

**Blundells Cottage**  
**Heritage Management Plan**

Report prepared for the National Capital Authority

May 2014



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## Report Register

The following report register documents the development and issue of the report entitled Blundells Cottage—Heritage Management Plan, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job No.	Issue No.	Notes/Description	Issue Date
12-0475	1	Draft Report	December 2012
12-0475	2	Draft Report	March 2013
12-0475	3	Draft Report	May 2013
12-0475	4	Draft Report	May 2013
12-0475	5	Draft Report	September 2013
12-0475	6	Final Report	May 2014

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The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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## Executive Summary

Displayed for almost fifty years as the house museum of the Limestone Plains, Blundells Cottage, with its local folk collection, is one of the hidden treasures of Canberra. The last remaining residence in the National Triangle, its setting within Kings Park now provides few clues about its first fifty years as an estate cottage of Duntroon, **the family home of successive tenant farmers** working the river flats of the Molonglo. Following the resumption of Duntroon for the Federal Capital in 1913, Blundells Cottage became one of many **individual small landholdings** that were leased from the Commonwealth Government for subsistence farming whilst the National Capital grew around them. With the filling of Lake Burley Griffin in 1964, the farmhouse was re-contextualised within an urban park setting and passed to community management by the Canberra and District Historical Society (CDHS) for development as a **folk museum of early Canberra life**.

The upcoming 50<sup>th</sup> anniversary of Blundells Cottage as a house museum in 2014 underscores the focus of this HMP to reassess the future of the cottage and its setting in order to refresh the vision of its role in interpreting the history of Canberra. This Heritage Management Plan (HMP) is a **key strategic tool** to inform the active conservation, management and interpretation of the building and its setting. It provides policies to guide new approaches to site interpretation, and a new landscape curtilage.

Backed by the grand sweep of Parkes Way and enclosed by the mature landscape of Kings Park, Blundells Cottage now fronts Wendouree Drive and Lake Burley Griffin, a landscape quite foreign to that of its farming establishment. It is now surrounded by a cottage garden created by the CDHS. **The opportunity to interpret the farm outbuildings and activities within a distinctly interpreted landscape curtilage is proposed.**

Inside the cottage, the eclectically acquired collection provides a traditional folk museum experience to an audience whose expectations of museum interpretation have vastly changed in recent times. **Opportunities to reconsider how the collection is managed are identified in the HMP.**

The stories of this site can engage with its Aboriginal occupation, the earliest European settlement on the Limestone Plains, the building of a National Capital, and indeed a nation, through the changing lives of the families who called Blundells Cottage their home.

This HMP sets the **practical and philosophical framework** which will enable the Blundells Cottage site, its collection and its setting to





be conserved, managed and re-interpreted. It is based on the **significance-led philosophy** of the Australia ICOMOS Burra Charter, which informs its recommendations about conservation works, policy and interpretation.

Applying standard assessment criteria, the HMP has reviewed and summarised the history and physical evidence of the site. It confirms that Blundells Cottage is **an important heritage place with significant heritage values and attributes, for its early colonial tenant farming history, the early Federal Capital phase and for its role as a folk museum since the 1960s.**



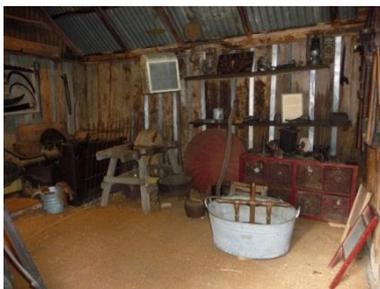
A **summary history of the site and the cottage residents** is provided at Section 2.0 which has supported the analysis of the phases of development of the cottage and its setting. A thorough description of the physical evidence of the site is at Sections 3.0 and 4.0, and has contributed to the development of **a statement of significance** for the property at Section 5.0. The **constraints and opportunities** that arise both from the legislative context, the site's significance and its conservation and practical management needs are explored in Section 6.0.

**Standard and specific conservation policies** and actions provide clear direction for the site in Section 7.0. **A schedule of conservation works and a cyclical maintenance plan** is provided in section 8.0. Urgent works are specifically identified to resolve water penetration and drainage problems as well as potential insect pests.



The major issues that require resolution and long-term decisions by NCA include:

defining and managing a distinct heritage curtilage for the site for the cottage, slab shed and the location and options for reinstating and/or interpreting former associated outbuildings, plantings and fencing through the development of a **Landscape Masterplan**, and to support museum interpretation, visitor infrastructure and operational needs;



committing resources to a program of **conservation maintenance works**, especially in relation to resolving the water penetration problems of the building;

developing and refining a **Collections Significance Assessment** and **Collections Management Policy** and a new approach to collection use; and



completing the re-discovery of the site's potential through the development and implementation of a detailed **Interpretation Strategy and Implementation Plan** following on from the Interpretation Discussion Framework in Appendix F.

This HMP has been developed in **consultation with key**

**stakeholders** including site managers, heritage interests, and Indigenous and education stakeholders. Specific site management issues needing speedy attention were raised through the analysis of management and user requirements and aspirations. Key issues included museum visitor services, disabled access and tree management, as well as several reconstruction/interpretation projects. These are discussed in Appendix D.

Lastly, but crucially, this HMP **complies with the requirements of Schedules 7A and 7B of the EPBC Act**. Compliance tables are included in Appendix B.





## 1.0 Background and Introduction

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### 1.1 Background

The National Capital Authority (NCA) commissioned Godden Mackay Logan Heritage Consultants (GML) in October 2012 to prepare a Heritage Management Plan (HMP) for Blundells Cottage.

As a Commonwealth Heritage listed place, the NCA is obliged under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act) to prepare a HMP to appropriately conserve and manage the Commonwealth Heritage values of Blundells Cottage.

### 1.2 Site Identification

Throughout this report the title 'Blundells Cottage' is taken to refer to the stone and brick cottage, the associated slab shed and its surrounding garden area and local landscape setting.

Blundells Cottage is located on Wendouree Drive on the northern shore of the Lake Burley Griffin within Canberra's National Triangle which is defined by apex points on the Parliament House site, City Hill and Russell (Figure 1.1). The site is demarcated by Lake Burley Griffin to the south, Parkes Way to the north and Kings Park to the east (Figure 1.2).



**Figure 1.1** Site location of Blundells Cottage in Canberra ACT showing extent of National Triangle. (Source: GML on Google Earth base plan, 2012)



**Figure 1.2** Detailed site map showing Blundells Cottage, slab shed and significant cypress trees associated with Alice Oldfield. (Source: GML on Google Earth base plan, 2012)

## 1.3 Heritage Status

### 1.3.1 Heritage Listings

Blundells Cottage is listed for its heritage values on several heritage registers, including the following:

#### Commonwealth Heritage List

- Blundell's Farmhouse, Slab Outbuilding and Surrounds (Place ID 105734)

The Commonwealth Heritage List (CHL) was created under the EPBC Act in 2004. This statutory list recognises places of heritage value which are owned or controlled by the Commonwealth Government. The cottage was entered on the CHL on 15 July 2005. The CHL citation is included at Appendix A. Being on the CHL, it is subject to the conservation provisions of the EPBC Act.

#### Register of the National Estate

- Blundells Farmhouse, Slab Outbuilding and Surrounds (Place ID 13324)

Blundells Cottage was registered on the Register of the National Estate (RNE) on 1 November 1983. The RNE ceased to have statutory effect in February 2012 and the RNE listing does not provide direct legal protection or prescriptive requirements for management. The RNE is retained by the Commonwealth as an archive database of places. The RNE citation matches the CHL citation.

## ACT Heritage Register

- Blundells Cottage (Section 47, Block 6 part)

The ACT Heritage Register includes places of natural and cultural significance, including Indigenous places. It was set up under the *Heritage Act 2004*. In 1998, the ACT Government's Heritage Council accepted Blundells Cottage as a nominated place to the Interim Heritage Register.

Rather than being fully registered, Blundells Cottage is included on the ACT Heritage Register as a nominated place. As a general rule, heritage places within the ACT but located in the Designated Area are not protected by the ACT Heritage Act since the ACT Government has no statutory rights through planning legislation to protect the identified heritage values of these places. The ACT Heritage Council relies on Commonwealth legislation to protect places in the Designated Area which have heritage value to the Territory as well as to the Commonwealth.

## National Trust of Australia (ACT) Register of Significant Places

The National Trust of Australia (ACT) maintains a Register of Significant Places. National Trust recognition is not a statutory listing. The ACT National Trust conferred Classified status on the cottage in 1998, meaning that the Trust's heritage committee (a group of professionals volunteering their expertise to the organisation) had investigated potential heritage values at the cottage and conferred the highest level of public community recognition and non-statutory heritage status on the place by listing it on the ACT National Trust Classified Places list.

## NCA Heritage Register

- Blundell's Farmhouse, slab outbuilding and surrounds, Wendouree Drive, Parkes ACT.

The NCA has developed a Heritage Register of places of Commonwealth Heritage value under their control or ownership. Blundells Cottage is included on this register.

## 1.4 Legislative and Management Context

### 1.4.1 Legislative Framework

#### Environment Protection and Biodiversity Conservation Act (Cwlth) 1999

The EPBC Act was established in part to protect places of significant natural or cultural heritage value owned or controlled by the Commonwealth.

#### *Commonwealth and National Heritage Lists*

The 2004 amendments to the EPBC Act established the CHL and National Heritage List (NHL). The CHL is for those places owned or controlled by the Commonwealth that have been assessed as having heritage values against the criteria established under that Act. Places identified with *outstanding* heritage values for the nation as a whole are eligible for inclusion in the NHL. National Heritage places may be owned or controlled under any jurisdiction.

Blundells Cottage is included on the CHL and is therefore subject to the provisions of the EPBC Act. No NHL places have been identified at Blundells Cottage either previously or in this HMP, but there is currently a nomination being examined for national heritage values for the central areas of Canberra associated with its National Capital status.

## 1.4.2 Management of Heritage Values

Blundells Cottage site and its immediate surrounds are subject to management by the NCA. The NCA is responsible for the management and maintenance of the cottage buildings, the gardens and the surrounding Kings Park. Management of Blundells Cottage must take into account its heritage status.

### Protection of Heritage Values under the EPBC Act

The EPBC Act requires that:

- a person must not take an action on heritage-listed Commonwealth land that has, will have or is likely to have a significant impact on the environment (including heritage);
- a person must not take an action outside Commonwealth land that has, will have or is likely to have a significant impact on the environment (including heritage) on Commonwealth land; and
- the Commonwealth must not take an action that has, will have or is likely to have a significant impact on the environment (including heritage) on Commonwealth land.

Unlawful taking of an action in these categories may attract a civil penalty of up to \$1.1 million or a criminal penalty of up to two years imprisonment. In addition, under the EPBC Act a person must not take an action that has, will have or is likely to have a significant impact on matters of national environmental significance, without approval from the Minister responsible for the Act. There are substantial penalties for taking such an action without approval (civil penalties up to \$5.5 million or criminal penalties up to 7 years imprisonment).

### Impacts on Heritage Values and Self-Assessment Process

The NCA acts in accordance with the EPBC Act to ensure that it does not take any action that has, will have or is likely to have an adverse impact upon the identified heritage values (National and/or Commonwealth) of any place in its ownership or control. The NCA's established procedures and guidance for works proposals that take into account the heritage values of places included in the CHL and NHL are included in its internal Heritage Manual.

The Heritage Manual, which refers to the *Significant impact guidelines 1.2—Actions on, or impacting upon, Commonwealth land and Actions by Commonwealth Agencies, 2012* (prepared by the Department responsible for the EPBC Act) informs staff how to identify the nature of an impact on a place with Commonwealth Heritage values, using the guidelines as the basis of its self-assessment process, and reach a view on whether the impact is significant, with an adverse impact on heritage values of a place and if an EPBC Act referral is needed. The Heritage Manual provides examples of how to reach judgments, and the importance of taking a cautionary approach.<sup>1</sup>

### Commonwealth Heritage Management Principles

The EPBC Act (s341Y) requires CHL places to be managed in accordance with the Commonwealth Heritage management principles, which encourages identification, conservation and presentation of a place's heritage values through applying best available skills and knowledge, community (including Indigenous) involvement and cooperation between various levels of government. The principles are set out in Schedule 7B of the EPBC Regulations. This HMP has been written to

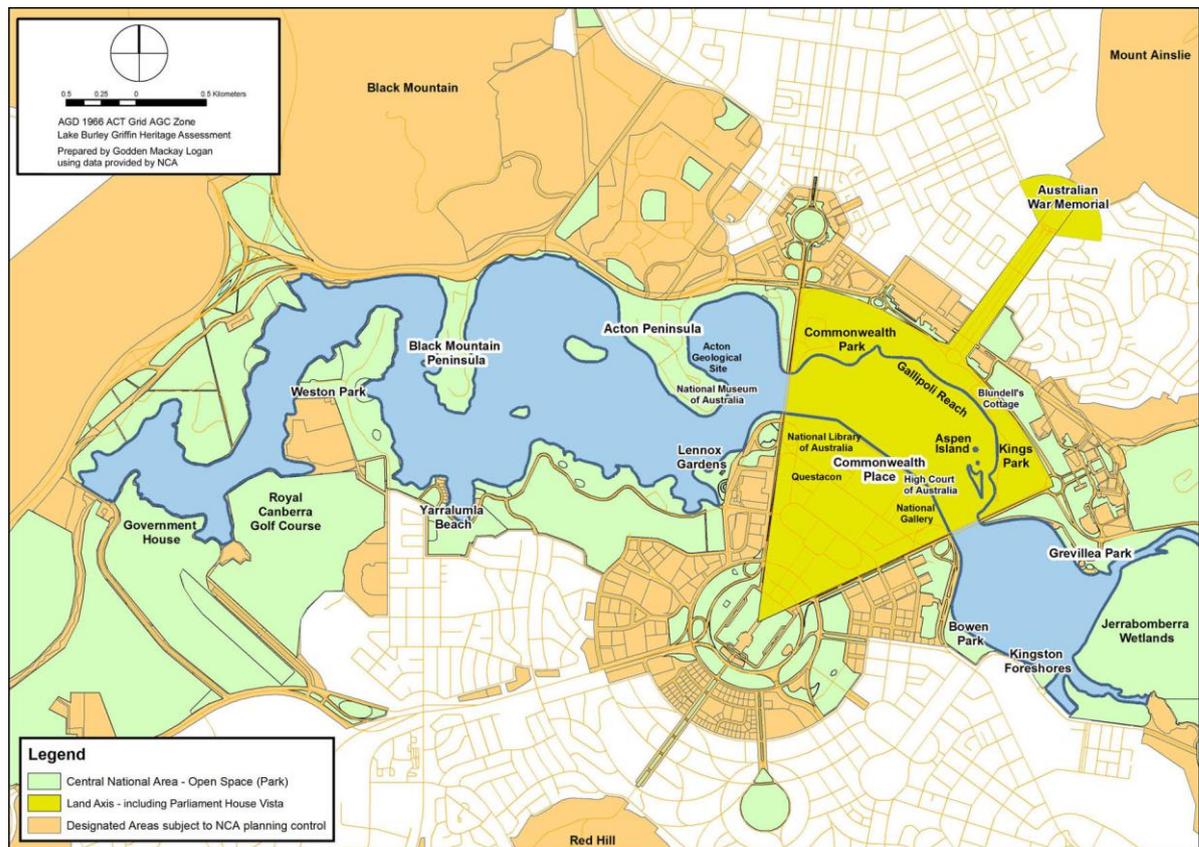
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<sup>1</sup> National Capital Authority Heritage Strategy, 2010–2013, February 2011.

comply with the requirements of the EPBC Regulations, Schedule 7B. Schedule 7B is included at Appendix B.

### 1.4.3 ACT (Planning and Land Management) Act 1988 and the National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* is the primary piece of legislation that outlines the functions of the NCA, including its planning and regulatory roles. The National Capital Plan forms the strategic planning framework for Canberra and the ACT. In accordance with Section 10(1) of the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan sets out detailed conditions for planning design and development for Designated Areas. The NCA is responsible for planning and development approval within Designated Areas with all development to be guided by *The Griffin Legacy*. Blundells Cottage is located in a Designated Area. (Figure 1.3)



**Figure 1.3** Context diagram showing NCA designated land, Central National Areas and the land axis. (Source: GML of Lake Burley Griffin Heritage Assessment 2010, Figure 2.16).

The National Capital Plan also accounts for heritage places and sites within Designated Areas and acknowledges their importance and contribution to the Capital. There are heritage policies and principles which underpin the National Capital Plan. Blundells Cottage is a recognised heritage place.

#### The Process for National Capital Authority Works Approval

As with all actions proposed for Commonwealth Heritage places in Designated Areas, the NCA's consideration of proposals is based on the relevant provisions of the National Capital Plan.

Primarily, the NCA is obliged to undertake the works approval process for development proposals in Designated Areas.<sup>2</sup>

Works approvals may be required, used to support, or inform a referral under the EPBC Act. Therefore, in addition to the self-assessment process noted above, it is prudent for works approvals or conservation works to be undertaken internally by the NCA where it involves development.

The NCA outlines their role for assisting applicants, which also applies internally, through a process of design development to achieve outcomes appropriate to those areas which embody the special characteristics of the National Capital.<sup>3</sup> As part of this process, if appropriate, consultation with the NCA's Director, Development Assessment and Heritage should be sought by anyone considering works at an early stage of design development before completing and lodging an application for works approval.

#### **1.4.4 Other Commonwealth Legislative Requirements and Codes**

The following additional Commonwealth legislative requirements and codes are also of relevance for works to places such as Blundells Cottage, and compliance could have an impact on the heritage values of the place:

- *Work Health and Safety Act 2011 No. 10* (WHS Act);
- *Disability Discrimination Act 1992* (DDA Act); and
- *Building Code of Australia* (BCA).

### **1.5 Relevant Documentation**

A Conservation Management Plan (CMP) was initially produced in 1983 with an update in 1994 to guide protection of heritage values at the cottage. Both of these documents predate the EPBC Act and do not fulfill all necessary management requirements under the current legislation. A bibliography is provided at Appendix G. Key conservation documents referred to in this report are:

- Morton Herman, August 1961, Report to the National Capital Planning Commission Canberra, ACT, on Blundells Cottage, Scotts Crossing Road, Canberra.
- Phillip Cox and Partners Pty Ltd 1983, Blundells Cottage Conservation Study Report prepared for the Department of Housing and Construction, ACT Region.
- Freeman Collett & Partners Pty Ltd with Robert Boden 1995, Blundells Cottage Precinct CMP prepared for the National Capital Planning Authority (NCPA).
- Gillian Mitchell 2010, Condition Assessment Blundells Cottage, report prepared for the National Capital Authority.
- Gillian Mitchell 2012, Blundells Cottage Paint Analysis, report prepared for the National Capital Authority.

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<sup>2</sup> Under the National Capital Plan, see the National Capital Authority website: <[http://nationalcapital.gov.au/planning\\_and\\_urban\\_design/works\\_approval/index.asp](http://nationalcapital.gov.au/planning_and_urban_design/works_approval/index.asp)>.

<sup>3</sup> National Capital Plan as above

The room numbering system used in the CMP has been continued in this HMP. The rooms were numbered from the rear of the cottage to the front according to the following schedule:

### Room Numbers

Room 1—1888 extension present office

Room 2—1888s extension kitchen

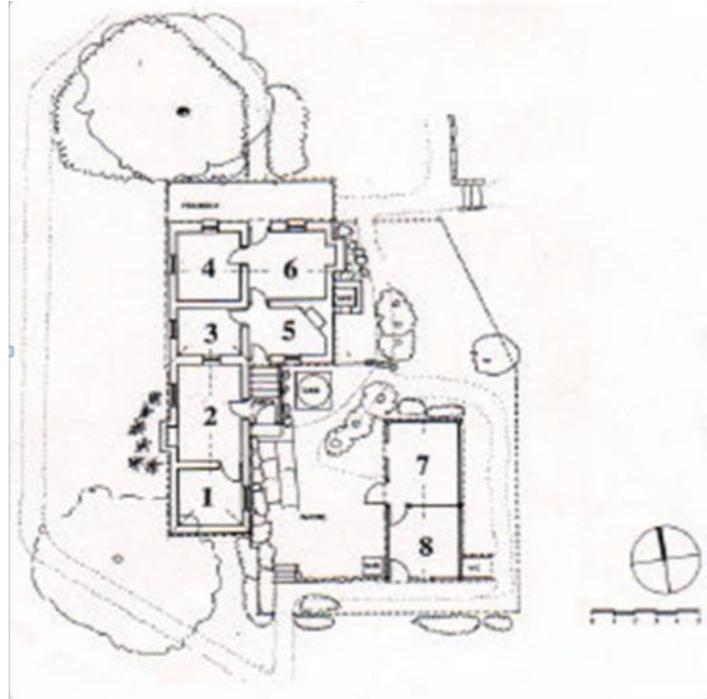
Room 3—1860s small bedroom

Room 4—1860s large bedroom

Room 5—1860s kitchen

Room 6—1860s parlour

**Source:** Freeman Collett & Partners Pty Ltd with Robert Boden 1995, Blundells Cottage Precinct CMP.



These room numbers have been used in the descriptions throughout this HMP

## 1.6 Responsibility for Heritage Management

Responsibility for appropriately managing the heritage values of Blundells Cottage rests with all NCA personnel, contractors and other site users. The Cultural Heritage Manager NCA has responsibilities associated with the day-to-day management of heritage values at the site and is the first point of contact for onsite heritage matters. The NCA Exhibitions and Facilities Manager has responsibility for the collections, interpretation and education programs at Blundells Cottage. Day-to-day maintenance and repairs are overseen by the NCA Asset Manager and project officers. The daily cottage presentation, guiding duties and immediate on site management, is the responsibility of a Cottage Officer. The NCA also has management responsibility for the area of Kings Park in which Blundells Cottage is located.

Heavy penalties apply under the EPBC Act for failing to manage the heritage values in an appropriate manner.

## 1.7 When to Use the HMP

The HMP should be used when:

- preparing strategic plans for Blundells Cottage or King's Park;
- planning for a change of use or new development necessary for operational needs (such as serving educational programs or staff office needs) to meet future demands, where such development may impact on heritage values identified in the CHL listing and this HMP;

- designing and constructing new buildings and landscaping, or alterations to the existing buildings and landscape (or those in the vicinity of the cottage) that may impact on identified CHL heritage values at Blundells Cottage;
- upgrading building services or site infrastructure;
- proposing minor new works;
- undertaking routine cleaning, maintenance and repair work at Blundells Cottage that may impact on identified CHL heritage values within the site;
- undertaking soil remediation and removal of hazardous materials from buildings and other structures at the cottage site, or in its vicinity;
- disseminating an understanding of the heritage values of Blundells Cottage through interpretation and education programs; and
- disposing of all or part of Blundells Cottage or its collection.

The management of the moveable heritage collection should be guided by both the understanding of its significance as part of the overall heritage values of Blundells Cottage, and by the development of a Collection Management Plan incorporating collection acquisition and disposal policies.

## **1.8 Methodology and Structure of the HMP**

### **1.8.1 Requirements for Heritage Management Plans for CHL Places**

The methodology of this HMP complies with the requirements for management plans for places on the CHL. HMPs for CHL places are prepared to assist Commonwealth departments and agencies to manage their heritage sites appropriately, and to guide future works and developments to reduce the need for referrals under the legislation. Schedule 7A of the *Environment Protection and Biodiversity Conservation Regulations 2000* (EPBC Regulations) sets out the matters to be addressed in heritage management plans and this HMP complies with these requirements—refer to Appendix B.

The EPBC Act (s341S) requires Commonwealth agencies to prepare a management plan to protect and manage their CHL places consistent with the Commonwealth Heritage Management Principles. Section 6.0 of this HMP has conservation policies, actions and implementation recommendations drafted against the Commonwealth Heritage Management Principles of Schedule 7B of the EPBC Act.

### **1.8.2 The Australia ICOMOS Charter for Places of Cultural Significance 1999**

The *Australia ICOMOS Charter for Places of Cultural Significance 1999*, (the Burra Charter) outlines a nationally recognised process of conservation principles and processes which are closely allied to the Commonwealth Heritage Management Principles. This HMP follows the Burra Charter process for identifying heritage values and planning for their and management.

### **1.8.3 Outline Methodology**

The methodology for this HMP followed Burra Charter principles for the identification and conservation of heritage values. For the early preparation of this HMP, available background

information was reviewed including historic documents, the existing heritage management documents, current heritage listings and values assessments. Consultation was undertaken with relevant stakeholders to gain an understanding of the management and operational requirements of the site.

Site inspections were undertaken to verify and update the heritage values and confirm the presence of heritage features. The site inspection for the historic heritage component (November 2012) included a visual assessment of the condition of the built heritage assets to guide recommendations for conservation works. A site inspection by the team's archaeologist was undertaken (November 2012) to investigate the potential for Indigenous cultural heritage values and archaeological sites. Stakeholder consultations were held in November and December 2012.

Results of research, documentation and consultation were synthesised and analysed in an assessment of the heritage values of Blundells Cottage against the EPBC's Commonwealth Heritage criteria to validate existing official values and update them. The identified heritage values and operational needs of the place were considered in relation to constraints and opportunities for the conservation of heritage values at Blundells Cottage. The cumulative information was focused into heritage conservation policies compliant with the EPBC Act as explained above.

#### **1.8.4 Outline Structure**

The structure and content of the HMP has been formulated to assist those responsible for the ongoing management and forward planning of the site. The sections of the report are outlined below with a brief description of their content.

**Table 1.1** Outline Structure of GML 2013 Blundells Cottage Draft HMP.

##### **Executive Summary**

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This provides an outline overview of the HMP findings and recommendations.

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##### **Section 1.0—Background and Introduction**

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This provides a background to the HMP, the heritage status of Blundells Cottage and legislative framework applying to the site (the CHL listing is provided at Appendix A), a brief outline of stakeholder consultation (full details are provided at Appendix E), social values investigation and project limitations.

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##### **Section 2.0—Understanding the Place—Historical Context**

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This provides a history of the Blundells Cottage site including Aboriginal occupation of the Molonglo River valley, the place of the cottage as part of the Duntroon Estate, a brief history of the three main long-term tenant families of the cottage (the Ginns, Blundells and Oldfields), the campaign to conserve the cottage in the face of major landscape alterations to make Lake Burley Griffin and the operation of the cottage as a folk museum by the CDHS.

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##### **Section 3.0—Understanding the Place—Built Elements and Archaeology**

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This provides an overview of the evolution of the buildings with a physical description of the buildings, elevation by elevation, element by element, both externally and internally and significant elements are identified. A condition assessment is included as an analysis with comment on significant fabric and its ability to tolerate change. Changes to the cottage fabric since the 1994 CMP are identified.

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## **Section 4.0— Understanding the Place—Landscape, Garden, Curtilage**

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This provides an overview of the location and surrounding landscape of the cottage including important views. It provides analysis for a location context for a proposed curtilage which is defined with suggestions for how it can be incorporated into interpretation of the important heritage values of the cottage.

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## **Section 5.0—Understanding the Heritage Values**

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This provides a statement of the existing official CHL values with an assessment and validation of these values. A comparative assessment is provided with a revised assessment of heritage values against the CHL criteria with a revised overview statement of significance to provide an update of the heritage values of Blundells Cottage. The condition of the heritage values is described and defined. The different main features of the cottage are ranked for their relative heritage significance and the tolerance for change of these elements is measured and defined to inform management recommendations. Reference is made to the detailed analysis of significant elements made in Section 3.0 where the cottage is described feature by feature.

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## **Section 6.0—Constraints and Opportunities**

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Constraints and opportunities for heritage conservation and interpretation arising from the significance and management realities including the collections are examined with a discussion of specific issues arising from the heritage values and stakeholder consultations which are detailed in Appendix D.

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## **Section 7.0—Conservation Policies, Actions and Implementation**

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The heritage values of Blundells Cottage, the constraints and opportunities, and the operational needs are distilled into policies with defined actions and an implementation strategy. These are written with reference to the Commonwealth Heritage Management Principles as outlined in Schedule 7B of the EPBC Act. A compliance table is provided at Appendix B.

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## **Section 8.0—Schedules for Conservation Works and Ongoing Maintenance**

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This provides detailed schedules to prioritise and guide essential conservation works and identify ongoing maintenance needs including priorities and timing.

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## **Section 9.0—Appendices**

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Appendix A—CHL citation

Appendix B—EPBC Act Compliance Tables

Appendix C—Historical Timeline

Appendix D—Manager and User Requirements and Aspirations

Appendix E— Consultation

Appendix F— Interpretation Discussion Framework

Appendix G— Bibliography

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## **1.9 Consultation**

### **1.9.1 Key Stakeholders**

For the development of this HMP preliminary consultation was undertaken with key stakeholders as identified in discussion with the NCA. Stakeholders were contacted by telephone (where possible) and follow up was undertaken via email. Consultation informed relevant stakeholders about the development of the HMP and new interpretative work at the cottage to comply with legislative requirements under the EPBC Act, seek views and information from stakeholders about their understanding of the heritage values of the site, obtain information about heritage management issues, expectations and ways of addressing these issues in the HMP. The key stakeholders included NCA managers and staff (including heritage, interpretation guides, works and asset

managers involved with the cottage), CDHS representatives (including past CDHS managers and guides of the cottage), the ACT National Trust President, ACT Heritage representative, Aboriginal representatives from identified local groups, and teachers and education specialists.

### **1.9.2 Management Stakeholder Consultation**

Stakeholder consultation highlighted a variety of issues in relation to maintenance and conservation, and interpretation and visitor experience. These are outlined below and in Appendix F and informed development of policy in Section 7.0. It should be noted that not all stakeholder concerns were within the remit of this HMP but were management operational issues to be guided by the application of HMP policies.

#### **Maintenance and Conservation**

Issues with cottage maintenance held to be of foremost importance for maintenance and conservation were:

- issues of damp inside the cottage, both rising damp and leaks from the failing gutters, roof and chimneys—implications for both building fabric and collections;
- poor drainage around the immediate area of the cottage with roof drainpipes emptying onto the ground rather than into drains and a leaking watertank;
- impact of mature trees in proximity to the building;
- loss of mortar to exterior of cottage, repointing of stone and bricks, and consideration of limewash protection;
- lack of information about original colours used in limewash of interior and exterior timbers; and
- security issues in relation to window screen coverings, security lighting and isolated nature of the property.

#### **Interpretation and Visitor Experience**

Issues with cottage interpretation and visitor experience were identified as:

- lack of heating to ensure comfort of staff and visitors in winter, and dehumidifying;
- inadequate office space and room for storage for background, educational and interpretation materials;
- need to improve disabled accessibility;
- lack of curtilage delineation and interpretation;
- screening of Parkes Way;
- collection management opportunities; and
- inadequate shelter provision for visiting school groups.

Some of these issues have been able to be addressed in this HMP and have policies in Section 7.0 but other management resolutions are beyond the scope of a HMP.

### 1.9.3 Indigenous Consultation

In order to appropriately assess the Indigenous heritage values under the EPBC Act, consultation was undertaken with the local Aboriginal community. This practice is standard for assessments under the EPBC Act and serves to draw out the intangible heritage values that cannot be readily assessed through research and site inspections. The Indigenous heritage values of a place, must be identified by the relevant local Indigenous community in line with *Ask First: a guide to respecting Indigenous heritage places and values*, published by the Australian Heritage Commission, 2002.

For land in the ACT, the process of identifying the correct Indigenous community members for consultation has been addressed through the issuing of an official 'Representative Aboriginal Organisation' (RAO) list by ACT Heritage.

The RAO list identifies the following four groups for consultation in the ACT:

- Buru Ngunnawal Aboriginal Corporation (Mr Wally Bell);
- Consultative Body Aboriginal Corporation on Indigenous Land and Artefacts in the Ngunnawal Area;
- Little Gudgenby River Tribal Council; and
- Ngarigu Currawong Clan (Mr Tony Boye).

Cultural significance is assessed by the Indigenous community and relates to the historical and pre-historical landuse of an area, along with stories, mythologies and traditions relating to the site and its broader landscape and cultural context. The consultation procedure undertaken with the Aboriginal groups was that each was contacted by telephone in late November 2012 to explain the nature of the HMP project and establish whether or not they had an interest in being part of the project.

Mr Bell of the Buru Ngunnawal Aboriginal Corporation indicated that he was of the opinion that the area had been so substantially disturbed that it did not warrant any further concern. He indicated interest in seeing the types of policies that are set out in the HMP in relation to Indigenous issues and his primary interest was in the interpretation associated with the place where he indicated a desire for some input into content and opportunity for review of draft interpretation proposals.

Mr Boye of the Ngarigu Currawong Clan noted a primary interest in the nature of the relationship between Aboriginal people and colonial settlers at contact and that these stories should be included in the interpretation of the site. Mr Boye also noted that he believed that the Molonglo River was cut into the flood plain and would have only had seasonal use when not in flood. He considered it unlikely to have any remnant archaeological sites. The edges of the flood plains were where people met, where people lived and where they waited. He thinks that the messages for interpretation should include the idea that families would have camped and waited while men went pursuing Bogong moths. He also acknowledged the vast amount of surface damage done to the local area by the creation of the lake and cited other places of more importance to Aboriginal people, such as Black Mountain, Sullivan's Creek and Capital Hill. Mr Boye indicated that he would be interested in commenting on the draft HMP policies and having the Aboriginal people acknowledged in the history of Blundells and included in future interpretation of the place—specifically the interpretation of the prior use of the land and the contact period.

The remaining two Aboriginal groups have yet to respond.

### 1.9.4 Targeted Heritage Stakeholder Consultation

Investigations for this HMP and the development of a new interpretation strategy at Section 7.0 included targeted stakeholder consultations. Stakeholders were agreed with the NCA and a meeting was convened for 2 November 2012. 18 participants attended the group session consultation meeting. Other stakeholders were contacted by phone or visited at their homes. Stakeholders are identified in Table 1.1 below.

**Table 1.2** Stakeholders consulted in November 2012 about Blundells Interpretation and Displays

<b>Attendees at Targeted Heritage Stakeholder Meeting</b>	
Pamela Owen, NCA Exhibition & Facilities Manager, NCA	Eric Martin, ACT National Trust President and author of 1983 CMP
Roslyn Hull, Education & Outreach Officer, NCA	Peter Dowling, Australian Council of National Trusts
Anna Wong, Cultural Heritage Manager, NCA	John Armes, Senior Manager of the ACT Historic Places (Lanyon, Calthorpes and Mugga Mugga House Museums) and volunteer guide at Cooma Cottage
Carolyn Skorupa, visitor services assistant and Blundells guide	Kate Gardiner Education and Community Program Officer ACT Historic Places
Antoinette Buchannan, Librarian, ACT Heritage Library	Jan Blank, ACT Heritage Library volunteer/NCA volunteer
Pam Younge, past CDHS member/cottage volunteer	Can Ercan, Heritage Officer, ACT Heritage
Barry Price, past President/CDHS member	Kathleen Berg, Blundells Cottage volunteer guide
	Pip Giovanelli, Heritage Architect, part of GML team and worked on Blundells conservation in the past
<b>Stakeholders consulted in person at their homes or by phone</b>	
Mervyn and Beth Knowles, past CDHS members who helped set up cottage displays and researched the book 'The Cottage in the Parliamentary Triangle'	Linda Young, Course Director, Cultural Heritage & Museum Studies, Deakin University (catalogued cottage collections)
Tony Blundell, family member	Helen Digan, CDHS Secretary

Stakeholders were invited to introduce themselves and state their connection with the cottage. They were asked what they thought the key cottage stories would be given either a five or a 20 minute story-telling timeframe, and what the key messages to take away from a cottage visit were considered to be. There was a discussion about audience needs and what visitors responded to most during a cottage visit, especially in relation to different categories of visitors (children, adults, women, men, tourists). The Blundells experience was also compared against that at other house museums in the region (Calthorpes' House, Lanyon, Mugga Mugga, Cooma Cottage). The favorite collection items that resonated with stakeholders and visitors were explored along with a range of possible interpretation techniques and circulation patterns. The immediate and wider landscape setting of Blundells Cottage was discussed in relation to the heritage garden and landmark quality of the cottage.

## **Stakeholder Consultation Findings**

The scope and findings of the stakeholder consultation are provided in tabular format at Appendix E. Whilst many of the results of the consultation went beyond the scope of this HMP, comments have been incorporated which informed the social value assessment (Section 5.2.2) in association with Section 1.10 below, and the Interpretation Discussion Framework (Appendix E).

### **1.9.5 Stakeholder Consultation Conclusion**

The active and passionate engagement of the consultation sessions indicates that Blundells Cottage is a heritage place held dear by both heritage professionals in the Canberra community and those who have had close associations with the cottage through repeated student visits. Reports were that children responded well to the cottage and the experience of their visits.

The stakeholders consulted in relation to displays and interpretation at the cottage comprised an informed group already committed to heritage conservation and interpretation. While the group was basically united over some questions, other issues solicited a wide range of responses from the group indicating a variety of responses to the cottage. This is not necessarily undesirable since potential visitors to the cottage will comprise varied groups from school parties, families, locals and tourists including those from overseas. The cottage interpretation must be able to convey chosen themes and messages compatible with the heritage values to this diverse audience range.

### **1.9.6 Public Consultation**

In line with the EPBC Act and its ongoing commitment to community engagement, the Blundells Cottage Draft HMP Report was presented for public consultation by the NCA from 1 August 2013 until 6 September 2013. All stakeholders (as identified at project commencement) were notified. The report was publically available on the NCA 'Have Your Say' website. A notice was also placed in the *Canberra Times* on Saturday 3 August 2013, notifying the general public of the project, and the opportunity to comment. One response was received via the website and the comments were addressed in the revised HMP and a Public Consultation Report provided to the NCA. A public information session, facilitated by the NCA, was also held on 23 August 2013, with one stakeholder in attendance.

## **1.10 Blundells Cottage Visitor Statistics**

The NCA has provided visitor statistics for the Cottage which are shown at Table 1.3. The statistics show that school visitation is rising and now comprises one quarter of all visitors. Consultation indicated that the interpretation of Blundells Cottage and its collections were a good match for teaching the requirements of the new National History Curriculum. An opportunity therefore exists for the NCA to aim for every school child in the ACT to visit Blundells Cottage during their primary school education. It is noted that the statistics below do not take into consideration informal tours and visits to the site, such as those outside opening hours or only to the garden area to view the exterior of the buildings. Further statistical recording and analysis of visitors to the cottage is therefore needed to fully develop interpretation and education programs in the future.

**Table 1.3** Blundells Cottage total visitor numbers 2007–2012—general public and schools. (Source: NCA)

<b>Key:</b>	<b>Entry Fee Charged</b>		<b>Opened More Days</b>			
<b>Blundells Cottage Total Visitor Numbers</b>						
<b>Month</b>	<b>2012/13</b>	<b>2011-12</b>	<b>2010/11</b>	<b>2009/10</b>	<b>2008/09</b>	<b>2007/08</b>
<b>July</b>	303	429	104	53	80	1086
<b>August</b>	315	360	57	86	66	465
<b>September</b>	549	440	109	106	88	771
<b>October</b>	277	429	105	128	94	795
<b>November</b>	243	186	160	73	50	190
<b>December</b>	202	157	72	23	20	128
<b>January</b>	166	749	375	99	67	228
<b>February</b>	0	233	154	72	52	97
<b>March</b>	0	460	388	107	68	65
<b>April</b>	0	284	353	66	53	83
<b>May</b>	0	385	494	218	135	121
<b>June</b>	0	328	488	214	207	70
<b>Year Total</b>	<b>2055</b>	<b>4440</b>	<b>2859</b>	<b>1245</b>	<b>980</b>	<b>4099</b>
<b>School Visitation</b>						
<b>Month</b>	<b>2012/13</b>	<b>2011-12</b>	<b>2010/11</b>	<b>2009/10</b>	<b>2008/09</b>	<b>2007/08</b>
<b>July</b>	63	143	0	0	0	458
<b>August</b>	121	153	0	0	0	81
<b>September</b>	208	83		47	12	88
<b>October</b>	62	22		0	0	61
<b>November</b>	73	0	44	0	0	64
<b>December</b>	35	0		0	0	0
<b>January</b>	0	0		0	0	0
<b>February</b>	0	3		0	0	0
<b>March</b>	0	74	51	0	0	0
<b>April</b>	0	0		0	0	0
<b>May</b>	0	149	225	164	0	0
<b>June</b>	0	61	231	92	0	0
<b>Year Total</b>	<b>562</b>	<b>688</b>	<b>551</b>	<b>303</b>	<b>12</b>	<b>752</b>

## 1.11 Basic Social Value Investigation

A full social value study of Blundells Cottage was not undertaken for this HMP. The findings of the targeted stakeholder consultation were combined with a brief and basic literature search of current tourism material readily available from the Canberra Tourist Information Office and a brief Internet search for readily available information on community support for the cottage. NCA staff and volunteers were asked about who visited the cottage. Visitor statistics for the cottage are provided at Table 1.3.

