a vegetable garden to the west of the cottage⁷⁶ and erected a fence between the 1888 cottage extension and the slab shed to enclose a small internal courtyard. (Figures 3.4 and 2.6)

Harry Oldfield died in 1942. Alice remained in residence for another 16 years, without electricity or running water, sharing the cottage with many boarders. The front verandah was enclosed with fibro-cement sheeting, and a wood stove was installed into Room 2 having the effect of enabling the two rooms of the 1888 extension to be rented out as a self-contained flat. Tom McCauley and his wife lived in the back two rooms from 1947 to 1949, with Tom responsible for digging a trench for the outside toilet that appears in photographs at this time. The date of construction of the back stair and enclosure is not clear. It may have occurred during this period or earlier.

NCDC restoration and landscape modification—1958–1963

Following Alice Oldfield's death in September 1958, the CDHS lobbied for the conservation of the cottage. Architect Morton Herman (M Arch, FRAIA) in 1961 briefly described the cottage and barn and made 'recommendations for treatment', which seem to have been followed in a program of work conducted over a four month period in 1963. The work included lining some of the cottage ceilings with fibrous plaster sheeting; removing outlying structures including sheds, fences and other ephemeral evidence of occupation; removing limewash accretions from the coursed rubble stonework of the cottage; relocating rainwater tanks and rebuilding the front verandah after removing the fibro-cement partition. The front door was replaced with one specified by Morton Herman and in early 1964 (before the handover to CDHS) shutters were installed after a vandalism event.

Canberra and District Historical Society—1963–1999

The restored cottage was officially opened on March 12 1964 and subsequently handed over to the CDHS to be operated as a folk museum, presenting rural pioneer lifestyles between 1890 and 1910.

With the construction of Lake Burley Griffin and Wendouree Drive the landscape immediately surrounding the cottage had been greatly altered and, in order to better present the cottage for its new museum identity, a number of changes were implemented. In 1965 the garden and approaches to the house were planned with the help of Margaret Hendry and Dick Clough of the NCDC. Of the existing plantings only the Himalayan Cypress, Roman Cypress were retained. Steps, fences and plants were arranged to create an attractive rather than a historically correct setting.

The CDHS also undertook a number of projects including works to the slab building, path landscaping and some modification to windows and doors. At an unknown date concrete was also poured over the bricks floor in the old kitchen (Room 5).

In 1966 Wendouree Drive was sealed for better access and an attendant, subsidised by the Commonwealth, was employed so that the cottage could open more frequently. The original farm track below the cottage from Church Lane had been done away with at this time. In that same year

⁷⁶ According to Eric Oldfield's widow, the vegetable garden was on the slope where the CDHS orchard is located. Pers comm Jan Blank 06/12/12.

the L-shaped timber slab building was modified to a simple rectangular shape. The fireplace, chimney and slab skillion were removed and a small WC extension added. The northern wall was reconstructed, windows made and installed, galvanised iron strips attached (although some of the original seal of clay and sticks were left in the wall behind the square iron tank) and newspapers pasted to inside as wall paper.

The cottage front verandah was re-paved from the eastern end to the doorstep and a Pioneers' Pavement begun at the northern end of the shed in 1967. In 1971 the front ceilings in the two front cottage rooms were lined with pine boards taken from the resumed Gribble property at Murrumbateman and a mantle shelf constructed above the fireplace in Room 5. In the following year an iron grille was fitted on the kitchen window for security. A brick path from the back door to the steps at the south gate was laid the following year. Board ceilings were installed in Rooms 2 and 3 and the back porch in 1977. New guttering was also installed that year.

All the shutters and several windows were destroyed during a break-in in 1989 and in 1991. New window frames were installed in the parlour, main bedroom and office, and security screens installed inside the windows. Later that year a maintenance program completed a number of minor works including repairs to the lintel over the kitchen door; repairs to the lintel between Rooms 3 and 5 and the ceiling joint above; provision of a handrail down rear steps from Room 5; removal of remaining timber formerly holding shutters in place at the windows; propping up of the roof ridge cap to prevent water entry to the building and fastening down of loose roof iron. Other works included securing the handrail on the front verandah; repairs to the floor in Room 4; repairs to the brick and hearth in Room 6, the parlour; and clearing of gutters and downpipes. A new tank stand was built the following year and a new galvanised iron tank installed.

Electricity was eventually connected to the Cottage in 1997. Other works that year included stripping the internal walls of acrylic paint in preparation for the white limewash and the woodwork was made ready for different treatments including the shellacking of the mantelpiece in the parlour. Three panels of the tongue and groove ceiling in Room 5 were removed to reveal the shingles and bush timbers used in the roof. External woodwork was painted cloudy blue and the water tank refurbished and a filter installed.

The composting toilet was installed in 1998. At the slab shed new bases were spliced onto the northern corner posts, soil build-up removed and drainage added. New coir matting was installed internally to cover the packed earth floor and reduce the dust.

NCPA/NCA—1999–2013

The NCPA (later called the NCA) took over management in 1999 and Room 1 was carpeted that year.

At some point in time the picket fence was reconstructed and painted. Maintenance tasks in 2011/12 included re-screwing the roof in combination with the addition of cut lead washers, plus installation of new lead flashing to the three chimneys.

3.3 Detailed Description of the Building

Explanation

The detailed description provided in the subsequent sub-sections, externally elevation by elevation and then internally room by room. The different built elements of the cottage are described in relation to their date of construction (where this is known for certain—the cottage has undergone

many alterations, not all of which have been documented), form, fabric, changes, condition and importance of the fabric. At Blundells Cottage it is important to understand that the heritage values of the place are multi-layered (see Section 5.0) and that it is not only the original and early fabric which is of importance. To assist in this, understanding, the descriptions also provide analysis of the significance of the fabric elements and what tolerance for change that fabric can withstand while still retaining its contribution to the overall heritage values of the place. Generally, but not always, the higher the importance of the fabric, the lower the tolerance for change it tends to have. Low tolerance for change requires retention with active conservation. Moderate tolerance for change allows for some controlled changes. Fabric with high tolerance for change can generally absorb a great deal of change without the heritage values of the place being adversely affected. The conservation management tool of tolerance for change is further explained in Section 5.0.

3.3.1 North Elevation

The front of the cottage is its northern elevation. It is a symmetrical design of locally sourced rubble stone set in courses. A central door is symmetrically flanked by two six-paned sash windows. A later skillion verandah runs the length of the façade. The roof is clad with corrugated iron and extends over the front verandah (Figure 3.6).



Figure 3.6 Northern elevation Blundells Cottage. (Source: GML 2013)

North Elevation Walls

Date of Construction—1859

The first part of the cottage was built in 1859, with the stonework most probably done by George Rottenbury, mason and lime burner who built many of the Duntroon buildings.

Description

Walls—Coursing: The walls are roughly coursed random rubble with larger stones used as quoins at the corners and around the windows and door. The quoins tend to define the adjacent coursing. The wall is approximately 450–480mm thick, and most probably has a mortar and rubble core between the inner and outer face. The wall has been limewashed as evidenced by traces of lime in the pointing and on some stones. There is no evidence of settling or cracking and structurally the wall appears to be in excellent condition. The lintels over the door and windows are rough sawn hardwood timber that has subsequently been painted. The timber treatment at the time of construction has not been definitively established. The windowsills are dressed stone that has been shaped to drain water away from the window.

Walls—Stones: The stone itself is described as dacitic ignimbrite (welded tuff) of the Mount Ainslie volcanics formation.⁷⁷ It varies considerably in colour, especially where the weathered face has been roughly worked to provide a surface face, revealing the darker rock within. The variety of colour suggests the stones were collected from the field rather than quarried.

Walls—Mortar: The mortar is lime based, presumably using locally burnt lime. Small lumps of lime are clearly visible in the mortar, which was incised by the trowel as a form of pointing to outline the stones, although much of this has eroded. Weathering of mortar may have occurred between 1858 and 1888 when there was no verandah roof. In a few locations there are holes in the mortar where fixtures may have been attached and there is evidence of occasional patch repairs in various locations. There is no evidence of burnt shells in the lime, however, pockets of air entrapped in one or two larger lumps that have been partly eroded suggested the appearance of a shell.

Condition	Importance of Fabric	Tolerance for Change
There is no evidence of rising damp or fretting mortar and all stones remain well bonded within their matrix. Condition of the wall is excellent other than for the previously mentioned weathering of mortar. Integrity is also very high as there does not appear to have been any significant modification other than the removal of the former limewash.	The walls are structurally and historically fundamental to the cottage. They are a core part of the building's aesthetic value and are likely to have a high degree of social value. This latter value is evidenced by Herman's initial instruction to clean off the former paint ⁷⁸ , and a subsequent reluctance by managers to reapply lime wash over the walls.	Repointing of mortar would be appropriate on an 'as needs' basis, but should be done 'here and there' rather than as a blanket treatment so that the overall patina of the wall is not compromised. Structural modifications would be unacceptable.

North Elevation Roof

Date of construction—1859 and 1888

Description

Roof—Shingles: The roof over the original part of the cottage was initially split timber shingles on pit-sawn timber battens supported in turn by split timber rafters, all of which are still in place beneath the iron (Figure 3.7). The material is most likely to have been sourced locally or regionally, although the timber has not been determined.

⁷⁷ Freeman Collett & Partners Pty Ltd, 1994 Volume 2, p6.

⁷⁸ Herman M 1961, Report to the National Capital Planning Commission Canberra, ACT on Oldfields Cottage, Scotts Crossing Road, Canberra, p3.

Roof—Iron: In 1888 corrugated galvanised iron was laid over the shingles. At that time corrugated iron roofing was still being imported, however, there is no brand marking on the underside of the verandah iron and the underside of the material over the shingles is not visible without removing the sheets. It is most likely that the iron on the front section of the cottage was installed when the cottage was extended in 1888 and the same iron may have been used. The iron on the rear section is branded 'Red Cross' (Figure 3.8). Miles Lewis records the Red Cross brand as dating from 1888 and described it as 'Red [Maltese cross-cum-square rosette] Cross' all in red.⁷⁹

Two rows of sheets were used to cover the roof plane and the end sheets were bent over to fix to the timber bargeboards which were introduced as part of the 1963 restoration phase. Herman notes that the shingles were clearly visible at the roof edge and it is assumed that there was no barge board or capping; or if there was, it had fallen off prior to 1961.⁸⁰

The roof form over the 1859 part of the house is a gable roof, unlike the rear addition, which is hipped. The ridge line has a distinct dip in its centre (apparent in the photogrammetric drawings (Figure 3.9). A prop was inserted under the ridge in 1991 to prevent any further subsidence.



Figure 3.7 Underside of roof above parlour showing 1859 split rafters, sawn battens and shingles. (Source: GML 2013)

⁷⁹ < <http://mileslewis.net/australian-building/pdf/appendix-a.pdf> >

⁸⁰ Herman M 1961, p4.



Figure 3.8 Red Cross marking on underside of roof iron above the office. (Source: GML 2013)

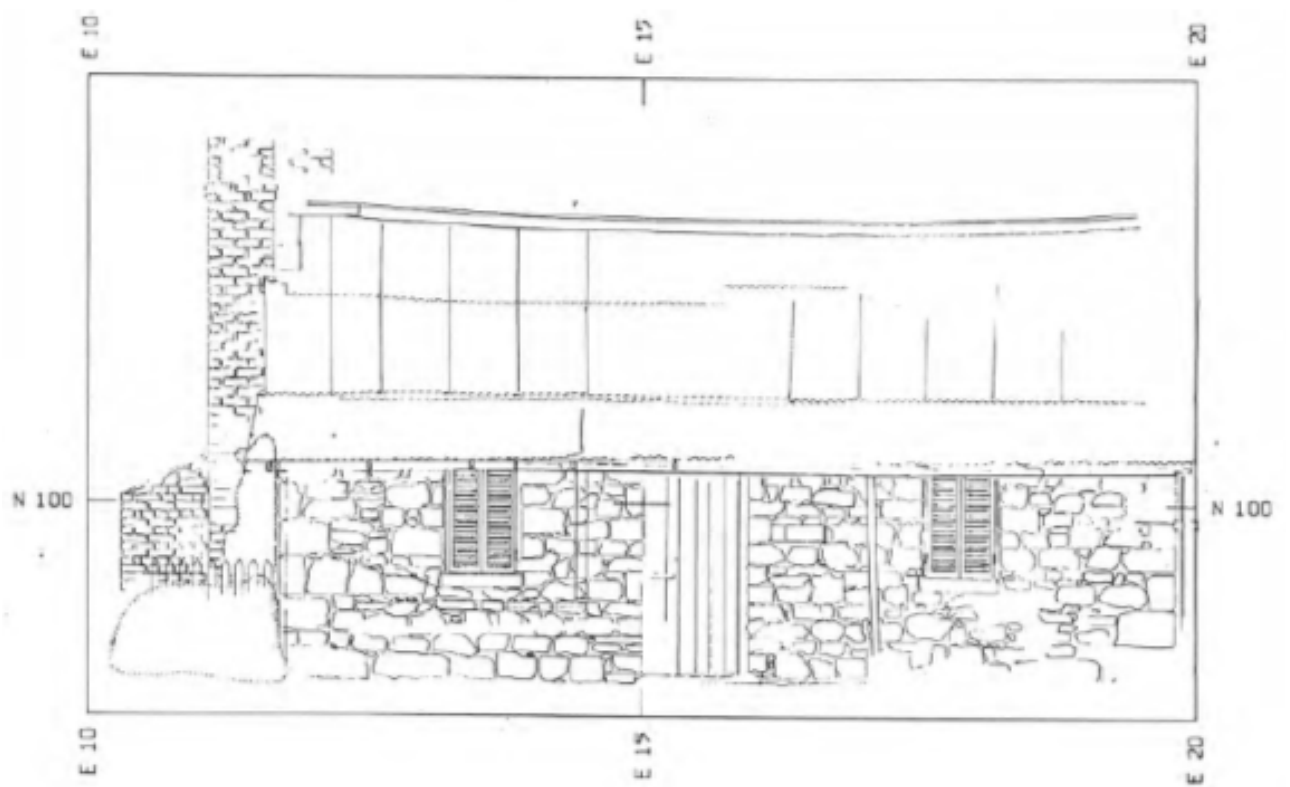


Figure 3.9 North elevation drawing showing dip in ridge line. (Source: Australian Survey Office 1984)

Changes

Shingles have been overlaid with corrugated galvanised iron. Barge boards were introduced post 1961.

Condition	Significance of Elements	Tolerance for change
The roof seems to be watertight and is well maintained. There is a fair amount of surface rust, particularly at the ends of sheets, however, it is not sufficient to require replacement in 2013.	The iron has been in situ since 1888 and has developed an attractive patina of age—High. The underlying shingles and roof structure date from 1859—High. The introduced barge boards—Low.	Original roof structure and shingles—Low. Corrugated galvanised iron will inevitably rust and needs to be replaced, however, this should be delayed as long as possible as the patina of the existing iron is a part of the place's aesthetic value—Low. Barge boards—High.

North Elevation Gutters/Fascia and Downpipes



Figure 3.10 Half round gutter at front verandah. (Source: GML 2013)

Date of construction—1977

The CDHS records in their chronology that new gutters were installed in 1977.

Description

The present front verandah gutter is 'half round' profile in galvanised iron and, as it is quite distinct from commercial half round gutters, appears to have been formed as a one off for this job (Figure 3.10). Downpipes are round galvanised iron.

Changes

If a gutter was fixed to the new verandah roof in 1888 it was likely a 'half round' or an 'ogee' profile. Percival's survey drawing shows a square tank at the end of the verandah in 1913 and it is likely that a gutter drained into it. Note that the tank at the eastern end of the verandah in 1960 was round corrugated iron.

Condition	Significance of Elements	Tolerance for change
Both the gutter and downpipe appear to be in good condition, with no rust evident on the outside. The gutters were clogged with debris at time of inspection and may be inadequate for the roof area to be drained.	The gutters and downpipes are sympathetic in style and material, but are relatively recent—Low.	As the gutters are not individually significant they could be changed for an alternative sympathetic profile—High.

Verandah

Date of construction—1888–1967

Description

The verandah is stone paved with timber posts and edge beam supporting a simple skillion corrugated galvanised iron roof. There are some painted handrails. The paving was undertaken by the CDHS and it may be that some of the stones have social value to this group. The section of paving from the east end to the front door was done in 1967, and the west end sometime later. The different sources of stone are clearly evident with lighter mixed stones at the east and darker granites at the west.

Changes

The historic record implies that at the time of construction (1859) there was no front verandah. There is no evidence in the fabric to suggest that a verandah roof was present initially and Herman notes that 'it is doubtful if the verandah was ever covered with shingles'. The present verandah form dates from 1888 when full length sheets of iron were used to span the verandah from an introduced plate on the top of the stone wall to the timber beam at the outer edge. In Herman's report of 1961 he comments 'parts of the verandah have been poorly enclosed in fibrous asbestos sheeting' and recommends these be removed 'as well as the boarding maintaining the west end of the verandah floor'. This may imply there was timber floor present as opposed to flagging or paving, however, there is no conclusive evidence. The article in the 1967 CDHS newsletter opens with the phrase 'we have re-paved the verandah' suggesting some type of paving previously.

Herman also suggests that 'a new 5' x 2' (125mm x 50mm) hardwood head full width of verandah is needed' and hence the head beam and posts, which are sawn hardwood painted white, date from 1963. At some stage (probably in the 1960s) an aluminium flashing strip was inserted between the verandah iron and roof iron.

Condition	Significance of Elements	Tolerance for change
The paving is robust if a little uneven. The corrugated iron is sagging and rusting, which is exacerbated by the accumulation of Himalayan Cypress leaves falling from overhanging limbs. The base of the verandah posts are decaying.	The flagging possibly has high social value to former members of the CDHS as some of the stones may have been sourced from places or individuals of local historic importance. The origin and placement of stones is described in detail in their newsletter (CDHS No. 84, July 1967) although it is not entirely clear if the writer is referring to the front verandah or an area closer to the slab shed. The timber posts and head beam date from 1963 and are not individually significant.	Form—Low. Timber and iron should only be replaced as necessary with 'like with like'—High. Paving—Low.

North Elevation Windows



Figure 3.11. Front verandah window with timber lintel, hardwood frame, six-pane sash and shaped stone sill.
(Source: GML: 2013)

Date of construction—1859

Description

Six-pane timber framed sashes in hardwood timber frames—all painted in a modern paint of ‘teal blue’ colour. See Table 3.1. The left hand (eastern) sash contains finely machined glazing bars and is presumed to be original (Figure 3.11). The right hand (west) sash, however, lacks the finesse of the former and is obviously more recent. In 1989 several sashes were destroyed during a break-in and in 1991 new window sashes were installed in the parlour, main bedroom and office. Both sashes in the front elevation have side hinges and open inwards.

Changes

Shutters that had been installed in 1964 after vandals broke in, were removed in 1989 when they in turn were damaged in a break-in. The reveals were later repointed. There have been various changes in the colour scheme as described in Table 3.1.

Exterior Finishes

The paint finishes on the different faces of the exterior of the building are generally very consistent. In 1961 Herman recommended white, which remained in place until 1997 when the cottage windows were painted ‘teal blue’. The 1994 CMP by Freeman notes:

There is evidence of earlier green, blue, and white paint, however some bare wood may indicate that the frames were not painted originally.⁸¹

The number of paint layers on the two windows on the northern face is highest due to their protected location. They offer the best indication of previous colour schemes. Colour investigation by Gillian Mitchell, Conservation Works, in 2012 assessed colours as set out in Table 3.1.

Table 3.1. Blundells Cottage Paint Analysis, Gillian Mitchell 2012, Blundells Cottage Paint Analysis, report prepared for the National Capital Authority.