### 1.11.1 Results of Social Value Investigation

#### Newspapers

Blundells Cottage features intermittently in the Canberra Times, mainly depending on newsworthy activities taking place at the cottage. However during the preparation of this HMP the cottage was featured in a small article in the Canberra Times purely on the strength of its historic values under the heading 'Blundell's Farmhouse history includes escaping demolition'.<sup>4</sup>

#### Souvenir Books

Blundells Cottage features as a photogenic place of aesthetic charm in glossy souvenir books on Canberra published over many years—*Canberra in Colour* by Rhys Roberts 1970, *I love Canberra* by Heide Smith 1983, *Canberra the Guide* by Ken Taylor and David Headon 1997, *Canberra, Celebrating Australia* by Steve Parish 1998, and *Canberra's Secrets* by Margaret Wade 2003.

#### Tourist Brochures

Blundells Cottage is marketed to the current day tourist population via brochures such as 'See Yourself in the Nation's Capital', the NCA and visitcanberra.com as a historical attraction to be seen when in Canberra. It is associated with physical activities such as cycling, walking, car tours (eg: Canberra Tracks) and Segway's—as a stop on part of a set out track/tour. Its central setting means it is in a prime location for lake users—this also means it is often associated with other significant tourist locations around the lake and central area. The main feature of the site highlighted is its location and its free entry status as a tourist attraction. Four of the more readily available tourist brochures give no background information to the site, listing it simply as an 'attraction'.

#### Internet

Blundells Cottage features mainly on tourist web sites, specifically ones encouraging visits to Canberra and trip advisor sites, including personal trip blogs. It also features in relation to Canberra ghost tours and sites discussing supernatural connections. Internet images tend to be tourist 'happy snaps' or professional photographer shots focused on the picturesque nature of the cottage with a heritage 'feel' rather than a fully informed understanding of the heritage significance of the cottage.

On the NCA's own website information about Blundells Cottage located under the Discover the National Capital—Visiting tab.

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<sup>4</sup> Canberra Times 31 October 2012, p12.

## **Social Value Deduction**

Blundells Cottage is a recognised part of the Canberra landscape both as a physical entity and within the community's mental map of the city even if local residents visit the cottage infrequently. The cottage is a valued place for a variety of reasons. Older long-term Canberra residents, who remember the transformation of the cottage from rural farm set in paddocks to historic site museum, retain a firm affection for the place. School teachers and students, which comprise the largest visitor group, value the cottage as an important glimpse of the past that illuminates their understanding of the present.

The wider Canberra community, while not appearing to be actively engaged in the cottage, retains an acceptance of its place in the Canberra landscape as an 'old place' (primarily as a tourist rather than a heritage site) although the 'old' nature of the place is certainly a selling point increasing its importance in public perception. Numerous wedding parties value the cottage as a picturesque backdrop to add romance and gravitas to formal photographs. The most common image of the cottage is an external view of the front verandah shown for its picturesque qualities stemming from its age. Historic images are of the building in an evolving cityscape to accentuate the modern National Capital. Parents of children who have visited as part of a school outing are more likely to visit with them after hearing about the place.

There was certainly a high degree of community involvement and wide social attachment to the cottage during the decades immediately after it was saved from demolition. During the 36 year term of CDHS stewardship of the cottage as a house museum, there was active community participation in the place, and community attachment to the cottage.

### **1.12 Project Limitations**

Accurately locating former farm features (such as fence lines and outbuildings etc) was not because of limited historic survey information. Recommendations regarding establishing an appropriate curtilage for interpreting and managing the landscape setting and archaeology of the site are therefore based on interpretation of photographs, plans and maps available. The important point is that the footprints of former buildings and haystacks are in the correct relationship to the cottage even if the exact former location cannot be fully ascertained.

### **1.13 Authorship and Acknowledgements**

This report has been written by Anne Claoué-Long, Associate; Martin Rowney, Senior Heritage Consultant; Sarah Webeck, Heritage Consultant; and Bethany Lance, Graduate Consultant of GML. The report content has been guided and reviewed by Sheridan Burke, Partner of GML. The updated condition assessment and Outline Schedule of Works was undertaken by Pip Giovanelli, Built Heritage Specialist, subconsultant to GML, who also had input into the discussion of constraints and opportunities. Ciara Fitzgerald, cultural and environmental heritage student at ANU worked as an intern with GML during the drafting of this report and assisted in research and administrative tasks. All information drawn from previous academic and consulting work has been referenced and GML acknowledges the 1994 Freeman Collett & Partners Pty Ltd CMP for provision of much historical information and context.

GML would like to acknowledge the assistance the following people in the development of this HMP:

- Anna Wong, Cultural Heritage Manager, NCA (with responsibility for management of the heritage values of the cottage);
- Pamela Owen, Exhibition and Facilities Manager, National Capital Exhibition, NCA (with responsibility for the cottage collections and education programs);
- Roslyn Hull, Education Officer, NCA (with responsibility for the cottage education programs);
- Jan Blank, NCA Research Volunteer;
- Glen Thomas, Asset Manager, NCA;
- Malcolm Martin, Senior Project Officer, NCA; and
- the stakeholders identified at Appendix E.

## 2.0 Understanding the Place—Historical Context

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### 2.1 Blundells Cottage Site—Summary History

This section of the HMP provides a historical overview of Blundells Cottage in the wider context of early settlement and the development of Canberra. It is largely based on the history written in the 1994 CMP by Freeman Collett & Partners with additional references to other documents included as endnotes. Comprehensive coverage of the history of the cottage and the families who lived there is to be found in the 1994 CMP and the book 'The Cottage in the Parliamentary Triangle' by Beth Knowles published by the CDHS in 1990. This book also details CDHS involvement in Blundells Cottage and this subject is further explored in an article 'A house in history, heritage and tourism: shifting times at Blundells Cottage, Canberra' written by Linda Young and published in the *Public History Review*, volume 12, in 2006.

The summary history in this HMP provides an overview to inform the statement of significance and conservation policies and further define the place of Blundells Cottage as a surviving relic from the Duntroon Estate. A historical timeline is included at Appendix C.

#### 2.1.1 Indigenous Occupation of the Area

Before European settlement, Aboriginal people occupied the hills and plains of the Molonglo Valley for thousands of years. The Aboriginal people of the Canberra region lived a nomadic hunter-gatherer lifestyle, setting up shelter and camps as they travelled in response to availability of natural resources.<sup>5</sup> The landscape, and their relationship with it, formed an integral part of the Aboriginal lifestyle and belief system and was related to the seasonal cyclic and episodic movement of people across the land seeking food, fibre sources and for trade and ceremonial purposes. The hills and valleys of the Canberra area not only provided resources but also formed navigational markers. Mount Ainslie, Mount Pleasant, and Black Mountain were primary navigational sites in this landscape and markers in relation to the many trails and tracks which early explorers and settlers noted as they themselves traversed the landscape to investigate and ultimately occupy the land. The fording place at the Molonglo River near the site that was to become Blundells Cottage is likely to have been an important place on one such Aboriginal pathway. The crossing, like the Aboriginal land itself, was subsumed by white settlement to become known as Scott's Crossing.

The landscape of the Molonglo River valley at the time of European settlement provided a habitat to a large variety of fauna for Aboriginal use. The open grassy Limestone Plains and surrounding savannah woodland attracted animals such as kangaroos, wallabies, wallaroos, wombats, echidnas, snakes and many smaller creatures. Bird life was also abundant on the water, land and in the air. The river carried fish such as the two cod fish each weighing about 13 lbs which Johannes Lhotsky caught in the Molonglo River in February 1834.<sup>6</sup> Lhotsky (1795–1866) was a European naturalist who travelled to Australia and gained a government grant to explore the Monaro. His writings have provided insight into the landscape of the early years of colonial settlement of the Limestone Plains.

The coming of European settlers to the region not only displaced Aboriginal people from their traditional lands, but also introduced diseases to which Aboriginal people had no immunity, resulting

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<sup>5</sup> Wright, WD 1923, *Canberra*, John Andrew & Co, Sydney, p 58.

<sup>6</sup> Andrews AEJ (ed) 1979, *Johannes Lhotsky, A Journey from Sydney to the Australian Alps*, Blubberhead Press Hobart, p61.

in disastrously high mortality rates in their population.<sup>7</sup> There are few records of Aboriginal people on the Limestone Plains after it was settled by pastoralists, perhaps because of Indigenous seasonal lifestyles, or because they retreated from settlers and their horses, moving to the hills.<sup>8</sup> The new settlers may also have simply failed to record their ongoing presence in any detail. In 1842 early settler John Blundell of Blundells Flat noted that there were two distinct Aboriginal communities living on the Limestone Plains—a group he called the Pialligo Blacks based at Pialligo (the site of the present day Royal Military College at Duntroon) and the ‘Canberry or Nganbra Blacks’ based on the lower slopes of Black Mountain.<sup>9</sup> A total of over 200 camp sites have been located in the ACT and many artefacts recovered within the immediate area of Lake Burley Griffin between Duntroon and Black Mountain which once comprised the Molonglo flood plains.<sup>10</sup> In addition to the two main camps there are also several other types of sites that have been identified in the Canberra area ranging from a corroboree ground near Mt Ainslie (now Corroboree Park, Ainslie), axe grinding grooves (in what is now Theodore and Latham) and an ochre quarry (at Red Hill in Gungahlin). The Aboriginal people who created these sites actively used the land and its resources and would have used the area now surrounding Blundells Cottage for premeditated subsistence activities based on resource availability.

## 2.1.2 The Campbell’s and the Duntroon Estate

### Robert Campbell 1825–1846

In 1825 wealthy Sydney merchant importer and warehouse owner Robert Campbell was awarded a land grant of 4,000 acres on the Limestone Plains (the future site of Canberra) as compensation for the loss of one of his ships requisitioned for Government service. Campbell sent his new overseer James Ainslie with 700 sheep to the property and in 1830. Campbell organised the construction of a homestead, ‘Limestone Cottage’, at Pialligo on his property, using local stone and completed in 1833. Lhotsky stayed for six days at Limestone Cottage in 1834 by which time there were 20,000 sheep on the Pialligo property.

Campbell had his shepherd and overseer James Ainslie manage the estate while he remained in Sydney, and in 1835 Charles Campbell, Robert’s third son, became the manager of the estate which was run on a similar basis to eighteenth century estates in Scotland—a model where tenant farmers were provided with an estate cottage and smallholding on the understanding that their labour was available to the landlord. Gradually the Campbells organised assisted migration from Scotland to work on their Limestone property and the sheep paddocks of the Limestone Plains became dotted with small stone and slab cottages with small farm areas attached.

By 1841, 61 men and 24 women were living on the Pialligo property and Robert Campbell was a leading landowner and local philanthropist assisting in the setting up of a small village linked to his estate. In 1841 he donated land for the building of an Anglican Church (St John the Baptist’s in what is now Reid). He retired to his Limestone Plains estate in 1843 and died there in 1846, after which the land became known as Duntroon after the family seat in Scotland.

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<sup>7</sup> Bluett WP 1954, *The Aborigines of the Canberra District at the Coming of the White Man*. Paper read to the CDHS.

<sup>8</sup> Gillespie L 1984, *Aborigines of the Canberra Region*, L Gillespie Campbell ACT, p29.

<sup>9</sup> Bluett WP 1954. Note that the latter groups descendants favour the term ‘Kamberri’ as their identifying title. The name Ngunnawal is now that most often used to refer to the Aboriginal people of the Canberra district.

<sup>10</sup> Flood J 1990 *The Riches of Ancient Australia*, Queensland University Press, University of Queensland, p 297.

### **Charles Campbell 1846-1860 & George and Marianne Campbell 1860–1876**

Ownership passed to Robert's fourth son George but Charles Campbell continued to manage the property until George and his wife Marianne moved to live at Duntroon in 1860. This date saw the start of a building program across the estate with extension to the main homestead. More cottages for estate workers were constructed including Blundells Cottage.

### **Frederick Campbell 1876–1881**

George and Marianne Campbell remained at the property until 1876, at which time they moved to England, leaving the estate to be managed by their nephew Frederick Campbell. In late 1877 the Duntroon Estate was described as 40,000 acres freehold with 45,000 acres leasehold. 36,000 sheep were sheared that year and several paddocks produced different cereals with hay yield at 150 tons.

### **Marianne Campbell 1881–1903**

George Campbell died in 1881 and Marianne returned to live at Duntroon until her death in 1903, after which the contents were sold and the property left vacant. A W Moriarty, a Queanbeyan valuer, was called into to assess the worth of the Duntroon Estate in 1904. In 1900 Australia federated and the Canberra-Yass area was chosen for the new National Capital in 1908. The Duntroon Estate had been gradually been reduced as a result of the *Closer Settlement Acts of 1901, 1902 and 1906* and for the requirements of settling bequests on the Campbell Estate. The *Lands Acquisition Act 1906* and the *Seat of Government Acceptance Act 1909* resulted in the Duntroon Estate passing into the hands of the Commonwealth. Duntroon House and the immediate grounds were redeveloped for use by the Royal Military College in 1910. The tenant farmers on the Estate then leased from the Commonwealth. As part of this transfer of land, ownership valuations and surveys were carried out on properties. Blundells Cottage was surveyed in 1913 and described as having six rooms, stone walls, and iron roof; with a detached slab and iron roofed kitchen. It was valued at £175.<sup>11</sup>

Complete and reliable information about the Duntroon Estate and its various agricultural buildings and cottages is limited to what was recorded in the surveys and valuations which occurred at various times. What is clear from the scant information available is that the surviving cottages are only a portion of a whole variety of cottages once provided to tenant farmers, and that even where those cottages have survived not all elements of the built structures associated with the cottages—such as cow bails, sheds, chicken coops and bee hives—have survived. Similarly, the details of the tenants are often unknown but all would have been Duntroon employees associated with the working of the property in some manner. Extant buildings in the table below are shown with shaded orange boxes. Of the worker's cottages only three survive intact and these are indicated by bold outlines and a darker shade.

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<sup>11</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 1, p22. The valuation was made by AW Moriarty, an Appraiser for the Federal Capital Territory 1910-1918, who was employed to evaluate land holdings in the ACT prior to their acquisition by resumption by the Commonwealth for the Federal Capital. Moriarty's notebooks are held at the Australian Archives in Canberra. NAA:A358:21.

**Table 2.1** Blundells Cottage in relation to other built elements of the Duntroon Estate. Extant structures shown by shaded boxes. Note that most of the Duntroon Estate cottages have been demolished—only the stone built Blundells Cottage, Mugga Mugga and Majura House surviving intact—noted by outline lines and a deeper shading.

Building	Date	Occupants	Fabric and Form	Location	Situation
<b>Blundells Cottage</b>	<b>c1860 &amp; 1880s</b>	<b>William and Mary Ginn George and Flora Blundell Harry and Alice Oldfield</b>	<b>Four room brick cottage extended in 1880s, with shingle roof now iron. Detached slab kitchen.</b>	<b>Kings Park</b>	<b>Extant</b>
Duntroon House	c1833 & 1862	Campbell Family and then RMC	Stone cottage extended with 1862 Victorian Gothic two storey and then later extensions.	RMC	Extant
Waller House, RMC—former gate lodge	c1860	-	Sandstone gothic lodge/gatehouse.	RMC	Extant
Shappere House—former gate lodge	c1860	-	Sandstone gothic lodge/gatehouse.	RMC	Extant
Duntroon Apple Shed	c1860	-	Stone	RMC	Extant
Stables and coach house <sup>12</sup>	c1860	-	Stone	-	Demolished
Manager's House <sup>13</sup>	?	-	Substantial stone cottage	South of Duntroon House	Demolished
Hay and chaff sheds, tool sheds, forge <sup>14</sup>	c1840 –1860	-	-	-	Demolished
St John's Church	1845	-	Stone	Suburb of Reid	Extant
St John's Schoolhouse	c1845	James and Eliza Abernethy	Stone Schoolroom with attached two room home.	Suburb of Reid	Extant
Duntroon Woolshed	c1860	-	Stone with associated stone and slab stock yard.	Next to Woolshe d Creek	Extant
Duntroon Dairy	c1832	-	Stone with shingle roof. Brick additions.	Southern slope of Mount Pleasant	Extant

<sup>12</sup> Young L 2007, *Lost Houses of the Molonglo Valley, Canberra before the Federal Capital City*, Ginninderra Press, p18.

<sup>13</sup> Young L 2007, p18.

<sup>14</sup> Young L 2007, p18.

Building	Date	Occupants	Fabric and Form	Location	Situation
Mayo's Cottage Associated hay sheds <sup>15</sup>	c1865	Ambrose and Grace Austen, Elizabeth and Joseph Mayo.	Brick with shingle and later iron roof Six rooms L-shape	Next to the Duntroon Dairy southern slope of Mount Pleasant	Demolished 1975
Mugga Mugga Cottage	1830s	Ewab MacPherson, head shepherd 1838–43 MacDonalds 1844–1866 Mayo family 1880–1895 Curley family 1813	Four room stone cottage with detached slab kitchen (1860s).	A shepherd outpost to the south of the Molonglo	Extant
Majura House <sup>16</sup>	c1846	Alfred and Mary Ann Majo	Small stone cottage with slab and brick extensions.	Majura valley	Extant Slab/brick extension demolished 1950s.
Windmill and mill house <sup>17</sup>	c1840s	Operated by John Gregory 1840s-1876	Timber post mill with small stone cottage	Present day Fyshwick	Mill destroyed by a storm Cottage demolished after 1910
Murrays Cottage <sup>18</sup>	c1845 1863	John Shumack Mackenzie, Line, Slade and Booth families John Murray shop keeper and baker 1909	Three roomed slab cottage Replaced by a brick cottage 1863	West of Blundells Cottage within the present day Commonwealth Park	Destroyed by fire 1923
Andersons Cottage and shed <sup>19</sup>	c1857	Patrick and Mary Curley 1857–1880s. Anderson family by 1913	Stone cottage with verandah and timber skillion addition Skillion roof later covered with iron	Lower slopes of Mount Ainslie (present day Campbell )	Demolished
Young's Cottage <sup>20</sup>	late 1850s	Francis Williams blacksmith 1858–1878 Postmaster from 1863 Thomas Whitehaed and	Six-roomed stone cottages	West of Blundells Cottage over	Demolished c1925

<sup>15</sup> Young L 2007, p19-20.

<sup>16</sup> RNE Entry 13406.

<sup>17</sup> Young L 2007, p18.

<sup>18</sup> Young L 2007, pps30-32 and Marshall D et al 2007, Heritage Assessment of the Canberra Central Parklands, for the NCA.

<sup>19</sup> Young L 2007, pps21-22 and NAA: A358 (A358/2), 21, JER Campbell Duntroon Estate, Moriarty valuations.

<sup>20</sup> Young L, 2007, pps24-25.

Building	Date	Occupants	Fabric and Form	Location	Situation
		John Warick, Bridget Young by 1913		Church Lane	
Rottenberry Cottage 1 <sup>21</sup>	c1880	George Henry Rottenberry (son of the Duntroon stonemason), his wife Eliza and five children	Slab four-roomed cottage with a weatherboard front, verandah and skillion back Iron roof Sealed and with hardwood floors Detached slab kitchen, brick chimney and bread oven Dairy, stock yards and front garden	Flood plain south of the Molonglo River in the location of present day Telopea Park	Demolished 1923
Rottenberry Cottage 2 <sup>22</sup>	1900	George Rottenberry (grandson of the Duntroon stonemason), his wife Kate and two children	Four-roomed square wooden cottage clad with corrugated galvanised iron	South bank of the Molonglo River near where the southern end of King Avenue Bridge is now	Moved from the site after 1915
Scott's Cottage <sup>23</sup>	c1860s	1900 John and Catherine Scott	Two-roomed whitewashed slab cottage, detached slab kitchen	South bank of the Molonglo River near ford called Church or Scott's Crossing	Demolished
Cameron's Cottage <sup>24</sup>		William and Isabella Avery 1890s, Allan Cameron late 1890s	Slab cottage, brick floor and small detached kitchen	To the west of Scott's Cottage	Demolished
Corkhill's Cottage <sup>25</sup>	c1845	1845 Margaret Logue 1893–1913 Robert and Catherine Corkhill and ten children	Four-roomed slab cottage with corrugated iron roof and two-roomed detached slab kitchen with bark roof	Molonglo river flats in location of West Basin of lake	Demolished

<sup>21</sup> Young L, 2007, p41-2.

<sup>22</sup> Young L, 2007, p41-2.

<sup>23</sup> Young L, 2007, p42.

<sup>24</sup> Young L 2007, p43.

<sup>25</sup> Young L 2007, pps44-5.

Building	Date	Occupants	Fabric and Form	Location	Situation
Briar Farm <sup>26</sup>	c1860s	1865 Thomas Bryant and James Cook brickmakers and builders c1882–1913 Tom and Elizabeth Kinleyside	Four-roomed brick cottage with one room skillion kitchen of corrugated iron Adjacent two room pisé cottage and small slab and iron cottage		Demolished 1950

### 2.1.3 Canbury Village

The Pialligo/Dunroon Estate featured not only the main homestead but all the necessary outbuildings of a self-sustaining working agricultural property. The Campbell family were instrumental in the settlement of the Limestone Plains and establishment of the scattered and loosely connected dwellings and services of what became known as Canbury Village on Pialligo/Dunroon Estate land. Rather than being a defined place with a boundary this was more of a social concept. The main features of this intangible village are shown in Figure 2.1.

#### St John the Baptist Church and Graveyard

Robert Campbell provided the land and funding to build the St John the Baptist Church and its associated schoolhouse (built in the early 1840s) at the centre of Canbury Village. The church and its adjoining cemetery were consecrated on the 12 March 1845 by William Grant Broughton, the bishop of Australia. The church and school provided a spiritual and social focus for the estate village and catered for both the Anglican and Presbyterian residents and workforce.

#### St John's School House

The stone schoolhouse with attached residence for a teacher was built in the early 1840s by Robert Campbell in order to ensure elementary education for his estate workers' children. By 1848 the school was certified as a Church of England school. When education became free and compulsory in 1880 under the Public Instruction Act, it closed to be replaced by a temporary public school located nearby. In 1894 a slab school was built at the intersection of the Yarralumla-Queanbeyan Road (on Dunroon Estate land and roughly in the area where the Forrest Fire Station is located today). Because of the land ownership of its location it was named the Dunroon School, or more locally and colloquially because of its immediate geography as the Crossroads School. The St Johns school was reopened in 1895 relocated up in a new weatherboard school building next to the cemetery.

The original school building was a large schoolroom with attached two-room dwelling. Three additional rooms including a skillion kitchen were added in 1864 after the building was damaged by a fire. James Abernethy and his wife Eliza lived there from 1864 to 1880 and were the longest staying teacher and tenants. The schoolhouse eventually became neglected and the building was destined for demolition until increased interest in its history led to its preservation in the 1960s.<sup>27</sup> The schoolhouse is currently operated as a St John's Schoolhouse Museum and receives many school groups.

<sup>26</sup> Young L 2007, p49.

<sup>27</sup> Watson F 1927, *A brief history of Canberra, the capital city of Australia*, Federal Capital Press, p52 and Young L 200, pp27-28.



**Figure 2.1** Extract from Federal Territory Feature Map, 1915. (Source: Department of Home Affairs, Lands and Surveys Branch. National Library of Australia, 1658523)

### **Fencing and Paddocks**

The Duntroon Estate was fenced by George and Frederick Campbell in the 1860s, dividing the pastures into huge paddocks, each identified by name. Fencing also formalised the tracks formed between the main social and economic hubs of the church, the village of Queanbeyan, river

crossings, major homesteads, farm outbuildings and cottages.<sup>28</sup> The Estate economy was based primarily on sheep with horse breeding and Durham cattle. Grain farming—and other types of farming—were also undertaken for the estate by the tenant farmers.

By around 1890 most of the major roads in the central Limestone Plains had been designated, and around Blundells Cottage there was a collection of small paddocks related to intensive cultivation on the river flats. Beyond this home farm were larger paddocks stretching into the foothills of Mount Ainslie—Ram's Paddock, Moran's Paddock and Anderson's Paddock. To the west of the cottage a number of small huts provided farm storage and to the east was an old shed associated with a small paddock used for stacking wheat and hay. A dam was located to the east and at the top of the larger paddock behind the stack yards. A seasonal creek draining the west side of Pialligo Hill (Mount Pleasant) was diverted away from the cottage towards Church Lane and into a drain running along a common boundary<sup>29</sup> (Figure 2.1).

### **The Ram Paddock**

The land of the Duntroon Estate Parish of Pialligo, Portion 58, which has now become the lake foreshore Canberra Central Parks (Commonwealth Park and Kings Park), and the suburbs of Reid and Campbell, was called 'the Ram Paddock'. The Commonwealth valuations by Moriarty and Smith classified the quality of the land across the various small leases of the landholdings in preparation for resumption of title by the Commonwealth. George Blundells land of 120 acres was described as 'practically all alluvial, good maize land, 1<sup>st</sup> class cultivation, maize, lucerne, vegetable and root crops'<sup>30</sup>. The water supply for the farm was identified as the Queanbeyan River (ie the Molonglo). Young's Farm (the old Glebe Farm and adjacent to Blundells) was described as 'principally alluvial, 1<sup>st</sup> class cultivation, maize, lucerne, roots'.<sup>31</sup> The land was not just grazed by sheep; it was used for intensive arable farming and vegetable production for estate cash crops and home consumption.

### **Duntroon Estate Cottages Neighbouring Blundells**

Initially, workers on the Duntroon Estate were housed in slab huts, but as the estate consolidated more permanent cottages were constructed.

In the Limestone Plains Molonglo Valley the most common cottages were built of slab, but about a third of residences were made of stone or brick. Building in the remote bush required use of local materials and the Limestone Plains offered yellow box eucalyptus, locally quarried volcanic stone from Mt Ainslie, limestone and abundant clay. The limestone was also burned to produce lime, an essential ingredient for mortar and paint. Most of the stone cottages on the Limestone Plains were built of rubble construction—that is the stone was not cut to shape or 'dressed' to a high degree. Stone and brick cottages were usually larger than the slab cottages and about half the cottages had separate kitchens used not only for cooking but also other domestic work and to act as dormitory accommodation for boys and young men.<sup>32</sup>

<sup>28</sup> Baylis, J, 1880, 'Plan shewing road between the Queanbeyan and Murrumbidgee Road and the Yass and Queanbeyan Road by Canberra Ford, County of Murray: proposed to be opened as a Parish Road under the Act of Council 4, William IV, No11, 1880', NLA: MAP G8971.G46, 458690.

<sup>29</sup> Freeman Collett & Partners Pty Ltd, 1994, Blundells' Cottage Precinct Conservation Management Plan, pp18-19

<sup>30</sup> NAA: A358 (A358/2), 21, Letter No 2, Field Book B105.

<sup>31</sup> NAA: A358 (A358/2), 21, Letter No 2, Field Book B105.

<sup>32</sup> Young L 2007, p13.

In the 1850s Duntroon lime burner and stonemason George Rottenberry helped to build a number of stone and brick cottages on the estate. On the northern Molonglo River flats and surrounding area, these included Blundells Cottage, Anderson's Cottage and Young's Cottage. Only Blundells Cottage survives. These cottages were characterised by an unevenly pitched roof, shorter to the front and longer to the back. Until the 1860s/1870s, cottages were roofed with bark or timber shingles, often upgraded with an overlay of corrugated iron. Iron roofs were longer lived and also allowed water harvesting into tanks for a household water supply.

#### *Blundells Cottage*

The cottage known as Blundells was built by George Campbell of Duntroon around 1860 as a tied cottage to house an estate employee. It was located above the river flood level and near a strategic fording place on a track which was known as Church Lane since it also led past the St John's Church. The neighbouring Acton Estate also had tied cottages adjacent to the river crossing later known as Lennox Crossing near the Acton Homestead.

#### *Young's Cottage*

Young's Cottage was located to the west of Blundells Cottage close to the St John the Baptist Church. It was a six-roomed stone cottage with facilities for running a blacksmithing operation. Francis Williams conducted a smithy there from 1858 until 1878, expanding his business to include a post office from 1863. His successors at the smithy were Thomas Whitehead and John Warwick, and the property was providing a comfortable 'properly finished' home to Bridget Young by 1913 when it was valued for resumption by the Commonwealth. The post office eventually moved to Ainslie.<sup>33</sup>

#### *Murray's Cottage*

Murray's Cottage, also known as Glebe Farm, was located to the west of Blundells Cottage on glebe lands fronting the Molonglo River. The land was rented out by the Anglican rector to provide a source of income and the first tenant was John Shumack and his family in 1845. Shumack built a three-roomed slab cottage which, after his death, was rented out to a succession of tenant farmers: the Mackenzie, Line and Slade families. The widowed Mrs Slade married Ebenezer Booth in 1863 and the old slab hut was replaced by a more substantial brick dwelling from which they operated a local shop and bakery. The Booths moved in 1879 to run the post office at the foot of Mount Ainslie. In 1909 the shop and bakery at Glebe Farm was being operated by John Murray and his son. The house was destroyed in a fire in 1923 but plantings of elms and pines mark its spot in Commonwealth Park.

#### *Anderson's Cottage*

Anderson's Cottage was another of the small tenant homes provided by the Duntroon Estate. It was situated below a hillock on the lower slopes of Mount Ainslie towards Mount Pleasant in the area of what is today Savige and Garsia streets, Campbell, to the north of Blundells Cottage. It was a typical locally stone-built cottage with a verandah and timber skillion addition. The cottage provided a home to the family of Patrick and Mary Curley from around 1857 to the 1880s. By the time of the Commonwealth resumption of the land the Anderson family was in residence and the shingle roof had been overlaid with iron. The property was valued by the Commonwealth at £100.<sup>34</sup>

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<sup>33</sup> Young L 2007, p24 and NAA: A358 (A358/2), 21.

<sup>34</sup> Young L 2007, pp21-22 and NAA: A358 (A358/2), 21, JER Campbell Duntroon Estate, Moriarty valuations.

## 2.2 Outline History Blundells Cottage and Residents

The cottage was constructed in three main phases which partially relate to the needs of the occupants.

### 2.2.1 The Ginn Family Residence 1859–1874

**Table 2.2** Phases of Cottage Development and Major Alterations

Dates/Historic Phase	Occupants/History	Physical Development of the Cottage and Landscape Changes
1860–1874 Duntroon Estate Early Rural Pastoral	Ginn family residence	The four-bedroom cottage was built on the instructions of Robert Campbell owner of the Duntroon Estate for William (head ploughman on the Duntroon Estate) and Mary Ginn. A slab building may have also been built on the site and remnants of this may remain in the current slab shed.  Development of home farm and subsistence vegetable garden  In 1874 the Ginn family moved out to their own property Canberra Park selected under the Robertson Land Act.

### Cottage Development

Records indicate that in circa 1860 the four room single-storey cottage was built for William Ginn as part of the infrastructure provided by Robert Campbell for employees on the Duntroon Estate.

### Family Use of the Cottage

William and Mary Ginn with their two infant sons arrived in Sydney from Hertfordshire, southeast England, as assisted immigrants in July 1857. William Ginn was employed as the head ploughman on the estate first living in a slab cottage near Woolshed Creek. Ginn leased 90 acres from Robert Campbell at £1 per acre a year. This is the location where Blundells Cottage now stands. In late 1859 the Ginn family of parents, two sons and baby daughter moved from a slab cottage near Woolshed Creek to a newly built stone cottage (now known as Blundells) located near a track known as Church Lane, which led from the Anglican Church down across the paddocks of the river flats to a fording place on the Molonglo River. This fording place was known as Church Crossing and later as Scott's Crossing. The Bullock Paddock (named for its use) was in the main bend of the river between the cottage and the Duntroon homestead. The Ginns used the land for farming and general domestic use. In June 1864 Agnes Ginn fell into fire at the cottage burning her hands severely.<sup>35</sup> Her sister Gertrude was the first child born at the cottage in August 21 1865.<sup>36</sup>

The Ginns brought up four children in the cottage and farmed some 60 acres next to the river, working hard to accumulate both experience and capital with which they selected their own lands close to the Limestone Plains. William Ginn selected two lots of 40 acres of land north of the Duntroon Estate. The Ginn family moved to their own property Canberra Park in 1874.

<sup>35</sup> *Queanbeyan Age* 4 February 1864, p2.

<sup>36</sup> Knowles B1990, p 30.



**Figure 2.2** Gertrude and Agnes Ginn (daughters of William and Mary) (Source: NCA collection)

### 2.2.2 The Blundell Family Residence 1874–1933

**Table 2.3** Phases of Cottage Development and Major Alterations

Dates/Historic Phase	Occupants/History	Physical Development of the Cottage and Landscape Changes
1874–1890 Duntroon Estate Established Rural Pastoral	Blundell family residence	George (Duntroon Estate bullock driver) and Flora (midwife) Blundell moved into the cottage as newlyweds. They raised a family of eight children. A slab building from an earlier period of occupation was extended. This slab shed had a larger footprint than of the present shed and had a kitchen area at the northern end (now demolished). The slab shed was used as a kitchen, for dining, sleeping accommodation and as a work room.  Home farm and dairy further developed with poultry sheds, dairy, apiary stable and haystacks. Poplars planted in 1890s.
1888/1890–1933 Duntroon Estate until 1913 Commonwealth Lease	Blundell family residence Additional boarders taken in after 1917	Blundell family added two additional rooms to the back of the cottage to accommodate their growing family, necessitating changes to window openings, and a brick and stone bread oven, necessitating changes to the parlour fireplace and external brick chimney.  In 1929 a low-level crossing was opened at Scott’s Crossing, increasing traffic along Church Lane.  Flora died in 1917 and George died in 1933.

## Cottage Development

Flora and George reared eight children at the cottage between 1875 and 1888. Around 1888 they built on the front verandah, two stone rooms in an extension to the southwest and various outbuildings, including a slab shed.

In c. 1888 George Blundell added the front verandah and various outbuildings in both wood and tin.<sup>37</sup> Two ships tanks were installed to store water. Two rows of beehives (30 in all) were located to the west of the house. The boundary fences were post and rail with slip gates for gates and the fence around the house and kitchen garden was wire.

In c. 1888 George Blundell and his sons built a slab shed to act as a kitchen adjacent to the house. It was larger than the present slab shed extending both east and north. There was also a slab shed which acted as a workroom. This was located southeast of the kitchen and abutted its corner. The kitchen area (now demolished) to the north of the slab shed had a large galvanised iron fireplace with galvanised iron chimney on the shared wall of the slab shed. The shed was remembered as having no windows and being divided into two rooms.<sup>38</sup> Three of the boys appear to have slept in the southern end of this building, perhaps before the 1888 cottage extensions were made.<sup>39</sup>

In c. 1888/1890, as part of this building project, the cottage was extended with a rear wing to provide additional bedroom accommodation. The bigger room (Room 2) was the girls' bedroom, the smaller one (Room 1) used as a bathroom.

## Family Use of the Cottage

George Blundell was born in 1846 at Blundells Hill; his parents' property was further west along the Molonglo at today's Regatta Point. Joseph and Susan Blundell had come to Australia to work for Robert Campbell at the Duntroon Estate. Joseph worked as a stock handler and bullock driver. In the tenant farmer model set up by Campbell they had leased land from the Estate and set up their own farm.<sup>40</sup>

In May 1874 George Blundell, carrier on the Duntroon Estate, married Flora McLennan and they moved to the Ginn's vacant cottage.<sup>41</sup> In October 1875 their first child Flora Susannah (Florrie) Blundell was born. This was the first of eight children successfully reared to adulthood, no mean feat in days lacking vaccinations and proper sanitation.<sup>42</sup> The last child born in the cottage was HM Blundell, son of Lyle, the youngest Blundell son who was born in 1916.<sup>43</sup> Flora as midwife delivered other children in the cottage such as Iris Wilden, the daughter of Frederick Campbell's coachman from Yarralumla.<sup>44</sup> She also delivered many local babies in other homes such as Jean Edlington at the Duntroon Dairy and Elsie Dun at the Dunn's hut in Majura Lane.<sup>45</sup>

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<sup>37</sup> Freeman Collet & Partners Ltd 1994, Vol 1, p18.

<sup>38</sup> Oral Histories from Jack Blundell and Robin Ginn taken by Mrs Helman for the CDHS.

<sup>39</sup> CDHS Newsletter No 79, January 1967.

<sup>40</sup> Knowles B 1990, p34.

<sup>41</sup> *CDHS Newsletter* No 141, March 1973.

<sup>42</sup> Knowles B 1990 p 35.

<sup>43</sup> *Historical Review*, oral history from 1963 & John Whelen oral history with Nan Phillips February 1983

<sup>44</sup> *Courier* 11 December 1969.

<sup>45</sup> *Historical Review* 1983 & *Canberra Times* February 2003

In the 1890s poplar trees were planted round the cottage. George Blundell named the farm 'The Poplars' and it was also known as 'Popular Grove' by 1902. None of these poplars remain on site today and their former location is not known.

The property was run as a small holding with stock yards close to the cottage for cows and lambs, sheds for dairy work and poultry, an apiary of beehives and hay stacks.<sup>46</sup> The property was identified as a Registered Dairy in a 1910 survey plan.<sup>47</sup> Flora drove to Queanbeyan each Saturday to sell farm produce and buy provisions.<sup>48</sup> The establishment of a railway link between Queanbeyan and Sydney in 1887 meant that George Blundell no longer had to haul the wool clip by bullock team as far.<sup>49</sup> The various outbuildings were used as a blacksmiths and then laundry, as well as a cow shed with dairy, harness and tool rooms.

In 1904-06 only three Blundell children; Ada, Alice and Lyle, remained at home. Violet Meech, their cousin also lived at the cottage with her uncle and aunt. Life revolved around farm jobs, such as milking the nine dairy cows before school and rounding them up from their paddock on the other side of the Molonglo to drive them home after school. Relaxation was sewing, reading and playing Jacks. Playing the piano was another form of entertainment at the cottage and the Blundells had a yellow Beale piano in the parlour (Room 6 against the wall to Room 5) and music and dancing was a common pastime on Saturday evenings.<sup>50</sup>

In 1908 Blundell was leasing Glebe Farm (an area to the north west of the cottage) as well as the immediate cottage paddocks.<sup>51</sup> In 1913 records indicate that George Blundell was renting the cottage with an adjacent paddock of 79 acres and an additional 125 acres (probably Glebe Farm). The larger paddock next to the cottage had a dam behind stock yards to provide water.

After Commonwealth resumption of the Duntroon Estate in 1913, the Blundells applied for permission to stay in the cottage and continued farming amid the developing national capital. Between 1912-1916 George Blundell's bullock teams helped to cart much of the material to construct the first buildings of the National Capital.<sup>52</sup> Flora Blundell died in 1917 and George rented out spare cottage rooms to boarders until he died in 1933.<sup>53</sup>

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<sup>46</sup> Knowles B1990, p36.

<sup>47</sup> Arthur Percival field book survey notes 1910, p5, digitized on actimapi<  
[http://actmapi.act.gov.au/fieldbooks/A1-168/A\\_40/A\\_40.PDF](http://actmapi.act.gov.au/fieldbooks/A1-168/A_40/A_40.PDF)>

<sup>48</sup> *CDHS Newsletter*, No 108, November 1969.

<sup>49</sup> Knowles B 1990,p 39.

<sup>50</sup> *CDHS Newsletter* No 110, January 1970, Oral history from Mr De Smet.

<sup>51</sup> *Queanbeyan Age* 11 December 1908, p7.

<sup>52</sup> *Canberra Times* 19 December 1933, p2.

<sup>53</sup> Knowles B 1990, p42.



**Figure 2.3** Flora Blundell (Source: NCA collection)



**Figure 2.4** Herbert Blundell aged 12 (Source: NCA collection)

### 2.2.3 The Oldfield Family Residence 1933–1958

**Table 2.4** Phases of Cottage Development and Major Alterations

Dates/Historic Phase	Occupants/History	Physical Development of the Cottage and Landscape Changes
1933–1958 Commonwealth Lease Developing Federal Capital Infrastructure and Suburbs	Oldfield family residence Additional boarders taken in after 1942 McCauley family 1947–49	<p>Alice and Harry Oldfield occupied the cottage. Harry died in 1942.</p> <p>Slab kitchen demolished in 1930s. The residential capacity of the cottage was increased by enclosing the front verandahs with fibro sheeting.</p> <p>Some modern elements were introduced to the cottage, including a new wood stove in the back room (Room 2) which became a second kitchen. There was still no electricity or water laid on. Bathroom established in slab shed by 1950s. Latrine trench dug in late 1940s.</p> <p>Cypress trees planted by Alice Oldfield c. 1930 to north and east of cottage.</p> <p>Vegetable garden and poultry sheds used by Alice Oldfield for market gardening venture.</p> <p>1954 the Australian-American Memorial was erected at Russell. Riverside paddocks were cropped for Lucerne.</p> <p>Alice died in 1958.</p>

#### Cottage Development

Between 1934 and 1945, the Oldfields demolished the slab kitchen but retained the slab shed. The southern wall of the shed was replaced with double barn doors and the southern room was used as a garage. They also constructed various huts/humpies and kennels at various locations. In circa 1947, a 16 foot latrine trench was dug and a weatherboard toilet constructed. By 1959 a bathroom had been established in the slab shed.