Window Location	Current colour to...			...oldest colour
Northeast under verandah lintel	Teal Blue— <i>Planet Green P33B6</i> x 2	Light Green— <i>Rivergrass P23D5</i>		
Northeast under verandah jamb/frame	Teal Blue— <i>Planet Green P33B6</i> x 2	White x 5	Dark Green— <i>Moss Vale P25B8</i>	
Northeast under verandah Sill	Teal Blue— <i>Planet Green P33B6</i> x 2	White x 6	Dark Green— <i>Moss Vale P25B8</i>	Dark brown— <i>Deep Leather P05B9</i>
Northwest under verandah—frame jamb and sill	Teal Blue— <i>Planet Green P33B6</i> x 2	White x 5	Dark Green— <i>Moss Vale P25B8</i>	Dark brown— <i>Deep Leather P05B9</i>
Northwest under verandah—lintel	Teal Blue— <i>Planet Green P33B6</i> x 2	Light Green— <i>Rivergrass P23D5</i>		
Room One—east facade, curved lintel	Teal Blue— <i>Planet Green P33B6</i> x 2	White	Light Green— <i>Rivergrass P23D5</i>	Dark brown— <i>Deep Leather P05B9</i>

⁸¹ Freeman Collett & Partners Pty Ltd, 1994, Vol 2, p 7.

Condition	Significance of Elements	Tolerance for change
Condition of windows is very good	Both window frames are highly significant as original fabric—High. The eastern sash is also assumed to be 1858—High. The western sash is significant in terms of form but not in fabric—Moderate.	Frames—Low. East sash—Low. West sash—Moderate.

North Elevation Door

Date of Construction—(frame) 1859 and (door) 1964

The door frame dates from 1859 and the door dates from at least 1964 and may even be more recent, although the door jambs are early original fabric to the cottage

Description

The current door (2013) is ledged and braced hardwood timber (Ash) of very robust construction designed to resist forced entry. It is supported by three T-hinges and includes a period style rim lock and two additional slide bolts. The door frame is original and used dowels to secure the frame to the head as an integral part of a mortise and tenon joint.

Changes

The 2013 door replaced one that had been specified by Herman and installed in 1963 but subsequently vandalised (kicked in).

Condition	Significance of Elements	Tolerance for change
Condition of door is very good	The door itself is sympathetic but of little historic importance—Low. The hardwood frame is 1858 fabric and highly important—High. The provenance of the rim lock is unclear but is probably an introduction, however, it is sympathetic.	Door—High. Frame—Low.

3.3.2 West Elevation



Figure 3.12. West elevation of Blundells Cottage. (Source: GML 2012)

West Elevation Wall

Stone Walls, Mortar and Window Arches: The western elevation is an asymmetrical gable form, constructed of coursed and random rubble stone. The wall was built in two stages with the left (or northern) part built in 1859 by Rottenbury as part of the original stone cottage with its asymmetrical roof showing a steeper pitch to the front. The right (or south) end was built in 1888 by a stonemason named Campbell (no relation to the Campbells of Duntroon) and dates from the later extension of the cottage. Both walls are made of similar stone to the front wall (dacitic ignimbrite (welded tuff) of the Mount Ainslie volcanics formation), although there are some sedimentary stones evident in both periods of wall. A distinct difference in technique can be discerned, with the latter wall having larger joints and raised pointing articulating the individual stones. It is probable that the pointing in the later wall was applied as a separate process after the stones had been bedded in mortar. The other noticeable difference is in the use of brick arches over windows in the 1888 wall. The two walls are successfully interlocked at their junction and demonstrate the differing techniques of the two masons.

The west wall is exposed to strong weather and the mortar joints of the 1859 section are eroding, as are some of the softer stones, and there is considerable evidence of 'patch' repointing, but not of systematic 'whole of wall' repointing. Although there are some fairly deep rebates between the stones, elements of incised pointing as used on the front wall can still be seen, as can traces of limewash.

Chimney: The chimney was most probably built integrally with the stone wall in 1888, as the brick coursing and that of the stones are equal and there is no evidence of the type of disturbance that can be seen around the central window. A stone footing projects about 50mm from the face of the wall, about 200mm below their respective floor level.

Date of Construction—1859–1888

Description

The brick chimney appears to be very sound and is constructed on a stone footing. The origin of the bricks has not been established but they are likely to have been wood fired in the local area. Pressing marks from the mould can be seen in their face. There is minor cracking and loss of mortar at the base.

There is good evidence that the 1859 section of wall had been limewashed, although the evidence for the 1888 wall is not so clear. There is no obvious trace of limewash applied above the plinth and the 1910 panorama at Figure D1 in Appendix D seems to show a bright limewashed band at the plinth level on the south elevation, but a relatively dark surface above that.

Form

The unusual asymmetric roof profile of the 1859 cottage is clearly evident. The 1888 rooms have an upper wall height that is the same as the rear wall of the 1859 dwelling and the floor level is about 900mm lower.

Changes

Notwithstanding the substantial alterations when the new wall was constructed and the central window cut in, there has been little change since. Hence, the integrity of the walls is very high with little alteration other than minor repointing and the possible introduction of a vent under the front bedroom floor.

Condition	Significance of Elements	Tolerance for Change
Fundamentally the overall wall is sound, however, the extent of erosion on joints in the 1859 wall is considerable and warrants attention (Figure 3.12). The 1888 wall had subsided at its southwest corner and was underpinned in 1963. Herman's drawings Nos 4 and 5 (1961) include the instruction to 'underpin wall'. A crack is evident in the wall extending from the ground to the top plate approximately 900mm from the southern corner (Figure 3.13).	The stone walls are highly significant, as is the surviving evidence of the mortar and pointing joints that were done at the time of construction—High.	Repointing is acceptable providing it follows best practice Burra Charter procedure. Refer to the scope of works for further details—Moderate.



Figure 3.13 Deeply eroded mortar in 1859 west wall.
(Source: GML 2013)



Figure 3.14 Raised pointing and structural crack in 1888 wall. (Source: GML 2013)

West Elevation Windows

Windows: The three windows in this elevation are all different. The rectangular six-paned sash window is original to the first stage of the cottage construction. There is an introduced six-paned sash window to Room 3, set within the original stonework. This central window would have been cut into the stone wall at the same time as the rear extension was added (1888) as indicated by the use of a brick arch and the extensive infill brickwork needed to fill the gap following demolition of the rubble stone wall. The rear of the western elevation constitutes the 1888/90 addition and has a larger 12-paned sash window to Room 2. It has a brick sill and arch. It was built as an original component to the wall which is clear from the neat finish of the stonework at its edges in contrast to the middle window.

Date of Construction—1859/1888

The left window dates from 1859, with centre and right windows dating from 1888.

Description

The left hand window is a painted six-pane timber sash hung in a painted hardwood timber frame. It hinges inwards and probably dates from 1991. The window head is hardwood, but the sill, unlike the front elevation, is brick. It appears to have been built as such and is similar to the other surviving 1859 window, which is in Room 5.

The central window is also a vertical six-pane sash set in a hardwood frame; however, the sill, curved arch head and reveals are all brick and of a later type than in the left hand window. The bricks in the sill are on their edge.

The right hand window comprises two six-pane double hung sashes set in a timber frame. The brick arch is slightly flatter than the central window.

Changes

The cross section on glazing bars in the double hung window is a bevelled or trapezoidal profile that looks relatively modern and probably dates from 1991. The age of the central window is not entirely clear.

Condition	Significance of Elements	Tolerance for Change
There is peeling paint and loss of putty on all windows and some weathering to the timber sills.	Sashes are sympathetic but not individually significant—Low. Frames are significant original fabric—High.	Frames—Low. Sashes replaced like for like as necessary—Medium. Repainting, following painting scheme based on colour scrape analysis and reinstatement of earliest colour (see Appendix D, subsection D.4 ⁸²)—High. Replace like with like to sashes and decayed timber—Moderate.

West Elevation Roof

Date of Construction

- Iron: 1888
- Underlying shingles: 1859
- Barge boards: 1963
- Gutters and downpipes: probably 1977

Description

The roof over the 1888 extension is corrugated galvanised iron screwed to a sawn hardwood roof frame. The iron bears the mark 'Red Cross' which is dated to 1888 and therefore likely to be the material initially installed on this section of roof (refer to Figure 3.8 above). The roof pitch is close to 45 degrees and the southern roof plane is hipped, unlike the 1859 roof which is gabled. The ridge is capped with a rolled galvanised ridge cap. Gutters are 'half-round' profile, similar to that used on the front verandah and the one central down pipe is also in galvanised iron. The condition of roof iron varies with some more recent sheets intermixed with the earlier ones. Some have substantially more pronounced rust. Repair work undertaken circa 2011 included new lead flashing to the chimney and additional roof screws using hand cut lead sheet.

Changes

The timber painted barge boards were installed in 1963 at the instruction of Herman who noted:

*The edges of roof timbers, particularly at gable ends are very weathered. These could with advantage be covered by a new shallow fascia to give a neat finish and to protect the old timber and a neat line to the gable verges would be obtained.*⁸³

The barges comprise two machined boards that have been painted white, although the paint has mostly flaked off. The roof iron has been bent over the gable and fixed with nails and screws. It is inferred that there was no previous barge board or capping and that, if there was, it had fallen off by 1961. Pieces of tin flashing have been inserted at the base of the valley to help direct water into the gutter. A small metal cover was fixed over the end grain of the front wall plate to protect it from further decay in 1991.

⁸² Mitchell G 2012, Blundells Cottage Paint Analysis.

⁸³ Herman M 1961, p3.

Condition	Significance of Elements	Tolerance for Change
The roof appears to be generally sound, although there appears to be fresh leaking around the chimney possibly following the replacement of lead flashing circa 2011. The major problem is with the clogged gutter and downpipe and the inadvertent discharge of rain water onto the stone wall, which in turn is seeping through the wall.	Roof iron, shingles—High. Bargeboards—Low. Gutters—Low.	Roof iron and shingles—Low. Bargeboards—High. Gutters—High

3.3.3 South Elevation

The south elevation is the back of the cottage. The dominant wall of the south elevation is that of the end of the 1888/90 extension and does not have any windows facing south. The original external steps from the back door of the cottage were enclosed when this extension was built and now have weatherboard walling around them to the back door. A water tank is situated next to the back door, partly concealing the rear stone wall of the original 1859 cottage which has the only south facing window, a small timber framed four-paned sash.

South Elevation 1888 Section



Figure 3.15 South elevation of 1888 extension showing hipped end to the roof. (Source: GML 2013)

Description

The rear of the 1888 extension (Figure 3.15) continues the same stone wall construction as the adjacent walls from this phase of the building. The wall is constructed on a slightly proud footing, stonework is exposed and pointing is raised.

Changes

The most significant change was the underpinning of the wall and repair of the crack about 900mm from the right hand edge during the restorations by the NCDC undertaken by Morton Herman. Herman commented that one of the main faults was 'somewhat severe settlement at the southwest corner'.⁸⁴ The underpinning repair work appears to have been very successful with no further opening of this crack. Otherwise the integrity appears high.

Condition	Significance of Elements	Tolerance for Change
Good	Original fabric—High.	The wall has very high integrity—Low.

South Elevation 1859 Section



Figure 3.16. South elevation of 1859 section partly obscured by more recent porch and tank. (Source: GML 2013)

Date of Construction

The stone wall dates from 1859. The porch post-dates 1960.

Description

Wall: The 1859 wall visible behind the tank (Figure 3.16) is not as neatly finished as the 1888 wall on the left of the image. Much of the surface pointing has eroded although there are numerous traces of limewash remaining. The timber plate at the top of the wall appears to date to 1963.

⁸⁴ Herman M 1961, p1.

Condition	Significance of Elements	Tolerance for Change
Moderate. Surface pointing eroded.	Original 1859 fabric apart from timber plate at top of wall.	Low for wall and mortar. High for replacement timber plate.

Window: The original four-paned timber sash is set within the original hardwood frame. The sill is of bricks on their flat and the lintel is timber. The vertical bar security grill was added in 1972.

Condition	Significance of Elements	Tolerance for Change
Window —Good Appears to be sound with no obvious leaks.	Moderate	Moderate

Roof: The 1888 corrugated iron is screw fixed over the earlier shingle roof. New lead flashing has been installed around the chimney (circa 2011). The roof valley drains onto the porch roof, which in turn feeds to the tank. A separate gutter and downpipe also drains to the tank. The galvanised iron gutters installed in 1977 are the same as used elsewhere on the building and are supported by handmade brackets of welded steel and galvanised iron strap. The gutters and downpipes are clogged and broken in 2013.

Condition	Significance of Elements	Tolerance for Change
Roof-iron—Good Relatively good and better than much of the other roof iron on the building. Some former leaking under the flashing where it abuts the 1858 building.	1888 fabric in good condition.	Low.

Tank and Tank-Stand

The tank-stand and tank were built in 1992 and replaced a former tank-stand and tank that dated from 1963 that had in turn replaced two smaller tanks, one square and one round (noted in Morton Herman's report). The 1992 galvanised iron tank is now leaking badly (Figure 3.16).

Condition	Significance of Elements	Tolerance for Change
Tank—poor condition. The iron has rusted through and the tank needs to be replaced in full.	From the period of occupation and may be the original tank from the north of the cottage relocated in the early 1960s.	Moderate. The fabric is decayed and must be replaced for the tank function to continue. The form and materials of the tank should be replicated for a replacement.

Porch

This is a small timber-framed structure clad in weatherboards with a skillion corrugated iron roof. The construction date is not clear but appears to be evident in a 1910 photograph and is most likely to have been constructed shortly after 1888. Herman noted in 1961 that 'the steps of the rear [verandah] have been poorly enclosed in fibrous asbestos sheeting' and indicated on his drawings that they should be replaced with weatherboard. The current weatherboards date to these early 1960s works. The porch door is the same as that at the front (vertical panelled, ledged and braced)

and presumably dates to the same time (post 1963). The window in the porch wall is a relatively recent fixed sash (Figure 3.16).

Condition	Significance of Element	Tolerance for Change
Overall Fair—stable but decayed floor boards under back door, and possible weathering to south floor joist.	Form dates from period of occupation. Fabric is new—Moderate.	Moderate.
Weatherboard wall—Good, although some staining both internally and externally. Internal stains presumed to be from excessive water running down the wall in heavy rain due to failure of gutter system. (timber weatherboards not tested for decay but appear to be sound).	Fabric from 1960s—Low	High
Floor joist at back door weathered although appears sound. Given its exposed location at ground level it is at risk of decay.	Date of fabric 1888— High	Moderate

3.3.4 East Elevation

The east elevation of the cottage includes both the original four room stone cottage and the 1888/90 extension. The side of the introduced verandah is evident with an external brick chimney which serves the parlour fireplace behind. A skillion covered external bread oven is located behind the chimney and flues to the original chimney opening which serves Room 5. The oven has a domed roof and is missing its metal door.



Figure 3.17 East elevation of 1888 extension. (Source: GML 2013)

Date of Construction—1888

Description

Wall: Random rubble field stone as per the other walls in the 1888 extension. There is a small plinth of approximately 50mm situated 300mm below floor level which is covered in part by the steps and porch. Two wall vents, contemporary with the date of construction, are included just above floor level. Mortar pointing is raised as elsewhere on the 1888 walls.

Condition	Significance of Element	Tolerance for Change
Good. Apart from the crack above the window which matches one on the west wall and probably dates to the movement that had occurred before 1961 and that led to underpinning in the 1964 conservation work. Grey cement based mortar indicates previous repairs to the arch.	Stone walls and corrugated iron are highly significant 1888 fabric—High. Mortar—High	Stone walls and mortar—Low Minor repointing in style acceptable.

Window: This is a timber-framed window with a pair of double hung six-paned timber sashes. The sill is a series of bricks on edge and the shallow curved arch above the window uses similar bricks. The wall has spread slightly and a large section of the arch has dropped about 1cm, as has some of the stonework above. The window is painted a modern teal blue colour although was painted white in 1964. Splashes of the white paint can be seen on the brickwork.

Condition	Significance of Elements	Tolerance for Change
Good.	1888 fabric upper sash—High Replacement fabric lower sash—Moderate Paint finish 1960s and later—Low	Low Moderate High

Roof: This section of the cottage has a hipped corrugated galvanised iron roof with rolled ridge capping dating from 1888. There is light rusting across all sheets with heavy rust on one sheet in particular. At its northern end, the roof drains into a valley and onto the porch skillion roof. The remainder of the roof drains onto a half round gutter that is similar to those elsewhere on the building.

Condition	Significance of Elements	Tolerance for Change
Corrugated iron—Moderate Some rusting.	1888 fabric—High.	Moderate. Avoid change unless roof iron and fixings are failing.
Guttering—Poor.	Introduced 1960s fabric.	High. Inadequate for function and



Figure 3.18 East elevation of 1859 portion of the cottage. (Source: GML 2013)

Date of Construction—1859/1888

Building constructed in 1859, bread oven and chimney constructed circa 1888 or possibly earlier.

Description

Wall: The 1859 stone walls, internal fireplaces and chimneys were constructed integrally and, as a consequence, the east elevation of the chimneys is visible in the gabled section of the wall.

Bread oven and chimney: In 1888 or earlier, the corner chimney in the lounge room was demolished and a bread oven and separate fireplace built on the eastern face (exterior) of the wall. The bread oven utilised the former flue of the demolished fireplace. A new brick fireplace was built on the external wall to serve the parlour, Room 6. The parlour chimney was extended by about 6 courses sometime between 1967 and 1981 using introduced brickwork.⁸⁵

Bricks: The bricks are mostly a light terracotta colour that is lighter in shade and possibly softer in strength than the bricks used to build the chimney on the western elevation. The 1983 Cox report noted that two sizes of brick were used and suggested that the new fireplace and oven re-used some of the bricks from the demolished fireplace. The source of additional bricks has not been established. The stone wall, bread oven and newer brick chimney have all been limewashed, which may suggest a date before 1888, as the 1888 structure appears never to have been limewashed. The flues appear to have been extended by six or seven courses in the early 1960s or by the CDHS86 that again have not been limewashed.

⁸⁵ Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p15.

⁸⁶ Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p15.

Condition	Significance of Element	Tolerance for Change
Condition is generally good except for a few fretting bricks and loss of mortar in the lower section of the brick chimney. A gap between the chimney and the stone wall has been pointed (probably post 1963). This is showing movement of a few millimetres has occurred since the work was done.	Stone and brickwork—High. Barge boards—Low.	Low.

3.3.5 Interior Rooms

Room Number 1

This room is part of the 1888/90 extension. It is currently (2013) used as an office. The walls have been rendered with the irregularities of the underlying stonework showing through and limewashed several times with a variety of colour schemes. A fibrous plaster ceiling is present and replaces the tar paper ceilings noted in the Herman report of 1961. Room 1 has one window facing east and is accessed from Room 2.



Figure 3.19 Room 1. (Source: GML: 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Ceiling	1963	Fibrous plaster sheets with milled quad timber cornice. Sisalkraft	Good	The ceiling rafters and fibrous plaster ceiling was installed in 1963. Sympathetic—Low.	High.
Floor	1888	Butt jointed hardwood flooring (150 x 50) with hardwood subfloor. Carpet in 2013. Plain brown linoleum in 1970 and relaid 1979, and patterned linoleum earlier. ⁸⁷	Good. Subfloor not inspected but feels firm.	2013 Carpet—Low. Earlier linoleum—Moderate. Hardwood flooring—High.	Carpet—High. Linoleum—Moderate. Hardwood flooring—Moderate.
Wall	1888	Crudely rendered with subsequent coats of limewash. Current treatment is white limewash. Freeman refers to presence of earlier layers of limewash. The pale beige evident in 1994 may have been applied in 1963. Note the two major wall cracks had been repaired in 1963 requiring the addition of 'compo mortar'. ⁸⁸	Good	Wall render—Moderate. Pre 1994 limewash—Moderate.	High. High.
Window	1888	Double hung six-paned sash in hardwood timber frame. The upper sash has finer mouldings and may date from 1888. The lower sash has modern mouldings and is probably 1991. Modern security grill and curtains. The lower and upper sash would have been the same.	Good	Upper sash, original fabric—High. Lower sash, sympathetic but introduced fabric—Moderate. Security grill—Intrusive.	Upper sash—Low. Lower sash—Moderate. Security grill—High.
.Door	1888	A timber ledged and braced door with five vertical boards in a hardwood frame, painted dark Brunswick Green. The rim lock is sympathetic but possibly an	Good.	High.	Low.

⁸⁷ Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p19.

⁸⁸ Herman M 1961, p4.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
		introduction. Appears to be the original door. Was pale green in 1994.			
Internal Roof Spaces	1888	Oregon ceiling joists from 1964 when plaster ceiling installed. Rough sawn hardwood roof framing includes cross ties approximately 600mm above the ceiling joists.	Good.	Moderate.	Moderate.