By 1960 the western end of the front verandah was boarded in.<sup>54</sup>

### Family Use of the Cottage

Harry and Alice Oldfield were the third long term residents of the cottage. Harry worked as a shepherd for Ken Anderson, who was leasing the 100 acre paddock adjacent to the Molonglo River. Alice Oldfield is known to have cultivated a vegetable garden to the east of the cottage. Alice developed a home farm on the three acres around the cottage, supplying the ever increasing Canberra workforce of labourers and public servants with eggs, poultry, dairy produce and vegetables.<sup>55</sup> This income was supplemented by renting out a proportion of the cottage to serve the housing shortages then felt in the growing city. The first known boarders at Blundells Cottage were Arthur and Myra Carn who rented rooms from 1939-41.<sup>56</sup>

Harry Oldfield died in 1942 and Alice lived there a further 16 years without the increasingly common conveniences of electricity, sewerage or reticulated water that the new suburbs of Canberra were connected to. She shared the cottage with a succession of temporary boarders seeking a home in the new city. The total number of tenants/boarders (not family members of the lessees) during the Oldfield period was approximately 43.<sup>57</sup> By the late 1930s/early 1940s a wood stove had been installed in the larger of the two back rooms making it possible to sublet the 1888 extension as a separate residence to a number of different families. Mrs Oldfield occupied the parlour and front bedroom. Lodgers occupied the front verandah, the second bedroom, and the two rear rooms of the 1888 extension. Alice Oldfield died in 1958.



**Figure 2.5** Alice Oldfield (Source: NCA collection)



**Figure 2.6** Alice Oldfield, in front of the slab shed (Source: NCA collection)

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<sup>54</sup> Oral Histories from Jack Blundell and Robin Ginn taken by Mrs Helman for the CDHS

<sup>55</sup> Knowles B 1990, pp44–45.

<sup>56</sup> Carn family history notes in ACT Heritage Library, HMSS 0008, Ann Gugler papers, box 7 & Knowles B 1990 p45.

<sup>57</sup> Information collected by Jan Blank researching into CDHS newsletters, NCA files and visitor books.

## 2.2.4 The NCDC Historic Restoration 1958–1963

**Table 2.5** Phases of Cottage Development and Major Alterations

Dates/Historic Phase	Occupants/History	Physical Development of the Cottage and Landscape Changes
1958–1963 Conservation Awareness	NCDC historic restoration	<p>The cottage was restored by the National Capital Development Commission according to a plan by architect Morton Herman.</p> <p>Major works included lining the cottage ceilings, removing outlying structures including sheds, fences, sandblasting limewash from stonework, relocating water tanks, rebuilding front verandah and removing fibro cement partition.<sup>58</sup></p> <p>In 1962 Parkes Way opened between Russell and Commonwealth Park.</p>

The Canberra and District Historical Society (CDHS) already had an interest in the historic cottage and were concerned for its preservation in the face of escalating change in Canberra. The late 1950s and early 1960s was a time of great change in Canberra with much planning for the creation and 1963 filling of Lake Burley Griffin as the centrepiece of the new national capital. The location of the cottage was luckily above the water line of the new lake and the cottage was saved from demolition with the assistance of a public campaign by CDHS, who lobbied the National Capital Development Commission (NCDC, the precursor to the NCA). Grenfell Rudduck, Associate Commissioner of the NCDC, supported the cause and commissioned Sir William Holford to provide advice on the issue. Holford's pronounced in February 1961 that:

*Oldfield's cottage is a valuable relic of Canberra's early days. Encircled by trees it could well remain as an object of interest to visitors, without appearing incongruous in its new surroundings. Restored to something like its original state it would make a symbolic foil for the majesty of the Parliament House opposite.*<sup>59</sup>

With two influential and respected advocates in positions of authority, the cottage was conserved by the Commonwealth Government in 1963 according to a conservation plan by Sydney Architect, Morton Herman. Works undertaken at the site included the removal of boarding to the front verandah which had enabled its temporary use as a rented room. Water tanks for collection of roof run off were moved from the northeast corner of house and one was erected to the southeast. Various sheds were also removed.<sup>60</sup>

### The Molonglo River and Lake Burley Griffin 1963

The Molonglo River had existed for centuries as a chain of ponds subject to intermittent droughts and floods. Being located on the river flats, the cottage was subject to occasional flood danger, such as in 1870 when waters came up to the cottage flooding sheds, destroying crops and drowning stock, a danger which repeated in 1891 and 1910.<sup>61</sup> Planning and preparations for the installation of Walter Burley Griffin's city centre piece of the lake occurred with lake earthworks,

<sup>58</sup> Freeman Collet & Partners Ltd 1994, Vol 1, p29.

<sup>59</sup> Knowles B 1990, p51.

<sup>60</sup> Herman M 1961, Report to the National Capital Planning Commission Canberra, ACT on Oldfields Cottage, Scotts Crossing Road, Canberra.

<sup>61</sup> Freeman Collet & Partners 1994, CMP, Vol 1, p18.

boundaries, a dam and bridges as the first building projects commenced in 1960. They proceeded quickly, making a scarified wasteland out of the Molonglo River plains.

In 1960, work started on Kings Avenue Bridge which was officially opened on 10 March 1962 by the Prime Minister. This major crossing was built as two separate but aligned bridges of simple structure, each with two carriageways. Most importantly, they were the first permanent high level crossings across the Molonglo floodplain.

By mid-1962 work at the dam was almost completed, as was the construction of the lake edges, topsoiling and grassing of the parklands. As the new lake bed was prepared, colonial stone and slab farm buildings were removed, as was the blacksmith's building near Blundells' Cottage. Landscaping of the lakeshores was continued, with extensive planting of both native and exotic trees under the direction of Richard Clough, especially along the central north shore. Regatta Point Restaurant was constructed in 1963 in time for Queen Elizabeth's visit for the 50<sup>th</sup> Anniversary of the naming of Canberra. She was able to view the construction of the lake and officially named Commonwealth Park.

The gates of Scrivener Dam were finally closed on 20 September 1963 and the impounding of lake waters began, slowly at first to form the largest artificially made ornamental water feature in Australia, all the more remarkable in this inland location. The lake proved a great landmark attraction to both local residents and visitors. Robert Menzies officially inaugurated Lake Burley Griffin at Regatta Point on 17 October 1964. A day of celebration followed, including a sailing regatta, rowing and canoe races.

**Table 2.6** Phases of Cottage Development and Major Alterations

<b>Dates/Historic Phase</b>	<b>Occupants/History</b>	<b>Physical Development of the Cottage and Landscape Changes</b>
1963–1964 Landscaping of Lake and Foreshore with New Roads	Lake Burley Griffin and Kings Park	There were changes in land surface levels around the cottage with removal of outlying paddocks, fencing and outbuildings. The NCDC landscaped the garden and path approaches to the cottage based on aesthetic considerations rather than historic evidence. Most trees and bushes were removed. <sup>62</sup>

## 2.2.5 CDHS Folk Museum of Rural Pioneer Lifestyle 1963–1999

**Table 2.7** Phases of Cottage Development and Major Alterations

<b>Dates/Historic Phase</b>	<b>Occupants/History</b>	<b>Physical Development of the Cottage and Landscape Changes</b>
1963–1999 Folk Museum of Rural Pioneer Lifestyle 1890–1910	CDHS The cottage is a museum no longer a family home.	The CDHS managed the cottage and presented it as a house/folk museum to illustrate rural lifestyles from 1890–1910. 1966 Wendouree Drive was sealed and the old farm track was removed. The slab shed was modified to a simple rectangular shape with removal of the Oldfield's lean-to buggy shed. The fireplace, chimney and slab skillion were removed. A small toilet extension was added. In 1971 the cottage ceilings were lined with pine boards from the property at Murrumbateman which was being demolished at the time.

<sup>62</sup> Freeman Collet & Partners 1994, CMP, Vol 1, p29.

The cottage was leased to the CDHS in 1964, in order to be set up as a folk museum celebrating the history and achievements of the rural pioneers of the district. The keys to the cottage were ceremonially handed over by the Hon JD Anthony as his first official public duty as Minister for the Interior on Canberra Day, 12 March 1964.

The CDHS researched the history of the cottage and the families who lived there, procured collections to furnish the cottage and show the rural lifestyle of the 1890s to 1910, and provided volunteers for guided tours around the cottage. There was no detailed collections policy and display items were sourced as donations from members and friends throughout the district, and from commercial sources as necessary to achieve the desired displays. A ‘pretty cottage garden’ was also established around the cottage using donated stones for paths and cuttings to establish flower beds—many of the stones, bricks and plants coming from surrounding rural properties to which they were in keeping with the character of the cottage and the interpretation intent.<sup>63</sup> As with the cottage collections there was no detailed policy for an accurate garden reconstruction and plant donations were accepted from all sources which offered them.

With increasing visitation to the cottage, access was improved. Wendouree Road became a sealed road giving access to the cottage from Constitution Avenue.<sup>64</sup> In 1964 a stone flagged footpath was established from the lakeside driveway to the entrance of the cottage.<sup>65</sup> The retaining wall to the northeast of the cottage was probably part of the NCA works in Kings Park at the same time. In 1967 the verandah was re-paved and an adjoining path was set with stones from regional historic properties.<sup>66</sup>

A CDHS working bee on the slab shed and gardening occurred with the planting of native flowers and bushes with the assistance of the Canberra Society for Growing Australian Plants.<sup>67</sup> A pepper tree was planted in November 1965.<sup>68</sup> The blacksmith’s forge from the McIntosh property in the Majura Valley installed the slab shed. This forge was one of several on the Duntroon Estate.<sup>69</sup> In 1969 the NCA installed floodlighting to the building.

## 2.2.6 Commonwealth Government Operated House Museum 1999–2013 (present)

In 1999 the CDHS sold the cottage collections to the NCA who took over management of the cottage as a history tourism site. Blundells Cottage is now operated by the NCA (successor of the NCDC) as a hands on museum interpreting the past life of workers during the rural period of Canberra’s history. The NCA is currently exploring new interpretations of the cottage and its collections.

**Table 2.8** Phases of Cottage Development and Major Alterations

Dates/Historic Phase	Occupants/History	Physical Development of the Cottage and Landscape Changes
1999–2013 (present) House Museum	NCA	The NCA took over management of the cottage and has small refinements to the interior displays and surrounding garden area.

<sup>63</sup> *CDHS Newsletters* No 47, March 1964, No 108, November 1969, No 110, January 1970, No 132, April 1972, No 162, April 1975, & No 199, November 1978.

<sup>64</sup> *CDHS Newsletter* No 73, July 1966.

<sup>65</sup> *CDHS Newsletter* No 46, January 1964.

<sup>66</sup> *CDHS Newsletter* No 84, July 1967.

<sup>67</sup> *CDHS Newsletter* No 47, March 1964.

<sup>68</sup> *CDHS Newsletter* No 47, November 1965.

<sup>69</sup> *CDHS Newsletter* No 89, December 1967.

## 2.3 Historic Themes

### 2.3.1 Australian Historic Themes Relevant to Blundells Cottage

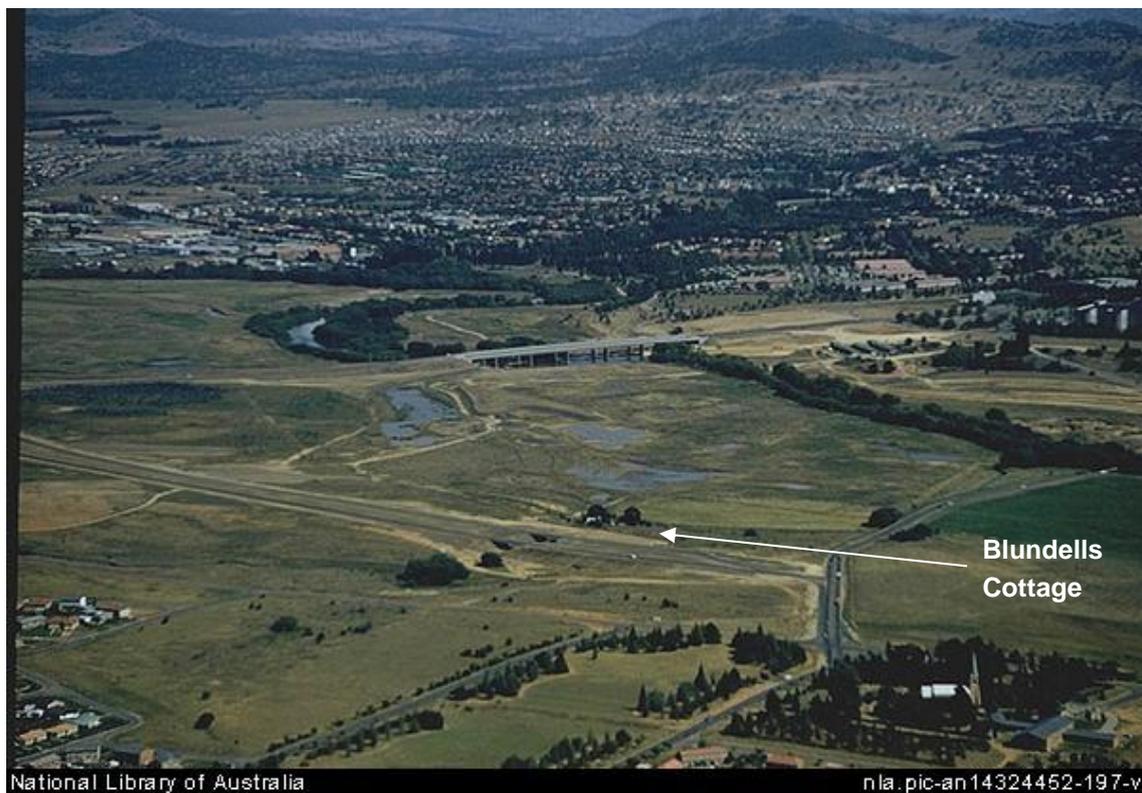
The Commonwealth has developed a framework of 'Australian Historic Themes' to assist with identifying, assessing, interpreting and managing heritage places and their values. Using historic themes can assist with focusing on the historical values of a place and how these values are represented physically in the place and/or wider context.

The Australian Historic Themes provide a context for assessing heritage values. The themes are linked to human activities in their environmental context. Themes link places to the stories and processes which formed them, rather than to the physical 'type' of place represented. Australian Historic Themes are grouped together by an overarching historic theme, which is further divided into more specific themes and sub-themes. Historic Theme Groups are listed in Table 2.9 below.

**Table 2.9** Australian Historic Theme Groups for Blundells Cottage

Number	Historic Theme Group	Sub-theme
1	Tracing the Evolution of the Australian Environment	Appreciating the natural wonders of Australia
2	Peopling Australia	Living as Australia's earliest inhabitants Migrating Promoting settlement Fighting for land
3	Developing Local, Regional and National Economies	Constructing capital city economies Developing primary production Recruiting labour Establishing communications Moving goods and people Farming for commercial profit Altering the environment Feeding people Struggling with remoteness, hardship and failure Marketing and retailing Lodging people Catering for tourists Providing health services
4	Building Settlements, Towns and Cities	Planning township sites Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage) Living with slums, outcasts and homelessness Making settlements to serve rural Australia Remembering significant phases in the development of settlements, towns and cities
5	Working	Working in the home Working on the land
6	Educating	Establishing schools

Number	Historic Theme Group	Sub-theme
7	Governing	Making City-States Federating Australia Establishing regional and local identity
8	Developing Australia's Cultural Life	Making Australian folklore Living in and around Australian homes Living in cities and suburbs Living in the country and rural settlements
9	Marking the Phases of Life	Bringing babies into the world Growing up Forming families and partnerships Growing old



**Figure 2.12** View of the site and surrounds from the northwest in the 1950s, showing Blundells Cottage and the study site prior to the filling of the lake. (Source: National Library of Australia)



**Figure 2.13** View of the study site and surrounds in 1964 showing the lake. (Source: National Library of Australia)

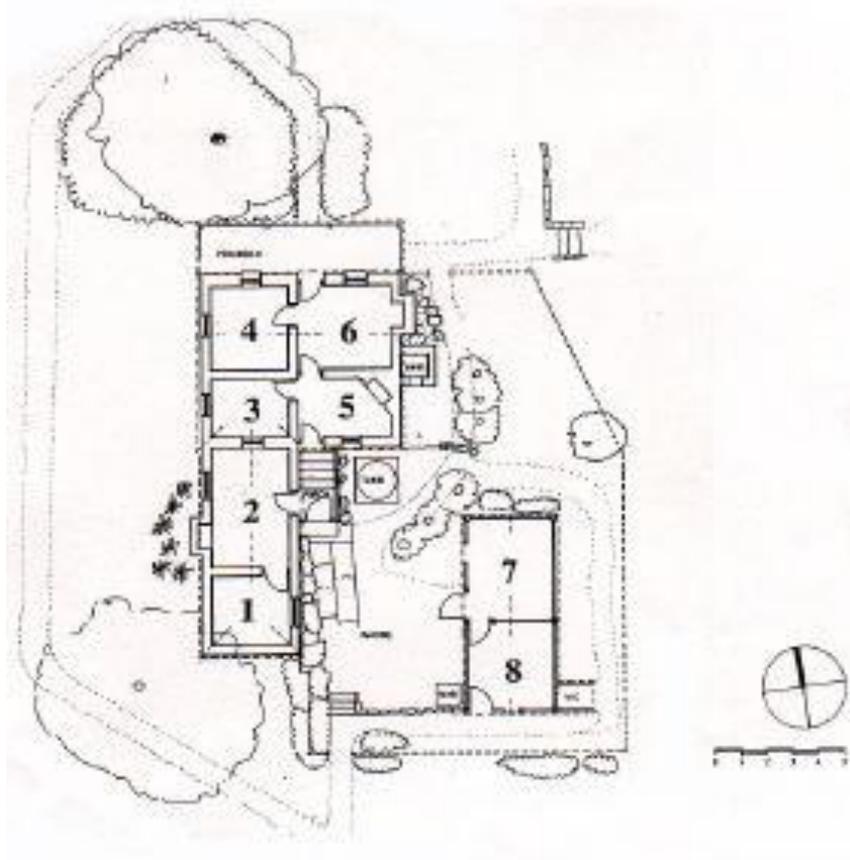
## 3.0 Understanding the Place—Built Elements & Archaeology

### 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.

<sup>70</sup> 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

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<sup>70</sup> 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.

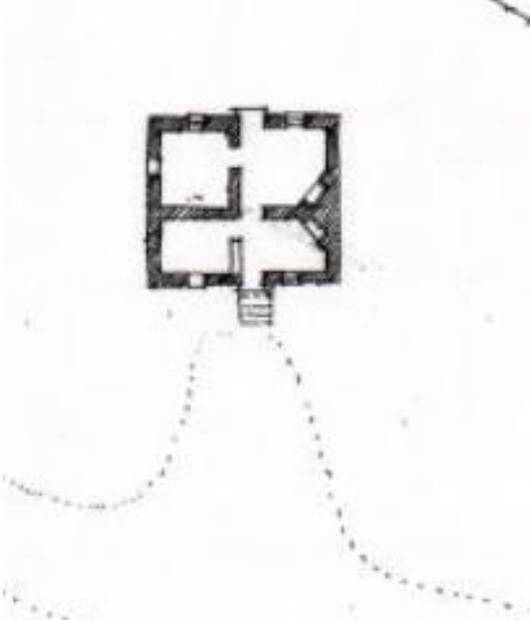
It is not known who designed and built the cottage but it may have been that the stones were carted by Joseph Blundell who lived in a slab house where Regatta Point is located today. It is probable that the stonework was done by George Rottenbury, Duntroon Estate mason and lime burner who lived across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

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.

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<sup>71</sup> 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.

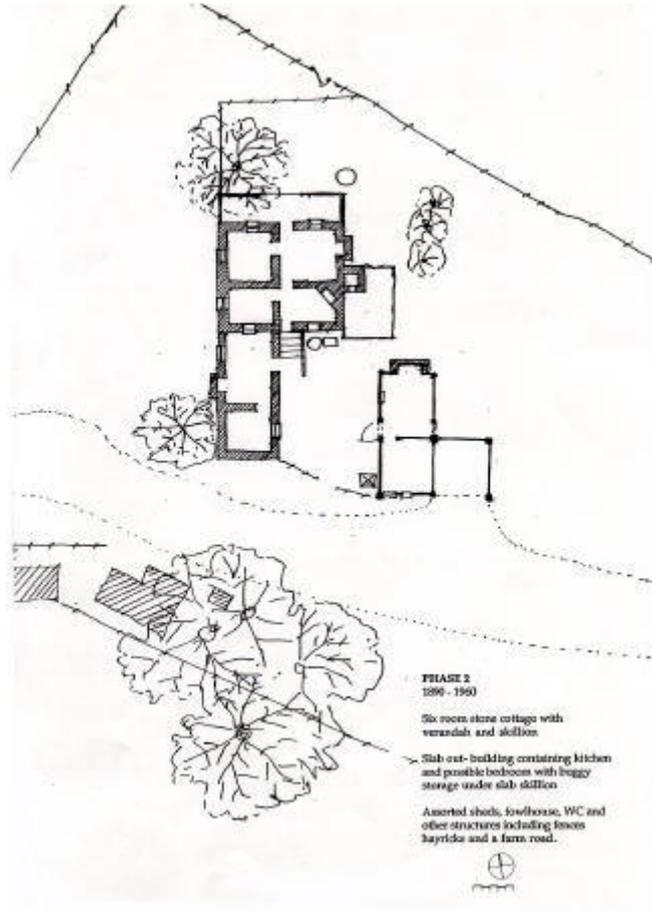
By 1874 Ginn and his family had moved to their own property, and George and Flora Blundell moved in.

#### ***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.<sup>72</sup> 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.

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<sup>72</sup> 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.<sup>73</sup> (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.

<sup>73</sup> Arthur Percival field book survey notes 1910, p5, digitized on actimapi<  
[http://actmapi.act.gov.au/fieldbooks/A1-168/A\\_40/A\\_40.PDF](http://actmapi.act.gov.au/fieldbooks/A1-168/A_40/A_40.PDF)>

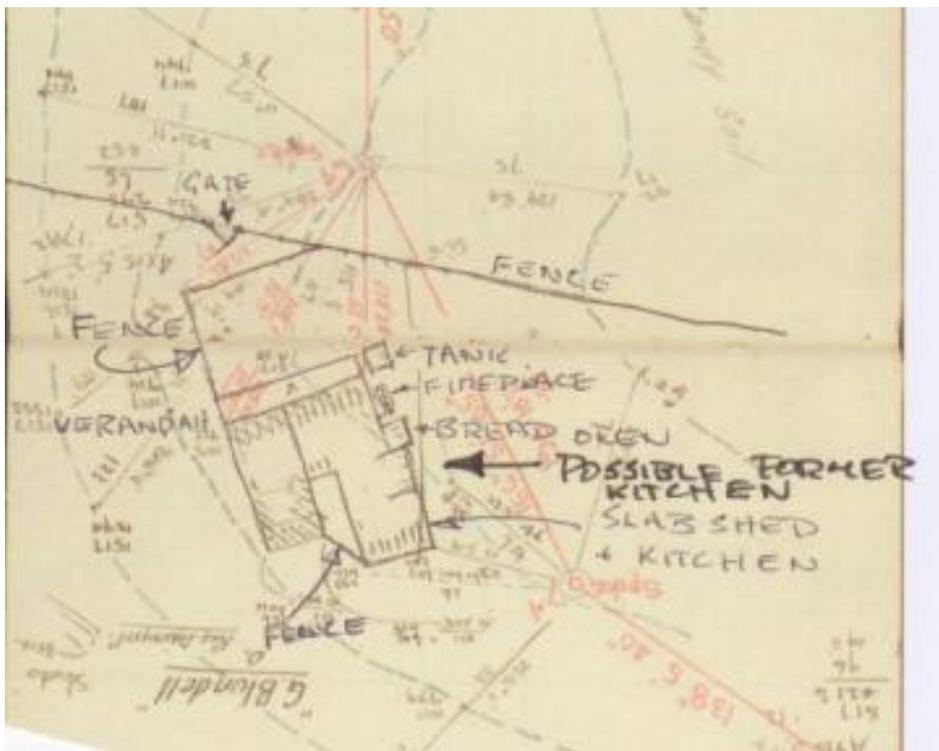
Also as a consequence of the construction of the new two roomed extension, the rear window in the small bedroom became internal and so a new window was added to the room on the western wall—it seems logical to assume it was done concurrently with rear extension.

**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.<sup>74</sup>*



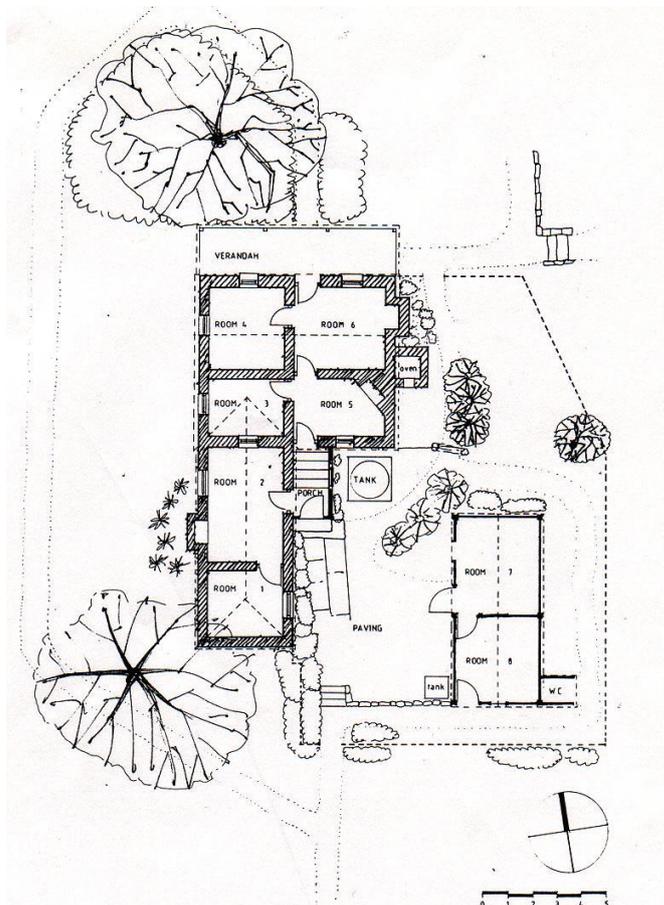
**Figure 3.4** Detail of Survey 1910, description of site components by GML. Note the skillion roof adjacent to the bread oven/slab shed. The survey sketch has been rotated so that the northern façade of the cottage is in the correct orientation for comparison purposes. (Source: <[http://actmapi.act.gov.au/fieldbooks/A1-168/A\\_40/A\\_40.PDF](http://actmapi.act.gov.au/fieldbooks/A1-168/A_40/A_40.PDF)>)

<sup>74</sup> 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.<sup>75</sup>

### ***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

<sup>75</sup> 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 cottage<sup>76</sup> 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 of 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

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<sup>76</sup> 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.<sup>77</sup> 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.

<b>Condition</b>	<b>Importance of Fabric</b>	<b>Tolerance for Change</b>
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 <sup>78</sup> , 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.

<sup>77</sup> Freeman Collett & Partners Pty Ltd, 1994 Volume 2, p6.

<sup>78</sup> 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.<sup>79</sup>

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.<sup>80</sup>

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)

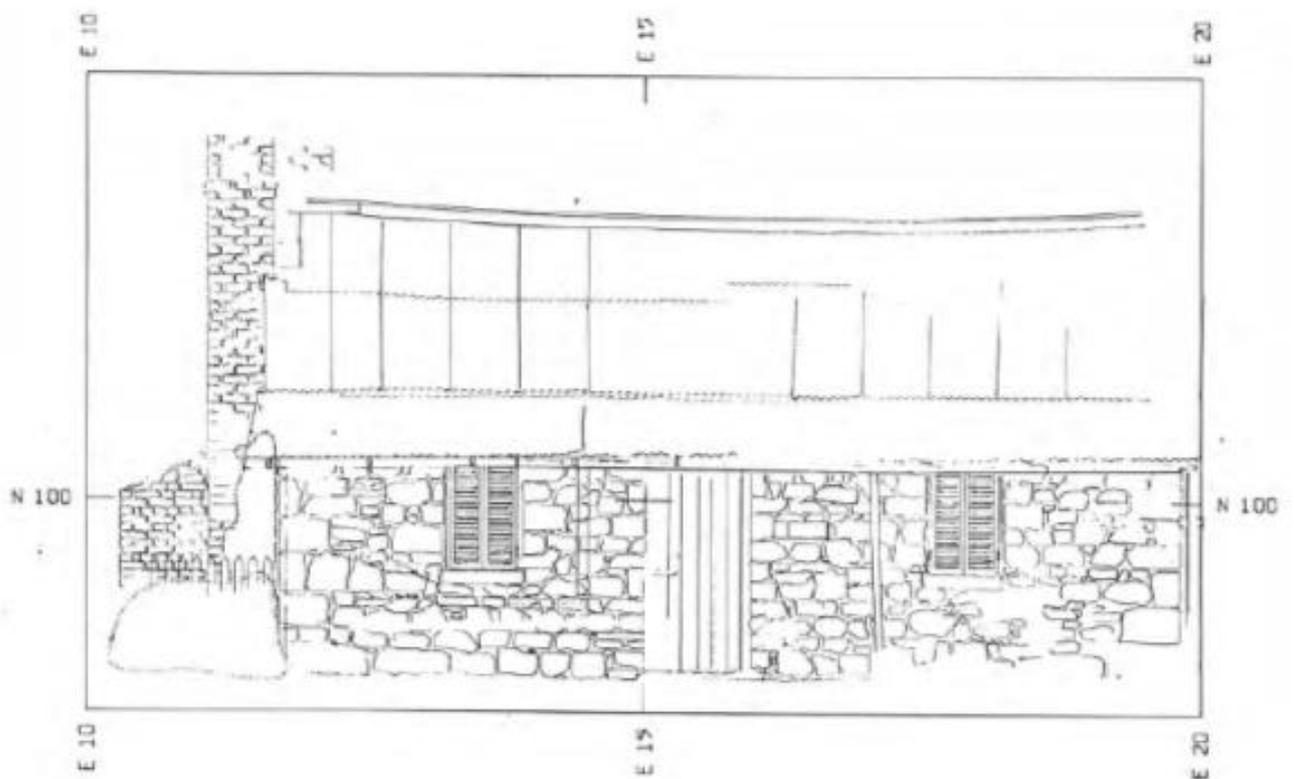
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<sup>79</sup> < <http://mileslewis.net/australian-building/pdf/appendix-a.pdf> >

<sup>80</sup> 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.

<b>Condition</b>	<b>Significance of Elements</b>	<b>Tolerance for change</b>
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
<p>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.</p>	<p>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.</p>	<p>Form—Low.                      Timber and iron should only be replaced as necessary with 'like with like'—High.                      Paving—Low.</p>

### 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.<sup>81</sup>*

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.

<b>Window Location</b>	<b>Current colour to...</b>			<b>...oldest colour</b>
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>

<sup>81</sup> 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.

<b>Condition</b>	<b>Significance of Elements</b>	<b>Tolerance for Change</b>
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 <sup>82</sup> —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.*<sup>83</sup>

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.

<sup>82</sup> Mitchell G 2012, Blundells Cottage Paint Analysis.

<sup>83</sup> 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’.<sup>84</sup> The underpinning repair work appears to have been very successful with no further opening of this crack. Otherwise the integrity appears high.

<b>Condition</b>	<b>Significance of Elements</b>	<b>Tolerance for Change</b>
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.

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<sup>84</sup> 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.<sup>85</sup>

**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.

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<sup>85</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p15.

<sup>86</sup> 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. <sup>87</sup>	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'. <sup>88</sup>	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.

<sup>87</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 2 p19.

<sup>88</sup> 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. <sup>89</sup> 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.

<sup>89</sup> 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'. <sup>90</sup>	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.

<sup>90</sup> 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) <sup>91</sup> 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.

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<sup>91</sup> 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>	Low

### 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 <sup>92</sup> 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. <sup>93</sup> 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

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

<sup>93</sup> 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.<sup>94</sup>



**Figure 3.23** Room 5. (Source: GML 2013)

<sup>94</sup> 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. <sup>95</sup>	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

<sup>95</sup> 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.<sup>96</sup> 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.<sup>97</sup> The walls are limewashed, the floor wooden boards and the ceiling recycled boards.

<sup>96</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 1 p42.

<sup>97</sup> 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.<sup>98</sup> 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.<sup>99</sup></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>	<p>Full replacement—Low.</p>
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. Limewash—Moderate.</p>	<p>Low Moderate.</p>

<sup>98</sup> Philip Cox & Partners Pty Ltd 1983, Vol 2, p41.

<sup>99</sup> 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 predate 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.<sup>100</sup>

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

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<sup>100</sup> 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
		former kitchen/dining block. Traces of mortar on the lower edge of gable iron may be all that remains.  The north wall was reconstructed in 1967, although it is assumed this was the slabs only. The attached skillion outhouse is on the RHS.			

### 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	Corrugated galvanised iron with recent rolled ridge cap.  Existing iron appears to be the original material.  No changes to this elevation.	Rusted	High	Moderate
Wall	c1888	Vertical slabs between top and bottom places, with galvanised cover strips.	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. <sup>101</sup> 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

<sup>101</sup> 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.<sup>102</sup> 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.<sup>103</sup> 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.<sup>104</sup> 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.<sup>105</sup>

***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.***

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<sup>102</sup> 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.

<sup>103</sup> Freeman P, 2006 Kings Park, p23.

<sup>104</sup> Phillip Cox & Partners Pty Ltd 1983, p19.

<sup>105</sup> 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'.<sup>106</sup> 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.***

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<sup>106</sup> 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
<p><b>North elevation</b></p>	<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>
<p><b>West wall</b></p>	<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. Note that the yuccas have grown considerably.</p>	 <p>1994</p>  <p>2012</p>
<p><b>Guttering and flashing</b></p>	<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><b>South wall</b></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><b>Porch</b></p>	<p>There is no substantial change other than introduction of roof flashing.</p>	
<p><b>East elevation</b></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

<b>Cottage Interior</b>	
<p><b>Room 1 Office</b></p>	<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>
<p><b>Room 2 Kitchen</b></p>	<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**

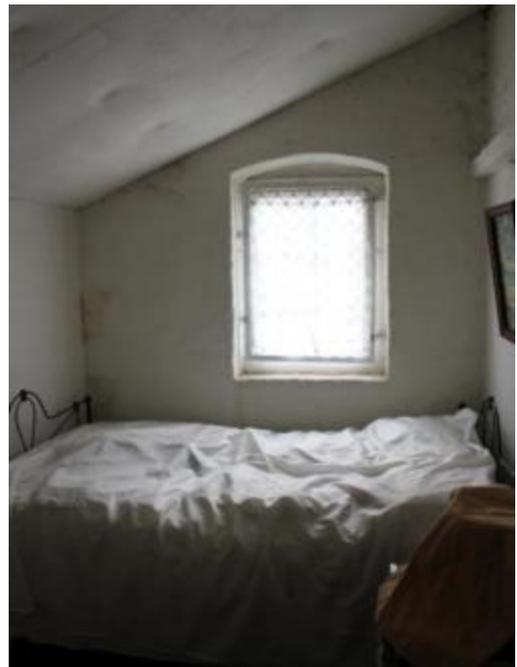
**Room 3  
Small  
bedroom**

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>
<p><b>Room 4 Front bedroom</b></p>	<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>
<p><b>Room 5 Former kitchen</b></p>	<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**

<p><b>Room 6 Parlour</b></p>	<p>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.</p>	 <p>1994</p>
<p><b>Porch</b></p>	<p>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.</p>	 <p>1994</p>

**Cottage Interior**

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

<p><b>Slab shed</b></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><b>Modern WC</b></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**

<p><b>Fence</b></p>	<p>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.</p>	 A photograph of a white picket fence in a garden setting. The fence is made of vertical white pickets with pointed tops, set against a background of green foliage and a blue building.
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## 4.0 Understanding the Place—Garden, Landscape, Curtilage

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### 4.1 Blundells Cottage, Garden and Surrounding Landscape

#### 4.1.1 Surrounding Landscape

Blundells Cottage is no longer located in a setting of agricultural land. The landscape in which the cottage was originally located included (at various times) large paddocks for both animal grazing and lucerne production. Blundells Cottage, as a smallholding farm, also had a variety of outbuildings and sheds for machinery, tools and livestock; fences, an orchard and vegetable plot both to serve the family and provide income from sale of surplus produce. Large haystacks were also a feature of the river flat paddocks. However, none of this Duntroon Estate and early Federal Capital pastoral or agricultural landscape remains. The Molonglo River itself has been replaced by the artificially created Lake Burley Griffin, the original roads and tracks subsumed.

The cottage is now set within the surrounding landscape of an urban park, Kings Park, established in the late 1950s/early 1960s with major changes in land level from earth works to develop the lake, the addition of the arterial roadway of Parkes Way and minor access road of Wendouree Drive and associated car park. Kings Park has significant plantings from its creation by Richard Clough and there are more recent plantings associated with the RG Menzies walk along the northern shore of Lake Burley Griffin. The landscape design for Kings Park aimed to create a landscape scheme to recall the open spaces of rural—not pastoral—Australia.<sup>1</sup>

#### 4.1.2 Cottage Gardens

The immediate surrounds of the cottage date from the twentieth century with some trees planted by the Oldfield family, and gardens and some trees planted by the CDHS from 1963 onwards. Landscaping of paths and fencing established by the CDHS, NCA and its predecessors are also present. There are no landscape elements known from the Ginn or Blundell's period of occupation of the cottage.

When the cottage was passed onto the CDHS in 1964 it was set in a largely bare landscape apart from some remnant trees planted during the Oldfield period of residence—Himalayan cypress (*Cupressus torulosa*) at the north of the cottage; Roman cypress (*Cupressus sempervirens* 'Stricta') at the east of the cottage and some young self-sewn saplings of deciduous species (Figures 1.2, 4.1 and 4.2). There were no remains of the once productive vegetable garden or orchard which had served the cottage families over the years. The exact location of all but the latest Oldfield garden are unknown.

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<sup>1</sup> Marshall et al 2007, Canberra Central Parklands Heritage Assessment, p 50.



**Figure 4.1** Western façade of Oldfield's Cottage (1961)—Himalayan cypress at the front and otherwise no garden and only self sewn saplings. (Source: NAA A1200, L39979)



**Figure 4.2** Northern façade of Blundells Cottage (1963) showing both Himalayan and Roman cypress but no surrounding garden. (Source: ACT Heritage Library 008310)

When the CDHS opened up the cottage as a folk museum they set about establishing what they considered a suitable surrounding landscape. The garden seems to have been primarily designed by Mary Griffiths who set out her rationale for plant selection in the CDHS newsletter in April 1972<sup>2</sup>. None of the plants used had a direct and known relationship to the Blundells Cottage site. Although some had been described in historic writings in other Australian gardens, some were considered to be basic components of any cottage garden and others chosen for aesthetic reasons.

### **Blundells Cottage Front North and West Garden**

The front garden is a conjectural recreation of a cottage garden. It is dominated by large Himalayan cypress trees believed to have been planted by Alice Oldfield (Figures 1.2, 4.3, and 4.4). The trees are a significant landmark but have grown to overhang the cottage roof. There are also some Roman cypress trees to the west which are not associated with the Oldfield period of occupancy. Garden beds have been established and planted with a variety of cottage garden plants collected from both historic gardens in the region (when planted by the CDHS) and commercial nurseries (more recent plantings by government contractors). Some of the plants from the earlier CDHS plantings have spread and taken over from less hardy species and the garden is now largely succulents and other hardy plants such as Geraniums (*Pelagonium* varieties), Heavenly bamboo (*Nandina domestica*) and Spanish bayonet (*Yucca baccata*) (Figure 4.6). Paving has been introduced by both the CDHS and government for its serviceability without regard to historical precedent. A randomly coursed path established in the 1960s leads from the main road approach (Figure 4.3) and a picket fence was installed around the cottage where no such feature previously existed (Figures 4.4 and 4.5). Further randomly coursed paths were installed from the car parking area on Wendouree Drive to the front of the cottage at later dates.

<sup>2</sup> CDHS Newsletter No. 132, April 1972.



**Figure 4.3** Steps and randomly coursed path install in 1967. The Himalayan cypress trees near the front verahdah. (Source: NAA A1200, L62458)



**Figure 4.4** NAA white painted picket fence enclosing front and side gardens. (Source: NAA A1200, L50573\_1965)



**Figure 4.5** View toward northern facade showing picket fence, front cottage garden and security light. (Source: GML 2013)



**Figure 4.6** Overgrown cottage garden under Himalayan cypress trees. (Source: GML 2013)

### **Blundells Cottage East Garden**

This garden area is now enclosed by a white painted picket fence (Figures 4.4 and 4.5) and its main features are Roman cypress trees believed to have been planted by Alice Oldfield in the 1930s (Figures 4.7). Various other overgrown herbaceous plants are also present. There is new red brick paving from 1992.<sup>3</sup> A poison cart is displayed within the garden in reference to past agricultural practice (Figure 4.8). All of these plantings and landscaping elements post-date the transfer of the cottage to the CDHS.