Room Number 2

This room is part of the 1888/90 extension to accommodate the growing Blundell family. It was later used as self-contained accommodation for lodgers. It is currently (2013) used as display space concentrating on cooking technology. The walls are rendered and limewashed. The ceiling is fibrous plaster which replaced former ceilings of hessian and then tar paper (present in 1961). The floor is hardwood with linoleum covering. There is an open fireplace now occupied by a fuel stove probably installed in the late 1930s for tenants to rent Rooms 1 and 2, with a mantelpiece above. The room has one tall window facing west and a door leading to the porch way at the bottom of the internal stairs. An internal window looks into the room from Room 3.



Figure 3.20 Room 2. (Source: GML: 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Ceiling	1964	Fibrous plaster as per Room 1. Sisalkraft	Good.	Low.	High.
Floor	1888	Butt jointed hardwood flooring (150 x 50) with hardwood subfloor. Linoleum in 2013. Plain brown linoleum in 1970 and relaid 1979, and patterned linoleum earlier. ⁸⁹ There is a small piece of earlier linoleum in the threshold between Room 2 and the porch.	Fair, although it is being impressed by the irregularities of the boards below.	Moderate.	Moderate.
Wall	E S & W:	Stone walls with rough render finish	Extensive penetrating	Original stonework: High.	Low. Moderate.

⁸⁹ CDHS Newsletters No. 115, August 1970 & No. 207, September 1979 & Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p19.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
	1888. N: 1859	that has been limewashed. Crack repaired at SW wall junction in 1961. Light beige paint finish in 1994, lime white in 2013. Stove introduced into fireplace possibly early in the twentieth century.	damp on western wall near junction with 1859 walls—near roof valley. Some efflorescence near stove, rust appearing on stove top.	Rander (1960s): Moderate. Limewash: Moderate.	Moderate (refer to policy for colour selection).
Window on West Wall	1888	Double hung six-paned sash in hardwood timber frame. Both sashes have modern mouldings and are probably 1991. Modern security grill. Hardwood frame.	Generally good although in need of paint. Refer to Gillian Mitchell 2012, Blundells Cottage Paint Analysis, report prepared for the National Capital Authority.	Sashes—Moderate Frames—High Security grill—Intrusive	Sashes—Moderate Frames—Low. Security grill—High
Window to Room 3	1859	Window to Room 3 is timber frame with frosted glass. Modified in 1963. Herman recommends 'rough infill ...be neatly panelled over in Room 2 side'. ⁹⁰	Good	Frame—High. Glass, introduced fabric—Low.	Frame—Low. Glass, unsympathetic—High.
Door	1888	The door to the porch had been removed prior to 1994. It is most likely one of the doors that was held in storage at the Yarralumla Brickworks.	—	Original fabric of door frame—High.	Low.
Stove		A wood fired stove (Metters Capitol) with enamelled front piece chipped around fire box. Stove added into hearth. Although not of the initial construction phase, the stove was added during occupancy (probably late 1930s)	Generally good, but rust is appearing on stove top.	Stove as dating from period of occupation—High. Mantlepiece, introduced but sympathetic—Moderate.	Stove—Low. Mantlepiece—Moderate.

⁹⁰ Herman M 1961,p4.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
		when the first lodgers rented rooms) ⁹¹ and contributes to an understanding of the place's history and use. Mantelpiece added after 1994.			
Internal Roof Spaces	1888	Oregon ceiling joists from 1964 when plaster ceiling installed. Rough sawn hardwood roof framing includes cross ties approximately 600mm above the ceiling joists.	Good.	Moderate.	Moderate.

Room Number 3

This room is part of the original four-roomed cottage and is currently (2013 set up as a bedroom—its original function. It has two windows, an original one which is now internal to Room 2 and a new one associated with the 1888 extension when the original one became internal. The walls have been rendered and limewashed and the ceiling is limewashed hessian which replaced earlier treatments. The floor is brickwork but not obviously similar to the fireplaces in Rooms 5 and 6. The room is accessed from Room 5.

⁹¹ Arthur and Myra Carn and their children rented the two back rooms 1939-41—Carn family history notes in ACT Heritage Library HMSS 0008, & Ann Gugler papers box 7 (copy in Tenant's file, & Knowles B 1990 p45.



Figure 3.21 Room 3. (Source: GML 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Ceiling	Post 1994	Hessian, a sympathetic modern introduction.	Good	Sympathetic but not original—Low.	High.
	1977	Recycled lining boards installed.	Good	Moderate.	Moderate.
	Pre 1960	Fibro sheeting was installed probably before 1960.	Cox report records tar paper which is not visible.	Late addition to fabric of cottage—Low.	Asbestos content—High.
Floor	1859	Sand stock brick laid in stretcher bond. Worn bricks repaired with cementitious mortar. Painted red.	Good	Original fabric—High.	Low. Can be repainted after investigation of original colour.
Wall	1859	Random rubble rendered and limewashed. A horizontal timber board (100 x 50mm) is fixed to the wall. The render above the	Good	Stone wall is original fabric—High. Hessian wall extension from ceiling is sympathetic introduced fabric—Low.	Hessian wall—High. Stone walls—Low.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
		<p>board is slightly rougher than below. It is at the same height as a possible former ceiling.</p> <p>A fibro partition had been installed above the half height wall, but had been removed by 1994, possibly to allow installation of the recycled ceiling boards.</p> <p>The top of the wall between Rooms 3 and 5 is rough as if material had been removed from above, although it is unclear if it had been extended through to the underside of the shingles.</p>			
Window West Wall	1888	<p>Six-paned timber sash in a timber frame within an arched rebate.</p> <p>As noted elsewhere this window had been cut into the rubble stone wall when the extension was done in 1888.</p> <p>Security grill and curtain has been installed. The sash probably dates to 1991.</p>	Good	<p>Window frame and sash—High.</p> <p>Security grill—Intrusive.</p>	<p>Window frame and sash—Low.</p> <p>Security grill—High.</p>
Window, South Wall	1859	<p>The opening and frame date to 1859 although the frosted glass was probably inserted in 1964.</p> <p>The original sash would have most probably matched that of Room 5.</p>	Fair	<p>Frame—High.</p> <p>Sash and glass—Moderate.</p>	<p>Low</p> <p>Moderate</p>
Door	1859	<p>Ledged and braced with three vertical panels and rim lock. Was painted light green in 1994.</p>	Sound	<p>Door, significant original fabric—High</p>	<p>Low</p>

Room Number 4

This room is part of the original four-roomed cottage and is currently (2013) set up as a main bedroom. It has one door to Room 6 and a window facing west. The walls are limewashed and the floors are re-laid hardwood. The ceiling is timber.



Figure 3.22 Room 4. (Source: GML 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Ceiling	1977 Pre 1960 1859	Lining boards. Asbestos sheeting. Lath and plaster. The rafters were sawn, and the walls above were never rendered or limewashed, suggesting an early intention to have a ceiling over the bedroom.	Good In situ No longer extant, however, evidence can be seen on ceiling rafters adjacent to the manhole	Even though introduced, the boards have some importance as sympathetic material recycled from an old homestead in Murrumbateman—Moderate. Sheeting is fabric from the occupancy phase, but the material is not rare and contains asbestos—Low. The rafters are highly significant—High.	Lining boards—Low. Sheeting—High due to the asbestos content. Rafters—Low.
Floor	1859	150 x 25 butt jointed hardwood.	Subfloor space is	The originality of the floor is unclear, although it	The floors have already been

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
	1888	The Cox report indicates the floor was re-laid to match timber floors in Rooms 1 & 2 after 1888 ⁹² The Herman report recommends reflooring. The floor was lifted and re-laid following excavation and repair to the subfloor in 1963.	dry and the timbers sound in 2013.	seems entirely appropriate to the cottage—Moderate.	changed—Moderate.
Wall	1859	Roughly rendered stone with a limewash finish. Freeman notes that cementitious bagging has occurred on most walls. ⁹³ The room was light beige in 1994.	Good	Original fabric—High.	Surface treatments have been altered from the original—Moderate.
Window	1859	Both windows are timber framed six-paned sashes within timber frames. The sash on the north elevation is old, possibly dating to 1859. The west sash lacks the finer detail of a traditional sash and may date to 1991.	Good	The frames and original sash—High. The newer introduced sash—Moderate.	Low Moderate
Door	1859	The timber frame is still in place. Door frame was white in 1994. The door has been removed and is most probably one of those stored at Canberra	Good	Door frame is original fabric—High.	Low

⁹² Philip Cox & Partners Pty Ltd 1983, Blundells Cottage Conservation Study Report p22 & Herman M 1961 p 4.

⁹³ Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p29.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
		Brickworks in 1994.			
Internal Roof Spaces	1859	Split timber shingles on pit sawn battens on split wood rafters.	There are no finish treatments to the fabric above the bedroom. Original	High	Low

Room Number 5

This room is part of the original four-roomed cottage and is currently set up as a combination of an old fashioned kitchen, work room and general museum displays. It was the first kitchen in the cottage. There is an open fireplace across the northeast corner of the room—it used to vent through a double flue with the parlour fireplace before alterations were made for the external bread oven and the moving of the Room 6 fireplace. The walls are rendered and limewashed, the ceiling is wooden battens with an area open to expose the original shingles. The floor is concrete which was poured over the original brick floor during the CDHS period.⁹⁴



Figure 3.23 Room 5. (Source: GML 2013)

⁹⁴ CDHS Newsletter No 108, November 1969 notes brick floors. Herman M 1961 notes original brick floor p4.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Ceiling	1859	Limewashed hessian covering lining boards fixed under the original roof. Asbestos sheet had been introduced in the 20th century. Original ceiling not established but could have been hessian fixed under the shingles.	Good	Introduced material of hessian is sympathetic and a good interpretative device—Low.	High
Floor		Cement with traces of paint finish at the threshold to porch. There is surprisingly little cracking to this surface suggesting a sound substrate. Earlier treatments are brick over rubble with the cement topping added during the Oldfield occupancy. ⁹⁵	Sound There is no obvious damp.	Original brick floor—High Concrete—Low	Original brick floor—Low Concrete—High
Wall	1859	Limewashed render over stone wall. Plastic paint applied in the 1960s. The original form of the common wall between Rooms 3 and 5 remains unexplained.	Good	Original fabric—High.	Low
Window	1859	Four-paned timber sash in timber frame. Painted white. The sash appears to be original.	Good	Frame and sash are original—High.	Low
Door	1859	The doors to both the porch and parlour are missing, presumably stored at the Yarralumla Brickworks. Frames are timber and were white in 1994. Doors removed.	Frames are in good condition.	Frames are original fabric—High.	Low