<sup>3</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 1 p 36.



**Figure 4.7** Roman cypress trees in east garden. (Source: GML 2013)



**Figure 4.8** Poison cart and red brick paving in east garden. (Source: GML 2013)

### Blundells Cottage South Garden

This garden area at the back of the cottage is enclosed by a white picket fence and has recent red brick paving to the area adjacent to the slab shed. (Figures 4.9 and 4.10) This courtyard area contains the whaling pot, ship's tank, a rustic wooden bench and the water tank on its stand. There are some plantings of cottage garden plants and herbs and some flowers and flowering shrubs on the outside of the picket fence. All of these plantings and landscaping elements post-date the transfer of the cottage to the CDHS.



**Figure 4.9** White Flag Iris planted outside the back garden picket fence. A typical homestead cottage garden plant. (Source: GML 2013)



**Figure 4.10** The back (south) garden courtyard paved with red brick. Historic artefacts of a whaling pot and ships tank. Modern wooden bench. (Source: GML 2013)

### Blundells Cottage Orchard

An orchard area of assorted fruit trees is located to the east of the cottage outside the boundary of the picket fence. It is believed that these trees were planted by the CDHS as none are evident in historic photographs just prior to the handover of the cottage to the society (Figure 4.11), although one plum may be a remnant of previous plantings or be a self-sewn plant.<sup>4</sup> The only tree of known origin is an olive tree taken from a cutting on a Shumack property in Weetangera.<sup>5</sup> Other trees

<sup>4</sup> CDHS Newsletter No. 132, April 1972.

<sup>5</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 1 p 39.

include mulberry, loquat, walnut and almond. The trees all require horticultural attention to be brought into fruitful production.



**Figure 4.11** East side of Blundells Cottage in 1961. No orchard or vegetable garden in evidence. The original vegetable patch would have been located closer to the river as a source of water. (Source: NCPA Pictorial File NCDC No. 363/3)

### **Blundells Cottage Floodlighting**

The cottage has large floodlights established in its garden areas. (Figure 4.5) These were installed in 1969 and are important for their security function.<sup>6</sup> They also illuminate the aesthetic values of the cottage at night when it is lit up.

### **Condition of the Blundells Cottage Gardens**

The gardens are all maintained but generally becoming overgrown with more aggressive plant species having overrun the variety of plant material which was itemised in the 1994 CMP.<sup>7</sup> Some plant varieties such as the white iris are still identifiable as typical of old homestead gardens. Other plant varieties are clearly modern garden centre cultivars ('bigger, better varieties' rather than smaller traditional forms) which are out of place in the historic area.

Paving is generally in good condition, although the professionally built randomly coursed is very uneven in parts and mortar joints have been eroded, especially in the path to the back south garden. The CDHS built paving is also uneven in places with loss of mortar or lifting stones where there has never been mortar bedding. The brick paving between the Cottage and the Slab Shed is also uneven, and areas of brickwork have started to lift up.

The cypress trees are very large and now pose risks to the built fabric of the cottage, both in maintenance requirements which are currently not being met (there is water penetration of the buildings from gutters and downpipes blocked by leaves); and in the potential risks which may emanate from fire or storm events.

<sup>6</sup> CDHS Newsletter No 107, October 1969.

<sup>7</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 1 p 45.

## 4.2 Defining a Management Curtilage

Blundells Cottage is located on Wendouree Drive on the northern shore of Lake Burley Griffin within the Canberra National Triangle (Figure 1.1).

The cottage is located on a slope, just below the major arterial road of Parkes Way, north of the shore of Lake Burley Griffin. A minor access road, Wendouree Drive, passes under Parkes Way and curves around the western and southern sides of the cottage. A new office building for Australian Security Intelligence Organisation (ASIO) Commonwealth offices is located on the opposite side of Parkes Way. It is monumental in size and overlooks the whole site. Both the busy Parkes Way and this office building reflect the character of inner city development which contrasts with the rural pastoral heritage history of the cottage.

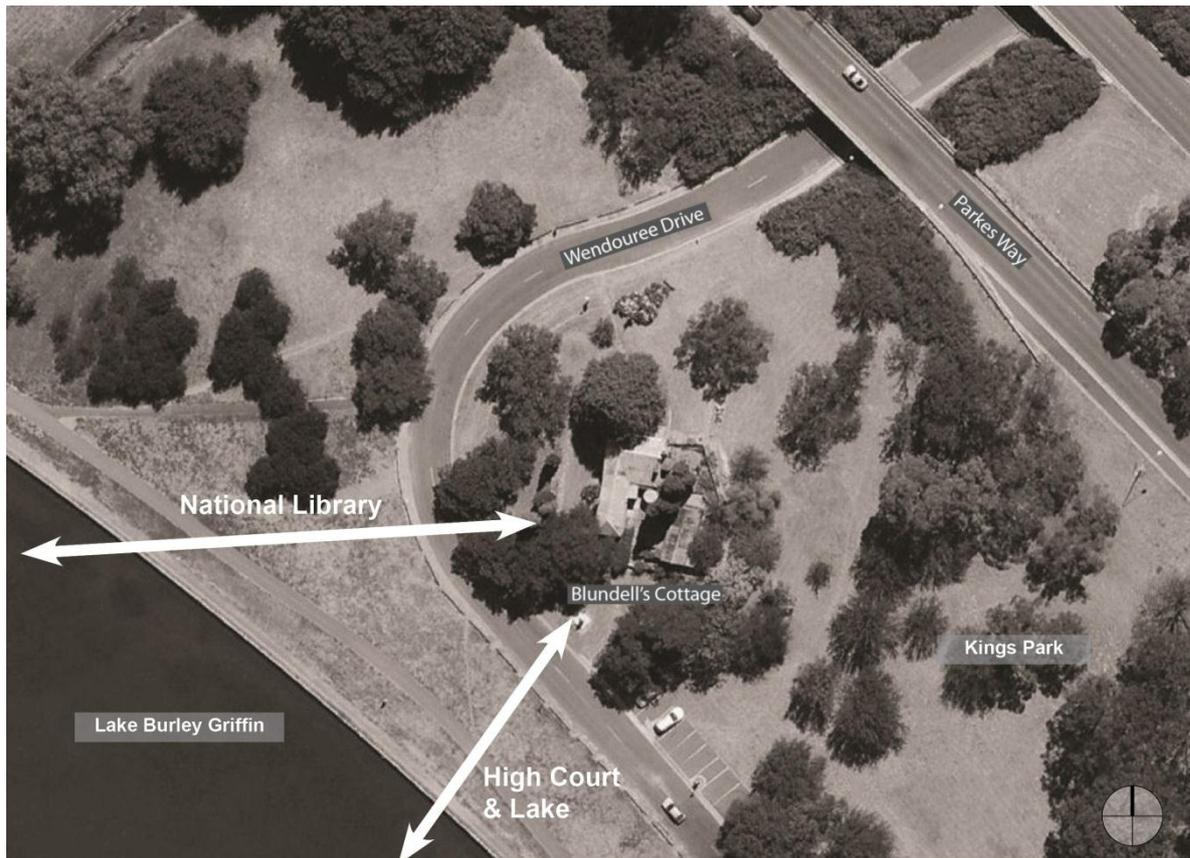
Wendouree Drive winds around the southwest of the cottage with curved modern stone retaining walls defining the sides of the western slope. A modern randomly coursed stone path also winds around the cottage from its northern approach to the southern back entrance and Wendouree drive. A modern white painted picket fence encloses the immediate area around the cottage and its slab shed.

The house is surrounded by gardens planted by the CDHS in the 1960s to the east and north. There are several large trees to the east and southwest of the house and also to the north. More recent park plantings of smaller trees form groves to the west and there is a remnant of a replanted orchard (established by the CDHS) to the immediate east of the cottage and slab shed.

The cottage in 2013 presents as a relic of the pastoral past now set in a municipal park in the centre of the National Capital. Its historic setting and associated outbuildings are not represented.

### 4.2.1 Important Views

There are some important views to and from Blundells Cottage (Figure 4.12). From the cottage the views of Lake Burley Griffin and the High Court, and the National Library of Australia from the cottage are important points of contrast to the size and historical form of the cottage. The views of the monumental and glass fronted ASIO building across Parkes Way are intrusive. The views of the landscape setting of the cottage have altered dramatically since the late 1950s and 1960s when the last vestiges of a rural pastoral setting were destroyed with the establishment of Lake Burley Griffin. This evolution from remote pastoral holding to National Capital continues apace and proposed developments along the nearby Constitution Avenue—part of the Griffin Legacy vision—which accentuates the loss of the rural hinterland associated with the cottage when it was a home and place of work rather than a museum.



**Figure 4.12** The important views to and from Blundells Cottage.

Most of the views of the cottage are filtered or now obscured by the surrounding trees which have developed greatly since the 1960s. The view of the cottage from the recently installed R G Menzies walkway around the edge of the lake is hindered by the cypress trees to the southwest of the cottage and various orchard trees to the southeast. It is difficult to view the cottage from Parkes Way due to the large cypress trees to the east and large trees to the north of the house.

#### **4.2.2 Setting, Boundary and Curtilage**

The immediate extent of Blundells Cottage is currently (2013) defined by later structures such as the 1960s road layout of Wendouree Drive and Parkes Way, the edge of Lake Burley Griffin and NCDC landscaping and plantings of Kings Park. The heritage curtilage of Blundells Cottage is currently also ill-defined and roughly conforms to the physical edges imposed by introduced roads and adjacent landscaping walls. The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character.

##### **The Setting of a Heritage Place**

In undertaking this HMP for Blundells Cottage, particular consideration has been given to the meaning of 'setting' as one of the components of its heritage value.

Article 8 of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* states under the heading of 'Setting':

*Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.*

*New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.*

The 2005 ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas has further amplified this concept, focusing on identifying intangible and spiritual dimensions as well as visual and physical setting issues, and providing guidance as to how heritage management practice can adequately address the rapid and incremental transformation of cities and landscapes that can result in adverse impact to heritage values. Two of the principles of the Declaration that are relevant to this heritage assessment are:

***Acknowledge the contribution of setting to the significance of heritage monuments, sites and areas.***

***1. The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character.***

*Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social and economic context.*

***2. Heritage structures, sites or areas of various scales, including individual buildings or designed spaces, historic cities or urban landscapes, landscapes, seascapes, cultural routes and archaeological sites, derive their significance and distinctive character from their perceived social and spiritual, historic, artistic, aesthetic, natural, scientific, or other cultural values. They also derive their significance and distinctive character from their meaningful relationships with their physical, visual, spiritual and other cultural context and settings.***

*These relationships can be the result of a conscious and planned creative act, spiritual belief, historical events, use or a cumulative and organic process over time through cultural traditions.*

Reflecting on the Xi'an Declaration, the setting of Blundells Cottage is more than the immediate surrounds between the buildings and the current (2013) ill-defined property boundary, but also extends to other interpretable relationships with the surviving elements of the Duntroon Estate.

### ***The Setting of Blundells Cottage***

The setting for Blundells Cottage includes the extended landscape within the National Triangle, Lake Burley Griffin, the remnant buildings and landscape of the pastoral Duntroon Estate and the early Federal Capital, and the city hills of Canberra, beyond the immediate area between the edge of the building and the lake and Parkes Way. At its broadest extent, the setting encompasses an intrinsic and intangible connection with places such as the Royal Military College and Mugga Mugga. An understanding of the historical as well as the physical setting of Blundells Cottage will assist in delineation of the heritage curtilage of the place. The interpretation of the appropriate curtilage for conservation purposes is proposed as follows.

### **Boundary and Curtilage**

The boundary and heritage curtilage for Blundells Cottage is redefined in this HMP. The rationale for the redefined curtilage is based on the heritage values of the cottage (see Section 5.0) and how these relate to the surrounding landscape, as well as its historical associations.

**Table 4.1** Significant fabric and form at Blundells Cottage garden and immediate landscape. Blundells Cottage Garden and Immediate Landscape.

<b>Garden plantings</b>	The garden seems to have been primarily designed by Mary Griffiths who set out her rationale for plant selection in the CDHS newsletter in April 1972. None of the plants used by the CDHS had a direct or known relationship to the Blundells Cottage site. Although some had been described in historic writings in other Australian gardens, some were considered to be basic components of any cottage garden and others chosen for aesthetic reasons. There was clearly strong affection for the garden by the CDHS and it is assumed that it fitted the vision that they had for the cottage when it was under their management.
<b>Trees</b>	Three of the Roman cypresses in the eastern garden are believed to have been planted by Mrs Oldfield in the 1930s. The group of three Himalayan cypresses at the front of the cottage is also believed to have been planted by Mrs Oldfield in the 1930s. <sup>8</sup>
<b>Paths</b>	<p>The paths were part of the CDHS presentation of Blundells as a 'pretty cottage'. Their chosen location, form and fabric do not appear to have been based on research or physical investigation of the site.</p> <p>There is a repeated story that some of the stones used in one or more of the paths were gathered from other historic places that were being lost to the growth of Canberra. One source notes that these stones were removed in landscaping done in the 1980s.<sup>9</sup> Further research may be necessary to confirm this.<sup>10</sup></p> <p>The redbrick paving on the east side dates to 1992.</p>
<b>Picket Fence</b>	<p>The current picket fence replaces one that was erected in the 1960s to define the building's museum boundary. It is part of the 'cottage garden' presentation that was adopted by the CDHS. The 1994 CMP thought there may have been a fence between the slab shed and the bottom corner of the stone cottage based on the 1910 photo below (Figure 4.13). Note the post and rail fence to the north of the cottage. The presence of a back fence is confirmed by Figure 4.14 and 4.15.</p>  <p><b>Figure 4.13</b> 'Federal Capital Views' (detail), 1910. (Source: NLA Picture File detail of panorama photo in album 300, 1910 NLA:PIC8470/8)</p>

<sup>8</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 1 p 47.

<sup>9</sup> Young L 2006, A House in History, Heritage and Tourism: shifting times at Blundells Cottage, Canberra, Public History Review, Vol 12, pp 44–57.

<sup>10</sup> CDHS Newsletters No 84 July 1967 & No 213 April 1980.



**Figure 4.14** Scott's Crossing Farmhouse 1955 showing rear fence and whitewashed lower courses on stone walls. (Source: NAA:A1200,L19499)

**Fence**



**Figure 4.15** Photo of the rear of Blundells Cottage 1958 showing one of the tenants standing next to the back gate. (Source: NCA Collection)

**Outbuildings**

The 1910 photo above (Figure 4.13) shows various outbuildings set down the slope from the cottage. These were essential support structures for a home farm. A possible haystack is located at the far right of the image.

### 4.2.3 Enhancement of the Landscape Approach to Blundells Cottage Within King's Park

The setting of Blundells Cottage provides an opportunity for enhancing the visitor experience, re-establishing visual links to and from the cottage and reinterpreting its historic pastoral setting which will better reflect early life in the Limestone Plains during the nineteenth century, and the semi-pastoral life after 1913 as part of the new Federal Capital. This HMP proposes the reinstatement of a number of fences and to interpret various outbuildings as a clarification of the heritage curtilage (Figure 4.17).

The heritage values of Blundells Cottage lie both in its former function as a tied farm cottage, a small land holding for subsistence farming after 1913, its siting in the middle of the National Triangle, and its current function as a house museum (1960–present). The proposed clarification of the landscape interpretation will provide focus on its farmhouse period whilst recognising the practical circumstances of its current function as a house museum. Because of the greater evidence for the later farmhouse period (1910 onwards—later Blundell period and Oldfield period) this is the period which can be most accurately portrayed without conjecture.

#### ***The Cottage as an Estate Farmhouse (Ginns & Blundells) and Small Land Holding in the Federal Capital (Oldfields)***

Most of the outbuildings and approach roads to the cottage are now lost. The old farm track was removed when Wendouree Drive was sealed in 1966. The surrounding park area has been regraded and replanted since the formation of the lake and Kings Park, and an interpretative orchard plantings and a cottage garden layer have been added by the CDHS in the 1960s. Trees in the vicinity of the cottage have passed their maturity.

#### *CDHS Cottage Garden*

The cottage garden planted and curated by the CDHS can be selectively retained, refined and conserved as an artefact of its own time. However, the picket fence, which is not based on historical reality and tends to visually isolate the cottage, will be removed. The story of the garden plant collection can be interpreted and selectively maintained, with the possibility of merchandising to visitors in the future.

#### *Curtilage for Interpretation*

The setting of Blundells Cottage provides an opportunity for enhancing the visitor experience, re-establishing visual links to and from the cottage and reinterpreting its original setting, which will better reflect early life in the Limestone Plains. The Arthur Percival 1910 survey (Figure 4.16) has been used in developing an interpretation framework for the recommended curtilage. The three proposed interpretation themes for the cottage are reflected in the proposed landscape setting, including:

#### **Plains to Parliament—Changing Landscapes:**

This landscape change could be interpreted by the reinstatement or interpretation of the 1910 timber fencing in the vicinity of the cottage (with suitable access gates), the post and wire fence that partially enclosed the back garden of the cottage, the former gate between the rear of the cottage and slab shed, and the original farm track which led from the road to the cottage and its outbuildings.

Contemporary requirements for suitable path surfaces and accessibility should be considered. The post and rail fence which partially enclosed the back garden of the cottage could be interpreted with the installation of museum infrastructure fencing. The museum fence type could be an interpretation of the former post and wire fence in neutral, contemporary material.

The mature cypress trees to the north (planted by Mrs Oldfield) are impacting on the fabric of the house. Their future management needs to be considered in relation to the conservation of the Cottage. One option is to propagate vegetatively and replant the trees at a safe distance. This would also improve the immediate visibility and long term maintenance of the cottage.

### **Farm and Families—Changing Lives:**

The location of the circa 1910 farm outbuildings as shown in the 1994 CMP from an analysis of photographic and survey evidence<sup>11</sup> should be as accurately located as possible given the available information and robustly interpreted. Possible interpretative ideas include ground inlays, artworks or plantings. Whilst many of the early outbuildings, apiary, etc are now under the lake, sufficient footprints of the sheds and haystacks remain along the farm track to interpret family chores on a farm. Should additional museum infrastructure or park facilities be required (storage, administration), the footprints of these eight structures could be considered as locations. The outbuilding footprints could also provide an annual event opportunity for produce stalls, interpretative art and exhibitions. Figure 4.16 provides a diagrammatic sketch of these ideas.

Mrs Oldfield cultivated a vegetable garden and kept chickens near the house. The vegetable produce and poultry was sold to supplement the family's income. However, the exact location of this patch and the hen houses is not known. The inclusion of a vegetable patch near the cottage could be investigated as part of a larger Landscape Masterplan.

### **Making a Museum—Conservation and Collecting:**

The aim of defining the heritage curtilage of Blundells cottage is to maximise new educational and visitor opportunities for interpretation of the wider 'lost' agricultural landscape associated with Blundells as a farmhouse cottage, its physical and visual presence within the National Triangle, and acknowledging the contributions of the CDHS and NCDC in conserving the site. It opens a wealth of engagement opportunities and corresponding management responsibilities for Blundells Cottage.

The cottage garden planted and curated by the CDHS can be selectively retained and conserved as an artefact from that period. The story of its plant collection can be interpreted and maintained. The CDHS orchard planting needs a SULE review and horticultural maintenance if it is retained for interpretative purposes. Like the cottage garden it can be selectively retained and conserved as an artefact from that period.

In recognition of the education functionality of the cottage, the location of a safety fence should be considered close to the road edge. It should be recognisable as contemporary museum infrastructure, possibly of modern timber posts and multi-wire form. It is recommended that the museum fence commence from the 1910 post and rail fence location near the underpass and extend to a point determined by practical access requirements of the museum, car park and park users. Paths within the cottage area should be identifiable as practical museum infrastructure, but take the archaeological footprint/form and, where practical, the fabric of historical evidence from the farm.

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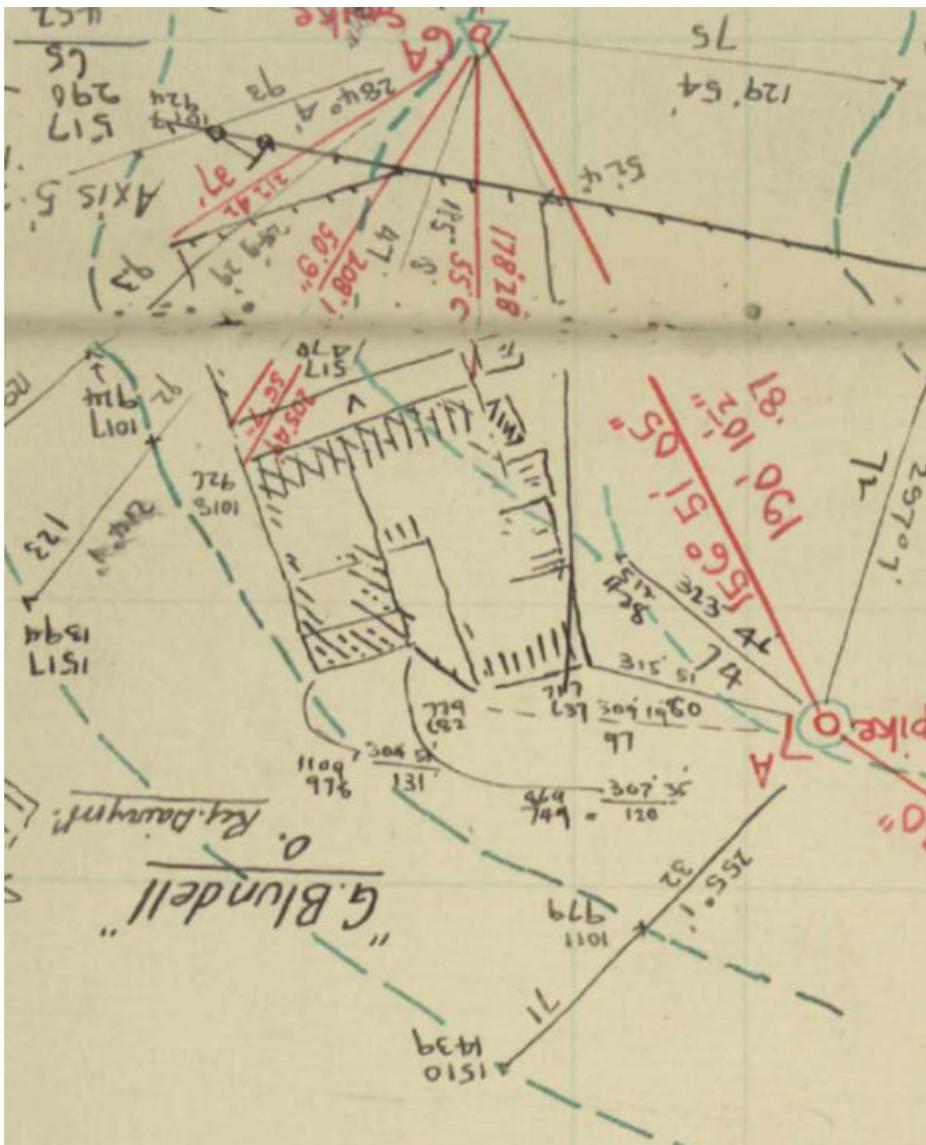
<sup>11</sup> Freeman Collett & Partners Pty Ltd, 1994, Vol 1, sequential plan No 3.

The eastern edge of the proposed cottage landscape curtilage requires a management decision based on park and cottage maintenance and responsibilities. If the fence is felt to be necessary, the modern museum infrastructure style of fence should be uniformly used.

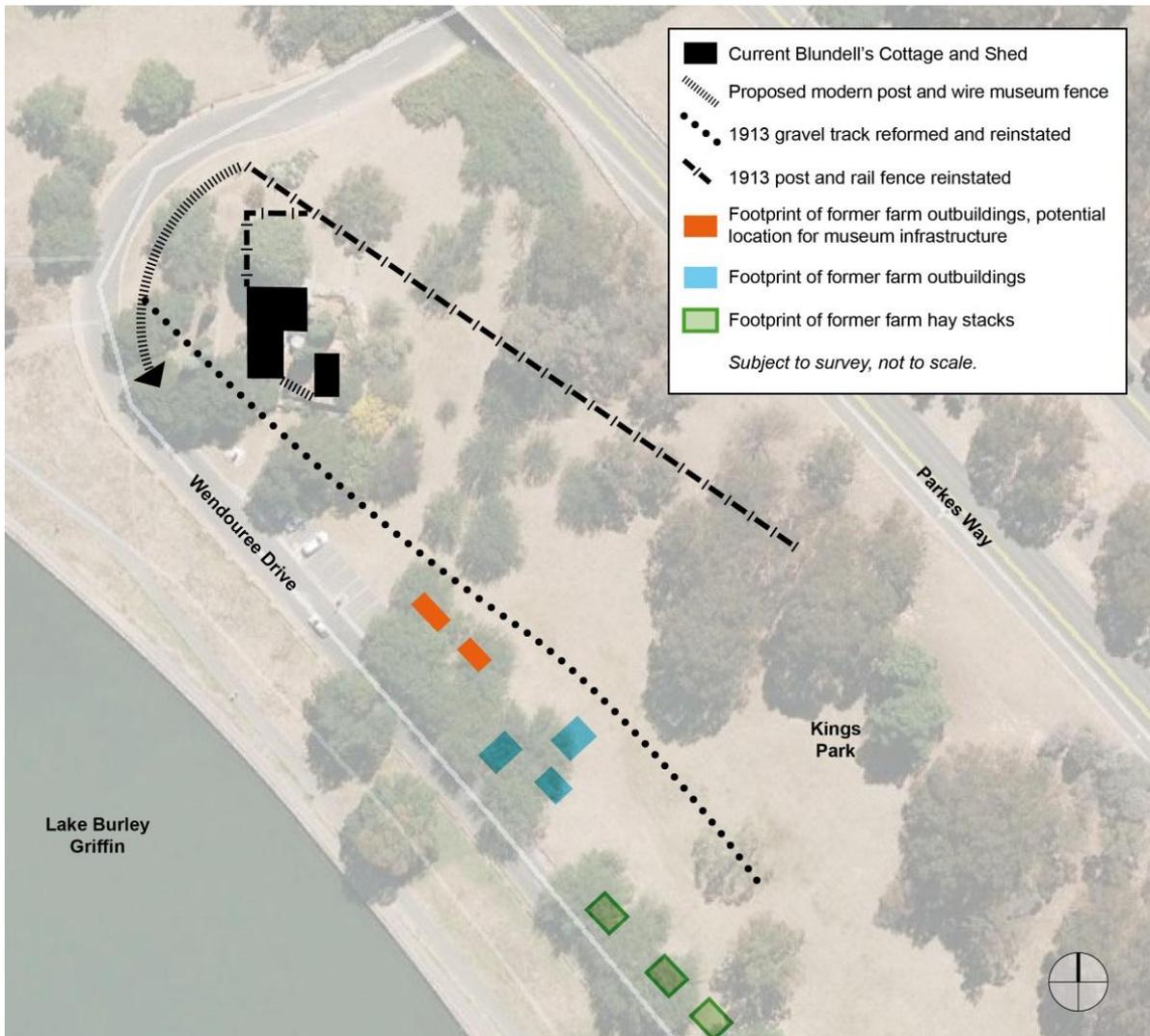
#### Recommendations:

This curtilage and landscape review concept should be developed in a Landscape Masterplan. Practical management decisions based on the conservation policies of the HMP and the park management and user requirements will all need to be considered to finalise this area of interpretation in the public domain.

The proposed heritage curtilage framework outlined above for Blundells Cottage will provide a distinct setting within which the cottage, slab shed and the former hard landscaping features, associated outbuildings and remnant plantings can be visibly interpreted, maintained, and conserved.



**Figure 4.16** Extract from 1910 Arthur Percival Survey Field Book showing fence lines to the north of the cottage and across the rear of the cottage enclosing a small courtyard. The survey sketch has been rotated so that the northern façade of the cottage is in the correct orientation for comparison purposes. (Source: <[http://actmapl.act.gov.au/fieldbooks/A1-168/A\\_40/A\\_40.PDF](http://actmapl.act.gov.au/fieldbooks/A1-168/A_40/A_40.PDF)>)



**Figure 4.17** Diagrammatic representation of suggested changes to clarify heritage curtilage. (Source: GML 2013 on Google Earth base)

### 4.3 Summary of Curtilage Recommendations

The key landscape features at Blundells Cottage which support the heritage values of the place:

#### Reinstate and interpret

- 1910 fence lines adjacent to the north of the cottage;
- timber post and rail fence type re-construction;
- major tree planting of Himalayan and Roman cypresses from Oldfield period;
- stabilised gravel farm track and paths.

#### Retain and conserve

- reduced selection of 1960s CDHS cottage garden plantings;
- CDHS orchard management (SULE dependent);

- NCDC retaining walls to the side of Wendouree Drive and to the north east of cottage;
- retain and interpret Mrs Oldfield's trees if not damaging the building, as part of the 1930s occupation; alternatively manage the trees—propagate vegetatively and replant at a safe distance.

**Add**

- museum modern fencing to street verge and rear of cottage;
- accessible track and garden paving;
- interpretation of farm outbuildings and features as inlays/artworks/vegetation

**Remove**

- picket fence;
- damaged trees and vegetation;
- 1960s and 1990s randomly coursed stone and brick paving.

## 5.0 Understanding the Heritage Values

### 5.1 Introduction

#### 5.1.1 Assessing Heritage Values—EPBC Act Heritage Criteria

The 2004 amendments to the EPBC Act (the EPBC Act Regulations) established the Commonwealth and National Heritage Lists (CHL and NHL). The CHL is for those places owned or controlled by the Commonwealth that have been assessed as having heritage values against the criteria established under that Act. Places identified with outstanding heritage values for the nation as a whole are eligible for inclusion in the NHL. National Heritage places may be owned or controlled under any jurisdiction.

Section 341D of the EPBC Act prescribes that a place has Commonwealth Heritage value if it meets one of the Commonwealth Heritage criteria specified in Section 10.03A of the EPBC Act Regulations. Reason for meeting the criteria is acknowledged in the Act as the ‘Commonwealth Heritage value’ of the place. Section 528 of the EPBC Act defines the ‘heritage value’ of a place as including the place’s natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians. It is important to note that this Act covers Indigenous and non-Indigenous cultural significance as well as natural heritage significance.

The threshold for inclusion on the CHL is that a Commonwealth place meets one or more of the criteria for significant heritage values. Section 10.03A of the EPBC Act Regulations defines nine Commonwealth Heritage criteria for evaluating, identifying and assessing the Commonwealth Heritage values of a place, and these criteria are set out in Table 5.1 below.

The EPBC Act Regulations also require that the management of heritage values includes assessing and monitoring the ‘condition of the heritage values’. While assessing heritage values is well understood in Australia and has been undertaken for this project, the concept of assessing the ‘condition’ of heritage values is relatively new. In the past, ‘condition’ has generally been understood to mean the condition of the physical fabric of a heritage place, while the EPBC Act Regulations are based on protecting, conserving and managing values which extend beyond the physical fabric of a place. These values can be manifested in intangible elements of the place such as its history, its historical and community associations, or its social or spiritual values. These aspects of a place’s heritage values may be differentially affected by the condition of the fabric and the place.

**Table 5.1** Commonwealth Heritage Criteria. (Note: National Heritage Criteria are identical except where CHL places have ‘significant heritage value’ NHL places have ‘outstanding heritage value.’ (In the case of Blundells Cottage no outstanding heritage values have been identified.)

#### Commonwealth Heritage Criteria

<b>Criterion A—Processes</b>	The place has significant heritage value because of the place’s importance in the course, or pattern, of Australia’s natural or cultural history.
<b>Criterion B—Rarity</b>	The place has significant heritage value because of the place’s possession of uncommon, rare or endangered aspects of Australia’s natural or cultural history.
<b>Criterion C—Research</b>	The place has significant heritage value because of the place’s potential to yield information that will contribute to an understanding of Australia’s natural or cultural history.

**Commonwealth Heritage Criteria**

<b>Criterion D— Characteristic</b>	The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of: <ul style="list-style-type: none"> <li>• a class of Australia's natural or cultural places; or</li> <li>• a class of Australia's natural or cultural environments.</li> </ul>
<b>Criterion E— Aesthetic</b>	The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.
<b>Criterion F— Technical/ Achievement</b>	The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.
<b>Criterion G— Social</b>	The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
<b>Criterion H— Significant People</b>	The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.
<b>Criterion I— Indigenous</b>	The place has significant heritage value because of the place's importance as part of Indigenous tradition.

**5.2 Assessment of Heritage Values of Blundells Cottage****5.2.1 Official Heritage Values**

Blundell's Farmhouse, Slab Outbuilding and Surrounds, Wendouree Dr, Parkes, ACT, Australia, was entered in the CHL on 15 July 2005 with the following statement of heritage values.

**Official Summary Statement of Significance**

*Blundell's Farmhouse, Slab Outbuilding and Surrounds demonstrate the intricate and well-developed fabric of the pre-Federal Capital Limestone Plains. Along with Duntroon House and Gardens, Duntroon Dairy, Duntroon Woolshed, St Johns Church Precinct, Mugga Mugga Homestead, and Majura Homestead, the cottage and its precinct is a significant component of the large pre-Canberra pastoral property now extant as an array of features scattered throughout central Canberra.*

*The cottage is significant as an agricultural workers dwelling, which provides evidence of a distinctive way of life of early settlers in the Limestone Plains district. It has clear associations with the Campbells and the pioneer Plains families, including the Ginns, Blundells and Oldfields.*

*Blundell's Farmhouse, Slab Outbuilding and Surrounds show evidence of the major historical phase of the Limestone Plains development from the mid nineteenth century to the present. The cottage precinct has survived from the early settlement of the district through the establishment and growth of the Federal Capital and now occupies a key position in the Parliamentary Triangle.*

*Blundell's Farmhouse, Slab Outbuilding and Surrounds also provides a significant educational resource for the study of social history, landscape history and building and construction material history. The cottage precinct is known regionally and nationally for its educational value, particularly in explaining nineteenth century lifestyle and functions in the family dwelling of a tenant farmer.*

*The aesthetic significance of the cottage precinct lies in the irregular and vernacular charm of its buildings and landscape.*

## Official Assessment Against Criteria

**Table 5.2** Official CHL assessment against criteria.

Criteria	Identified Heritage Values
<b>Criterion A—Processes</b>	<p><i>The cottage, with internal layout and features, represents the way of life of a nineteenth century tenant farmer on the Duntroon estate. The residence was built for a station hand as part of the vast Duntroon estate, and was constructed during the extensive building program that was instigated by George and Marianne Campbell in the 1860s in a period of prosperity.</i></p> <p><i>Along with Duntroon House and gardens, Duntroon Dairy, Duntroon Woolshed, St Johns Church Precinct, Mugga Mugga Homestead, and Majura Homestead, the cottage precinct is a significant component of the large pre-Canberra pastoral property now extant as an array of features scattered throughout central Canberra.</i></p> <p><i>The attributes are the entire cottage precinct, comprised of the six room farmhouse and slab outbuilding in their landscaped setting.</i></p>
<b>Criterion B—Rarity</b>	<p><i>The c1860 Blundell's Farmhouse, Slab Outbuilding and Surrounds remain today as a rare survivor of pastoral activities on the Limestone Plains.</i></p> <p><i>The cottage precinct demonstrates, along with other remnant nineteenth century sites in the district, the pastoral and agricultural settlement of the Limestone Plains area. The rubble stone farm building is notable as an example of this group, surviving in situ, surrounded by the well-developed National Triangle.</i></p> <p><i>The attributes are the same as criterion (a).</i></p>
<b>Criterion C—Research</b>	—
<b>Criterion D—Characteristic</b>	<p><i>Blundell's Farmhouse, Slab Outbuilding and Surrounds, together with other remnant pastoral and agricultural sites within the ACT demonstrate as a group the well-developed structure of European settlement of the Limestone Plains prior to the establishment of the Federal Capital. The precinct provides evidence of a distinctive way of life of early settlers in the district who, with their families, worked as tenant farmers on the Duntroon Estate owned by the Campbells.</i></p> <p><i>The attributes are the same as criterion (a).</i></p>

<b>Criterion E—Aesthetic</b>	<p><i>The cottage precinct is valued for the aesthetic qualities characterised by the irregular and vernacular charm of the buildings in their parkland setting near the edge of Lake Walter Burley Griffin. The modest nineteenth century cottage site and the surrounding landscape contrast with their developed Parliamentary zone backdrop.</i></p> <p><i>The attributes are the same as criterion (a).</i></p>
<b>Criterion F—Creative/Technical</b>	—
<b>Criterion G—Social</b>	—
<b>Criterion H—Significant People</b>	<p><i>Blundells Cottage precinct shows evidence of the major historical phase in Canberra’s development from the mid nineteenth century to the present. It has clear associations with the Campbells. Robert Campbell being the first white settler to establish a large station on the Limestone Plains. It also has strong associations with the pioneer families who helped to establish the rural settlement of the Limestone Plains, including the Ginns, Blundells and Oldfields.</i></p> <p><i>The attributes are the same as criterion (a).</i></p>
<b>Criterion I—Indigenous</b>	—

## 5.2.2 Validation of Identified Commonwealth Heritage Values and New Assessment

This HMP has reassessed Blundells Cottage and its slab shed against the Commonwealth Heritage criteria to validate the presence of official heritage values. The presence of the official CHL values is confirmed by the new assessment which also finds additional values under criterion a) for associations with the developing heritage and conservation movement of the 1960s/1970s and criterion g) for social value with Canberra community attachment for the cottage.

### Revised Assessment Against Criteria

**Table 5.3** Revised assessment against heritage criteria.

<b>Criteria</b>	<b>Identified Heritage Values</b>
<b>Criterion A—Processes</b>	<p>Blundells Cottage and the slab shed are important for their direct historical associations with the colonial Duntroon Estate that was established by Robert Campbell in 1825. Robert Campbell and his successors were influential in establishing settlement and agriculture on the Limestone Plains, now the location of Canberra. The cottage and slab shed date from an extensive building program that was instigated by George and Marianne Campbell in the 1860s during a period of prosperity. Together with other surviving elements of the Duntroon Estate (Duntroon House and gardens, two Duntroon Lodge buildings, the Duntroon Dairy, Apple shed, Duntroon Woolshed, St Johns Church Precinct, Mugga Mugga homestead and Majura Homestead), the Blundells Cottage precinct is a significant component of the large pre-Federal Capital, Campbell family pastoral property that is now only extant as remnant historic features scattered throughout central Canberra.</p>

Criteria	Identified Heritage Values
	<p>By its form and internal layout the cottage and slab shed at Blundells illustrates the way of life of a nineteenth century tenant farmer on the Duntroon Estate with important historical links to the pastoral and agricultural settlement of the Limestone Plains area.</p> <p>Blundells Cottage and the slab shed also have associations with the change of tenancy, land use, lifestyles and landscape which occurred on the Limestone Plains after the resumption of the Duntroon Estate land by the Commonwealth government for National Capital use in 1913. Following resumption, the Duntroon Estate was broken up into separate leases for subsistence farming and accommodation. The cottage also has links with the provision of temporary accommodation for the influx of new workers to Canberra during the 1940s and 1950s.</p> <p>The history of the saving and protection of the cottage has links with the early development of the conservation and heritage movement in Australia.</p> <p><b>Attributes:</b> The cottage and slab shed in their landscape setting.</p>
<b>Criterion B—Rarity</b>	<p>Blundells Cottage and its slab shed are rare survivors of the Duntroon pastoral estate on the Limestone Plains that shaped early settlement and farming of the area. The survival of the domestic scale rubble stone cottage and slab shed is accentuated by its position in Canberra's highly planned National Triangle with its monumental national buildings.</p> <p><b>Attributes:</b> The cottage and slab shed in their landscape setting.</p>
<b>Criterion C—Research</b>	<p>Blundells Cottage does not have any identified significant archaeological potential and does not meet the threshold for listing under this criterion.</p> <p><b>Attributes:</b> —</p>
<b>Criterion D—Characteristic</b>	<p>Blundells Cottage and its slab shed in its remnant landscape setting, demonstrate the well-developed structure of European settlement of the Limestone Plains prior to the establishment of the Federal Capital. The cottage and shed are characteristic of worker's accommodation and the distinctive way of life of early settlers in the district who, with their families, worked as tenant farmers on the Duntroon Estate owned by the Campbell family. The high quality of the cottage for its period of construction reflects mid nineteenth century ideals of how better accommodation was believed to foster industry and morality in a workforce.</p> <p><b>Attributes:</b> The cottage and slab shed in their landscape setting.</p>
<b>Criterion E—Aesthetic</b>	<p>Blundells Cottage and its slab shed has particular aesthetic qualities characterised by the irregular and vernacular charm of the buildings in their parkland setting near the edge of Lake Walter Burley Griffin. The modest size of the nineteenth century cottage contrasts with the developed monumental architecture of the Parliamentary Zone backdrop. The mature cypress trees adjacent to the cottage are distinctive landmarks in the landscape.</p> <p>No detailed formal study has been undertaken for this HMP to determine if these particular aesthetic characteristics are valued by a defined community or cultural group but there are indications that Blundells Cottage is valued for its aesthetic qualities as much as for its historic values.</p> <p>Aesthetic values are included in the official CHL values and are not disputed in this reassessment.</p> <p><b>Attributes:</b> The cottage and slab shed in their landscape setting.</p>
<b>Criterion F—Creative/Technical</b>	<p>Blundells Cottage and its slab shed are traditional vernacular buildings which do not demonstrate a high degree of creative or technical achievement for their period of construction and do not meet the threshold for listing under this criterion</p> <p><b>Attributes:</b> —</p>

Criteria	Identified Heritage Values
<b>Criterion G—Social</b>	<p>The official CHL values do not include social value. For this HMP Blundells Cottage has not been formally assessed for strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons. However there is evidence that the CDHS had very strong associations with the site and some of this attachment still remains. There is also evidence that the local Canberra heritage and wider community has attachment to the site but the degree of this association has not been measured formally. Under present guidelines for assessment, Blundells Cottage cannot be claimed to have strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons; but there is the strong probability that there is strong community interest in Blundells Cottage which has not been formally documented to date.</p> <p><b>Attributes:</b> —</p>
<b>Criterion H—Significant People</b>	<p>Blundells Cottage and its slab shed have strong and special associations with the Campbell family of the Duntroon Estate who owned the land and who had the cottage built. These associations include Robert Campbell, who established the Pialligo station on the Limestone Plains, and George and Marianne Campbell, who consolidated it as the Duntroon Estate and extended the estate building program, including Blundells Cottage built for estate workers.</p> <p>The cottage also has close associations with the three main families who tenanted the cottage—the Ginns, Blundells and Oldfields, and looser associations with the several boarders who lodged with George Blundell and Alice Oldfield.</p> <p>Blundells Cottage also has special associations with the conservation and historical research work of the CDHS who campaigned to save the buildings and operated them as a folk museum of pioneer lifestyle for approximately 35 years.</p> <p><b>Attributes:</b> The cottage and slab shed in their landscape setting.</p>
<b>Criterion I—Indigenous</b>	<p>Blundells Cottage and slab shed does not have identified significant Indigenous cultural heritage value because of the place's importance as part of Indigenous tradition.</p> <p><b>Attributes:</b> —</p>

### Revised Statement of Significance

Blundells Cottage and slab shed in their landscape setting are important for their direct historical associations with the colonial Duntroon Estate of the Campbell family, who were influential in establishing settlement and agriculture on the Limestone Plains, now the location of Canberra. By their form and internal layout, the cottage and slab shed are characteristic of, and illustrate the way of life of a nineteenth century tenant farmer on the Duntroon Estate, with important historical links to the pastoral and agricultural settlement of the Limestone Plains area. The quality of the cottage for its period of construction reflects mid nineteenth century ideals of how better accommodation was believed to foster industry and morality in a workforce. The cottage and slab shed also have historical associations with the change of tenancy, land use and early development of the city after 1913 when the property operated as a small subsistence farm and provided much needed temporary accommodation for the influx of new workers to the capital.