⁹⁵ Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p35 CDHS Newsletter No 108, November 1969 notes brick floors. Herman M 1961 notes original brick floor., p4

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Fireplace	1859	<p>Angled brick fireplace vented through the brick flue built into the wall.</p> <p>An introduced (1971) non-original mantelpiece that was present in 1994 has been removed and the fireplace limewashed.</p> <p>The hinged kettle hook may be an introduction, although it was present in 1994.</p>	Some of the brickwork is fretting.	The fireplace is original fabric and has high integrity—High.	Low

Room Number 6

This room is part of the original four-roomed cottage and is currently set up as a formal parlour. It has a window looking out to the verandah and three doors—to the verandah, Room 4 and Room 5. An open fireplace with mantle is on the eastern wall. The fireplace and chimney dates to 1888 (or earlier in the case of the mantel if it was reused) and was relocated from the inner corner when the bread oven was constructed (see Section 3.3.4). The Freeman report comments that the mantelpiece may have been added more recently, although this remains to be confirmed.⁹⁶ The CDHS records note that a new shelf was erected above the old kitchen (Room 5) however there does not seem to be a reference to a new mantelpiece in the parlour.⁹⁷ The walls are limewashed, the floor wooden boards and the ceiling recycled boards.

⁹⁶ Freeman Collett & Partners Pty Ltd, 1994, Vol 1 p42.

⁹⁷ CDHS Newsletter No 127, October 1971.



Figure 3.24 Room 6. (Source: GML 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Ceiling	1977	<p>Painted lining boards under sheet (presumably asbestos).</p> <p>Initially there was no ceiling. The limewashed wall render extended through to the underside of the shingles and a hessian barrier hung above the dividing wall between Rooms 6 and 5.</p> <p>Probably in the early to mid twentieth century an asbestos sheet ceiling was added to the underside of the existing ceiling joists. Boards were added in 1977.</p>	Fair	<p>Lining boards and asbestos sheet—Low.</p> <p>Original ceiling joists and hessian—High.</p>	<p>Lining boards and asbestos sheet—High.</p> <p>Original ceiling joists and hessian—Low.</p>
Floor	1888 at least	150 x 25 butt jointed hardwood. Freeman notes the flooring is on joists resting on	Sound	The timber flooring could date from before 1888 and is significant as being from the residential occupancy	Incremental repairs—Moderate.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
		<p>the ground. This is supported by photos in the 1983 Cox report.⁹⁸ Note that a fair amount of soil would have accumulated under the floorboards over the years.</p> <p>A new timber floor was added to this room to accommodate the changed floor plan following removal of the corner fireplace (Cox). The floor may have been covered with coloured lino at some stage.</p> <p>The surviving remnant of printed linoleum suggests this floor was not re-laid in the 1963 restoration.</p> <p>The flooring had been re-laid between 1888 and 1961.⁹⁹</p>		<p>phase of the cottage.</p> <p>Lino remnant and skirting details also significant as they could reveal more about the sequence of change.</p>	Full replacement—Low.
Wall	1859	<p>Northeast and south walls originally rendered to underside of shingles. West wall finishes above current ceiling level and was extended with a hessian dividing screen.</p> <p>Wallpaper remnants are evident on the east wall of the parlour behind the quad skirting and in some spots on the north wall. Its position on the east wall indicates wallpaper must postdate the demolition of the fireplace. Note that the wall is damp in this location.</p> <p>The fireplace was</p>	Good	<p>Wallpapers—High.</p> <p>Limewash—Moderate.</p>	Low Moderate.

⁹⁸ Philip Cox & Partners Pty Ltd 1983, Vol 2, p41.

⁹⁹ Philip Cox & Partners Pty Ltd 1983, p22 & Herman M 1961 p 4.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
		initially in the corner.			
Trim	1900s	Quad skirtings limewashed.	Fair	Moderate	Moderate
Window	1859	Six-paned timber sash in hardwood frame. New sash probably dates from 1971.	Good	Frame, original fabric—High. Sash, introduced fabric—Low.	Frame—Low. Sash—High.
Door	1859	Modern door in 1859 hardwood frame The door is ledged and braced and panelled with vertical boards. Herman specified a new door in 1964, but this was kicked in and replaced shortly after with the current door, which is the same as the rear porch door.	Good	Frame, original fabric—High. Door, introduced fabric—Medium.	Frames—Low. Door—Moderate.
Fireplace	Pre 1888	An open fireplace with timber mantle and surround. The opening is slightly arched and the hearth built up with 3–4 bricks Appears to have layers of earlier limewash internally. This was common practice at the time. Evidence of the former fireplace can be seen in the wall render.	Some fretting brickwork.	Fireplace has been altered from the original configuration but is still original/early fabric—High.	Low Decayed bricks could be individually replaced if necessary.
Internal Roof Spaces	1859	See notes concerning ceiling above. The former open ceiling provides excellent opportunity for interpretation. A timber prop inserted under the ridgeline in 1991.	Original	Evidence of the former open ceiling—High.	Low

Rear Porch

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Ceiling	Post 1994	Hessian Lining boards probably installed in 1977. Historic ceiling not known.	Stains evident at northern end.	Low	High
Floor	Post 1888	Timber stairs with linoleum covering. Butt jointed 125 x 25 timber boards on landing. Linoleum appears to predate 1960. Weathered ends of landing boards previously replaced.	The ends of the replaced boards are weathered again and may need to be repaired or replaced.	The short lengths of flooring are fairly standard for the time and not especially significant—Moderate. The linoleum on stairs appears to predated 1960—Moderate.	Floor boards—Moderate. Linoleum on stairs—Moderate.
Wall	Wall: 1888 Board : 1963	Rendered and painted stone wall. Inside face of painted weatherboards on a timber stud frame The rendered wall retains an excellent sequence of colour schemes. White paint to timberwork probably from 1963. Original treatments not known. Porch post-dates to c1888. Clad in fibro pre-1960 (possibly in the 1930s) and replaced with current weatherboards in 1963.	Loose plaster in top right corner of rendered wall. Water stains on inside of boards.	The sequence of paint treatments on the stone wall—High. Timber frame/weatherboards—Low.	Rendered wall—Low. Timber frame—Moderate. Weatherboards and white paint—High.
Window	Post 1964	Fixed glass with security screen to the inside. The window was present in 1994.	Sound	Introduced window—Low. Security screen—Intrusive.	High
Door	Post 1964	Ledged and braced with vertical timber board panelling	Appears to be sound.	The door is sympathetic but not individually significant—Low.	High



Figure 3.25 Porch. (Source: GML 2013)

3.3.6 Slab Shed

The Slab Shed has been present on the site for many decades but its size and shape has altered over time with additions and then demolitions. The present rectangular slab structure with corrugated iron roof and gable ends is smaller than the former larger L-shaped building and has undergone a variety of changes. The CDHS undertook a variety of works to the slab shed in the 1960s and again in the 1980s including replacing slabs from another slab building, installing cover strips to the exterior and newspaper wall covering to the interior.¹⁰⁰

There has been discussion over the years about whether the shed is original to this location or whether it was relocated or reconstructed in the 1960s. Evidence in the fabric seems to indicate it has stood on this site for a long time and in spite of some introduced fabric it is most likely to be the building occupied by the Blundells and later the Oldfields. The now demolished linkage or connection between the slab building, the bread oven and the cottage has yet to be satisfactorily explained.

The slab building is a post and beam construction in which posts at the corners and mid points are embedded in the ground and support top plates that in turn support roof rafters. Bedding logs at ground level support split timber slabs that are restrained at the top by battens nailed to the underside of the top plates. There is a mix of timber in the structure with some material appearing

¹⁰⁰ CDHS Newsletter Nos No. 79, January 1967 & 245, June-July 1983.

to be original to the site and others brought in from elsewhere and incorporated during restoration work by the CDHS in 1967.

Bedding logs and posts are natural rounds, as are the roof rafters and collar ties, however the top plate and battens are sawn timber. The collar ties may have been introduced by the CDHS. Earth has been packed between the top plate and underside of the roofing iron presumably to form an air seal and, based on appearance, is presumed to date to the occupancy phase. A timber slab cross-wall divides the shed in two and appears to have been integrated with the earlier construction (ie it predated the restoration by CDHS). The underside of the corrugated iron is exposed and it is not known if any ceilings were ever present. There is corrugated iron in the gables with the northern gable retaining evidence of a former fireplace that is referred to in the documentation. No clear maker's mark has been detected.

A buggy shed skillion on the east side was removed and later replaced by a much smaller structure that housed a toilet. The metal cover strips between the slabs were added by the CDHS as were the newspapers glued to the inside of the slab walls. The CDHS Newsletter No 221 Feb 1981 notes that sticks and clay were the first slab sealers, although it is not clear if the commentator is referring to this building in particular or slab huts in general. Further research is necessary to determine if the Blundells Slab Shed had originally had the gaps between the slabs sealed with clay before introducing earth/clay/mortar to caulk the joints between the slabs. The CDHS Newsletter seems to be open to interpretation, and it would be inappropriate to introduce yet another form of sealer to the slabs if there was no actual evidence for its former use. To this end it will be necessary to undertake a very detailed examination of the extant fabric, including behind the square tank, to see if there is surviving evidence for the previous historic use of earth caulking.

There are potential problems with the use of earth caulking including smear, discolouration, cracking and dislodgement and the potential for the treatment not to achieve the desired outcome. Caulking the slabs may not make an appreciable difference to the internal temperature of the slab building, given the other sources of heat loss including directly through the corrugated iron roof and air leaks around the door. If there is evidence of such a treatment having been done previously, and it is decided to do it again, then trials off-site would be recommended as a first step.