Blundells Cottage and its slab shed are rare survivors of the Duntroon pastoral estate. With other surviving elements of the estate, it demonstrates the well-developed structure of European settlement of the Limestone Plains prior to the establishment of the Federal Capital. The survival of the domestic scale rubble stone cottage and slab shed is accentuated by its position in

Canberra's highly planned National Triangle with its monumental national buildings. The particular aesthetic qualities characterised by the irregular and vernacular charm of the buildings in their parkland setting near the edge of Lake Walter Burley Griffin and the mature cypress trees adjacent to the cottage are distinctive landmarks in the central Canberra landscape.

Blundells Cottage and its slab shed have strong and special associations with the Campbell family of the Duntroon Estate, who owned the land and had the cottage built, and the three main families who tenanted the cottage—the Ginns, Blundells and Oldfields. Blundells Cottage also has special associations with the conservation and historical research work of the CDHS who campaigned to save the buildings and operated them as a folk museum of pioneer lifestyle for approximately 35 years. This community effort in saving and protecting the cottage in Canberra has established special memories and associations within the local community.

### **5.2.3 Comparative Analysis**

Blundells Cottage and its slab shed can be usefully compared with several other historic properties in the ACT. Foremost of these are the other two intact Duntroon Estate farm tenant cottages Mugga Mugga and Majura House. Other stone cottage sites are ruins but still bare comparison. Most of the Duntroon Estate tenants cottages have been demolished and lost—see Table 2.1 in Section 2.0.

Blundells Cottage can also be compared with other tenant farmer cottages on the Lanyon Estate and other known privately built stone cottages of a similar age. Details are provided below with a concluding comparative table and analysis. Being workers cottages, complete and accurate information is often missing from the historic record.<sup>1</sup>

#### **Mugga Mugga, Symonston**

Mugga Mugga is also a small stone cottage and a remnant of the Duntroon Estate. All of the families that lived at Mugga Mugga throughout its history were employees at Duntroon. Long term tenants were involved in shepherding Duntroon flocks grazing on the surrounding pastures. The cottage has been extended through time with stone, and the original form and fabric remains, including a separate slab kitchen block. Mugga Mugga is located in a rural landscape. It was entered in the ACT Heritage Register in 1996 and is operated as a house museum by the ACT Government's Cultural Facilities Corporation.

#### **Majura House, Majura Valley**

Majura House is a comparable tenant farmers' stone cottage built on Robert Campbell's Duntroon Estate. It is believed to have been built by Alfred Mayo, the Duntroon overseer, in time for his marriage to Mary Ann Smith in 1860 but may date from circa 1846. The original small stone cottage has been extended several times with additional stone and slab sections—the latter now having been demolished. There were also various outbuildings. The house and its setting have been much altered over time. Majura House was entered in the Register of the National Estate in 1986 for its historic and representational heritage values. It is still privately occupied as part of a larger extended residence and the land is still farmed.<sup>2</sup>

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<sup>1</sup> Volume 1 of the Freeman CMP provides a comparative analysis at pps 49-56.

<sup>2</sup> Barrow G 1998, Canberra's Historic Houses, Dwellings and Ruins of the 19th Century, Dagraja Press, Canberra. p32 & RNE registration < <http://www.environment.gov.au/cgi->

### **Stoneyhurst, Mugga Lane**

This is a ruined cottage of stone and rubble construction. Its plan indicates it had a similar asymmetrical roof form to that of Blundells Cottage. The history and date of the cottage is uncertain but research has proposed that the building dates from the 1850s and was built as part of a Duntroon outstation.<sup>3</sup> It may have been provided as an overseer's house.

### **Crinnigan's Hut, Gungahlin**

This is the ruins of a small three-roomed stone hut with brick chimneys. It is situated near a creek and its landscape setting retains the remains of an orchard. John and Maria Crinnigan lived in the small cottage from around 1850s. The Crinnigans were owners of their land, not tenant farmers, but their lifestyle in the early-to-mid nineteenth century would have been similar to that of the Blundell family being based on subsistence farming in a remote location. All that remains of the hut are the floors and footings of the walls.<sup>4</sup>

### **The Valley, Gungahlin**

The Valley was the name of the Gribble family farm and residence. Thomas and Catherine originally occupied a slab hut, extending it with a pise living room in around 1874 and finally a five-roomed stone house in 1887 in order to accommodate their seven children.<sup>5</sup> The cottage is now a ruin and heritage site.<sup>6</sup>

### **William Collier's Homestead, Kowen**

William Collier's Homestead is a ruined seven-roomed cottage located in the Kowen area of the ACT several kilometres to the east of Blundells Cottage. It is believed to have been built in the 1880s by George Campbell and was accommodation for a tenant farmer in similar fashion to Blundells Cottage. The homestead is a ruin in the landscape and is included in the ACT Heritage Register as a nominated place.<sup>7</sup>

### **Belconnen Farm, Belconnen**

A stone built homestead dating from either the 1830s to 1840s or the 1880s depending on varying references. Originally two rooms with a double fireplace. An encircling verandah added later was partially enclosed to make two more rooms. At one time it was used by Frederick Campbell as an outstation on the Yarralumla Estate.<sup>8</sup>

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bin/ahdb/search.pl?mode=place\_detail;search=place\_name%3DMajura%2520House%3Bkeyword\_PD%3Don%3Bkeyword\_SS%3Don%3Bkeyword\_PH%3Don%3Blatitude\_1dir%3DS%3Blongitude\_1dir%3DE%3Blongitude\_2dir%3DE%3Blatitude\_2dir%3DS%3Bin\_region%3Dpart;place\_id=13406>

<sup>3</sup> Navin Officer Heritage Consultants Pty 2007, ACT Eastern Broadacre Planning Study Cultural Heritage Study Desktop Study, Report for Macroplan Australia & Barrow G 1998, p 47.

<sup>4</sup> Folger M and Cooke H 2008 Canberra Archaeological Society, Crinigan's Stone Cottage, Wanderer Court, Amaroo ACT, Report for the National Trust of Australia (ACT)

<sup>5</sup> Canberra Archaeological Society Newsletter viewed online December 2012 <http://www.cas.asn.au/events-Valley-Homestead.php>

<sup>6</sup> Canberra Archaeological Society Inc 2010, A Short History of Gungahlin.

<sup>7</sup> Eric Martin and Associates 2007, William Collier's Stone Cottage (Kowen), Conservation Management Plan for the National Trust ACT.

<sup>8</sup> Barrow G 1998, p 19.

## Lanyon Estate, Lanyon

The Lanyon Estate established by John Lanyon and James Wright in 1835 (but run initially with convict labour) is a comparable colonial era pastoral estate to Robert Campbell's Duntroon. Scottish settlers Andrew and Jane Cunningham took over the Lanyon estate in 1848 and it remained in the family until 1926. The Cunninghams built a new homestead in 1859 to replace Wright's Lanyon house. Estate employees were housed in both old cottages from the convict period (such as Appleby's two-roomed Stone Hut of 1838, built for the estate convict overseer) or new cottages (such as Wilson's Cottage, brick walls and floor, and shingle roof) built for a loyal shepherd; Dutton's Cottage of stone was built in 1876 for the station bookkeeper and family tutor who also acted as postmaster and ran a store from the cottage; Cregan's Cottage of brick and with four rooms built for the estate coachman—the cottage was enlarged in 1906 with timber flooring installed over the original brick floor and a brick oven was added.<sup>9</sup>

**Table 5.4** Summary of extant tenant properties for comparative analysis with Blundells Cottage.

Site Name & Location	Date	Size	Construction	Use	Condition
Blundells Cottage, National Triangle	1859/60	Originally four rooms extended with two additional rooms in 1888.	Stone with brick additions of chimneys and window surrounds. Separate slab hut and various outbuildings. Quality construction by Duntroon stonemason.	Simple rural accommodation for Duntroon Estate employees—first tenant was William Ginn Duntroon, Head Ploughman.	Restored and conserved as a house museum and run by the NCA.
Mugga Mugga, Symonston	c1838	Originally two rooms but extended over time to four rooms with a slab kitchen.	Originally two rooms and has been extended through time with stone. Quality construction by Duntroon stonemason.	Simple rural accommodation for Duntroon Estate employees—Joseph Curley, Duntroon shepherd and long-term tenant.	Restored and conserved as a house museum run by the ACT Government.
Majura House, Majura Valley	c1846/1860	Originally a single room, extended to three.	Stone with slab extensions, now demolished. Quality construction by Duntroon stonemason.	Rural accommodation for Duntroon Estate employees—Alfred Mayo, Duntroon Overseer.	Much altered and now incorporated into a private home, still in farmland setting.

<sup>9</sup> Marshall D et al 2010, Lanyon CMP Vol 1, p 75 & 77–79.

Site Name & Location	Date	Size	Construction	Use	Condition
Stoneyhurst, Mugga Lane	c1850s	Two-roomed house.	Stone and rubble. Quality construction by Duntroon stonemason.	Rural accommodation for Duntroon Estate employees. Tong family residence.	Ruin
Crinnigan's Hut, Gungahlin	c1850s	Three-roomed hut.	Double stone walls with mud mortar, and brick chimney.	Rural accommodation for settlers John and Maria Crinnigan. Crinnigan was a bullock driver at Duntroon.	Ruin with only floors and wall footings remaining. Remnant orchard and garden.
The Valley, Gungahlin	c1860s		Originally slab extended with pise in 1874 and with a five-roomed stone house in 1887.	Thomas and Catherine Gribble's family farmhouse.	Ruin
William Collier's Homestead, Kowen	c1880s	Seven-roomed cottage.	Stone. Quality construction by Duntroon stonemason.	Tenant farmer accommodation believed to have been built by George Campbell.	Ruin
Stone Hut, Lanyon	c1838/1840s	Two rooms with two fireplaces and originally a shingle roof.	Stone	Accommodation for convict Thomas Appleby, sheep overseer.	Private accommodation
Wilson's Cottage, Lanyon	c1860s	Two rooms.	Stone with brick floor.	Shepherd's accommodation	Private accommodation
Dutton's Cottage, Lanyon	1876		Stone with brick chimney.	Accommodation and local station store.	Private accommodation
Cregan's Cottage, Lanyon	c1860/1870s	Four rooms.	Brick	Coachman's accommodation	Private accommodation

## Conclusion

Blundells Cottage is one of many stone/brick cottages built for workers on the colonial era pastoral estates of the Limestone and Isabella Plains. In these remote locations of NSW, the pastoral owner provided accommodation for workers both to attract and keep good employees and to increase the value of the estate through such improvements. Many other workers (the majority) on the large

estates were housed in slab cottages, later weatherboard cottages, most of which have not survived to the present or have been significantly altered.<sup>10</sup>

The Campbell family, being one of the largest landholders in the region, provided many such homes for their workers. Robert Campbell, head of the family, was strongly philanthropically minded with a sense of responsibility towards his workers, also providing practical and financial support for the establishment of the St John the Baptist Church, its associated schoolhouse (now in the suburb of Reid) and vicarage (now the site of Glebe Park, Civic) with glebe farmlands (the site of inner north-west Canberra).

Other colonial settlers in Australia also provided accommodation and infrastructure for their workers. Thomas Sutcliffe Mort at the Bodalla Estate on the far south coast of NSW is one example where a whole village was built in the 1870s.<sup>11</sup> Another later and even more extreme example of paternalistic involvement in the lives of estate workers is the Greenethorpe Village at the landra Estate, Grenfell, where a model village for tenants was built in 1909.<sup>12</sup>

Blundells Cottage demonstrates the typical type of accommodation provided for estate workers. It is a rare survivor of a Duntroon Estate tenant farmer's cottage. The only other identified heritage place in the ACT with similar values is Mugga Mugga which is also operated as a house museum. While the two cottages have comparable heritage values they are not identical and have different stories to tell.

#### **5.2.4 Condition of the Heritage Values at Blundells Cottage**

The EPBC Act Regulations Schedule 7A, governing management plans for Commonwealth Heritage places, requires that such plans include a description of the identified Commonwealth Heritage values and their condition.

There are links between the condition of the Commonwealth Heritage values and the condition of significant fabric, although it is not synonymous. In Australia, condition is a measure of the deterioration of a place or site, and thus its ability to survive into the future without remedial action being required. It should not be used interchangeably with integrity. Some structures have extraordinary authenticity and integrity, but may be in very poor condition. The two terms are explained thus:

- authenticity—their cultural values are truthfully and credibly expressed through their attributes of form, design, materials, techniques and management systems, location and setting—an authentic place is the honest product of its history and of historical processes; and
- integrity—inclusion of all elements necessary to express heritage values are of adequate size to ensure the complete representation of the features and processes which convey significance, and with no inappropriate development with adverse effect to heritage values—integrity is a measure of the wholeness and intactness of the place and its attributes.

Blundells Cottage and its slab shed are in good physical condition and their official heritage values are in good condition. The cottage maintains good authenticity and integrity in its form and fabric

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<sup>10</sup> Tralee Slab Cottage in Hume is one of the most recent slab cottages which survive today. It is listed on the ACT Heritage Register <[http://client14.matrix01.act.gov.au/\\_\\_\\_data/assets/pdf\\_file/0009/148419/2701.pdf](http://client14.matrix01.act.gov.au/___data/assets/pdf_file/0009/148419/2701.pdf)>.

<sup>11</sup> <<http://www.bodallavillage.com.au/bodalla-history.html>>

<sup>12</sup> <<http://www.grenfell.org.au/history/index.html>>

and the slab shed while altered with loss of fabric and in a slightly different form to the original retains sufficient integrity in its heritage values. The landscape setting of Blundells Cottage has been greatly altered and a redefinition of the heritage curtilage of the place and additional interpretation of the lost farm landscape would enrich the existing heritage values. Social value was not identified as an official heritage value by the CHL entry but stakeholder consultations for this HMP finds that Blundells Cottage is a place where there is community attachment, however now slightly diminished with a reduction of current active community involvement in the place.

## 5.3 Ranking of Significance

### 5.3.1 Explanation of Heritage Significance Ranking

**Table 5.5** Explanation of Heritage Significance Ranking.

Ranking	Explanation of the Heritage Significance Ranking/ Grade
<b>Exceptional</b>	<p>A rare or outstanding site that significantly embodies and demonstrates Commonwealth Heritage values in its own right and makes a direct and irreplaceable contribution to a place's significance/value.</p> <p>Generally the elements include a high degree of original fabric or attributes with heritage values and includes non-tangible components such as views and functional relationships which directly contribute to their outstanding/exceptional values. These may include some alterations which are of a minor nature and do not detract from significance. Loss or alteration would significantly diminish the Commonwealth (or other) Heritage values of the place.</p>
<b>High</b>	<p>A site that demonstrates Commonwealth Heritage values in its own right and makes a significant contribution to the place's heritage value. Existing alterations do not detract from its heritage values. Loss or unsympathetic alteration would diminish the Commonwealth Heritage values of the place.</p>
<b>Moderate</b>	<p>A site that reflects some Commonwealth (or other local) Heritage values but only contributes to the overall significance/values of the place in a moderate way. Loss or unsympathetic alteration is likely to diminish the Commonwealth Heritage values of the place.</p>
<b>Low</b>	<p>A site that reflects some (or a low level of) Commonwealth Heritage values and only contributes to the overall significance/values of the place. Loss will not diminish the Commonwealth or local Heritage values of the place.</p>
<b>Neutral</b>	<p>A site that does not reflect or demonstrate any Commonwealth or local Heritage values nor detracts from the overall heritage values of the place. Does not fulfil criteria for heritage listing.</p>
<b>Intrusive</b>	<p>Damaging to the place's heritage values. Loss may contribute to the Commonwealth Heritage values of the places. Does not fulfil criteria for heritage listing.</p>

## 5.4 Significant Fabric and Form

Individual elements of the cottage and slab shed are described and ranked for significance in Section 4.0, elevation by elevation, element by element for both the exterior and interior of the cottage and shed. In addition to the identification of significant fabric and form for the cottage and slab shed the Blundells Cottage collection requires a significance assessment and this is one of the recommendations of this HMP. Table 5.6 provides an overview of significant fabric and form at the cottage site.

**Table 5.6** Significant fabric and form at Blundells Cottage.

<b>Cottage Exterior</b>	
<b>Walls</b>	<p>The stone walls and the pointing are fundamental to the building, not only structurally, but in terms of the wider community's perception of the place. The mortar pointing has been incrementally and generally sympathetically patched and this is now part of the character of the place. A 'reading' of the building walls conveys an understanding of the history of the building development, for example, showing where windows have been added and walls extended. The stone walls and bricks incorporated for building changes are highly significant.</p> <p>There are surviving traces of limewash on much of the external masonry which indicate its earlier wall treatment. In colonial times, it was common to limewash the houses, including those of slab, to both weatherproof them and mark them out from sheds and animal houses.<sup>13</sup> The remaining traces of limewash on the exterior of the cottage are significant.</p>
<b>Roof</b>	<p>The surviving shingle roof under the front part of the building is especially important and care must be taken not to damage the surviving original shingles when services are being installed. The corrugated galvanised iron sheet roofing is an important part of the building's evolution and is highly significant to an understanding and appreciation of the place.</p>
<b>Tank</b>	<p>The current (2013) galvanised iron tank and timber tank-stand replaced earlier structures in about 1991. The fabric of the existing tank is not considered to be significant, although the presence of a galvanised iron close to the cottage tank is, as well as being an important amenity to the cottage and an important interpretative tool. The Herman report of 1961 shows two tanks where the present tank stands. Notes to the Herman drawing suggest that the original tank location may have been relocated from the northeast corner of the building.<sup>14</sup> The location of the very first tank at the cottage is not known. Without knowing more about former locations of tanks the present tank should not be relocated.</p>
<b>Bread Oven and External Chimneys</b>	<p>Both of these structures are particularly significant components of the building. Both chimney tops were extended post-1960.</p>
<b>Front Verandah</b>	<p>Previous studies suggest that there may not have been a verandah initially, and that it was added when the corrugated iron roof was added circa 1890. Much of the timber had decayed and was replaced in the 1960s. There is some suggestion that the stone flagging on the verandah was added at that time, and that the previous floor may have been (and most likely was) timber. Prior to the 1960s conservation works, part of the verandah was enclosed with fibro sheeting. It is an area which has seen much change to its fabric, but remains a significant element both for its history of use and aesthetic qualities.</p>
<b>Windows and Doors</b>	<p>Blundells Cottage retains some of its original windows and doors. Some have been replaced with sympathetic replacements after breakage. Original and early fabric is identified in Section 3.0. The original and early fabric of the windows and doors, and their form are significant.</p>
<b>Interiors</b>	<p>The cottage interiors have undergone several changes to fabric with ceilings replaced and floors re-laid in several of the rooms. Changes are generally sympathetic and support interpretation. There are remnant patches of wallpaper and some walls show a succession of paint colours used over the years. Security grilles are intrusive and detract from the heritage values. Original and early fabric is identified in Section 3.0.</p>

<sup>13</sup> Linda Young 2007, *Lost houses of the Molonglo Valley, Canberra before the Federal Capital City*, Ginninderra Press, p44.

<sup>14</sup> Herman M 1961.

**Slab Shed**

<b>Exterior</b>	Some of the slabs and posts were introduced when the shed was conserved in the 1960s, however, the full extent of replacement has not been determined. The attached skillion buggy shed to the east of the slab shed was demolished and possibly some slabs from it used in the repairs to the rest of the shed. The slab WC is not original, dating from post-1960. The top plates, roof rafters and iron clearly demonstrate the location of the previous skillion, plus other items such as the former large northern fireplace and the position of stove pipes through the iron. The eastern top plate shows location of the former skillion rafters. As there remains lack of clarity about the authenticity of the shed, it is suggested that all fabric be considered as significant until such time as the shed is emptied of introduced artefacts and a very detailed analysis undertaken. Historic photos suggest there was a window in the south wall as there is now. The slab shed is significant fabric.
<b>Interior</b>	Some of the slabs have been covered with post-1960 newspapers in a traditional manner, however, the extent of original fabric is unclear. The top plates and the earth packing, plus many nails in timbers, look to be part of the original structure, as does the cross wall. The floor is breaking up in parts and its age is difficult to determine. Its significance cannot be fully assessed until all artefacts are removed and it is fully exposed. It will be interesting to see if it contains evidence of former use, or if it is of more recent origin. The interior of the slab shed is significant for its association with historic tenants and working bees carried out by the CDHS.
<b>Garden Surrounds</b>	
<b>Oldfield era trees</b>	Himalayan cypress to front (north) of cottage and Roman cypress to east of cottage are said to have been planted by Alice Oldfield and have historic associations with this period of occupation. They are also strong landmarks at the cottage site. The trees are now very large and pose risks to the conservation of the cottage. They are significant trees but require management.
<b>CDHS cottage garden</b>	The CDHS cottage garden dates from the mid-1960s and was continually added to during the CDHS period of management of the cottage. It is an artefact of its time and a significant feature installed by the CDHS which contributes to the aesthetic qualities of the place. It is now becoming overgrown and requires management of based on research into the plant collection.
<b>CDHS orchard</b>	The CDHS orchard is a conjectural recreation of a feature believed to have existed but which had totally disappeared from the landscape by the 1950s. The plum tree is the only planting that was present prior to the 1960s. While the orchard may be used as an interpretative device it requires management and is not particularly significant in its current form.
<b>Hard landscaping by NCDC and CDHS</b>	The NCDC retaining walls are necessary introduced modern infrastructure, recognisable as such in the landscape, and are neutral in terms of significance. The randomly coursed paths installed by both the NCDC and CDHS do not have any historic basis to their chosen location, form and fabric. They are not significant. The red brick paving installed by the NCDC is a response to amenity needs. It is not significant. The picket fence installed by the CDHS and replaced by the NCA is historically inaccurate and intrusive. The floodlighting installed by the NCDS is necessary and discrete security infrastructure and also contributes to an appreciation of the aesthetic qualities of the cottage at night. It is neutral.

## 5.5 Explanation of Tolerance for Change

Tolerance for change is a way to better understand how to manage significance by identifying what attributes of a place are sensitive to change. This in turn assists in formulating policy which effectively conserves heritage values.

**Table 5.7** Explanation of Tolerance for Change.

<b>Tolerance</b>	<b>Recommendation</b>
Nil to Low tolerance for change	The key attributes (form, fabric, function, location, intangible values) embody the heritage significance of the element and/or its contribution to the significance of the site. The element retains a high degree of integrity and authenticity with only very minor alterations that do not detract from its significance. <b>The key attribute should be retained and conserved with no adverse impact on its significance.</b>
Some tolerance for change	The key attributes (form, fabric, function, location or intangible values) embody the heritage significance of the element and/or its contribution to the site. It has undergone some alteration which does not detract from its authenticity and significance. <b>This key attributes of the element should be retained and conserved. It may be changed to a small degree providing there is no or minimal adverse impact on its significance.</b>
Moderate tolerance for change	The key attributes (form, fabric, function. Location or intangible values) partly embody the heritage significance of the element and/or its contribution to the site, or has been considerably modified. <b>The key attributes of the element should be generally retained and conserved. Moderate change to this attribute is possible provided there are only minimise adverse impacts, retaining the significance of the element or the site overall.</b>
Substantial tolerance for change	The key attributes (form, fabric, function, location or intangible values) of the element have relatively little heritage significance, but may contribute to the overall significance of the site. <b>Substantial change to this element may be possible, avoiding adverse impacts and retaining the significance of the site overall.</b>
High tolerance for change	The key attributes of the element (form, fabric, function, location or intangible values) have negligible heritage significance to the site. <b>There is a high tolerance for change to this element, avoiding adverse impacts and retaining the significance of the site overall.</b>

## 5.6 Application of Rankings to Blundells Cottage

The purpose of understanding the significance of the various elements is to enable a flexible approach to the management of the structure using tolerance for change rankings. Individual elements of the cottage are ranked for their Tolerance for Change in separate tables in Section 4.0. In summary the whole structure of Blundells Cottage have their rankings outlined in Table 5.8 below.

**Table 5.8** Heritage ranking applied to elements of Blundells Cottage.

<b>Element</b>	<b>Ranking of Significance</b>	<b>Tolerance for Change</b>
Blundells Cottage (including the slab shed)	<b>High</b>	<b>Low to Moderate</b>
Form	<b>High</b>	<b>Low</b>
Original fabric (1860s/1880s)	<b>High</b>	<b>Low</b>
Introduced fabric (1960s and after)	<b>Moderate</b>	<b>Moderate to Low</b>
Trees associated with Oldfield's	<b>Moderate</b>	<b>Moderate</b>
CDHS cottage garden and orchard	<b>Moderate to Low</b>	<b>High</b>

## 6.0 Constraints and Opportunities

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### 6.1 Introduction

This section examines the constraints and opportunities arising from the heritage values present at Blundells Cottage.

Issues that came to light as a part of site inspections and consultation with NCA managers and stakeholders in relation to functional requirements of the NCA operations at the site are discussed in Appendix D and include:

- informal proposals for extensions to the slab shed;
- roofing to cover the bread oven;
- limewash finish to the exterior walls;
- interior and exterior colours and finishes;
- heating (and to a lesser extent cooling);
- trees and garden plantings;
- approach views, entry points and access paths;
- disabled access;
- screening to Parkes Way; and
- the establishment of a heritage curtilage as a suitable setting.

### 6.2 Constraints Arising from Significance

The heritage significance of Blundells Cottage gives rise to a range of obligations and requirements, the most fundamental of which is the obligation to ensure that the heritage values of the place are conserved, managed and interpreted for present and future generations. These values need to be understood, celebrated and cared for by the site managers, visitors and the Canberra community alike.

#### 6.2.1 Significance and Conservation

The use and maintenance of Blundells Cottage should be based on the identified heritage values of the place and guided by the assessed levels of significance of the elements and their levels of 'Tolerance for Change', as outlined in Sections 3.0, 4.0 and 5.0 of the HMP. Change at the site is permissible so long as the heritage values are not adversely affected.

### 6.3 Constraints Arising from Condition of Blundells Cottage

Much of the original form, fabric and function of Blundells Cottage is relatively intact, although surface treatments have weathered and altered. The slab shed has been altered in both size and form, although slabs appear to be original. The cottage is in generally good condition due to its ongoing maintenance but there are serious issues of continuing water penetration of building—both rising damp from inadequate site drainage and leaks from inadequate roof drainage and pointing. A full condition assessment was undertaken in December 2010 by Gillian Mitchell of Conservation

Works Pty Ltd and its findings have been considered in this HMP with recommendations added on outstanding works to be completed. These are itemized in the Outline Conservation Works and Cyclical Maintenance Schedules in Section 9.0.

The main constraints arise from the need to resolve ingress of water to the building, drainage surrounding the building and the management of the garden and landscape setting.

The setting of the cottage is well maintained, but lacks symbolic or functional relationship to the heritage values of the cottage itself. The immediate garden surrounds are overgrown with certain species taking over. The trees have also grown immensely with the benefit of park irrigation and their canopies overshadow the building. The heritage curtilage (the distinct setting within which the cottage, slab shed and the former associated outbuildings will be maintained, conserved and interpreted) is not adequately defined or interpreted and the cottage boundary is visually constrained by a white painted picket fence in the close proximity, and at a distance by Parkes Way and Wendouree Drive.

### **6.3.1 Operational and Management Constraints**

#### **Funding**

The NCA operational and budget constraints arise from its budgets and staffing levels. It has been proposed within the NCA that Blundells Cottage, currently a departmental asset, be redefined as an administered asset, so that future works on displays inside the building can come from the capital works budget.<sup>1</sup> This and other funding issues will have to be fully addressed in relation to policy advice in this HMP to undertake conservation works and regular maintenance—see Section 7.0.

#### **Dedicated Office and Educational Facility Space**

The provision of a dedicated staff office and space for storage of educational props and equipment is a perennial issue for historic house museums where rooms are prioritised for display and

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<sup>1</sup> Information provided to GML by Pamela Owen, Exhibition and Facilities Manager, National Capital Exhibition, 1/2/2013.

interpretation purposes. Consultation with the NCA for this HMP identified a strong desire to remove office functions from Blundells Cottage and for the establishment of a modern museum services building with office and facility for educational functions within the vicinity of the cottage. See Appendix D, Section D.5. The lack of such a facility was perceived by NCA educational staff as constraining the extent and quality of educational services provided at the cottage; although it is understood that that adverse comments on educational programs have not been reported as a common occurrence. The presence of office space in one of the cottage rooms was also viewed as a constraint on display opportunities within the cottage.

## **6.4 Statutory and Other External Constraints**

### **6.4.1 EPBC Act 1999 and Commonwealth Heritage Management Principles**

The legislative requirements of the EPBC Act are outlined in Section 1.4.1.

The EPBC Act requires places on the CHL to be managed according to established conservation principles. Schedule 7B of the EPBC Act Regulations sets out the Commonwealth Heritage management principles. Conservation policy recommendations provided in Section 7.0 of this HMP are written in accordance with the Commonwealth Heritage management principles.

### **6.4.2 Australian Capital Territory (Planning and Land Management) Act 1988**

This is outlined in Section 1.4.3 and includes the role of the NCA and the National Capital Plan in ongoing planning for the development of Canberra.

### **6.4.3 Other Commonwealth Legislative Requirements and Codes**

The following additional Commonwealth legislative requirements and codes are also of relevance for works, and compliance could impact its heritage values:

- *Occupational Health and Safety (Commonwealth Employment) Act 1991* (OH&S Act);
- *Disability Discrimination Act 1992* (DDA Act); and
- *Building Code of Australia* (BCA).

At Blundells Cottage the immediate landscape setting with its slopes, walls and rough access paths, and the nature of the building itself with narrow entrances, small doorways, uneven floors and different levels, presents particular issues in relation to disabled access. Equality access provisions and the opening of the new Boundless all ability playground nearby in Kings Park will increase the number of visitors with disabilities requesting access to the cottage and interpretation. A range of access opportunities is needed.

The lack of heating, cooling and insulation is also an issue for staff stationed at the cottage during high summer and deep winter seasons when Canberra weather reaches extremes of heat and cold. The lack of proper office space and modern toilet facilities with running water was also raised by NCA staff was also raised as an issue for full compliance with WHS standards for both work and rest periods. These were all issues raised in consultation and are recorded at Appendix D at Sections D.5, D.6 and D.9.

## **6.5 Opportunities for Blundells Cottage**

### **6.5.1 Conserve and Celebrate the Heritage Values of Blundells Cottage**

The conservation and celebration of the site's identified heritage values is an important component of its management, as required by the EPBC Act. Its many layers of heritage values give rise to opportunities for gradual re-presentation of the site. Guidance is provided by the Conservation Policies which are included at Section 7.0.

This HMP recommends the development of a Collections Significance Assessment and Collections Management Plan which will inform display operations at the cottage, collection conservation and storage strategies.

### **6.5.2 Interpretation, Marketing, Education Programs and Promotion**

The active interpretation of the heritage values of Blundells Cottage will support wide recognition and understanding of the site's interesting history, relevance and its heritage significance. The new National History Curriculum provides opportunities to extend student visitation to the cottage so that every child in the ACT visits at least once during their primary schooling.

### **6.5.3 Relationship to Other Historic Places in the ACT**

The ACT contains an excellent collection of historically associated places including Duntroon, the Duntroon Dairy, Mugga Mugga, and St John's Schoolhouse. Developing links with these places is an opportunity which could be explored in a future interpretation strategy.

### **6.5.4 Enhancement of the Landscape Approach to Blundells Cottage Within King's Park**

The heritage values of Blundells Cottage lie both in its former functions as a tied farmhouse cottage and leased small landholding, and its current function as a house museum (1964-present). Clarification of its farmhouse period is recommended with modifications to the surrounding landscape whilst recognising its current function as a house museum

The setting of Blundells Cottage provides an opportunity for enhancing the visitor experience, re-establishing visual links to and from the cottage and reinterpreting its original setting, which will better interpret early life in the Limestone Plains. The establishment of a visually legible heritage curtilage which reflects this is one of the recommendations of this HMP. See Section 4.0.

This may include the removal of cypress trees on the eastern bank on the lake side of the cottage (which do not relate to the historic cottage) to increase the visibility of the cottage from passing pedestrians and traffic. The removal of these trees would also improve visual links between the lake, High Court and other cultural monuments around the cottage. The large Himalayan cypress to the north of the cottage verandah and the Roman cypress between the cottage and the slab shed equally crowd and obscure the cottage from view, as well as posing conservation risks. The preparation of a Landscape Masterplan to resolve and manage these issues is one of the policy recommendations of this HMP.

The removal of the CDHS installed white picket fence is recommended to re-interpret the historic cottage as a farm landscape. The CDHS planted 'cottage garden' can be selectively conserved as an artifact of its own time. Other landscaping elements should be simple and appropriate to the period of Blundells Cottage.

### **6.5.5 Heritage Curtilage**

The establishment of a heritage curtilage for Blundells Cottage as outlined at Section 4.2 is recommended to identify a distinct setting within which the cottage, slab shed and the former associated outbuildings will be maintained, conserved and interpreted.

This complex concept needs to be defined with a good understanding of how the surrounding landscape has altered and informed decisions regarding provision of desired new educational and office facilities and the opportunities for interpretation of the wider 'lost' agricultural landscape associated with Blundells as a farmhouse cottage.

### **6.5.6 Non Museum Use—Galleries and exhibition spaces**

Consultation with stakeholders and NCA managers raised the issue that Blundells Cottage has remained static as a house museum since the late 1970s with very little change in the way it is used or presented to the public. At present there is little incentive for a return visit despite its interesting history and picturesque location by the lake. When it was occupied as a residence with many occupants at all stages of its use it would have been an active and vital home with children, animals and multiple domestic activities taking place within the cottage and its immediate surroundings.

Of all the house museums in Canberra Blundells Cottage is the most robust and the most suitable for hands-on experience, as most of the surfaces have been re-worked since their significant occupancy phase. The building could support a range of uses without adverse impact on its significance.

There is also an opportunity to review the operational role of the cottage to capture more of the thousands of visitors walking past along the Menzies Walk with a program of activities. The Interpretation Discussion Framework of Appendix E provides suggestions for rotating display content and temporary exhibitions and education/public program.

### **6.5.7 Moveable Heritage Collection**

The Blundells Cottage collection of objects is an important and integral part of the heritage significance of the place. It has strong associations with both the CDHS period of operating the cottage as a folk museum and important ties to the early rural period of the region's development and many other farms and homesteads in the local area. There is an opportunity to refine the displays within the cottage in line with the heritage values of the cottage as defined in Section 5.0 of this HMP and the Interpretation Strategy outlined in Section 8.0. An Interpretation Strategy and Implementation Plan as recommended as one of the policy directions in Section 7.0.

Good opportunities exist to investigate partnerships with the University of Canberra which teaches in the cultural resource management field. Informal discussions with the University have indicated that there is a need for access to a teaching collection just such as that at Blundells Cottage. Fully supervised student exercises on conservation, assessment, cataloguing, exhibitions and displays could be enthusiastically supported. The collection needs a Significance Assessment and the evolution of a Collection Management Plan as a priority. Negotiation of a memorandum of understanding with a tertiary institution might be able to explore these and a range of activities that would bring a whole new audience to Blundells Cottage and cost efficient engagement with professional museum expertise.

## 7.0 Conservation Policies, Actions and Implementation

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### 7.1 Heritage Management Recommendations

Management policy recommendations and implementation guidelines/actions are set out below to address the requirements of the Commonwealth Heritage Management Principles of Schedule 7B of the EPBC Act.

#### 7.1.1 Priorities

The priorities for action are listed according to the different level of risk to the heritage values.

**High:** Actions that should be taken immediately (within two to 12 months) to mitigate key risks to the heritage values. These actions are an essential component of the HMP. Some are active one off actions for immediate implementation while others form part of the ongoing continuous interpretation and conservation necessary at the site. Many of these actions are already occurring in the management of Blundells Cottage.

**Medium:** Actions that should be planned for in order to conserve the heritage values of Blundells Cottage. These actions should be implemented within two to three years. Resources should be forward planned to enable implementation of these actions to ensure conservation of the heritage values.

**Low:** These actions are important to the future conservation of the heritage values but respond to less imminent risks. Resources should be forward planned to enable these actions to be undertaken within five years.

**As Required:** Some actions are only to be taken as required. Resources should be forward planned to enable these actions to be undertaken.

#### 7.1.2 Timing

Timing parameters have been recommended for the implementation of policies and actions. Implementation should be completed:

- immediately upon adoption of the HMP (within two months);
- within 12 months (within 12 months);
- within 2-3 years (2–3 years);
- within 5 years (within 5 years);
- as required (when an action demands it); or
- ongoing.

#### 7.1.3 Policies

Policies are outlined below for general heritage conservation; specific conservation for the cottage, slab hut, and collections; new fabric, services and development including approvals of works; landscape and curtilage; interpretation and education; training; maintaining records; liaison; archaeology and disposal of heritage assets.