The window in the south wall appears to be a replacement for an earlier window that is visible in a 1910 photo. The window in the west wall is clearly an introduction

Slab Shed North Elevation



Figure 3.26. North elevation of Slab Shed. (Source: GML 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Roof	Circa 1888	No maker's mark visible on iron but likely to have been reroofed at similar time to main cottage. Corrugated galvanised iron with steep roof pitch (approximately 40 degrees). Plain timber barge boards probably from 1963.	Extensive rusting to the surface.	As original fabric the iron has a high level of importance and includes the location of former flue pipes etc—High.	The iron should be retained for as long as possible—Moderate.
Wall		Vertical slabs between base and top plates with galvanised iron cover strips. Bush posts at corners. Corrugated galvanised iron to gable. The iron appears to be original and has not been painted. Evidence suggests a chimney fireplace on this wall—served	Sound	Gable iron, corner posts and top plate—High. Introduced slabs—Moderate. Base plate Low Galvanised cover strips—Low (but any replacement should follow advice above) and policy 6.2.2.	Low for significant items. Slabs, and base plate—High. Cover strips—Moderate

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
		<p>former kitchen/dining block. Traces of mortar on the lower edge of gable iron may be all that remains.</p> <p>The north wall was reconstructed in 1967, although it is assumed this was the slabs only. The attached skillion outhouse is on the RHS.</p>			

Slab Shed West Elevation



Figure 3.27 Slab Shed West elevation. (Source: GML 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Roof	c1888	<p>Corrugated galvanised iron with recent rolled ridge cap.</p> <p>Existing iron appears to be the original material.</p> <p>No changes to this elevation.</p>	Rusted	High	Moderate
Wall	c1888	<p>Vertical slabs between top and bottom places, with galvanised cover strips.</p>	Good	It is assumed that these slabs are original to their location in this building—High.	Moderate

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
		Evidence indicates that the roof, slabs and sleeper plates are all original. ¹⁰¹ Cover strips added in 1967. There was considerable reconstruction in 1967 including windows, galvanised iron strips (which attached the original seal of clay and sticks left in the wall behind the square iron tank) and newspapers pasted to the inside. CDHS.			
Window	1967	Single pane sash. Not established.	Fair	Not original fabric—Low.	High
Door	Not known	Vertically panelled ledged and braced timber door hung with T-hinges. Flaking brown paint. North jamb has been introduced.	Fair	Perhaps a recycled door. Assume the door is significant unless demonstrated otherwise—Moderate.	Moderate
External Plumbing/ Rainwater Goods	c1964	Galvanised half round gutter supported on hand made brackets with round galvanised iron down pipe.	Clogged	Sympathetic but not significant—Low.	High

¹⁰¹ Freeman Collett & Partners Pty Ltd, 1994, Vol 1 p47.

Slab Shed South Elevation



Figure 3.28 Slab Shed South elevation. (Source: GML 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Wall	c1888	<p>Post and beam construction with vertical slabs.</p> <p>Decayed base plate, base of posts replaced in 1998, and soil retained away from wall.</p> <p>Previously limewashed.</p> <p>Cover strips introduced in 1967.</p> <p>Not clear how many slabs have been replaced, if any.</p> <p>The attached skillion outhouse on the eastern wall replaced former buggy shed.</p>	Good	High	Moderate
Window		<p>Single pane sash evident in 1910 photo.</p> <p>This sash may be a replacement.</p>	Good	<p>Sash—Moderate.</p> <p>A window in this location—High.</p>	<p>Sash could be replaced as necessary—Moderate.</p>

Slab Shed East Elevation



Figure 3.29 Slab Shed East elevation. (Source: GML 2013)

The slab shed at one time had a small buggy shed with skillion roof attached to its eastern elevation. See Figure 4.11 for a historic photograph.

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Roof	c1888	A skillion-roofed buggy shed or lean-to located on this side was removed c1964. Evidence remaining in the fabric includes slightly shorter roof sheets and rebates for former rafters in the existing top plate.	Rusted	High	The iron should be retained for as long as possible—Moderate.
Wall	c1888	Timber slab wall with introduced cover strips. Limewashed. A skillion buggy shed on the eastern side was removed c1963 and replaced with a small skillion outhouse WC constructed c1964. Possible replacement of some slabs.	Good. Some repair to base plates in 1998.	Some slabs may have been introduced, but generally accorded high importance.	Moderate

Slab Shed Interior—Rooms 7 and 8

The slab shed is divided into two. The slabs have been covered internally with newspapers applied in the 1960s by the CDHS. There is no ceiling and the floor is coir matting over rammed earth and concrete. There is a newly inserted hopper window with no glass to the southern side of the shed in Room 8. The two rooms are separated by a slab wall.



Figure 3.30 Interior of main room in Slab shed. (Source: GML 2013)

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Ceiling		There is no ceiling in 2013—the underside of the iron is visible. It is not known what, if any, ceilings were present historically.	—	—	—
Roof Frame	c1888	Lightweight bush round rafters supported on machined top plates. Sawn battens at about 900 centres. Frame appears to be original.	Good	All the original framing is considered to be significant—High.	Low

Room Element	Date	Form/Fabric Earlier Treatments	Condition	Significance of Element	Tolerance for Change Ranking
Floor		A mix of cement reinforced earth in the centre with concrete topping to the perimeters. It is possible that the floor was rammed earth initially then topped with cement that is breaking down in the more highly trafficked areas.	Unstable	Fabric—Moderate. Possible low archaeological potential.	Moderate

3.4 Condition of Blundells Cottage and Slab Shed

The overall condition of Blundells Cottage is good, but ongoing problems of water penetration and drainage issues require urgent attention. Details of condition are provided in the tables of Section 3.3.

The roof is basically watertight, the walls sound, the windows and doors secure. Internally, all floors and walls are very sound. Ceilings are securely attached to joists, and internal wall surfaces are well-managed.

Elements of fabric that are in poor condition include the gutters and down-pipes and some of the mortar pointing on the stone walls, mainly on the western side of the building.

The current gutters and downpipes were introduced during the initial conservation phase of the building in 1958–63 and appear to have never been fully successful in their function. Furthermore, they are unable to cope with excessive leaf litter deposited from the Himalayan and Roman Cypress trees that have now achieved problematic size. Overflowing gutters are causing damp in one section of the western wall and this in turn is leading to staining on the interior wall face.

Some localized repainting of external timbers around windows is necessary, and minor repointing is required to the exterior brickwork of the chimneys.

These minor condition problems do not detract from the cottage's overall significance.

3.5 Blundells Cottage Historic Archaeology Sensitivity and Potential

Based on the history of Blundells Cottage and the surrounding area, the following events and features may have produced an archaeological signature in the past. The potential within the proposed heritage curtilage should be noted and managed appropriately. Policies are provided in Section 7.0.

3.5.1 Aboriginal Use of the General Molonglo River Valley and its Flood Plains

The ACT Heritage Inventory Database records one Aboriginal site (ID 206—also known as Duntroon Estate 1) in the broad vicinity around Blundells Cottage. This is an artefact scatter recorded by the Canberra Archaeological Society as site 239 and is located approximately 200m to

the west-southwest of the cottage area. It was recorded in the 1950s and is now submerged under Lake Burley Griffin.

The absence of recorded Aboriginal sites in the area is unlikely to be a reflection of the occupation of the area by Aboriginal people prior to European settlement. Aboriginal people are known to have occupied most areas of the Canberra region and stone artefacts have been found in numerous locations along the Molonglo River. The general lack of systematic archaeological surveys prior to the construction of the lake will have resulted in many sites not being recorded but which may now be either submerged or have been disturbed by the lake construction.

In nearby Kings Park, a survey in 2006 identified an area believed to have some archaeological potential based on geotechnical samples indicated that the area was a remnant Aeolian sand mantle.¹⁰² The potential significance of this mantle was associated with an observation made by Moss in 1939 that considerable amounts of artefacts had been found in sand pits of a similar nature in the general area.¹⁰³ The area was considered the most prominent remaining area of 'probable Aeolian sand mantle' and therefore was identified as a potential archaeological deposit (PAD). This PAD is located 175m southeast of Blundells Cottage and is therefore located outside of the current study area.

The general landscape around Blundells Cottage has been extensively modified for the lake construction and the installation of roads and parks. On that basis, any evidence of prior Aboriginal use of the land will have been significantly impacted, buried or completely removed.

Blundells cottage and its immediate surrounds are considered to have 'nil' potential for the survival of Aboriginal archaeological sites.

3.5.2 Family and Farm Use of Blundells Cottage 1860–1958

An archaeological investigation was undertaken of Blundells Cottage in 1983 by Winston-Gregson as part of the 1983 CMP prepared by Phillip Cox and Partners. The findings are outlined and confirmed below.

Rooms 1 and 2 Office and Kitchen

Both rooms 1 and 2 were reported to have butt-joined floor boards and may have had two phases of linoleum covering. Patterned linoleum was reported to have been laid in Rooms 1, 2 and 4 and later linoleum was added by CDHS in 1960s.¹⁰⁴ These coverings will have excluded the build-up of archaeological deposits under these floors. Room 2 also was subject to a termite treatment, the nature of which was not specified.¹⁰⁵

The under floor spaces of Rooms 1 and 2 have some, albeit low, potential for the survival of archaeological deposits relating to the 1930–1960 construction and use of these rooms.

¹⁰² Freeman P, 2006 Kings Park Plan of Management, Incomplete Draft for the National Capital Authority in Marshall, D., Burton, C., Grinbergs, A, Johnston, C., Donkin, A., Nicholls, W. and O'Keefe, B., 2010 Parliament House Vista Area Plan of Management. Report prepared for the National Capital Authority. p22-24.

¹⁰³ Freeman P, 2006 Kings Park, p23.

¹⁰⁴ Phillip Cox & Partners Pty Ltd 1983, p19.

¹⁰⁵ Phillip Cox & Partners Pty Ltd 1983, p19.

Rooms 3 Small Bedroom

Room 3 has a brick floor which is believed to be the original floor from construction in 1860. It is noted in both previous CMPs to have been constructed onto a rubble infill base. The removal of the floor may reveal details of the construction of this room, however, as this would require substantial intervention in the fabric of the room, it would not be considered a prudent line of investigation.

Room 3 has some archaeological potential relating to the construction of this part of the house.

Room 4 Large Bedroom

Room 4 is from the earliest phase of the use of the building and was floored with butt-jointed floor boards. However, the replacement of that floor and the excavation of the under floor space for the installation of brick piers will have removed any archaeological even for the use of the house.