## 1—General

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>1—General Policies</b>			
1.1 This Blundells Cottage HMP should be adopted by the NCA.	1.1.1 This HMP should be formally adopted by the NCA and all of its personnel, contractors and other site users as the principal guiding document for the management of the heritage values of Blundells Cottage.	High	Immediate
	1.1.2 Update NCA Heritage Register as necessary.	As required	As required
1.2 The Blundells Cottage HMP will be the primary document on the heritage significance of Blundells Cottage and its conservation and management.	1.2.1 Refer to this HMP on all matters relating to the heritage significance, conservation and management of Blundells Cottage.	High	Immediate and ongoing
1.3 Recognise that the site of Blundells Cottage has Commonwealth Heritage values.	1.3.1 Refer to the Commonwealth Heritage values identified in this HMP as a starting point for all planning, management, works and interpretation actions at the cottage.	High	Ongoing

## 2—Liaison

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>2—Liaison</b>			
2.1 Involve relevant community and technical groups with consultation when making major decisions.	2.1.1 Develop both formal and informal links and understandings with select relevant community stakeholder groups for effective partnership and support in decision making.	Medium	Within 2–3 years then ongoing and as required
	2.1.2 Consult stakeholders in developments at the cottage and involve them in decision making processes as appropriate.	High–Medium	Within 12 months and ongoing
2.2 Engage and consult with the local heritage organisations about opportunities to promote the heritage values.	2.2.1 Consultation and liaison with both ACT community (CDHS, Aboriginal groups, ACT National Trust, and St John's Schoolhouse) and Government groups (ACT Cultural Facilities Corporation, Department of Defence) that contributes to effective and holistic management of the heritage values at Blundells Cottage.	As required	As required

### 3—Management of Site

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>3—Management of Site</b>			
3.1 Manage Blundells Cottage in accordance with relevant legislation where it applies.	3.1.1 NCA managers and officers should manage the site in accordance with relevant Commonwealth legislation, regulations and codes as noted in Section 5.4.2.	High	Ongoing and as required
3.2 All conservation works and planning should be undertaken in accordance with this HMP, the Burra Charter, EPBC Act, the <i>Australian Capital Territory (Planning &amp; Land Management) Act</i> , the Commonwealth Heritage Management Principles and <i>Ask First: A Guide to Respecting Indigenous Heritage Places and Values</i> , Australian Heritage Commission, 2002.	3.2.1 Manage the site in accordance with this HMP which is compliant with Burra Charter principles, the <i>Australian Capital Territory (Planning &amp; Land Management) Act</i> and Schedule 7B EPBC Act Regulations.	High	Ongoing
	3.2.2 Implementation of the HMP policies and actions should be integrated into the operational responsibilities of all NCA employees, contractors and other site users. Specific roles and responsibilities in relation to the HMP should be clearly set out and communicated to ensure that policy recommendations are followed through by the appropriate person.	High	Within 12 months
3.3 Manage the site in accordance with best practice heritage systems and skills	3.3.1 Ensure all NCA staff, contractors and volunteers have access to the information in this HMP (hardcopy and electronically) and have suitable induction, training and development activities to understand its importance and intent to ensure best heritage practice.	High	Immediate and ongoing
	3.3.2 Seek expert advice and supervision on items such as: <ul style="list-style-type: none"> <li>• heritage values assessment against the EPBC Act criteria;</li> <li>• heritage and interpretation management planning advice;</li> <li>• archaeological assessment advice; and</li> <li>• Indigenous cultural heritage management advice.</li> </ul>	High	Ongoing
3.4 Ensure appropriately qualified personnel, consultants and contractors are engaged in any assessment of proposed actions or works at the cottage.	3.4.1 Ensure appropriate expertise is engaged for management, assessments and works and that all involved are aware of Burra Charter principles for conservation, traditional construction techniques or developments.	High	Immediate and ongoing

Policies	Implementation Guidelines/Actions	Priority	Timing
3.5 Ensure adequate funding is available for heritage management.	3.5.1 Appropriate staffing and funding arrangements, resources and processes should be put in place to support the effective implementation of the HMP.  Heritage management includes site-based heritage conservation and management and interpretation; and, if necessary, the engagement of expert heritage advice.	High	Immediate and ongoing

#### 4—Development and Legislative Requirements

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>4—Development and Legislative Requirements</b>			
4.1 Notification about the HMP for the site must be given.	4.1.1 The Department of Sustainability, Environment, Water, Populations and Communities (SEWPaC) should be advised that NCA has prepared a HMP for the whole site—a place with Commonwealth Heritage values.	High	Within 12 months
4.2 Revise the official recognition of Commonwealth Heritage values of the site.	4.2.1 Ensure the updated Commonwealth Heritage values at Blundells Cottage are formally recognised through revision of the existing Blundells Cottage CHL entry.	Medium	Within 2–3 years
4.3 Undertake heritage impact assessments when proposing development actions at Blundells Cottage.	4.3.1 All proposed actions should be assessed for potential adverse impacts against the CHL heritage values of Blundells Cottage.	As required	As required
4.4 Development works undertaken at Blundells Cottage and its surrounds will require NCA approval.	4.4.1 Obtain works approval for development activities.	As required	As required
4.5 Refer any new action that is assessed as having a significant impact to the Minister under the EPBC Act.	4.5.1 Where NCA has determined that a proposed activity or action will have, or is likely to have, an adverse impact on the CHL heritage values of Blundells Cottage, or matters on the environment, then the action should be referred to the Minister responsible for the EPBC Act for approval.	As required	As required
4.6 Review and Update the HMP	4.6.1 Review and update the HMP every five years or following major change in circumstances in accordance with NCA policy and the EPBC Act.  Information gained from monitoring and reviewing the HMP should feed into the	Low	As required/every 5 years

Policies	Implementation Guidelines/Actions	Priority	Timing
	management of Blundells Cottage as part of a continuous improvement process. See Policy 16 for further details for records management, monitoring, review and reporting.		

## 5—Landscape and Curtilage

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>5—Landscape and Curtilage</b>			
5.1 Reinterpret Blundells Cottage as a farmhouse in a redefined heritage curtilage.	5.1.1 Apply landscape changes for redefined heritage curtilage as indicated in Section 4.0.	High	Immediate and ongoing
5.2 Enhance and conserve the new appropriate heritage curtilage, landscape and visual setting for the cottage.	5.2.1 Develop a Landscape Masterplan for the immediate setting and garden area that is based on interpretation of the site's Duntroon Estate and early Federal Capital pastoral periods, acknowledging the later layers of CDHS interpretation and achieving appropriate integration of Blundells Cottage with Kings Park. See Section 4.0 and notes 7 and 8 at Appendix D.	Medium	Within 2–5 years
	5.2.2 Use interpretation to express the heritage curtilage and heritage values to visitors.	Medium	Within 2–5 years
	5.2.3 Commission a SULE (Safe & Useful Life Expectancy) report on the trees at the cottage and undertake regular arboriculture inspection of nearby trees to ensure they do not pose a threat to the cottage/public. See Section 4.0 and notes 7 and 8 at Appendix D.	High	Immediate and ongoing
	5.2.4 Provide pedestrian access to the cottage in keeping with the heritage values and to facilitate disabled visitor access to the exterior and garden areas where possible. The design and implementation of this will be part of the Landscape Masterplan.	High–Medium	Short to within 2–3 years

Policies	Implementation Guidelines/Actions	Priority	Timing
5.3 Management of trees	5.3.1 The orchard is a conjectural landscape feature introduced by the CDHS. It is of some historic and interpretative value but requires review in line with the development of a Landscape Masterplan and horticultural care. Some trees may prove worthy of retention but they may also be removed as part of management.	Medium	2–3 years
	5.3.2 The Himalayan cypress and Roman cypress trees planted at the east of the cottage have historic associations to Alice Oldfield but are now very overgrown and pose issues for conservation at the cottage in terms of maintenance, fire and storm risks. The future management of these historic trees should be investigated and managed. One option is to use saplings produced by vegetative means (to preserve the shape of the trees) planted at a further distance from the cottage to avoid future problems.	Medium	2–3 years
	5.3.3 The Roman cypress trees planted to the west of the cottage do not have associations with the Oldfield period of occupation but are later introductions. They obscure the view of the cottage and, being to the west (windward side) of the cottage, pose a storm risk to the historic fabric. They can be removed.	Medium	2–3 years
5.4 Management of CDHS plantings	5.4.1 The 'cottage garden' is a conjectural landscape feature introduced by the CDHS. It is of some historic and interpretative value. Based on future site management and interpretation requirements, the CDHS plantings and garden layout can be selectively conserved.	Medium	2–3 years
5.5 Management of hard landscaping features.	5.5.1 All hard landscaping features at the cottage post-date 1960 and can be removed if required.	Medium	2–3 years
	5.5.2 Retaining walls installed by the NCDC are modern park infrastructure which stabilise the slope and are unobtrusive. They can be retained but not extended. They can be removed if required.	Medium	2–3 years

Policies	Implementation Guidelines/Actions	Priority	Timing
	5.5.3 The picket fence around the cottage garden is a historically inaccurate introduction by the CDHS and should be removed.	Medium	2–3 years
	5.5.4 Wooden benches and troughs located in the cottage garden are introductions by the CDHS. They do not have high heritage value and may be retained if they are useful for interpretation but can equally be removed.	Medium	2–3 years
	5.5.5 The randomly coursed paths to the cottage front door from Wendouree Drive north and south are NCDC introductions based on amenity value. The material and alignment are not historically based. They now pose an uneven trip hazard to visitors and do not comply with standards. The path network around the Cottage should be reviewed as part of a Landscape Masterplan. They can be removed if required. A different path network can be established to and around the Cottage based on the heritage values and access requirements of the site.	Medium	2–3 years
	5.5.6 Paving in red brick or stone flags in the garden areas adjacent to the cottage is an introduction by the CDHS. They have some minor historic value. It is not an authentic surface for the historic cottage and can be removed. If hard landscaping is necessary for safety and to reduce dirt entering the cottage, less obtrusive alternatives should be researched and installed as modern museum infrastructure.	Medium	2–3 years

## 6—Conservation of Cottage and Slab Hut Fabric

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>6—Conservation of Cottage and Slab Hut Fabric</b>			
6.1 Protect and conserve the fabric reflecting the heritage values of the site.	6.1.1 Undertake specific required conservation works at Blundells Cottage. See Section 8.0.	High	Immediate and ongoing
	6.1.2 Undertake regular maintenance works at Blundells Cottage. See Section 8.0.	High	Immediate and ongoing
6.2 Secure and retain original and early	6.2.1 Conserve all original and early fabric.	High	Ongoing

<b>Policies</b>	<b>Implementation Guidelines/Actions</b>	<b>Priority</b>	<b>Timing</b>
historic fabric.	See Sections 3.0 and 8.0.		
	6.2.2 Thoroughly research the site for physical evidence for all early finishes, such as clay caulking for the slab shed, before implementation based on past general custom or conjecture.	As necessary	As necessary
	6.2.3 Restore earliest known colour schemes and finishes internally and externally. Refer to Conservation Works Pty Ltd, Blundells Cottage Paint Analysis 2012 for details of earliest detected colours and finishes.	Medium	Ongoing
6.3 Identify and appropriately manage potential threats or risks to the heritage values and apply risk minimisation measures.	6.3.1 Manage major building risk of water penetration from failing roof, gutters, soil build up and mortar deterioration. See Section 8.0.	High	Immediate and ongoing
	6.3.2 Manage temperature and humidity issues inside the cottage to protect collections and cottage fabric. See Policy 15.	High	Immediate and ongoing
	6.3.3 Manage major termite risk in timbers of cottage. See Section 8.0.	High	Immediate and ongoing on annual basis
	6.3.4 Commission SULE (Safety & Useful Life Expectancy) report on trees and implement findings. Recommendations should be considered when preparing the Landscape Masterplan.	High	Short to within 2–3 years
6.4 Management of the site should take a holistic approach to all the heritage values	6.4.1 Management and decision-making should be undertaken with an understanding of the different layers of historic cultural heritage values of the site from the colonial period to museum.	High	Immediate and ongoing
6.5 The Blundells Cottage collections should be managed for their heritage values which are associated with those of the cottage.	6.5.1 Undertake a Collections Significance Assessment and a Collections Management Plan, including procedures and practices for acquisition, loans, de-accessioning, valuation, stocktaking, insurance, conservation, and storage.	High	Immediate and ongoing

## 7—New Development and Services

<b>Policies</b>	<b>Implementation Guidelines/Actions</b>	<b>Priority</b>	<b>Timing</b>
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### 7—New Development and Services

<p>7.1 Ensure new development is based on an understanding of all the heritage values of the site.</p>	<p>7.1.1 New development at the site should be managed with an understanding of the heritage values of the site and follow the conservation direction of this HMP. This will ensure future development opportunities are consistent with conservation of heritage values.</p>	<p>As required</p>	<p>As required</p>
<p>7.2 Installation of new services should be provided and updated with minimal impact on the historic fabric or appearance of the cottage</p>	<p>7.2.1 Installation of new services should be as invisible or discreet as possible so they do not detract from the significance of Blundells Cottage. Their installation should only proceed after a full investigation confirms that they are essential to the conservation of heritage values and their transmission through interpretation.</p>	<p>As required</p>	<p>As required</p>
<p>7.3 Introduction of new fabric at the cottage should be avoided if possible.</p>	<p>7.3.1 New fabric for repairs should only be introduced when absolutely necessary and then should be matched like for like, be identifiable as new work on close inspection and be reversible.</p>	<p>As required</p>	<p>As required and ongoing</p>
	<p>7.3.2 Conjectural reconstruction of demolished parts of the cottage and reconstruction of fabric for purposes other than conservation should be avoided.</p>	<p>High</p>	<p>Always</p>
	<p>7.3.3 New museum infrastructure such as display panels or heaters/dehumidifiers, can be introduced as long as they are temporary, do not impact the fabric of the cottage and are clearly identifiable as modern museum infrastructure.</p>	<p>As required</p>	<p>As required</p>
	<p>7.3.4 Obtain professional advice or peer review to assess actions and provide guidance on impact avoidance/possible mitigation effects and alternative courses of action.</p>	<p>As required</p>	<p>As required</p>

## 8—Use—Buildings and Grounds

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>8—Use—Buildings and Grounds</b>			
8.1 Continue use of Blundells Cottage as a facility to interpret its identified heritage values.	8.1.1 Maintain Blundells Cottage as a publicly accessible heritage education facility.	High	Ongoing
8.2 Continue use of Blundells Cottage as a venue to display chosen elements of the cottage collection.	8.2.1 Retain chosen items of the collection (see Policy 12) for display at Blundells Cottage.	High	Ongoing
8.3 Continue use of Blundells Cottage as an educational facility for local schools.	8.3.1 Continue use of the cottage as a heritage museum showing family life in accordance with visitor needs for the National History Curriculum.	High	Ongoing
8.4 Use Blundells Cottage and grounds for education and interpretation programs.	8.4.1 Develop a program of special programs which highlights the heritage values of the cottage through interpretation.	Medium	Within 2–3 years
8.5 For any proposed adaptive reuse/change of use investigate the effect on the heritage values before proceeding.	8.5.1 Undertake a heritage impact assessment for any change of use or adaptive reuse proposal.	As required	As required

## 9—Access

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>9—Access</b>			
9.1 Investigate and address visitor access to the cottage and surrounds.	9.1.1 Include access issues in any proposed Landscape Masterplan so that both general and disabled access to the cottage are considered and upgraded accordingly.	Medium	
	9.1.2 Ensure that visitor access services such as new paths are made in reference to the heritage values of the cottage and its new curtilage.	High	
9.2 Continue virtual access to the cottage via the website.	9.2.1 Further develop the NCA website with information about the cottage and its collections to provide virtual access.		

## 10—Archaeology

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>10—Archaeology</b>			
10.1 Manage potential archaeological resources.	10.1.1 Note archaeological assessment made in this HMP.	High	Ongoing
	10.1.2 An archaeological monitoring program should be developed for works affecting subfloor spaces with archaeological potential inside the cottage. A Works Approval from the NCA may be required.	As required	As required
	10.1.3 Areas assessed in Section 3.5 to have nil or low archaeological potential do not require further archaeological monitoring prior to excavation. Should unexpected archaeological material be located in these areas, works must stop immediately and the NCA Cultural Heritage Manager (or other NCA representative) contacted.	As required	As required

## 11—Security and Site Management

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>11—Security and Site Management</b>			
11.1 Develop a risk assessment report and policies for the heritage values at Blundells Cottage.	11.1.1 Undertake a risk assessment for the cottage to develop a risk management strategy and mitigation measures in relation to: <ul style="list-style-type: none"> <li>• theft;</li> <li>• vandalism;</li> <li>• fire;</li> <li>• storm;</li> <li>• insect pests; and</li> <li>• internal humidity.</li> </ul>	High	Immediate and ongoing
	11.1.2 Implement mitigation measures to minimise risk according to risk assessment results.	Medium	Within 2–3 years and ongoing

## 12—Collection Management

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>12—Collection Management</b>			
12.1 Undertake a Collections Significance Assessment to fully understand the value of the collections.	12.1.1 Develop and adopt a Significance Assessment of the cottage collections using Collections Council criteria in reference to the identified heritage values of the cottage. See also Policy 6.5.	High	Within 12 months
12.2 Develop Collections Management strategies and protocols.	12.2.1 Develop and adopt a Collection Management Policy in reference to the identified heritage values of the cottage. See also Policy 6.5.	High	Within 12 months
	12.2.2 Develop de-accessing and disposals criteria and protocols in reference to the identified heritage values of the cottage.	High	Within 12 months

## 13—Interpretation

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>13—Interpretation</b>			
13.1 Ensure the key heritage messages arising from the heritage values as detailed in this HMP are conveyed at the cottage through the preparation of an Interpretation Strategy and Implementation Plan.	13.1.1 Commission an Interpretation Strategy and Implementation Plan for the cottage and surrounds to guide tours, education programs and special events.	Medium	Within 2–3 years
13.2 Continue to run guided tours and educational programs at the cottage.	13.2.1 Refocus guided tours on key themes and messages arising from the heritage values to continue to provide visitors with heritage information about the cottage.	High	Ongoing
	13.2.2 Continue to implement educational programs at the cottage, ensure they reflect heritage values and address national curriculum requirements.	High	Ongoing
	13.2.3 Continue the use of publicly available brochures and education kits.	High	Ongoing
	13.2.4 Develop further Internet interpretation and education resources according to an Interpretation Plan. See also Policy 9.2.1.	Medium–Low	Within 5 years

<b>Policies</b>	<b>Implementation Guidelines/Actions</b>	<b>Priority</b>	<b>Timing</b>
13.3 Use an enhanced heritage curtilage to support interpretation at the cottage.	13.3.1 Implement recommendations to show the new heritage curtilage and interpret the site's farming period, acknowledging the later layers of CDHS interpretation. See Section 4.0.	High	Within 12 months
13.4 Investigate options for cooperative interpretation partnerships with other associated heritage sites in the ACT as part of the Interpretation Strategy.	13.4.1 As part of Interpretation Strategy, consider possible partnerships with associated heritage sites Mugga Mugga, St John's Schoolhouse and Duntroon Dairy for a more complete interpretation of the heritage values at Blundells Cottage.	Medium–Low	Within 5 years and ongoing
13.5 Acknowledge past Aboriginal associations with the landscape surrounding of the cottage.	13.5.1 As part of Interpretation Strategy, continue discussion started with HMP consultation about ongoing Aboriginal association with the landscape through interpretation.	High	Ongoing
13.6 Include new research into interpretation	13.6.1 Pursue a research program to inform interpretation	Medium	Ongoing
13.7 Involve visitors actively in research and interpretation.	13.7.1 Actively collect information from visitors who have past connections with the cottage or its collections. Use the NCA website to appeal for information.	Medium–Low	Ongoing and within 5 years
13.8 Collect visitor statistics	13.8.1 Develop a means of collecting relevant visitor statistics which will inform improvements in delivery of future interpretation.	High	Ongoing

## 14—Education Services

<b>Policies</b>	<b>Implementation Guidelines/Actions</b>	<b>Priority</b>	<b>Timing</b>
<b>14—Education Services</b>			
14.1 Develop education services in line with National History Curriculum.	14.1.1 Review existing education kits and refocus to address National History Curriculum with the aim of every primary student in the ACT visiting Blundells Cottage at least once on a school visit.	Medium	2–3 years
14.2 Review interpretation and education service needs for improvement.	14.2.1 Develop and undertake review and evaluation of visitor educational experiences at Blundells Cottage to maintain standards and effectively target future programs.	Medium	2–3 years

Policies	Implementation Guidelines/Actions	Priority	Timing
	14.2.2 Ensure that all visitor and education services are compatible with conservation and interpretation objectives.	As required	Always

## 15—Staff and Visitor Facilities

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>15—Staff and Visitor Facilities</b>			
15.1 Investigate needs and desires for staff and visitor facilities at the cottage.	15.1.1 Survey staff and visitors to prepare a list of desired facilities at the site. Part of these requirements can be addressed as part of the Landscape Masterplan.	Medium	2–3 years
15.2 Ensure that installation of staff and visitor facilities, including those for interpretation/educational needs, are consistent with heritage values or their interpretation.	15.2.1 Assess all proposals for additional staff and visitor facilities at Blundells Cottage for potential adverse effects to heritage values or their interpretation.	Always	As necessary
	15.2.2 Investigate new heaters for the cottage which have minimal maintenance requirements, do not add pollutants to the interior of the cottage, are unobtrusive and can be easily read as modern museum infrastructure by visitors.	High	Within 12 months
	15.2.3 Investigate a means of cooling the cottage in summer which has minimal maintenance requirements, does not add pollutants to the interior of the cottage, is unobtrusive and can be easily read as modern museum infrastructure by visitors.	Medium	2–3 years
	15.2.4 Analyse the staff office (Room 1) for WHS compliance and efficient work space and make changes as indicated.	Medium	2–3 years
	15.2.5 Review and investigate additional toilet facilities at the cottage so school groups may be better served.	Medium	2–3 years

## 16—Records Management: Monitoring, Review and Reporting

Policies	Implementation Guidelines/Actions	Priority	Timing
<b>16—Records Management: Monitoring, Review and Reporting</b>			
16.1 Review and Update the HMP to comply with S341X of the EPBC Act.	16.1.1 Review and update the HMP every five years or following major change in circumstances in accordance with NCA policy and the EPBC Act. Information gained from monitoring and reviewing the HMP should feed into the management of Blundells Cottage as part of a continuous improvement process.	Low	As required/ every 5 years
16.2 Collate all monitoring data annually (as required by this HMP) as a basis for reporting on the implementation of the HMP and monitoring the condition of the values in compliance with the EPBC Act.	16.2.1 Use the NCA's annual reporting on the implementation of the HMP to review the guidelines set out in this HMP for the priority and timing of actions.	High	Annually
	16.2.2 Priorities should be re-assessed in any review of the HMP—that is, highest priority should be attributed to conservation works to retain the heritage values.	Medium	Long term
16.3 Monitor the condition of the identified heritage values of Blundells Cottage.	16.3.1 Monitor the condition of values and fabric and include re-evaluation as part of the five-yearly review of the HMP.	Medium	Long term
	16.3.2 Use the annual collation of monitoring data to identify trends and the condition of the heritage values in order to guide the implementation of monitoring and maintenance.	Medium	Annually
	16.3.3 Ensure all conservation works and maintenance tasks are identified, reported and monitored annually.	High	Annually
	16.3.4 Ensure that any review of the HMP responds to and addresses trends revealed in monitoring data by refining processes for management, conservation and/or maintenance accordingly.	Medium	Long term
16.4 Maintain detailed records on the implementation of actions and works in this HMP.	16.4.1 Maintain records linking HMP policies to a works program to enable monitoring and review of managerial actions and to ensure conservation of heritage values at Blundells Cottage.	High	Immediate and ongoing

<b>Policies</b>	<b>Implementation Guidelines/Actions</b>	<b>Priority</b>	<b>Timing</b>
	16.4.2 Ensure full works records are available for incorporation into future HMPs.	High	Immediate and ongoing
16.5 Develop and maintain a central database and library so all NCA personnel (new, current and future) are up to date and aware of previous decisions and works that have taken place.	16.5.1 A central electronic database and hard copy library of all past records—including electronic or hard copies of reports, records, maps, plans and historic images—should be established, maintained and updated on a regular basis to record relevant information relating to Blundells Cottage and ensure it is easily accessible for future reference.	High	Within 12 months and ongoing
16.6 Incorporate new research information into records as soon as it becomes available.	16.6.1 Incorporate new research information into the database as soon as it becomes available, and ensure that it is used for interpretation or conservation as appropriate.	As required	Ongoing

## 17—Training

<b>Policies</b>	<b>Implementation Guidelines/Actions</b>	<b>Priority</b>	<b>Timing</b>
<b>17—Training</b>			
17.1 Incorporate new research into training for site managers and staff.	17.1.1 Provide site managers, staff and volunteer guides with new research findings as they occur to maintain the highest possible management and interpretation standards.	High	Immediate and ongoing
17.2 All site users, managers and parties need to understand the heritage values.	17.2.1 Induction and training should be provided to all personnel, managers, and contractors working at Blundells Cottage so that management of the place is in accordance with policies to conserve all heritage values of the site.	High	Immediate

## 18—Disposal of Heritage Assets

<b>Policies</b>	<b>Implementation Guidelines/Actions</b>	<b>Priority</b>	<b>Timing</b>
<b>18—Disposal of Heritage Assets</b>			
18.1 In the event of disposal of Blundells Cottage, ensure heritage values are protected into the future.	18.1.1 Put safeguards in place to protect the identified heritage values of Blundells Cottage should the NCA decide to dispose of the place.	As required	As required

Policies	Implementation Guidelines/Actions	Priority	Timing
<p>18.2</p> <p>Ensure relevant heritage legislation applies if the site is disposed from Commonwealth ownership.</p>	<p>18.2.1</p> <p>Follow EPBC Act requirements in the case of disposal of Blundells Cottage.</p>	<p>As required</p>	<p>As required</p>
<p>18.3</p> <p>Ensure the heritage values of the Blundells Cottage collections are protected if they are relocated away from the cottage or disposed of.</p>	<p>18.3.1</p> <p>If collection items leave the cottage, the ACT Government Cultural Facilities Corporation (which manages Lanyon, Mugga Mugga, Calthorpes House and the Canberra Museum and Gallery) and the Donald Horne Institute, University of Canberra, may have an interest in acquiring objects or providing curatorial and conservation care away from the cottage.</p>	<p>As required</p>	<p>As required</p>

## 8.0 Outline Conservation Works and Cyclical Maintenance Schedules

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### 8.1 Introduction

This section identifies works required to elements of the cottage's interior, exterior and shed, along with priorities and timings. Provision of a detailed scope of work is beyond the scope of this Conservation Plan and in some instances may require further specialist input prepared in conjunction with NCA maintenance strategies. The proposed works are presented in tabular form on a room by room basis.

### 8.2 Priority and Timing for Conservation Works

- **Urgent:** Urgent works to be undertaken immediately for WHS reasons or building safety (within 1 month).
- **Very High:** Urgent works to be undertaken immediately (within 3 months).
- **High Priority:** Generally works that should be undertaken immediately (within 12 months).
- **Medium Priority:** Works that are required and should be planned for in order to conserve the heritage values of the fabric.
- **Low Priority:** Works which are important to the future conservation of the heritage values but respond to less imminent risks.

Timing parameters have been established for the implementation of policies and actions in line with their priorities. Implementation should be completed:

- immediately (within 12 months or less and indicated by priority urgency);
- within 24-36 months annually;
- within 5-10 years;
- as required; or
- on an ongoing basis.

## 8.3 Schedule of Works for Blundells Cottage

**Table 8.1** Identified issues and recommended works for the different components or elements of Blundells Cottage.

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>COTTAGE INTERIOR</b>						
<b>Back porch Cover strip between steps and floor</b>	Fair	The cover strip is starting to come loose. This could become a trip hazard or worse if it catches on someone's shoe.	Carefully re-secure the metal strip to the floor following existing evidence.	High	2013	
<b>Back porch Upper west wall paint</b>	Fair	Paint is flaking off the wall.	The porch walls are important as the only walls not covered in post-1965 limewash. Seek professional advice on how to stabilise flaking paint and retain the porch wall as it is to indicate the range of colour finishes used during the life of the cottage and use this for interpretation. Refer to Gillian Mitchell Blundells Cottage Paint Analysis 2012 (and Appendix D) for conservation and protection of painted finishes.	Medium	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Back porch Upper wall</b>	Poor	Intercom	If the Intercom system is redundant it should be removed.	Removal should occur before wall is stabilised.	2013	
		Roof leaks	Check if leaks have been repaired; monitor for leaks during rain.	High	2013	
		Ceiling stains	Research appropriate distemper/limewash products both in terms of content and colour, prepare and apply new.	It will identify if roof still leaking – High.	2013	
		Loose paint and plaster	Consolidate if possible, otherwise repair/replace damaged render as it is part of occupancy phase and therefore significant.	Medium	2015	
<b>Back porch East wall</b>	Stained	Evidence of former water entry. The stains mask whether there is on-going water entry. Gutters and valley on roof may be clogged.	Check gutters and valley on roof to prevent water penetration. Clean, and /or repaint.	Medium	2013 2015	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
Room 1 West wall	Good	Hairline cracks are evident on the west wall and above the window in the eastern wall.	No immediate works at this stage as the walls appear relatively stable. The cracks should be monitored for movement, shrinkage and cracks, possibly through the attachment of 'Telldales'. This could reinforce use of Blundells as a conservation teaching site.  Buy 'Telldales' and use in accordance with the instructions. Try < <a href="http://www.hmgroup.com.au">www.hmgroup.com.au</a> >.	Medium	2013	
		Decayed mortar by window sill	Prior to the room being lime washed the crack should be cleared to remove loose material to the substrate and then filled with lime mortar to patch.	High	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 2 Stove top</b>	Poor	Water is entering through the chimney and rusting the stove top plate.	Cap the flue within the chimney opening at top of the chimney but allow vent to permit ventilation. Also check that recently introduced flashing at the junction of the roof and chimney is not causing problems.  Note that recent cuts in brickwork to fit flashing are not consistent with sound Burra Charter practice. Contractors may need to be instructed in relation to traditional practices.	High	Early 2013	
<b>Room 2 West wall</b>	Poor	Render is actively spalling in a localised area to the lower right of the stove. This may be on-going, or exacerbated by the water falling on the stove. Salt activity may be involved.	Ensure there is no cement under the present surface and remove if necessary. Removed decayed material, apply poultice, dry wall and apply new lime based render once possible salt action has been stabilised.  Monitor and check for other damp sources.	High	Mid 2013	
<b>Room 2 West wall Rising damp</b>	Poor	An arc of rising damp is evident up to about 700 mm to the left of the stove. The origin of the moisture needs to be located and resolved.	Check there is no cement under the current surface and remove if necessary. Remove built up soil and plants from the exterior to be consistent with local external ground level and well below the 50mm plinth. Review the recent flashing around the chimney and rectify. Ensure that roof and ground water is drained well clear of the wall. Make good interior render only after damp problems have been	Very high	Early 2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
			resolved.			
<b>Room 2 West wall Falling and penetrating damp</b>	Very poor	Damp is penetrating the wall from the ceiling all the way down to the floor.	<p>There is a roof valley that directs water to this location. The roof gutter also flows to this point. However the down pipe is completely clogged and causing water to run down the wall during rain.</p> <p>Roof water needs to be discharged well clear of the building and a comprehensive review of roof drainage should be undertaken to ensure that all roof water is collected and evacuated. In the short term the down pipe needs to be flushed clear or replaced. Gutters also need to be cleaned on a monthly basis. The internal surface can be repaired only after the external damp has been controlled.</p>	Critical	Immediate	
<b>Room 2 West window</b>	Poor	Paint on the interior of the windows is breaking down. Timbers in the sash will start to decay if this is not repaired. The problem is exacerbated by condensation on the inside of glass in winter.	<p>Sand back to sound wood, prime and paint.</p> <p>Use antifungal additive in paint or primer.</p> <p>De-humidify the room in winter to actively remove condensation.</p>	High	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 2 Linoleum floor</b>	Fair	The linoleum is distorting due to the uneven butt-jointed subfloor. This will exacerbate decay of the lino. The lino was added by the CDHS in 1963 and renewed in 1970. It is not individually significant but the use of recycled lino by the CDHS is typical of their conservation approach and should be noted and followed (if possible) if the lino is to be replaced.	Reinforce the underside of the lino. If the linoleum is lifted, investigate options for achieving a more level subfloor. Careful preparation will be needed to ensure linoleum is not damaged during lifting.	High	2013	
<b>Room 2 Roof over ceiling space</b>	Poor	There appear to be substantial holes in the roof over this ceiling space and possible gaps where roof sheets overlap.	Closely inspect and seal or patch all holes. Increase sheet overlap if re-roofing is found to be necessary.	Very high	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 3 Hairline crack east wall</b>	Fair	The hairline crack is immediately below a point on which the door head beam rests, although as the beam carries no weight, it is difficult to see what caused the crack. One possibility is that the beam was used as a scaffold support during previous work.	Monitor this crack to ensure that the corner of brickwork does not break away completely. Apply limewash to fill the crack and note if it reappears—which would suggest the crack is growing, in which case structural pinning may be necessary. Do not apply heavy weights to the beam (eg scaffolding), or allow children to swing on it.	Medium	2015	
<b>Room 3 South wall crack</b>	Fair	A crack extends from the former window sill to the floor. The crack matches cracks on the other side of the wall and indicates some settling in the building or a stress crack from overloading. It is not weakening the structure and appears benign.	Rake the crack to firm the substrate and fill it with lime mortar and repaint with lime wash.	Low	2015	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 3 Brickwork by door</b>	Poor	The base of the bed leg has a sharp point protruding where a castor may have once been located. The point is scratching into the brickwork and causing erosion.	Fix a small but broad pad to the base of the cot leg.	High	Urgent	
<b>Room 3 Floor by door</b>	Slowly deteriorating	The mortar capping over this part of the floor is drummy and slowly deteriorating. The mortar is important because it contains several layers of surface treatment.	Monitor the mortar and consider consolidation, possibly by injecting adhesive between the layers although this risks exfoliation. Seek further advice from a materials /conservation specialist.	Medium	2014	
<b>Room 3 Door knob impact on wall</b>	Poor	The door knob has worn a large hole in the render from impact when the door is opened. The age of the wear is not established, but it is bad for both the knob and the wall.	Fill the hole with render and patch and paint. A small door stop at floor level is needed to prevent the problem re-occurring.	Medium	2014	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 3 Southwest corner damp</b>	Poor	This is a continuation of the damp that is causing problems on the NW corner of Room 2. The problem is due to clogged gutters and downpipes externally, plus some deterioration of external mortar.	<p>Check and clear/repair the roof and down pipe as necessary.</p> <p>Roof water needs to be discharged well clear of the building and a comprehensive review of roof drainage should be undertaken. In the short term the down pipe needs to be flushed clear or replaced. Gutters also need to be cleaned on a monthly basis. The internal surface can be repaired only after the external damp has been controlled.</p> <p>Check ground drainage is directed away from building.</p> <p>Renew mortar with lime based mortar after clearing out all loose material.</p> <p>Allow to dry, scrape off stained material. Apply algaecide if moulds or algae present.</p> <p>Apply new limewash/distemper after researching suitable products.</p>	Very high	2013	
<b>Room 4 Interior</b>		No obvious issues				

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 4 Ceiling space</b>	Stable	Presence of asbestos cement sheeting and evidence of former lath and plaster ceiling. The stability of the asbestos cement sheet should be confirmed—the material around the manhole could easily be friable and therefore a risk. There is clear evidence of a former lath and plaster ceiling which could be reinstated or replaced with lath and plaster or fibrous plaster sheet. The lining boards are post-1963 and not significant to this site.	Investigate the presence of asbestos by Hazardous Material in Buildings Review and undertake stabilisation. Subject to the recommendations of the Hazardous Material In Buildings Review, it is recommended that within a few years the asbestos sheet be removed and replaced with fibre cement sheet. The introduced lining boards can be reinstated. The fibre cement sheet will keep dust out of the room and the boards represent CDHS input. They will also provide a degree of texture that would have been present with a lath and plaster ceiling, but is lacking in modern plasterboard sheets.	Urgent	Immediate	
<b>Room 4 Ceiling space</b>	Dangerous	A large amount of debris has built up on the west wall in the ceiling, most probably due to former starlings or rats. The matter is highly flammable. It may also include asbestos.	Investigation of asbestos presence and remediation. Engage a specialist to investigate for asbestos presence and recommend appropriate clearing.	Urgent	Immediate	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 4 Ceiling space</b>	Unclear	Possible termite activity	Inspect regularly and treat if active.  Install termite baits.  Get an assessment for any carpentry repairs or strengthening.	Urgent	Immediate	
<b>Room 5</b>	Scuff marks	Heavy visitor use has resulted in a fair amount of scuffing along this wall.	At an appropriate time the wall could be cleaned and possibly re-limewashed/distempered in accordance with the interpretative presentation of the cottage.	Low	When other walls are being limewashed/distempered	
<b>Room 5</b>	Fair	Fretting bricks	Investigate to determine the cause—damp or drying?  Apply a poultice to extract salts and then apply a sacrificial lime mortar, after salts have been removed/stabilised limewash can be applied. Monitor.	Medium	At the same time as similar repairs elsewhere in the building	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 5 Stains above chimney</b>	Fair	Stains above the chimney suggest that there has been leaking at the chimney roof junction. It is not obvious if this is old or recent.	<p>Check the roof flashing above the chimney and rectify if necessary to prevent further water entry.</p> <p>Clean stains in the short term, and apply limewash/distemper when the rest of the room is being limewashed, in accordance with 'Blundells Cottage Paint Analysis 2012' and consistent with the interpretative presentation of the cottage.</p>	Very high	Check for leaking in the flashing in 2013. Remaining works when convenient.	
<b>Room 5 South wall</b>	Poor	Damp is entering the wall and is evident from floor level through to mid wall height. The source of damp is not entirely clear and it is likely that a range of measures will be necessary.	<p>Clear any soil build-up against the outside of the wall. Ensure south wall gutters and drains are effective and that water from leaking water tank is not causing problems.</p> <p>Repoint eroded sections of external wall to assist it to shed water.</p> <p>Apply poultice to interior wall, allow wall to dry then apply fresh limewash in accordance with 'Blundells Cottage Paint Analysis 2012' and consistent with the interpretative presentation of the cottage.</p>	High	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 5 Threshold to room 3</b>	Historic fabric	The surviving finishes of timber, paint and linoleum are at risk of being eroded from foot traffic.	If possible, compare with colour images from Freeman CMP 1994 to determine rate of erosion. Investigate options for consolidation or application of protective film. If warranted, cover with small carpet. Consult specialist materials conservator.	Medium	2015	
<b>Room 6 Loose boards by front door</b>	Fair	Some of the flooring boards by the front door are loose. These boards may provide access to the subfloor.	Screw the boards to the floor using slot head screws. Ensure boards can be easily removed for subfloor inspection.	Low	2015	
<b>Room 6 Door bell</b>	Eroding	Every time the door is opened or closed, the doorbell swings up and hits the underside of the head beam. This is damaging the paint and substrate.	Replace the doorbell with a fixed bell that does not swing.	High	2013	
<b>Room 6 Original wall paper</b>	Good	A small sample of original wall paper has been left exposed.  This is significant fabric that provides an opportunity for reinterpreting the room's décor.	Ensure the sample is not inadvertently damaged. Investigate protection with something like a Perspex cover. Consult specialist materials conservator for conservation options which allow interpretation.	Low	2015	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 6 Fireplace</b>	Fair	There are stains in the back of the fireplace which themselves are not a problem, however they may indicate occasional leaking down the chimney. Evidence suggests the fireplace was previously limewashed.	Monitor the fireplace during rain to observe if water is entering the chimney. Check chimney flashing and repair/replace as needed. Re-apply limewash.	High	2013	
<b>Room 6 Fretting brick in fireplace</b>	Poor	The brick is decaying, probably due to salts, low brick firing and water penetration.	Investigate and remove the source of the water. Apply poultice to remove salts and when stable re-limewash.	High	2013	
<b>Room 6 Ceiling space</b>	Stable	There is clear evidence of a former ceiling and shingle roof.	Consider additional interpretation of this space to visitors. Consider lighting to assist viewing.	Low	2015	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Room 6 Ceiling space</b>	Unclear	There appears to be mud tunnel on the edge of a ceiling joist that is consistent with termite activity.	Confirm if this is a termite tunnel and treat it. Install termite bait and monitor. Assess and repair any timberwork damage.	Urgent	Immediate	

**Table 8.2** Identified issues and recommended works for the different components or elements of Blundells Cottage main cottage building.