Room 4 has nil archaeological potential.

Room 5 Former Kitchen

Room 5 has a concrete floor which is speculatively believed to have been poured onto a brick and rubble. (Cox and Freeman). The archaeological potential of this room is unknown. It is expected that any archaeological evidence under this floor would relate to the construction of the house and not its domestic use.

Room 5 has unknown archaeological potential relating to the construction of this part of the house.

Room 6 Parlour

Archaeological investigation in 1993 included the removal of some of the floor boards in room 6 and the excavation of part of the under floor area. The purpose was to search for evidence relating to the structural changes to the fireplaces on the eastern side of the cottage and excavation revealed a number of structural details about the fireplaces and walls of this room (discussed elsewhere) and also identified four stratigraphic layers. These layers were all related to the alteration and construction of the fireplace in the 1890s and comprised two layers of decayed lime mortar and lime render, one layer of sandstone fragments and one layer of stone chips and sandstock brick fragments. No artefacts were discussed from this work, and there was nothing mentioned of any earlier-period archaeological deposits. This may indicate that there was very little accumulation of under floor archaeological deposits from the occupation of the cottage.

Based on the observations about the stratigraphic layers, it is clear that some of the under floor deposits from the late nineteenth and early twentieth century use of the cottage remain intact under this floor. The degree to which these deposits relate to the domestic use of the cottage is dependent on whether or not the floor was covered with linoleum or not. The excavation revealed the remains of some post-1890s linoleum fragments suggesting that the floor was covered between 1890 and the 1960s. This covering will have retarded the accumulation of archaeological deposits under the

floor because fewer small domestic artefacts will have fallen through the cracks in the floorboards. Therefore the only remaining archaeological deposits are likely to be those already identified—relating to the alteration of the building rather than its domestic use.

The under floor space of Room 6 has some potential for the survival of archaeological deposits relating to the alteration of the structure in early 1930s.

Slab Shed

The 1983 Cox report noted that this structure had been reconstructed and therefore is not an original building, but the historic photographic record and survey plans show a similar slab structure in its location since at least 1910. The flooring is concrete and also concrete/earth mix and the 1993 Cox report notes the ground surfaces around the shed to have been extensively altered including the construction of rubble footings and drainage. The CDHS also undertook many working bees on the slab shed and the interior floor is likely to have been disturbed by these. These changes in ground level will have impacted any archaeological potential for the interior of the shed and the demolished sections of the slab shed—the kitchen with fireplace at the northern end and the buggy shed in the south east.

The slab shed is considered to have low archaeological potential.

Gardens

The gardens appear to have been extensively modified in the 1960s with changes to ground levels and the creation of new garden beds and paths installed through the 1970s.

The gardens around Blundells Cottage are considered to have low archaeological potential.

Blundells Cottage Outbuildings

According to the Freeman Collett CMP report, in 1847 there was a shepherd's cottage located 'in front of the stone cottage, close by an elm, tree'.¹⁰⁶ Any remaining archaeological evidence of this structure will have been destroyed by the construction of Wendouree Drive and other surrounding landscape modifications.





A range of outbuildings are shown on a series of Sequential Plans prepared by Freeman Collett for the 1994 CMP. The plans show buildings, including a variety of sheds, in landscape up to 1913. The historic photographic record confirms the presence of such buildings and also hay stacks. A number of sheds and haystacks were located to the southwest of the cottage and also possibly five sheds to the north-northwest of the cottage, including what may have been a blacksmiths shed. While all of these sheds are likely to have produced some form of archaeological signature relating to their form and function, the extensive landscape modifications around the general area for the lake and road construction is most likely to have completely destroyed or deeply covered any of these remains.

Blundells Cottage and its immediate surrounds are considered to have low potential for the survival of archaeological evidence of outbuildings.

¹⁰⁶ Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p13.

3.6 Changes to the Fabric at Blundells Cottage 1994–2012

Certain changes have occurred at Blundells Cottage since the last major conservation planning exercise in 1994. They are detailed below:

Building Element	Changes to Fabric	Image
North elevation	<p>The window's paint colour changed from white to teal blue.</p> <p>1994 CMP—the CMP notes that 'the chimneys have never been flashed'.</p> <p>More of the tree overhangs the building.</p>	 <p>1994</p>
		 <p>2012</p>
West wall	<p>1994 CMP—the random rubble wall was in fairly good condition, although there was some breakdown of pointing between the stones, particularly on the older section of wall 'most of the pointing from the earlier work has weathered off'.</p> <p>2012—the window frames had been painted blue/grey, there had been an increase in the breakdown of mortar, and possibly even some of the stone, particularly around the downpipe.</p> <p>Note that the yuccas have grown considerably.</p>	 <p>1994</p>
		 <p>2012</p>
Guttering and flashing	<p>1994 CMP—the CMP notes that the present guttering is believed to have been introduced and that gutter brackets were fabricated, but not to match earlier details. They were accorded a low level of importance.</p> <p>2012—new lead flashing has been added to chimneys.</p>	





Building Element	Changes to Fabric	Image
<p>South wall</p>	<p>There has been very little change to the south wall, other than slightly increased loss of limewash on the lower plinth, and increased staining or algal growth in the vicinity of the repaired crack. The wall was underpinned in the 1960s and has remained stable.</p> <p>The sash on the south wall of room 5 has been painted grey/blue.</p>	
<p>Porch</p>	<p>There is no substantial change other than introduction of roof flashing.</p>	
<p>East elevation</p>	<p>There has been little change other than minor loss of limewash, and possible acceleration of fretting in mortar and bricks in the exterior of the lounge room chimney.</p>	 <p>1994</p>

Table 3.5 Significant changes to interior fabric at Blundells Cottage as noted since the 1994 CMP

Cottage Interior		
Room 1 Office	<p>1994—the walls were painted acrylic light brown in 1994 and the floor was plain brown linoleum over butt jointed hardwood.</p> <p>2012—the walls are now limewashed to full white and carpet has been laid.</p>	 <p>1994</p>
Room 2 Kitchen	<p>1994 CMP—the CMP notes that there has been leaking above the fireplace and at the wall junction with the original four-roomed cottage structure but that both leaks had been repaired and only staining remained.</p> <p>2012—the leaking above the fireplace has stabilised, although damp continues to penetrate at the junction of the west wall with the original four-roomed cottage.</p> <p>1994—beige paint has been replaced with white limewash and internal sashes have been painted green.</p>	 <p>1994</p>  <p>2012</p>

Cottage Interior

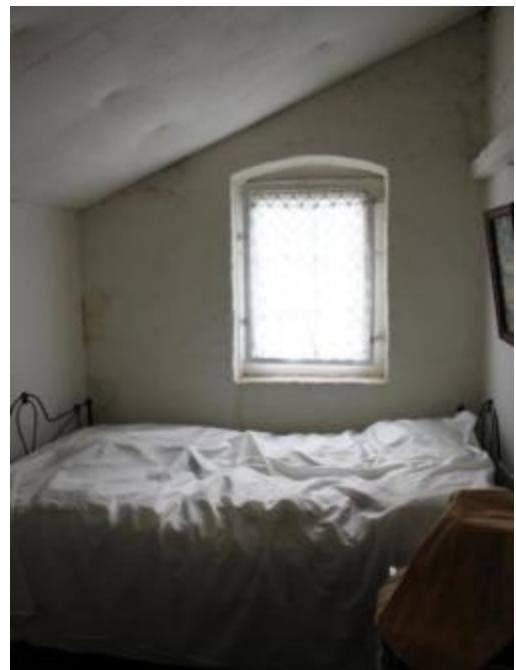
Room 3 Small bedroom

1994—the walls were painted with acrylic paint and the ceiling comprised fibro sheeting and recycled lining boards. The walls were pale green.



1994

2012—the ceiling has been covered with hessian and has been limewashed. The window sash remains white. The walls have been painted white.






2012



Threshold and floor in 1994.

Cottage Interior

		 <p>In 2012 the door threshold continued to retain much of its intriguing detail.</p>
Room 4 Front bedroom	<p>1994—the walls were painted with beige acrylic paint, however by 2012 it is white and appears to have been limewashed. There has been minimal other change.</p>	 <p>1994</p>  <p>2012</p>
Room 5 Former kitchen	<p>The major change in room 5 has been to the ceiling.</p> <p>1994—the ceiling was recycled lining boards.</p> <p>2012—the ceiling is now limewashed hessian, a strip of which has been removed to reveal the underside of the shingles above. It is not obvious if the former fibro and lining board ceiling was removed before the hessian was installed.</p> <p>Also in 2012, the fireplace has been fully limewashed.</p>	

Cottage Interior



1994



2012



2012

Cottage Interior

Room 6 Parlour

The walls and fireplace have been limewashed and the sample of earlier wall paper has been enlarged to show more of the pattern. Otherwise there appears to have been no change to the fabric.



1994

Porch

The most substantial change has been the removal of security mesh on the eastern wall, and repainting of the timber walls. The door has been painted from pale green to white and its security bars modified. The masonry wall, with its mottled collection of past paint finishes, has been left as evidence of former treatments. The ceiling has been covered with hessian that has been limewashed.





1994


Cottage Interior

		 <p>2012</p>
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Slab Shed and Garden Structures

<p>Slab shed</p>	<p>The major modification since 1994 has been repair to base plates at the northern end and excavation of soil in the same area.</p> <p>The base of posts has been removed and a new base spliced on, and a soil retaining strip introduced about 450mm from the slab wall.</p> <p>Internally, the structure remains much as it had, although public access to the southern room is limited.</p>	 <p>2012</p>
<p>Modern WC</p>	<p>This modern composting toilet has been introduced since 1994 to provide services for staff and some visitors. It is not connected to a sewerage system. A former WC was located in the adjacent section of the slab building, but is no longer used.</p>	

Slab Shed and Garden Structures

Fence	The picket fence is understood to have been a reconstruction of the previous picket fence that was introduced after 1960 by the CDHS, ie it is a new version of an introduction which was based on conjecture not evidence.	 A photograph of a white picket fence in a garden setting. The fence is made of white-painted wooden pickets with pointed tops, spaced evenly apart. It runs along a grassy area with some low-lying green plants and flowers in the foreground. In the background, there are trees and a portion of a blue building, possibly a shed or part of a house.
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