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>COTTAGE EXTERIOR</b>						
<b>East wall Window</b>	Fair	Peeling paint on sash and casement.	Prepare carefully and repaint. Ensure painting will not result in sticking window or prevent window from opening.  Paint colours to be in accordance with 'Blundells Cottage Paint Analysis 2012' and consistent with the interpretative presentation of the cottage.	Medium	2014	
<b>East wall Window arch</b>	Cracked	Subsidence cracks in stone and mortar. Similar cracks are evident elsewhere in the wall and could also be treated.	Check lintel is safe. Engage a heritage engineer or experienced heritage bricklayer to provide detailed assessment and long-term strategy for this problem. It may be appropriate to lift the arch and retrofit an arch bar to support the brickwork prior to repointing.	Medium	2014	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>East wall Soil build up</b>	Fair	Soil is building up in the garden bed.	All soil levels next to the building should be kept low and below internal floor level to prevent water entering the stonework.  Ensure all surface ground water flows away from the building.	Low	2015	
<b>East wall Damp</b>	Poor	Damp is accumulating in the corner and supporting the growth of algae and mould.	Ensure all gutters and drain pipes are working. Remove algae with an appropriate algaecide only once source of damp is identified and rectified.	High	2013	
<b>Porch Threshold</b>	Fair	The butt jointed floor boards are decaying where they are exposed to the weather. They have been replaced previously and are not considered to be particularly significant.	Treat decayed section of floor boards with commercial wood preservative or apply flood application of 0.33 Turpentine: 0.33 linseed oil: 0.33 Terebine.  Consider paint sealing the outer 100 mm of the boards as a more permanent treatment.  Alternatively replace boards with similar durable hardwood.	Medium	2014	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Porch Corner</b>	Poor	The use of silicon here is an unsympathetic material.	Remove the silicon and replace if necessary with a more traditional solution, eg a mortar joint with a small timber cover strip.	Low	2015	
<b>South wall Gutter behind tank</b>	Poor	The gutter is clogged, distorted and overflowing onto the wall of the building and ground below promoting growth of algae and moss.	Clear the gutter, straighten and ensure all water flows well clear of the building. Check behind valley flashing as well. Monitor regularly.	High	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Window behind tank</b>	Fair	<p>Paint is peeling.</p> <p>A down pipe runs in front of the window.</p> <p>Intrusive security bars.</p>	<p>Carefully prepare and repaint window.</p> <p>Investigate alternatives to the location of the downpipe guttering.</p> <p>Remove security bars and make good. Investigate alternative security of crimsafe mesh as necessary.</p>	Medium	2014	
<b>Wall behind tank</b>	Fair	<p>Mortar has eroded in places to leave deep holes. This occurs in multiple locations around the building and will be allowing water penetration.</p>	<p>Remove any hard cement.</p> <p>Implement lime based mortar repairs to all locations where mortar has eroded. Allow up to 10% of joints for repointing.</p> <p>Carefully maintain existing masonry character. Match colour and style. Prepare samples first and match when dry. An appropriate mix is 1 lime putty: 3 selected sharp sand. A mix of 1 cement: 2 lime: 9 sharp sand may also be used, especially if it enables a more sympathetic colour match to be achieved.</p>	High	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Water tank</b>	Poor	The tank is leaking and needs to be replaced as water leaks onto the ground and is also decaying the timber in the tankstand. The tank was installed in the mid-to-late 1990s and is not individually significant.	Replace tank with new galvanised iron tank (not colorbond or zincallume).	Urgent	2013	
<b>East wall Soil and plant material between chimneys</b>	Poor	Soil and garden bed has built up between the chimneys. Mortar decay.	Remove soil and re-grade the ground so water drains away from the building. Remove plant material. Repoint only open mortar joints.	Urgent	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>East wall Chimney</b>	Poor	Spalling bricks and eroding mortar.	<p>Resolve the damp which is eroding the pointing—remove built up soil from garden bed and do not water plants next to walls.</p> <p>Apply poultice to withdraw salts.</p> <p>Replace eroded bricks with closely matching replacements.</p> <p>Remove loose material and repoint joints, holes with lime mortar.</p>	Very High	2013	
<b>Intercom by front door</b>	Poor	The intercom is not consistent with Blundells heritage values.	Remove the intercom if it is redundant or arrange alternative.	Low	2015	
<b>Front Verandah post</b>	Poor	The base of the post has decayed.	<p>Scarf in the timber at the base, or replace the whole post.</p> <p>The post dates from 1963 and is not significant fabric. Any replacement should be like for like; that is, 100 x 100 rough sawn hardwood, sanded and then painted in accordance with 'Blundells Cottage Paint Analysis 2012' and consistent with the interpretative presentation of the cottage.</p> <p>Seal the base of the post and secure to pavement with a concealed pin.</p>	High	2013	

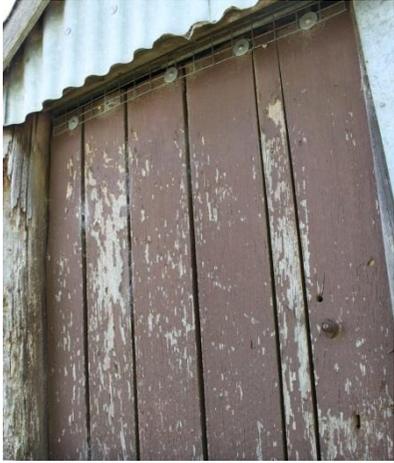
Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>North Verandah roof</b>	Poor	Leaf litter builds up on the roof and in the gutters resulting in blocked downpipes and water penetration to building.	Clean this on a regular basis, ideally weekly given the close proximity of the trees.	High	2013	
<b>North Trees</b>	Problematic	This is a cluster of trees, one of which is growing over and dwarfing the building. The trees drop large quantities of needles onto the roof which accelerates decay of roof iron by holding moisture onto the roof, allowing water to penetrate between overlaps, clogs gutters and downpipes and which in turn is leading to water penetration into the building as water runs down the walls. The leaf litter on the ground is highly flammable.	Follow advice in SULE report on trees at the site. Trees at heritage sites have to be managed so that they do not damage buildings. Trees can be replanted to reinstate former landscapes.	Medium	2014	
<b>West wall Yuccas</b>	Problematic	The yuccas prevent access to the wall for maintenance. They date only from the 1960s and were initially planted as a deterrent to break ins. They have low significance.	Remove the yuccas. They prevent maintenance access and are not original to the cottage's farm phase.	High	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>West wall Mortar loss</b>	Poor	Mortar loss on the west wall is generally more pronounced than on the other walls, probably due to greater weather exposure and cyclical wetting and drying.	Repoint the worst affected areas with lime based mortar to ensure full joints and reduce water penetration to the building. Allow 50% of pointing to be redone with 1 lime putty: 3 sharp selected sand. Match dry samples for colour and style before repointing affected areas.	High	2014–2024	
<b>West wall Windows x 2</b>	Poor	The existing paint is breaking down.	Carefully prepare and repaint both windows in accordance with 'Blundells Cottage Paint Analysis 2012' and consistent with the interpretative presentation of the cottage.	High	2013	
<b>West wall Gutter</b>	Poor	The gutter is clogged and drains to the area where water penetrates into the building. It appears to be directing water onto the wall.	Replace the existing gutter and downpipe with a larger galvanised gutter and larger diameter galvanised downpipe. Hand make brackets and install so that gutter collects all water from the roof and valley. Clean the gutter and downpipe regularly (weekly if possible but at least monthly for the first year) and install gutter guards if leaf build up continues to be an issue. Seek SULE and arborist advice for pruning nearby tree branches that contribute to leaf litter on roof.	Urgent	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>West wall Downpipe</b>	Clogged	Water can't get down the downpipe and so spills over the wall.	<p>In the immediate instance clear the downpipe. Then replace with larger diameter (75mm) gal downpipe as per the above note.</p> <p>The downpipe needs to be larger and able to discharge more successfully at ground level.</p> <p>Install underground stormwater in preference to perforated agricultural drainage. Plastic pipe above ground to be covered with stone and not be visible.</p>	Very high	Immediate	
<b>West wall Chimney flashing</b>	New	<p>This has been done poorly and not consistently with traditional methods. The flashing has been cut into the brickwork instead of stepped into the mortar course. The cross flashing appears to direct water under the roof iron.</p> <p>It is not known if this work has led to the leaking onto the stove below.</p>	Flashing should be removed and replaced by a tradesman who is appropriately trained. In future, such work should be only undertaken by people with appropriate expertise.	Urgent	2013	

**Table 8.3** Identified issues and recommended works for the different components or elements of Blundells Cottage slab shed building.

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>SLAB SHED</b>						
<b>Slab shed Gutter</b>	Loose	The gutter has drifted away from the roof and is not functional.	Reinstate and monitor effective operation.	High	2013	
<b>Slab shed Galvanised cover strips</b>	Good	Do not seal the building completely. Fabric introduced by CDHS.	Investigate if clay caulking was originally used. Only replace galvanised cover strips if there is conclusive evidence of prior clay sealing of the slabs and exact nature of clay caulking used. Do not proceed on the basis of past general custom or conjecture.	As necessary	As necessary	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Slab shed South door</b>	Poor	Peeling paint	Prepare carefully and apply new paint or umber stain to the door in accordance with 'Blundells Cottage Paint Analysis 2012' and consistent with the interpretative presentation of the cottage.	Medium	2014	
<b>Slab shed East wall Top plate</b>	Good	The top plate provides evidence that this shed is the one that has been on the site from early days.	Retain all evidence embedded in the shed's fabric such as this rebate that supported the buggy lean-to roof.	High	Ongoing	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Slab shed East wall</b>	Fair	Gutter does not seem to be aligned. There is leaf litter at ground level.	Keep the gutter and ground clean and ensure water is draining away from building. A full plumber assessment is recommended.	Medium	2013	
<b>Slab shed West wall ground conditions</b>	Poor	Leaf litter is building up at ground level.	Leaf litter must be regularly removed from building up against and near to the building as it will again lead to decay of base plates and slabs  A tree management strategy is recommended.	High	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Slab shed West wall gutter</b>	Poor	Gutters fill with leaf litter from the nearby trees.	Clean gutters regularly, at least on a monthly basis.	High	Immediate	
<b>Slab shed West wall</b>	Poor	There is leaf litter between the tank and the slab wall that is likely to lead to decay of timbers.	Clean the leaf litter out. Move the tank away from wall a sufficient distance to allow regular access for cleaning.	High	2013	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Slab shed Shed door</b>	Poor	There is peeling paint and timbers are starting to decay.	Check the security of hinges and their hanging. Fix as necessary. Carefully prepare and repaint to match existing colour scheme in accordance with 'Blundells Cottage Paint Analysis 2012' and consistent with the interpretative presentation of the cottage.	High	2013	
<b>Slab shed Doorway</b>	Mixed	Ensure that rain water doesn't enter the building.	Monitor and re-grade the bricks if required. The bricks are modern introductions to the landscaping and can be altered.	Low	Ongoing	

Element	Condition	Identified Issue/s	Recommended Works	Priority	Timing	Image
<b>Slab shed Door catch</b>	Modern	The use of bright chrome, stainless steel and Phillips-head screws are not suited to the historic presentation of Blundells cottage.	Replace with more appropriate functional hardware—a blacksmith may be necessary for manufacture.	Low	2015	
<b>Slab shed New roofing screws throughout</b>	Bright zinc finish	These bright steel screws won't patinate over time. Ideally galvanised screws will be used.	Obtain a supply of galvanised screws and lead washers for future repairs.	Low	2015	

## 8.4 Cyclical Maintenance Timing Guidelines for Blundells Cottage

**Table 8.4** Maintenance Guidelines for Blundells Cottage.

Building Element	Tasks	Regularity				
		As Necessary	6 monthly	Annually	Every 2 yrs	Every 5–10 yrs
<b>Roof</b>	<ul style="list-style-type: none"> <li>Clean gutters valleys downpipes and skillion roof of leaves and pine needles.</li> </ul>	<b>Monthly</b>				
	<ul style="list-style-type: none"> <li>Check for loose screws and lifting sheets and tighten as necessary.</li> </ul>			X		
	<ul style="list-style-type: none"> <li>Check roof iron to determine if there is advanced rusting likely to cause leaking.</li> </ul>			X		
	<ul style="list-style-type: none"> <li>Check all lead flashings etc to ensure they have not lifted or failed.</li> </ul>			X		
	<ul style="list-style-type: none"> <li>Remove built-up leaf and soil debris from around the base of the slab shed such that the timber slabs are not covered.</li> </ul>		X			
<b>Timber work</b>	<ul style="list-style-type: none"> <li>Undertake termite inspection.</li> </ul>			X		

Building Element	Tasks	Regularity				
		As Necessary	6 monthly	Annually	Every 2 yrs	Every 5–10 yrs
	<ul style="list-style-type: none"> <li>Check exposed timbers on porch and verandah for decay and apply wood preservative as required.</li> </ul>			X		
	<ul style="list-style-type: none"> <li>Check internal timber floors for wear and tear etc and take remedial action as required.</li> </ul>				X	
	<ul style="list-style-type: none"> <li>External paintwork—inspect and repaint if necessary.</li> </ul>				X	
<b>Building fabric</b>	<ul style="list-style-type: none"> <li>Check external mortar in stone work and repoint if excessively decayed.</li> </ul>				X	
	<ul style="list-style-type: none"> <li>Check external mortar and brickwork to chimneys and bread oven and restore if decay is excessive or rapid.</li> </ul>				X	
	<ul style="list-style-type: none"> <li>Check internal fireplaces for decay and apply limewash as a sacrificial mortar.</li> </ul>			X		
	<ul style="list-style-type: none"> <li>Undertake asbestos condition inspections so long as asbestos material remains on site.</li> </ul>			X		

Building Element	Tasks	Regularity				
		As Necessary	6 monthly	Annually	Every 2 yrs	Every 5–10 yrs
<b>Electrical services</b>	<ul style="list-style-type: none"> <li>Check for efficacy as required and that earth and circuit breakers are functioning.</li> <li>Ensure wires have not been damaged by rodents etc, and that there has not been a build-up of flammable material, water etc near power points, junction boxes meter boards and the like to ensure minimal likelihood of fire due to electrical fault. Inspection must include the roof space.</li> </ul>			X		
<b>Cleaning</b>	<ul style="list-style-type: none"> <li>Clean all walls, floors etc</li> </ul>	X				
<b>Landscape</b>	<ul style="list-style-type: none"> <li>Ensure vegetation is not growing into or causing decay of building fabric.</li> <li>Ensure that soil levels have not built-up against walls such that they are promoting rising or penetrating damp in the building.</li> <li>Check levels and falls to ensure that storm water can drain freely away from the building.</li> </ul>			X		
	<ul style="list-style-type: none"> <li>Mow grass and undertake garden management (pruning, weeding etc)</li> </ul>	X				

## **9.0 Appendices**

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### **Appendix A**

CHL entry for Blundells Cottage

### **Appendix B**

EPBC Act Compliance Checklist

### **Appendix C**

Historical Timeline

### **Appendix D**

Manager and User Requirements and Aspirations

### **Appendix E**

Consultation

### **Appendix F**

Interpretation Discussion Framework

### **Appendix G**

Bibliography



## **Appendix A**

CHL entry for Blundells Cottage



## Appendix A—CHL entry for Blundells Cottage

### Blundell's Farmhouse, Slab Outbuilding and Surrounds, Wendouree Dr, Parkes, ACT, Australia

Photographs	
List	Commonwealth Heritage List
Class	Historic
Legal Status	<a href="#">Listed place</a> (15/07/2005)
Place ID	105734
Place File No	8/01/000/0043

#### Summary Statement of Significance

Blundell's Farmhouse, Slab Outbuilding and Surrounds demonstrate the intricate and well-developed fabric of the pre-Federal Capital Limestone Plains. Along with Duntroon House and Gardens, Duntroon Dairy, Duntroon Woolshed, St Johns Church Precinct, Mugga Mugga Homestead, and Majura Homestead, the cottage and its precinct is a significant component of the large pre-Canberra pastoral property now extant as an array of features scattered throughout central Canberra.

The cottage is significant as an agricultural workers dwelling, which provides evidence of a distinctive way of life of early settlers in the Limestone Plains district. It has clear associations with the Campbells and the pioneer Plains families, including the Ginns, Blundells and Oldfields.

Blundell's Farmhouse, Slab Outbuilding and Surrounds show evidence of the major historical phase of the Limestone Plains development from the mid nineteenth century to the present. The cottage precinct has survived from the early settlement of the district through the establishment and growth of the Federal Capital and now occupies a key position in the Parliamentary Triangle.

Blundell's Farmhouse, Slab Outbuilding and Surrounds also provides a significant educational resource for the study of social history, landscape history and building and construction material history. The cottage precinct is known regionally and nationally for its educational value, particularly

in explaining nineteenth century lifestyle and functions in the family dwelling of a tenant farmer.

The aesthetic significance of the cottage precinct lies in the irregular and vernacular charm of its buildings and landscape.

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## Official Values

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### Criterion A Processes

The cottage, with internal layout and features, represents the way of life of a 19th century tenant farmer on the Duntroon estate. The residence was built for a station hand as part of the vast Duntroon estate, and was constructed during the extensive building program that was instigated by George and Marianne Campbell in the 1860s in a period of prosperity.

Along with Duntroon House and gardens, Duntroon Dairy, Duntroon Woolshed, St Johns Church Precinct, Mugga Mugga Homestead, and Majura Homestead, the cottage precinct is a significant component of the large pre-Canberra pastoral property now extant as an array of features scattered throughout central Canberra.

The attributes are the entire cottage precinct, comprised of the six room farmhouse and slab outbuilding in their landscaped setting.

### Criterion B Rarity

The c1860 Blundell's Farmhouse, Slab Outbuilding and Surrounds remain today as a rare survivor of pastoral activities on the Limestone Plains.

The cottage precinct demonstrates, along with other remnant nineteenth century sites in the district, the pastoral and agricultural settlement of the Limestone Plains area. The rubble stone farm building is notable as an example of this group, surviving in situ, surrounded by the well-developed Parliamentary Triangle.

The attributes are the same as criterion (a).

### Criterion D Characteristic values

Blundell's Farmhouse, Slab Outbuilding and Surrounds, together with other remnant pastoral and agricultural sites within the ACT demonstrate as a group the well developed structure of European settlement of the Limestone Plains prior to the establishment of the Federal Capital. The precinct provides evidence of a distinctive way of life of early settlers in the district who, with their families, worked as tenant farmers on the Duntroon Estate owned by the Campbells.

The attributes are the same as criterion (a).

### Criterion E Aesthetic characteristics

The cottage precinct is valued for the aesthetic qualities characterised by the irregular and vernacular charm of the buildings in their parkland setting near the edge of Lake Walter Burley Griffin. The modest nineteenth century cottage site and the surrounding landscape contrast with their developed Parliamentary zone backdrop.

The attributes are the same as criterion (a).

#### Criterion H Significant people

Blundells Cottage precinct shows evidence of the major historical phase in Canberra's development from the mid nineteenth century to the present. It has clear associations with the Campbells. Robert Campbell being the first white settler to establish a large station on the Limestone Plains. It also has strong associations with the pioneer families who helped to establish the rural settlement of the Limestone Plains, including the Ginns, Blundells and Oldfields.

The attributes are the same as criterion (a).

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## Description

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### Cottage

The cottage has undergone three main phases of development, which include the original construction c1860, additions c1890 and modifications to the building in the 1960s. The original 1860s four-room cottage was constructed with a timber shingle gable roof and walls of roughly shaped random rubble stone brought to courses. The bluestone was quarried locally from Black Mountain and Mount Ainslie (Knowles, 1990). The stone was bedded in soft mud mortar with a lime face mortar, with exterior pointing was used to give the appearance of ashlar.

A two-room extension was added to the cottage about 1890. These additions were built of stone and form a wing aligned with the western wall of the cottage. The roof on the extension is corrugated iron on a milled timber frame. The gabled shingle roof remains in situ beneath a galvanized corrugated iron roof, which covered the entire cottage when the extension was built. The shingle roof has been made visible for interpretive purposes from inside the cottage. The walls are locally quarried bluestone, bedded in cement mortar, with raised ribbon pointing. Some patches of limewash are still visible on the external walls.

In addition to the two-room extension, the fireplace was removed from the corner of the parlour and another built in a more central position on the same wall. A bread oven was added externally, and was vented through the original corner fireplace flue. An additional fireplace was built on the western wall. The bread oven and fireplaces are built of sandstone bricks, with a rubble stone to the base of the bread oven. The three chimneys have been extended and weatherproofed with brick (Freeman, Collett & Partners, 1994).

It is likely the verandah was added at the time of the c1890 extensions with some later modifications in the early 1960s (Freeman, Collett & Partners, 1994). The veranda is constructed with timber posts, beams and rails, with a corrugated iron roof and cement mortared flagstone floor.

The porch is constructed on lapped weatherboards, which replaced the original fibro sheet porch construction that was removed during the 1960s modifications.

The interior walls are lime based render over internal stone masonry walls. The walls are finished in white limewash. The interior floors are finished with tongue and groove floorboards, brick, concrete and vinyl. The ceilings are finished with painted tongue and groove boards and plastered hessian. The ceiling finishes, tongue and groove floorboards and concrete floor were added during the 1960s modifications to the cottage.

The cottage opened as a museum in 1964, and has five rooms open to the public and interpreted as master bedroom, parlour, second bedroom, display room and kitchen, all with period furniture, with the site office occupying the southernmost room.

#### Slab Outbuilding

The slab outbuilding is located to the east of the cottage, running parallel to the 1890s extensions. The two-room vertical slab construction has a gabled corrugated galvanized iron roof. The corner posts are pole timbers, while the tip and bottom plates are sawn timber, Galvanized weather strips were added in an attempt to seal the gaps in the 1960s (Freeman, Collett & Partners, 1994).

Considerable reconstruction of the building occurred during modifications to the site in the 1960s when a fireplace was removed and number of slabs from Murrumbateman, New South Wales were brought to the site to fill the opening (Freeman, Collett & Partners, 1994). The shed is divided into two rooms, the first displaying farm tools and the second used as a storeroom. One room of the shed the displays farm tools and the second is used as a storeroom.

#### Surrounds

The surrounds of the farmstead have been heavily altered over the last thirty years and today are manicured and park like with mature exotic plantings. Trees located in and around the cottage include plum, olive, loquat, black walnut, almond, native pepper, black and white mulberry, black locust and cypress. The cypress trees are thought to have been planted by Alice Oldfield, while the rest of the trees were planted some 30 years ago by the CDHS.

A picket fence was added during the 1960s, and extends from the northeast corner of the cottage to the east, along the eastern side of the slab outbuilding, finishing at the southeast corner of the cottage. The garden is located at the front of the cottage, and extends into the paved courtyard area between the cottage and the slab outbuilding and to the rear of the cottage.

There is an apple orchard planted in the 1960s to the east of the slab outbuilding, and a corrugated iron water tank is located near the rear porch.

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#### History

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Blundell's Farmhouse was originally constructed in 1859, as a cottage for the head ploughman on the Duntroon Estate, William Ginn and his family. The estate was owned by the Campbell family, and formed the first land grant in the Limestone Plains in 1825. The 5,000 acre property was run in accordance to Scottish farming practices, which allowed for tenant farmers to have a house and a

small portion of land within the property, under the understanding that their labour would be available to the landlord.

In 1860, the estate passed from Robert Campbell to his son George who, with wife Marianne, commenced a building program that transformed the farmstead into an estate. Part of the building program was the construction of Blundell's Farmhouse. The original Cottage construction was a simple four-roomed dwelling, consisting of two bedrooms, a parlour and a kitchen.

William and Mary Ginn immigrated from Hertfordshire, England, and arrived in Sydney in 1857 with two boys. The family lived in a slab hut near Woolshed Creek for two years before moving into the new cottage in 1859. The Ginns had two more children, daughters Agnes and Gertrude while working for the Campbells on the Duntroon Estate. Nine years after moving into the four-room stone cottage, the Ginn family moved to their own property, Canberra Park, a few miles north of Duntroon.

Newlyweds, George and Flora Blundell, were the next residents of the house, moving into the cottage in 1874. George worked for the Campbells as a bullock driver and Flora became the district midwife. Flora reared eight children, whose births are recorded in the Family Bible now kept in the cottage. When the eighth child was born in 1888, two stone rooms were added in line with the bedroom on the western side. The entire roof of the cottage was covered with corrugated iron. At the same time a stone bread oven was added to the eastern exterior wall and the corner fireplace in the front parlour was replaced with a brick centered one. The bread oven was vented through the flue from the original internal corner fireplace and a new fireplace was built in the parlour (National Trust, 2004). It is likely that the front veranda and rear porch were added when the extension was built (Freeman, Collett & Partners, 1994).

The two-room slab outbuilding was built primarily as an external kitchen, with a fireplace at the northern end. The second room was used as sleeping quarters for three of the Blundell boys. The mixture of hewn and sawn timber has created some doubt to the outbuilding being original to the site. There is some speculation that the building was created using parts from other structures and brought to the site during the modifications to the site, but a photograph from 1910 indicated the outbuilding has been in this location from at least this time.

Duntroon was resumed by the Commonwealth of Australia in 1913, after Canberra was chosen as the site for the Federal Capital of Australia.

Flora Blundell died in 1917, but George lived in the house until the 1930s, sharing it with a succession of temporary residents. George died in the Canberra Community Hospital in 1933 at the age of 87.

After a short tenancy by Mr and Mrs Walton, the next couple to live in the house was Henry (Harry) and Alice Oldfield. Harry died in 1942, but Alice lived on in the cottage sixteen more years until she died in 1958. She reportedly had a cockatoo that exclaimed 'Shut the bloody gate!' when visitors arrived.

Members of the Canberra and District Historical Society (CDHS) were at the forefront of efforts to save and restore Blundells Cottage. In 1964 the Society became custodians when the building was handed over by J D Anthony, Minister for the Interior.

Since 1964 the Canberra and District Historical Society have operated it as a museum. The house museum exhibition has evolved as an interpretation of cottage life around the 1880s to 1900s and has a 'hands on' museum policy allowing visitors to touch artefacts.

The CHDS managed the cottage on a voluntary basis, with a Commonwealth subsidy to employ casual staff.

During the early 1960s the cottage was modified in an attempt at restoration. These modifications included the laying of stone and cement paths around the cottage, laying a brick paved area in the back courtyard, construction of the white picket fence around the site, and the floral and exotic planting of trees and shrubs around the site. During the reconstruction, fibro sheeting was removed from the veranda and porch, and the limewash was scrubbed off the exterior walls. The cottage ceilings were lined with plastered hessian, outlying sheds were removed, and the rainwater tank was relocated. The ceilings in the front two rooms were lined with pine tongue and groove boards from the Gribble property Murrumbateman, New South Wales in 1971.

Some further work was undertaken to reconstruct the slab outbuilding in 1967. A slab lean-to attached to the southern end of the east wall was removed, and a WC was constructed in its place. The fireplace and chimney were removed from the north wall and slabs salvaged from the lean-to and from another slab outbuilding at McIntosh's farm in Murrumbateman were used to reconstruct this wall. Galvanized strips were attached to the exterior to provide weatherproofing.

In 1994 Freeman, Collett and Partners Pty Ltd completed a conservation plan for the cottage. Between 1997 and 1998 the stabilisation works were conducted on the slab shed and a composting toilet was installed behind the shed.

Due to financial concerns the CDHS transferred management of the cottage back to the Commonwealth, National Capital Authority, in October 1999.

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### Condition and Integrity

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During the period 1961-83 the cottage underwent restoration and modification. Generally the cottage is in good condition. To date the integrity of the building is basically intact (Freeman, Collett & Partners, 1994).

The cottage is managed by the National Capital Authority as a house museum. Daily maintenance and cleaning by staff members has kept the cottage in sound condition (Register of the National Estate, 2001).

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### Location

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Wendouree Drive, Kings Park, Parkes.

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## **Appendix B**

EPBC Act Compliance Checklist



## Appendix B—EPBC Act Compliance Checklist

This Heritage Management Plan addresses and fulfils the requirements for a Management Plan contained in the EPBC Act and the *Environment Protection and Biodiversity Conservation Regulations 2000*.

### Schedule 7A—Regulation 10.03B

Regulation 10.03B of the Regulations states that:

*A plan for a Commonwealth Heritage place, made under section 341S of the Act, must address the matters set out in Schedule 7A.*

The following table lists the requirements contained in Schedule 7A and the relevant sections of this Management Plan that address each listed item.

Regulation Ref.	Schedule 7A—A management plan must:	Report Sections
Schedule 7A (a)	Establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth Heritage values of the place;	1.0 Background and Introduction 5.0 Understanding the Heritage Values Appendix E Interpretation Discussion Framework
Schedule 7A (b)	Provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the Commonwealth Heritage values of the place;	1.4 Legislative and Management Context 7.0 Conservation Policies, Actions and Implementation
Schedule 7A (c)	Provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses;	1.2 Site Identification 2.0 Understanding the Place—Historical Context 3.0 Understanding the Place—Built Elements and Archaeology 4.0 Understanding the Place—Landscape, Garden, Curtilage Appendix E Interpretation Discussion Framework
Schedule 7A (d)	Provide a description of the Commonwealth Heritage values and any other heritage values of the place;	5.0 Understanding the Heritage Values
Schedule 7A (e)	Describe the condition of the Commonwealth Heritage values of the place;	5.2.4 Condition of the Values at Blundells Cottage
Schedule 7A (f)	Describe the method used to assess the Commonwealth Heritage values of the place;	5.0 Understanding the Heritage Values

<b>Regulation Ref.</b>	<b>Schedule 7A—A management plan must:</b>	<b>Report Sections</b>
Schedule 7A (g)	Describe the current management requirements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place;	6.0 Constraints and Opportunities
Schedule 7A (h)	Has policies to manage the Commonwealth Heritage values of the place, and include in those policies, guidance in relation to the following:	7.0 Conservation Policies, Actions and Implementation
	(i) the management and conservation processes to be used;	7.0 Conservation Policies, Actions and Implementation
	(ii) the access and security arrangements, including access to the area for indigenous people to maintain cultural traditions;	7.0 Conservation Policies, Actions and Implementation There are no Indigenous values.
	(iii) the stakeholder and community consultation and liaison arrangements;	7.0 Conservation Policies, Actions and Implementation Policies 2—Liaison
	(iv) the policies and protocols to ensure that indigenous people participate in the management process;	7.0 Conservation Policies, Actions and Implementation Policies 2—Liaison. Policies 13— Interpretation. There are no Indigenous values.
	(v) the protocols for the management of sensitive information	There is no sensitive information.
	(vi) planning and managing of works, development, adaptive reuse and property divestment proposals;	7.0 Conservation Policies, Actions and Implementation Policies 4— Development and Legislative Requirements. Policy 3— Management of Site. Policies 7—New Development and Services. Policies 8—Use Buildings and Grounds. Policies 18 Disposal of Heritage Assets.
(vii) how unforeseen discoveries or disturbing heritage values are to be managed;	7.0 Conservation Policies, Actions and Implementation Policies 10— Archaeology.	

Regulation Ref.	Schedule 7A—A management plan must:	Report Sections
	(viii) how, and under what circumstances, heritage advice is to be obtained;	7.0 Conservation Policies, Actions and Implementation. Policies 3— Management of Site.
	(ix) how the condition of Commonwealth Heritage values is to be monitored and reported;	7.0 Conservation Policies, Actions and Implementation. Policies 4— Development and Legislative Requirement. Policies 16— Records Management.
	(x) how the records of intervention and maintenance of a heritage place's register are kept;	7.0 Conservation Policies, Actions and Implementation. Policies 16— Records Management.
	(xi) research, training and resources needed to improve management;	7.0 Conservation Policies, Actions and Implementation. Policies 13— Interpretation. 17—Training.
	(xii) how heritage values are to be interpreted and promoted;	Appendix E Interpretation Discussion Framework Policies 13—Interpretation.
Schedule 7A (i)	Include an implementation plan;	7.0 Conservation Policies, Actions and Implementation have priorities and timing. 9.0 Outline Conservation Works and Cyclical Maintenance Schedules
Schedule 7A (j)	Show how the implementation of policies will be monitored;	7.0 Conservation Policies, Actions and Implementation Policies 16— Records Management 9.0 Outline Conservation Works and Cyclical Maintenance Schedules

<b>Regulation Ref.</b>	<b>Schedule 7A—A management plan must:</b>	<b>Report Sections</b>
Schedule 7A (k)	Show how the management plan will be reviewed	7.0 Conservation Policies, Actions and Implementation Policies 4—Development and Legislative Requirement Policies 16—Records Management

### **Schedule 7B—Regulation 10.03D**

Commonwealth agencies that own or lease a Commonwealth Heritage place are required to manage the place in accordance with the Commonwealth Heritage management principles (EPBC Act s341Y and Schedule 7B of the Regulations). These principles are used to guide the development and implementation of management plans.

The following table lists the requirements contained in Schedule 7B and the relevant sections of this Management Plan that address each listed item.

<b>Regulation Ref.</b>	<b>Schedule 7B—A management plan must address the following:</b>	<b>Report Sections</b>
Schedule 7B (1)	The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.	7.1 Heritage Management Recommendations Policies 13—Interpretation.
Schedule 7B (2)	The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their Commonwealth Heritage values.	7.1 Heritage Management Recommendations Policies 3—Management of Site. Policies 17—Training.
Schedule 7B (3)	The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, State, Territory and local government responsibilities for those places.	7.1 Heritage Management Recommendations Policies 1—General. Policies 2—Liaison.
Schedule 7B (4)	The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.	7.1 Heritage Management Recommendations Policies 1—General.

Regulation Ref.	Schedule 7B—A management plan must address the following:	Report Sections
Schedule 7B (5)	<p>The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who:</p> <p>a) have a particular interest in, or associations with, the place; and</p> <p>b) may be affected by the management of the place.</p>	<p>7.1 Heritage Management Recommendations</p> <p>Policies 2—Liaison.</p>
Schedule 7B (6)	<p>Indigenous people are the primary source of information on the value of their heritage and that the active participation of indigenous people in identification, assessment and management is integral to the effective protection of indigenous heritage values.</p>	<p>7.1 Heritage Management Recommendations</p> <p>Policies 2—Liaison.</p> <p>Policies 13— Interpretation.</p>
Schedule 7B (7)	<p>The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.</p>	<p>7.1 Heritage Management Recommendations</p> <p>Policies 4— Development and Legislative Requirements.</p>



## **Appendix C**

### Historical Timeline



## Appendix C—Blundells Cottage Historical Timeline

This historical timeline overview of Blundells Cottage in the wider context of early settlement and the development of Canberra. It is based on the history written in the 1994 CMP by Freeman Collett & Partners, *The Cottage in the Parliamentary Triangle* written by Beth Knowles (1990) and *A Visit to Blundell's Farmhouse* prepared by the Canberra and District Historical Society (1972).

Date	Event
<b>Duntroon Estate 1825–1860</b>	
1825	Robert Campbell received land in the Limestone Plains.
1833	The Campbell family residence at Pialligo, later Duntroon, was completed
1837	Campbell family continued to purchase land along Molonglo River, towards Queanbeyan and Molonglo Plains.
15 <sup>th</sup> April 1846	Robert Campbell died age 76; the property at Pialligo was inherited by his son George and managed by his other son Charles.
1846	Pialligo renamed Duntroon, after family seat in Scotland.
<b>The Ginn family 1860–1874</b>	
23 <sup>rd</sup> July 1857	William and Mary Ginn arrived in Sydney as assisted immigrants, with their sons Walter and Henry Thomas. William Ginn became head ploughman at Duntroon. The Ginn family first lived in a slab cottage at Woolshed Creek.
1859	Agnes Ginn was born at Woolshed Creek.
1860	Blundells Cottage is erected around this time to house its first tenants, the Ginn family. Internally the two eastern rooms were served by back to back fireplaces on the eastern wall. Below its shingle roof the simple vernacular front of the cottage faced north towards St John's church, and could probably have been approached both from the track linking the church to Duntroon House and Church Lane. The rear of the building, entered by a flight of steps, faced the river and the working areas of the farm.
1861	<i>The Selection Act</i> was introduced and stated that Crown Lands were to become available for 'selection' in small blocks.
1864	Agnes was badly burned when her clothes caught alight, highlighting the danger of fire as a major hazard for women.
1865	Gertrude Ginn was born in the cottage.
1870	A flood came very close to Blundells Cottage, flooding sheds, destroying crops and drowning stock.
<b>The Blundell family 1874–1933</b>	
1874	Ginn family family moved to their own property at Canberra Park. George and Flora Blundell took up residence in the stone cottage.
1875	Flora Susannah was born in the cottage.
December 1877	There were several rented farms (Blundells' and Youngs') along the bank of the creek below a neat church (St John's). The Campbell employee cottages were described as nearly all built of stone in various architectural styles, with attached gardens.
1878-1885	John Blundell, Charles Frederick, George Arthur, Herbert Frank, Ada Agnes, Alice Maud were born in the cottage.
1887	Railway reaches Queanbeyan, reducing distance travelled by George Blundell and his teams of horses and bullocks. Drays and wagons however continued to be used well into the next century until motor transport took over.

Date	Event
1888	Joseph Lyle was born in the cottage. Two back rooms were added to the cottage. A brick and stone bread oven and a new fireplace were constructed. The new corrugated iron roof was extended to cover the single roof over the front four rooms; this was able to provide rainwater which was stored in tanks. The extant slab timber shed was erected initially as an external kitchen, with a brick chimney and fireplace at the northern end. Three of the boys appear to have slept in this building. A slab skillion on the southeast corner may have housed a horse buggy.
1891	A flood came very close to the cottage, approximately where Wendouree Road sits today. It flooded sheds, haystacks, crops and drowned stock.
1892	Flora Susannah died of burns sustained while ironing.
1910	Another flood came very close to the cottage.
20 <sup>th</sup> February 1911	Acton was acquired by the Director of Lands and Surveys under Lands Acquisition Act of 1906 and Government Acceptance Act of 1909.
1912	Duntroon house and grounds had been leased as the Military College. Walter Burley Griffin was announced the winner of the design competition for the national capital. Blundells Cottage held a central place in his design.
1913	Blundells Cottage surveyed and valued: Set on 125 acres, and the adjacent paddock of 79 acres, the building was described as being of six rooms with stone walls, iron roof, floored and finished. There was a detached kitchen with slab walls and an iron roof. The valuation of the buildings was put at £175. Blundell family successfully applied for permission to remain in occupation. The rent paid to Duntroon by George Blundell previously amounted to £67 per annum in total, for 204 acres, but this was reduced to £60.
11 <sup>th</sup> April 1913	Duntroon Estate, Holding No. 21, passed into the hands of the Commonwealth, Campbell family left the district.
1913-1914	The conjectural Sequential Plan for this period indicates a landscape already modified by the early building of the Federal Capital city. The Blundells' Cottage and its outbuildings, being located just above the river plain and on the site of the future lake, showed little change.
1914	17 paddocks were advertised for lease by the Commonwealth (George Blundell has previously retained his land which was not advertised for leased).
1913-1926	Cottage was drawn by Eirene Mort.
1914	George continued to make stock returns until 1923.
1917	Flora Blundell died and was buried at the Queanbeyan Cemetery.
1918	The 'Departmental Board Plan', and Burley Griffin's 'Official Plan' of 1918, had provided some degree of protection for the Blundells Cottage, with riverside development reflecting the 100 year flood level of the Molonglo River. Griffin's plan ignored the underlying European landscape patterns and placed the cottage within a series of triangles defined by land, water and municipal axes.
1922	Many land holdings in Federal Capital Territory were re-organised in 1922 and offered for lease at auction in 1924 under the Leases Ordinance 1919-1923. Blundells' Cottage, on Block 95 in the District of Canberra, remained intact amidst cultivated fields.
1925	A flood came very close to the cottage, approximately where Wendouree Road sits today. It flooded sheds, haystacks, crops and drowned stock.
1927	The provisional Parliament House opened.
1929	Low level bridge opened over Molonglo River, which improved the link with Kingston and the importance of Church Lane to the people of Canberra. The name of Church Lane and the cottage's address changed to Scott's Crossing Road.

Date	Event
<b>Alice and Harry Oldfield 1933–1958</b>	
1933	George Blundell died and was buried in St John's Churchyard. The last long term residents, Harry and Alice Oldfield, occupied the cottage Alice, with Harry's help, developed a productive small holding of three acres around the cottage, supplying farm produce to the newly arrived public servants. Three rows of pine and cypress trees were planted by Mrs Oldfield.
1942	Harry Oldfield died and was buried in St John's Churchyard. Alice remained in the cottage for another 16 years, without electricity or running water, sharing it with many boarders. The front verandah was enclosed with fibro-cement sheeting, while two wood stoves were in use.
1947-1949	Tom McCauley and his wife lived in the back two rooms, with Tom responsible for digging a trench for the outside toilet which appears in photographs at this time.
1952	Scott's Crossing had become the main traffic link between the two sides of the river
1954	The Australian-American memorial was completed. The conjectural Sequential Plan for this period is based on the 1933 Charles Skinner Map of Canberra which shows the areas neighbouring Blundells' Cottage subject to substantial development. Blundells Cottage and paddocks now bounded by Constitution Avenue to the north and the Parliamentary precinct to the south.
<b>National Capital Development Commission 1958–1963</b>	
September 1958	Alice Oldfield died and was buried with her husband. Several days after the Canberra & District Historical Society wrote to the Department of the Interior expressing concern for the cottage which had become Commonwealth-owned.
1959-1964	Matter referred to the National Capital Development Commission (NCDC) which issued a planning report for the five year period.
By August 1959	The Cottage was now designated as part of Block 34, Canberra City. W J Edlington leased the 134 acre block at a rental of 37 shillings per annum but sub-let the cottage. The block had been reduced to 52 acres.
February 1961	British town planner Sir William Holford prepared an advisory report on the landscape of the Canberra Lake System and recommended that 'Oldfield's Cottage' be restored to its original state. In February 1961 the 'Oldfields cottage', the only building in addition to St John's Church and the schoolhouse identifying the village of 'Canbury' today, was saved from demolition.
April 1961	The NCDC advised the Department of Interior of its decision to retain and restore 'Oldfield's Cottage'.
April-August 1961	Sydney architect Morton Herman prepared a restoration study for the NCDC. He recommended that the cottage be retained and presented as a humble farmhouse. International Constructions, headed by Alice Schreiner, successfully tendered for the restoration.
1963	Major work on cottage over 4 month period entailed: <ul style="list-style-type: none"> <li>• lining the cottage ceilings with fibrous plaster sheeting;</li> <li>• removing outlying structures, including sheds, fences and other ephemeral evidence of occupation;</li> <li>• sandblasting limewash accretions from the coursed rubble stonework of the cottage;</li> <li>• relocating rainwater tanks; and</li> <li>• rebuilding the front verandah and removing the fibro-cement partition.</li> </ul> Landscaping of new roads and foreshore isolated the cottage from its 19 <sup>th</sup> century village context but provided a new setting in which the lake was a constant reminder of the floods, and conservation and interpretation could take place. CDHS was offered tenancy of the cottage.

Date	Event
<b>Canberra &amp; District Historical Society 1963-1999</b>	
13 March 1964	Cottage was officially opened and named 'Blundells Cottage'.
April 1964	Development of Lake Burley Griffon completed.
1965	<p>Changes were made to better present the cottage:</p> <p>The garden and approaches to the house were planned</p> <p>The cypress, pine and healthy deciduous trees were retained</p> <p>In the absence of 'good historical evidence' steps, fences and plants were arranged to create an attractive rather than historically accurate setting.</p>
1966	<p>Wendouree Drive was sealed for better access and an attendant was employed so that the cottage could be opened more frequently.</p> <p>The fireplace, chimney and slab skillion were removed and a small wc extension added.</p>
1967	<p>CDHS suggested the L-shaped timber slab building be modified to a simple rectangular shape. Basic repair and rebuilding of the shed was completed using slabs from McIntosh's farm in Murrumbateman.</p> <p>The pepper tree on the hill to the left of the cottage and the orchard to the right of the cottage was planted. Various plants such as old roses, rosemary, lavender, wallflowers and geraniums were planted near the house. A collection of herbs was planted near the back door. A lemon verbena was planted by the back gate.</p>
1971	<p>The cottage's ceilings were lined with pine boards taken from the resumed Gribble property at Murrumbateman.</p> <p>The cottage was furnished and managed as a museum.</p>
1972	<p><i>A Visit to Blundells Cottage</i> was published by Patience Wardle to introduce the cottage and its artefacts to visitors.</p> <p>CDHS paved the verandah and paths around the cottage using bricks from old Canberra buildings.</p>
1983	<p>A conservation plan was initiated by the Department of Territories and Local Government.</p> <p>The Department of Housing and Construction prepared the brief which proposed that a conservation analysis, plan and policy be prepared to guide both the development of the cottage museum and future building conservation in light of current practice.</p> <p>A final report submitted by Phillip Cox &amp; Partners Ltd recommended that Blundells Cottage be conserved as a workman's cottage representative of the period 1860-1890.</p>
1988	Cottage recorded as part of the Marion Mahony Griffin Measured Drawing Competition
1990	<i>The Cottage in the Parliamentary Triangle</i> was written by Beth Knowles and published by the CDHS.
1993	<p>Newly formed National Capital Planning Authority invited tenders for the preparation of a Conservation and Management Plan.</p> <p>Freeman Collet &amp; Partners Pty Ltd Architects and Planners successfully tendered for the project.</p>
9 April 1994	A public workshop was held at the cottage to assist in the development of an understanding of the future conservation, interpretation and management of the cottage and its precinct.

Date	Event
1994	<p>The Sequential Plan indicating the situation of the cottage in 1994 shows the cottage and a single remnant outbuilding surrounded by a much modified landscape.</p> <p>To the northeast in the elevated Parkes Way, to the south and west in the lake, and to the east is Kings Park.</p> <p>The cottage, its garden and outbuilding, now appear curiously marooned in a late 20<sup>th</sup> century planned landscape.</p>
<b>National Capital Authority 1999-Present (2012)</b>	
1999	NCA was given control of the cottage.



## **Appendix D**

Manager and User Requirements and Aspirations



## Appendix D—Manager and User Requirements and Aspirations

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### Background

The NCA Cultural Heritage Manager, NCA Exhibition and Facilities Manager, and NCA Education Officer had several discussions with GML during the preparation of this HMP regarding issues for the management and conservation of the cottage and running of interpretation/education programs at the cottage. These issues are discussed below but not all are within the scope of a HMP in relation to their final resolution.

### Issues Arising from Consultations and Investigations

An additional set of constraints placed upon the management of Blundells Cottage are the requirements of the site managers, the NCA. Consultation to identify issues faced by the NCA in the management of the site and its park setting to understand the day-to-day procedures for site maintenance was undertaken with NCA staff as detailed in Section 1.0 with additional information from consultation sessions in Appendix G.

Particular issues raised for Blundells Cottage are outlined below with discussion about conservation implementation with regard to the identified heritage values as a record of the consultation.

#### D.1 Extensions to Slab Shed

The slab shed at Blundells Cottage was initially described in the 1983 Conservation Study Report as being a reconstruction using new and old materials and having only been in its present form over the last few years. The shed retains sufficient 'original' fabric, most notably in the roof and the northern corrugated iron gable, to challenge the theory raised in the 1983 CMP that it had been introduced to the site. The varied history of the shed is documented through oral histories as being erected as a slab kitchen, originally in the vicinity of the present tank stand. It is described as a multi-purpose structure with sleeping provision for the three Blundell boys at its southern end; it was later rebuilt on the present site by the Oldfields, who used it as a laundry.<sup>1</sup>

The shed retains sufficient 'original' fabric, most notably in the roof and the northern corrugated iron gable, to challenge the theory raised in the 1983 CMP that it had been introduced to the site. The varied history of the shed is documented through oral histories as being erected as a slab kitchen, originally in the vicinity of the present tank stand. It is described as a multi-purpose structure with sleeping provision for the three Blundell boys at its southern end; it was later rebuilt on the present site by the Oldfields, who used it as a laundry.<sup>2</sup>

Photographic evidence shows a shed in this location and oral histories note that that had a fireplace at the northern end and a skillion lean-to on the eastern side under which the buggy was parked. Analysis of the top plate and roof shows that both these elements were previously present before undocumented changes in the 1960s. Observation of the top plate, nails and packing mud all suggest it is the original roof and roof frame. Some of the posts and possibly some of the slabs may also be original or early fabric although there have been various alterations including the introduction of metal strips between the slabs and newspaper lining inside the shed. With vertical

<sup>1</sup> Phillip Cox & Partners Pty Ltd 1983, Blundells Cottage Conservation Study Report p 7.

<sup>2</sup> Phillip Cox & Partners Pty Ltd 1983, Blundells Cottage Conservation Study Report p 7.

slab sheds it is not uncommon for the slabs and base plates to be removed, restored and replaced when the slabs become buried in soil and their bases rot. This has been done in part to both slab buildings at Mugga Mugga. The same process of maintenance may well have occurred at the Blundells Cottage slab shed.

Survey drawings by Jack Percival from 1910, historic accounts and somewhat indistinct photographic evidence indicate that the slab shed at Blundells Cottage was once larger extending beyond the present footprint. There are currently informal proposals circulating to extend the slab shed to its former size, both to restore the early form of the shed and to provide a useable education/interpretation space. The slab shed is believed to have been longer—with a northern portion now demolished—and to have had a large lean to on the eastern side. Survey work is being undertaken in order to mark out the former footprint to inform the feasibility of the proposal.

## **Discussion**

There is a risk in the proposed project both in continuing the belief that the slab shed is not original and that substantial alteration may be made based on that assumption. The Burra Charter Article 3 advocates a cautious approach to physical change to a heritage place and advises that changes should not distort the physical or other evidence or be based on conjecture. Article 19 notes that restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric. Article 20 notes reconstruction as appropriate only where there is sufficient evidence to reproduce an earlier state of the fabric which has since been altered. While there is some evidence in the recorded oral history of Blundells Cottage regarding the larger sized slab shed which was used as a kitchen (with a brick hearth and presumably a chimney) and later as a laundry, and the aforementioned Percival survey plan, there is little physical evidence on the site or in the existing fabric, and no known photographic evidence to fully illustrate the form of the fireplace, roof or chimney—to an extent that would support reconstruction.

There are also difficulties in relation to the existing exterior slab walls should an extension of the slab shed be constructed around the existing structure—the existing slab walls should be retained. Procurement of appropriate material for an extension is another issue. Article 22 of the Burra Charter requires new work to be sympathetic to the existing fabric so as to not distort or obscure the cultural significance as well as being readily identifiable. New adzed slabs would be costly to procure whereas new simple slabs date-marked at installation would harmonise with the context. There is also the presently unanswered question of whether the potentially newly enclosed space would be adequate for the desired educational/interpretation space.

In addition to concerns about conservation process and principles, the issue of drainage was raised by the management team during consultations, especially in relation to drainage surrounding the building and the garden and wider setting in the park landscape. Any proposed extension of the slab shed would have to be investigated for effects on surface drainage so that water was not directed towards the walls.

A site mapping exercise based on the 1910 Percival survey should be completed and the results recorded with in ground pegs to determine if the additional space enclosed by new slab walls would be useful. Further research into the form of the larger slab shed should be conducted to determine whether the proposed structure is an appropriate reconstruction or too conjectural to proceed without damaging the heritage values of the place. Even if the reconstruction of the larger slab shed was not undertaken, the survey results could be incorporated into site interpretation.

## D.2 Roofing Cover to Bread Oven

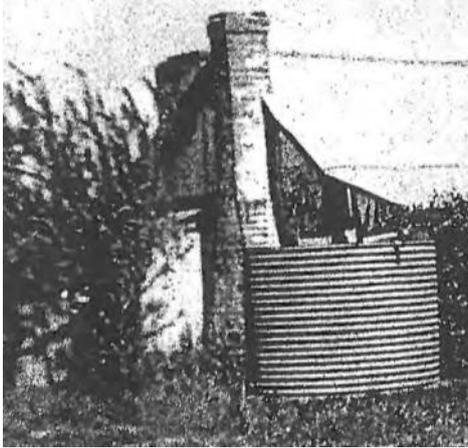
The 1910 Percival survey indicates that the larger slab shed had some form of roofing structure connecting it to the side of the cottage in the vicinity of the bread oven. There is some photographic evidence from 1913 suggesting there was a roof over the bread oven, extending approximately to the line of the slab shed wall. The arrangement of roof lines suggests the two structures were not connected. Remnant limewash on the side of the cottage suggests that this area was formerly covered and used as an extension of the kitchen food preparation area.

There are currently informal proposals to reconstruct the skillion roof in conjunction with the construction of the slab shed extension being discussed, mainly to provide undercover protection for groups of children.

The skillion does not appear in the 1961 Morton Herman plans, even though other structures identified for demolition were shown dotted—presumably the slab shed and roofing over the bread oven area had already been removed by that date. There are no other known references to the skillion and it may have collapsed before the 1960s; however, a 1961 photo of Blundells before work commenced shows part of the bread oven with possibly a fibro sheet covering it as part of the roofing structure support.



**Figure D.1** Detail of 'Federal Capital Views' (detail), 1910. View north. There appears to be a skillion over the bread oven, although this does not appear to connect directly to the slab shed. Note limewash on the slabs and on foundation plinth of room 1, the current 'office'. There is also a large lean-to addition to the east of the slab shed. (Source: NLA Picture File detail of panorama photo in album 300, 1910 NLA:PIC8470/8)



**Figure D.2** Blundells/Oldfields Cottage prior to restoration in 1961, CDHS Picture file reproduced in Beth Knowles, *The Cottage in the Parliamentary Triangle*. The light colour to the bread oven wall may be a sheet of fibro over the end wall of the skillion. Compare this photo with Figure D.9 which clearly shows the brick end wall of the bread oven.

### Discussion

The bread oven is capped by a robust cement topping and shows no signs of decay. There is some damp in the former kitchen, but it is mainly on the south wall and unlikely to benefit from a skillion on the east wall. The size of the skillion shown in the photo (Figure D.1) is small. It's reconstruction may also require removal of some of the cypress trees. With the lack of clear evidence of the structure there would also be considerable conjecture associated with any attempt of reconstruction, which is defined in the Burra Charter Article 20 as returning a place to a known earlier state because there is sufficient evidence to reproduce an earlier state of the fabric.

The reconstruction of the skillion roof cannot be supported on heritage conservation grounds, on the basis that it was not a major part of the building and there is a lack of evidence for its detail. Ideally, all structures within the immediate Blundells precinct will have high integrity unless there is compelling evidence or reason for an introduction. Visitor management is not considered to be a compelling reason in this context, especially if it can be achieved in another suitable manner, such as a purpose-designed free-standing building located outside the precinct.

### D.3 Limewash Finish to Exterior Walls

Historic investigations of the pre-Federation cottages in the Molonglo River valley report that limewashing was used both as a weather-proofing treatment, and as what is termed a 'civilising' detail, to mark out simple wooden dwellings from sheds and animal houses.<sup>3</sup> Traces of limewash exist on most parts of the external walls of the stone and brick building at Blundells Cottage and the evidence suggests that at some stage large expanses of the cottage walls were limewashed white. Some historic photos (see 4.13 and 4.14) indicate that the lower courses of the stonework and the slab shed were once lime washed. However, build-up of limewash, which would indicate repeated applications, is minimal. This suggests it was not a regular activity, or was done a long time ago, or was efficiently mechanically removed during the 1960s conservation phase, as noted in the 1983 Cox report.<sup>4</sup> If that was the case, the removal was not totally effective. There are suggestions that

<sup>3</sup> Young L 2007, *Lost Houses of the Molonglo Valley, Canberra Before the Federal Capital City*, Ginninderra Press, p 44.

<sup>4</sup> Phillip Cox 1983, p20 'exterior limewash mechanically removed'.

Blundells Cottage could be limewashed on the exterior to recover a former appearance and assist in conservation of the mortar.

### Discussion

The historic photos seem to confirm that the cottage was not maintained regularly as a limewashed building.



**Figure D.3** Scott's Crossing 1928 showing Blundells in middle distance. The stone walls do not appear limewashed all over at this date. (Source: NAA A3560, 4970 1929 Scott's Crossing over the Molonglo River)

This lack of limewash build-up contrasts with Mugga Mugga where there was abundant accumulation of multiple layers on external walls, timber slabs and in the kitchen fireplace. At Mugga Mugga, the decision to apply new limewash was straightforward, as there was clear evidence of its on-going historic use, combined with the realisation that the limewash played a fundamental role in protecting the soft mud-mortar that was used to bed the stonework. The mortars used at Blundells Cottage are surprisingly robust, although those on the western side are weathering from exposure to the strong westerly winds and flooding from overflowing gutters. The issue of mortar loss may be better addressed through conservation action to address water penetration of the building, remove loose material and repoint with a lime-based mortar.

Blundells is a rubble stone building that demonstrates a rich variation of colour and character, from sandy golds, through reds to deep blue/greys. The walls have very high aesthetic value that would be lost if they were re-limewashed. It is likely that the building in its present form is valued partly for these aesthetic qualities and it is apparently a popular place as a backdrop for wedding photos. It is quite likely that many people who appreciate the building on their circuit of the lake have never actually been inside—for them its value may be aesthetic rather than historic.<sup>5</sup>



**Figure D.4** Much of the aesthetic appeal of Blundells Cottage lies in the varied colours of its stones. (Source: GML 2012)

<sup>5</sup> An informal straw poll on several weekends in November/December 2012 of people sitting in parked cars near Blundells and admiring the lake views indicated that visitors to the lake shore did not even know that Blundells was a house museum open to the public.

The exterior stonework of Blundells Cottage and the slab shed was limewashed at some stage in its history. In particular the eastern side of the cottage between the bread oven and slab shed which was once covered by a roof structure as indicated by the Jack Percival sketch of 1910 would have been limewashed if it were a partly exposed courtyard area associated with food preparation or washing adjacent to the slab shed. There are issues (discussed above) with the reinstatement of the larger sized slab shed and roof covering over the bread oven. Reinstatement of limewash to the exterior of the cottage in the vicinity of the bread oven would provide an alternative interpretative hook to explore and explain the use of the slab shed as a kitchen without resorting to conjectural reconstruction of an enlarged slab shed and skillion roof covering which would be counter to the conservation process outlined in the Burra Charter.

Limewashing the whole of the exterior of Blundells Cottage does not seem a justified approach given the lack of limewash accumulation on the stones and photographic evidence that the cottage was not always limewashed. Oral history references to the cottage being limewashed are insufficient evidence on which to base action. Limewashing the cottage in its isolated park location also risks a significant increase in the likelihood of graffiti vandalism and risk to building fabric when removing such markings.

#### **D.4 Interior and Exterior Colour Schemes**

There are current proposals to re-limewash the cottage interiors and re-paint wooden trims.

##### **Discussion**

The 2012 Blundells Cottage Paint Analysis by Gillian Mitchel has identified the earliest colour schemes used at the cottage. In conjunction with the limewashing of the exterior walls the external timber trims were dark brown coloured to contrast. Internal walls were originally limewashed white with later colours added to lime based coatings. Internal timbers were originally finished in dark brown. To interpret the heritage values of the cottage at its most important historic phase the limewashing of the interior walls in white with contrasting brown trim in traditional finish is supported. Notable exceptions are to retain the two small portions of coloured wall paper in the parlour and the interior back porch wall which exhibits the range of colour finishes used during the life of the cottage. Both these features can be used in interpretation of the cottage use and development. Externally the current teal paint finish to the woodwork should be replaced with dark brown traditional finish when repainting is due. As noted above full limewashing of the stone walls is not supported.

Care should be taken in choosing the appropriate mix for the limewash to be used. Interiors were historically treated with distempers rather than whitewashes. Distempers provide a softer, deeper colour. It should be a traditional water soluble mix—the addition of modern binders and ‘improvers’ may introduce an impermeable layer which contributes to damp problems in the building.

#### **D.5 New Museum Services Building**

During consultations there was a strongly expressed wish to move office use into a new building to provide adjunct services to Blundells Cottage—and free up Room 1 for interpretation and a temporary exhibition space. This would provide adequately lit and heated office/relaxation space for guides and volunteers with additional provision for collections and education kit storage.

The largest visitor group at the cottage is schools whose visit is often integrated into units of the school curriculum, or as part of a coordinated visit to the National Capital. These groups often

come by bus and in groups of up to 40-45 at a time. The cottage cannot easily accommodate groups of that size and it is necessary to hold one smaller group back outside the cottage while the others visit the building's interior. This is problematic in cold or wet weather and creates a poor visitor experience in such circumstances. Furthermore, there is nowhere to store interpretation material or artefacts not currently on display, or the much needed room heaters in seasonal use. There are inadequate office and recreation facilities for volunteer staff and there are no adequate toilets for staff or visitors. There are no disabled facilities or an easily accessible space in which the cottage's significance can be interpreted for the mobility impaired.

## **Discussion**

An extension to the existing slab shed has been proposed as a solution and is discussed above and is not recommended. There has also been a suggestion of a new building located to the immediate east of the slab shed in the vicinity of the orchard—this being sufficiently close for both staff office use, shelter for student groups and storage of collection items and education material. However this location is in close proximity to the cottage for functional requirements and is also a physical intrusion which would detrimentally impact heritage values. For this reason it cannot be supported on conservation grounds.

Oral history and photographic evidence indicates that there used to be a series of outbuildings associated with the cottage to the southwest, as well as a series of building-sized haystacks to the southeast close to the current day Wendouree Drive, just beyond the present roadside carpark (Figure D.1, D.13 and D.14). These locations may provide preferable opportunities for both gathering school groups, interpretation of the landscape setting of Blundells Cottage (through 'footprint' marks of former buildings/haystacks and provision of interpretation facilities for disabled visitors.

A new services building would need to be sited to avoid or minimise any impact on the setting or view lines of Blundells Cottage. The building would need to be appropriately and sympathetically styled and scaled to the cottage and be compatible with the character of the place, while also clearly identifiable as modern.

A service building in the location of former sheds/haystacks adjacent to Wendouree Drive could provide ready access to additional facilities from the cottage without compromising its immediate setting. It could be designed in a form that referenced the historic outbuildings and haystacks (they were similar in form) and could link to the cottage with a multi-ability accessible graded pathway that could lead through the new orchard plantings. Although this location is some distance from the cottage, it can provide a fresh opportunity to interpret the cottage in an appropriate heritage curtilage, without the confusion of museum infrastructure.

Provision of a new building(s) for educational functions, office space and staff/visitor amenities could contribute significant benefits to both operational needs and visitor experience, but the structure would have to be designed and accurately sited with care so as not to have an adverse impact on the heritage values of the cottage and its setting. The commitment to a new building is a medium term project which requires financing and planning for the outcome to achieve success both in terms of conservation, interpretation and operational objectives.



**Figure D.5** Approximate possible proposed location of new service building—sufficiently distant from the cottage not to affect heritage values but sufficiently close to provide staff and visitor services close to carparking. (Source: GML edit to Google Earth base plan.)

## D.6 Heating and Dehumidification

### Discussion

All cottage managers and guides commented on how cold the cottage is in winter. Given that there were fire places in three rooms, it is probable that at least one was lit at any one time during cold weather and care would have been taken that the fire did not go out. This would have warmed the cottage. In tandem with the issue of cold there is an issue of condensation and humidity in the cottage.

Options to address the lack of heating include:

- clearing and cleaning the chimneys to allow real wood fires in the cottage—but this greatly increases maintenance and fire risk;
- natural flame gas heating inserted into one of the fireplaces, eg the lounge room—the ‘look’ of the flame would add life as well as warmth to the room and contribute to revitalising the cottage interior, but the cottage is not connected to a piped gas supply and gas bottles would be intrusive elements;
- fixed flat panel radiant heaters discretely located on walls with minimal impact on fabric although the limited number of electricity sockets installed in the cottage could present issues;

- heating to the two front rooms could be delivered under the floor—the bedroom has been lifted and re-laid and has generous underfloor space and the subfloor of the parlour would need to be investigated for impacts; and
- overhead ducted heating through the less significant ceilings in the office kitchen and over the front two rooms—but the location of a heat exchange unit would need careful thought out and overhead ducts are not in keeping with the heritage character of the cottage.

The preferred means of heating the cottage is the continued use of electric radiant heaters which do not have either maintenance or fire risk, can be removed during the warmer months and so long as they are of modern and discreet design can be accepted by the visiting public as normal museum infrastructure. Modern programmable heaters which can be set to start automatically prior to opening hours will help to take the chill off the internal cottage temperatures.

Dehumidifiers are also recommended to reduce the damp in the cottage. Both the interior temperature and level of humidity could be monitored to gauge effectiveness.

### **D.7 Trees**

The 1994 CMP suggests that probably three of the Roman cypress (between the cottage and shed), and group of three Himalayan cypress to the north of the verandah likely to have been planted by Mrs Oldfield in the 1930s. Morton Herman's 1961 report on the cottage recommended their retention. Since then the trees have since grown hugely to the point where the trees closest to the buildings (a Himalayan cypress trees next to the verandah and the Roman cypress adjacent to the slab shed) overhang the roofs resulting in quantities of dropped needle leaves and into the gutters and the ensuing build up where they are not regularly removed—a maintenance issue with evergreen trees that loose leaves all year round not only in the autumn.

### **Discussion**

The trees are important elements of the heritage fabric of the site. They are now mature, their size has been amplified by the provision of reticulated watering that would not have occurred naturally and the effects of which cannot be reversed. A report on the future safe and useful life expectancy of the trees is needed and a plan for their eventual replacement. However, the leaf litter is especially bad for building fabric as it can promote rusting of the galvanised iron roofs, and rapidly fills and clogs gutters and downpipes with the result that water runs down the face of the building. This is what has happened on the western wall of the cottage and is the prime cause of penetrating damp and staining in the kitchen (Room 2) and bedroom (Room 3). Cypress trees most likely contribute to the failure of the gutters over the south wall of room 5, and the consequent damp in that wall. Acidity of run-off may have also exacerbated the rapid rusting of the galvanised iron tank.



**Figure D.6** Blundells Cottage 1968—a photo was taken a year or two after the site was re-landscaped. Note that the canopy of the Himalayan cypress on the right is far smaller than that today, 2013. (Source NAA A1500, K193851968)

The Roman cypress trees between the cottage and slab shed are also problematic as they drop an enormous quantity of plant material on both buildings and the ground. This has resulted in past rotting of base plates and slabs in the shed that has necessitated expensive remedial work. These mature trees have become hazards to both significant buildings.

#### *Himalayan cypress*

Of the three Himalayan cypresses located at the front of the building it is recommended that the one closest to the verandah be investigated for active management to eliminate most of the foliage overhanging the building. Periodic follow-up pruning may be necessary.



**Figure D.7** The Himalayan cypress 2012. The tree closest to the cottage hangs heavily over the building. (Source GML 2012)



**Figure D.8** Manage the Himalayan cypress closest to the building. (Source: GML 2012)

### *Roman cypress*

For the Roman cypress trees between the cottage and slab shed an assessment should evaluate the effects of planting a replacement specimen (propagated vegetatively from the existing specimens to retain the current variety and form) further from the buildings to reduce crowding and fire danger. This will enable the remaining pines to be managed by removal at a future time when the replacement tree has grown to gain some presence in the landscape.

There are also Roman cypress to the southeast of the cottage which do not appear to be Oldfield era plantings and which obscure the view of the cottage from the lake edge approach path around from Commonwealth Park (Figure D.11 and D.12).



**Figure D.9-D.10** Roman cypress trees between the stone cottage and the slab shed.

To conserve the landmark qualities and heritage values of the trees and their associations with the Oldfield period of occupation; and to resolve the conservation problems being caused to the building fabric the following is recommended:

- recognise the heritage values of the trees, their mature (overgrown) status and the need for tree management (pruning and replacement strategy);
- a Safe and Useful Life Expectancy (SULE) report on the trees with replacement guidance and advice on how to reduce the amount of foliage overhanging the building;
- maintenance to remove leaf litter from the roof, gutters, downpipes and the ground **on a monthly basis**; and
- an upgrade to gutters and downpipes so that they operate effectively (refer to Maintenance Schedules in Section 8.0).



**Figure D.11** Roman cypress trees at southwest of cottage obscure the view of the cottage from the Menzies Walkway along the side of the lake. (Source: GML 2012)



**Figure D.12** View of Blundells from west approach pedestrian/cycle path arriving from Commonwealth Park. (Source: GML 2012)

## **D.8 Approach Views, Entry Points and Access Paths**

### **Discussion**

Historic photos of the cottage show it situated in a relatively bare landscape of grassland devoid of tree or shrub plantings. The current landscape setting of the cottage is in a well treed park with introduced artificial irrigation maximising growth conditions for lush tree development.

All access paths to the cottage are modern, installed from the early 1960s. The garden surrounds of the cottage is a modern installation of a 'cottage garden' by the CDHS which is representative of the tastes and understandings of the 1960s rather than of the historic period of the cottage. The picket fence is an introduced feature which never previously existed at the site—fences were farm

fences of post and rail or wire as evidenced in historic photographs. It delineates a narrow area immediately around the cottage and isolates it from the surrounding landscape. Consultation indicated that the picket fence was generally disliked by managers and that some fencing adjacent to the Wendouree Drive wall boundary would be welcomed to separate school groups on the front lawn area from the road.

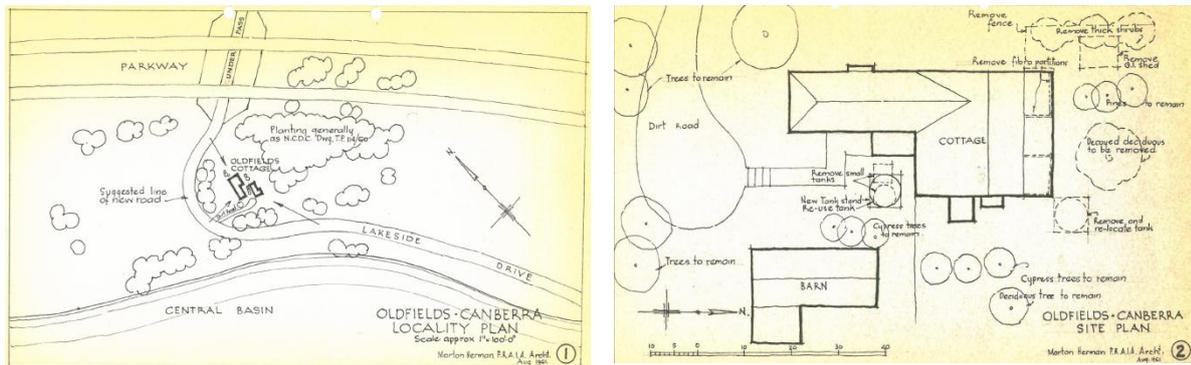


**Figures D13-D.14** Historic view of Blundells from west approach 1957 showing the open landscape with few trees. Post and wire fences in existence. (Source: Photos from Beth Knowles, Canberra)

Historical evidence suggests the cottage was approached from the west at the rear along the dirt drive from Scott's Crossing road.<sup>6</sup> This unsealed lane approach is shown on more than one historic photo of the cottage before its preservation as a house museum and park landscaping of the surrounds (Figures D.13 and D.14). The large Roman cypress trees to the southwest of the cottage are not present in the photographs and are not plantings associated with Oldfield period of the cottage's history (Figures D.11-12).

<sup>6</sup> Freeman Collett & Partners Pty Ltd 1994, Blundells' Cottage Precinct Conservation Management Plan, Volume 3.

The current curved stone path to the front door is not shown on the Morton Herman plan and is part of the CDHS and NCDC landscaping of the cottage surrounds installed in the early 1960s.<sup>7</sup>



**Figure D.15-D.16** Morton Herman site plans of Oldfield's Cottage 1961.

Generally a path to a simple cottage like Blundells would have been practical and straight, leading directly to the front door, addressing and reinforcing the central axis. This is the case at Mugga Mugga. Herman identifies this axis on his locality plan with an arrow directly off Wendouree Drive. However when approaching from Constitutional Avenue today the pathway is awkward (Figure D.15)

The approaches to the cottage require both opening up and definition. The Roman cypress on the southwest side of the cottage (which does not appear to be part of the pre-1960 planting), could be removed and some of the park's deciduous trees could be treated with under-pruning to open up the view of the cottage from the southwest. The approach path to the front of the cottage should be redesigned to be more historically accurate in concept; archaeological evidence may assist in confirming the formal cottage approach unless major changes in land level have removed all indications. The picket fence is historically inaccurate and its removal and replacement should be part of the proposed landscape plan for the cottage. The same plan could examine the expressed desire of installing a simple post and wire boundary fence to the edge of the lawn area between the cottage and Wendouree Drive road to contain school groups on the lawn in front of the cottage—for its relative merits in terms of being a safety feature, for lack of true historical accuracy which may confuse visitors about historical fencing patterns and the potential as an interpretative device to define the heritage curtilage at this point.

<sup>7</sup> CDHS Newsletter No 46, 1964.



**Figure D.15-D.16** Morton Herman site plans of Oldfield's Cottage 1961.

## **D.9 Disabled Access**

### **Discussion**

Disabled access to the cottage and its immediate surrounds is problematic given the steep gradient of the setting, uneven nature of the randomly coursed paving paths, historically small entrance doors to the cottage and multiple uneven floor levels inside. Equality access provisions and the opening of the new Boundless playground nearby in Kings Park will increase the number of visitors with disabilities requesting access to the cottage and interpretation. A range of access opportunities is needed.

Given the original door widths of the cottage, steps and internal level changes access to the interior will inevitably be limited. Assisted access to the front door may be possible and would enable close up inspection of parts of the outside and visual access to the front room.

Alternative access methods for interpreting the cottage to visitors who can only approach this area will need to be developed in a full Interpretation Plan and Landscape Masterplan for Blundells Cottage. Alternative and future interpretation could take place in the proposed new service building which should be specifically designed to accommodate disabled access so that the total experience could be satisfactory in achieving educational and experiential goals.

It is anticipated that favourable grades could be obtained from the proposed new service building and the front of Blundells—the stone paths which are introductions to the landscape from the 1960s are less significant than the cottage and do not contribute to an understanding of its heritage values. They could be replaced, noting that the winding style of the paths installed by the NCDC are not stylistically accurate for the historically most important period of cottage development and confuse the interpretation of the heritage curtilage.

## **D.10 Screening to Parkes Way**

### **Discussion**

The busy arterial road of Parkes Way is a modern intrusive element into the atmosphere of Blundells Cottage. The large new ASIO building on the opposite side of Parkes Way is also an intrusive element at the site. While it will never be possible to recapture Blundells 19<sup>th</sup> and early

20<sup>th</sup> century ambience, opportunities to reduce the visual and noise impact of the ASIO building and Parkes Way can be implemented.

One way to achieve this is to add an earthen berm (mound) in King's Park adjacent the highway and to plant dense vegetation in its proximity (Figure D.18). A heritage impact assessment would have to be undertaken to determine effects on both the heritage values of Blundells Cottage and on the heritage values of the King's Park landscape design.



**Figure D.18** Suggested position of earth berm to Parks Way shown.

## **D.11 Heritage Curtilage/Setting and Garden**

### **Discussion**

The establishment of a heritage curtilage for Blundells Cottage is recommended to identify a distinct setting within which the cottage, slab shed and the former associated outbuildings will be maintained, conserved and interpreted. The heritage curtilage is defined as the distinct setting within which the cottage, slab shed and the former associated outbuildings will be maintained, conserved and interpreted. This complex concept is to be decided in consultation with the NCA and after the proposed survey of the landscape in the vicinity of the cottage is completed to assist in understanding how the surrounding landscape has altered, inform decisions regarding provision of desired new educational and office facilities and provide opportunities for interpretation of the wider 'lost' agricultural landscape associated with Blundells as a farmhouse cottage.

The development of a landscape plan for the heritage curtilage, including SULE assessments for mature trees, and garden treatment adjacent to the cottage is recommended to inform planting, fencing and support museum interpretation, visitor infrastructure and operational needs.

The garden at Blundells Cottage is largely a creation postdating 1960 and was installed with reference to other regional homestead gardens, but apparently without research regarding the actual garden which may have existed at the cottage. Cuttings and bulbs were obtained from homestead gardens in the region by the CDHS members for planting in the cottage area. All paving in the garden is modern although some stone paths also have associations with old neighbourhood homesteads from where the stones were procured. The garden at Blundells Cottage is a conjectural creation which matched the CDHS aspirations for a suitable setting for their folk

museum. The garden is of historic interest as a layer of the history and heritage values at the site and contains plants with associations with historic gardens in the district. However the garden lacks integrity in its present overgrown form and condition, and it confuses the interpretation of the most important heritage values of the place—early European settlement as part of the Duntroon Estate. The ‘cottage garden’ has lower relative heritage significance to other heritage values at the cottage.

The garden is defined by a highly visible white painted picket fence which is neither original nor relevant to the heritage values at Blundells Cottage. The farm and cottage fences of the site were post and rail or post and wire as shown in a number of historic photographs. The picket fence isolates the cottage within a confined space and artificially separates it from the wider landscape.

The strongly expressed interpretation desire for the establishment of a vegetable garden on the northeast slope between the cottage and Parkes Way could also be explored in the landscape plan. It is not known if this area ever had a vegetable garden before. The Blundell family are said to have had vegetable plots near the Molonglo River and Alice Oldfield had a private garden (which may have had vegetables) in an area east of the bread oven. No plans or full descriptions exist for either of these vegetable gardens. The development of a conjectural vegetable garden may not be the best approach for interpretation which could use frankly fake sculptures for interpretation as an alternative. The maintenance costs of a garden to assist in interpretation may also prove prohibitive and a poorly maintained vegetable garden would not enhance the site. Proposed works to extend the CDHS planted orchard should be similarly examined as part of a landscape plan.

The removal of the picket fence and development of a more suitable and historically accurate rural style fence would be of benefit in interpreting heritage values but would have to be erected with reference to identified historic fence patterns and relate to the identified heritage curtilage of the site once it is determined through a landscape plan.

In relation to the curtilage at Blundells Cottage it has to be acknowledged that the historic landscape context has been completely lost and will never be retrieved. The loss of historic landscape context may at first seem a loss, but it is part of what makes Blundells Cottage significant—namely that a classic vernacular cottage, associated with some of the earliest European settlement in the Limestone Plains, has survived to look across the lake at the High Court, arguably the pinnacle function in the Nation. It is this juxtaposition that energises Blundells Cottage. Nineteenth century lifestyles can be told at many places, for example at the house museums of Mugga Mugga and Lanyon, but it is Blundells Cottage that truly demonstrates the breadth of social development in Australia over a short but intense 150 to 200 year timeframe.

This developed understanding supports a wider heritage curtilage to encompass both locations of former outbuildings and haystacks and viewpoints out over the lake to the monumental buildings of the National Triangle.



## **Appendix E**

Consultation



## Appendix E—Consultation

For the development of this HMP consultation was undertaken with key stakeholders as identified in discussion with the NCA. Stakeholders were contacted by telephone (where possible) and follow up was undertaken via email. Two group meetings were held at NCA premises. Consultation informed relevant stakeholders about the development of the HMP and new interpretative work at the cottage to comply with legislative requirements under the EPBC Act, seek views and information from stakeholders about their understanding of the heritage values of the site, obtain information about heritage management issues, expectations and ways of addressing these issues in the HMP. The key stakeholders included NCA managers and staff (including heritage, interpretation guides, works and asset managers involved with the cottage), CDHS representatives (including past CDHS managers and guides of the cottage), the ACT National Trust President, ACT Heritage representative, and teachers and education specialists. Aboriginal representatives from identified local groups were consulted separately.

### E.1 Management Stakeholder Consultation

**Table E.1** Stakeholders consulted in November 2012 about Blundells Interpretation and Displays.

<b>Attendees at Targeted Heritage Stakeholder Meeting</b>	
Pamela Owen, NCA Exhibition & Facilities Manager, NCA	Eric Martin, ACT National Trust President and author of 1983 CMP
Roslyn Hull, Education & Outreach Officer, NCA	Peter Dowling, Australian Council of National Trusts
Anna Wong, Cultural Heritage Manager, NCA	John Armes, Senior Manager of the ACT Historic Places (Lanyon, Calthorpes and Mugga Mugga House Museums) and volunteer guide at Cooma Cottage
Carolyn Skorupa, visitor services assistant and Blundells guide	Kate Gardiner Education and Community Program Officer ACT Historic Places
Antoinette Buchannan, ACT Heritage Library Librarian	Jan Blank, ACT Heritage Library volunteer/NCA volunteer
Pam Younge, past CDHS member/cottage volunteer	Can Ercan, Heritage Officer, ACT Heritage
Barry Price, past CDHS member/president	Kathleen Berg, Blundells Cottage volunteer guide
	Pip Giovanelli, Heritage Architect, part of GML team and worked on Blundells conservation in the past
<b>Stakeholders consulted in person at their homes or by phone</b>	
Mervyn and Beth Knowles, past CDHS members who helped set up cottage displays and researched the book 'The Cottage in the Parliamentary Triangle'	Linda Young, Course Director, Cultural Heritage & Museum Studies, Deakin University (catalogued cottage collections)
Tony Blundell, family member	Helen Digan, CDHS Secretary

Stakeholder consultation highlighted a variety of issues in relation to maintenance and conservation and interpretation and visitor experience. These are outlined below and, where it was appropriate, informed development of policy in Section 6.0. It should be noted that not all stakeholder concerns were within the remit of this HMP but were operational management issues. Issues are summarised in Section 1.0

**Table E.2** Stakeholder comments and views on particular interpretation issues canvassed at the consultation.

<b>What do you think are the key stories that Blundells Cottage can convey?</b>				
<b>Personal Life Stories</b>	<b>Early Settlement</b>	<b>The Building Fabric</b>	<b>Village Community</b>	<b>Landscape through History</b>
The history and lifestyles of the three families who lived there. The cottage is a tangible link to their stories.	Indigenous history pre and post European settlement.	The building of the cottage.	The early village of Canberra and subsequent growth of Canberra into a city.	Comparisons between the cottage and modern Canberra, especially the buildings across the lake.
Flora Blundell's life (midwife and mother of 8 children).	Early European settlement in an isolated location.	Other early vernacular buildings in the ACT.	Adjacent blacksmiths, post office, bakery.	Why the building is where it is.
A typical family week.	Early pastoral life on the Duntroon Estate.			The landscape setting and how it has altered.
The lodgers who lived in the cottage with the Oldfield family.	A focal point for the layers of history from prehistory onwards.	Other Duntroon Estate buildings (Mugga Mugga, Majura House).	It shows what was here before the capital.	It's the only domestic dwelling remaining in the Parliamentary Triangle.

<b>What do visitors respond to most when visiting the cottage?</b>				
<b>Touch</b>	<b>Stories</b>	<b>'Boys Toys'</b>	<b>Changing Landscape</b>	<b>Various</b>
Visitors love being able to touch the objects.	Older people especially love sharing stories sparked off by collection items.	Men especially like the shed out the back.	The landscape as shown in the early photographs of Canberra is of particular interest.	Visitors enjoy that the same object can give rise to different stories and reactions within a group.
Touch and handle activities resonate with both children and adults.	Children love learning how life has changed, especially the technology.	The bellows are 'big and blokey'		Visitors need to be surveyed to get the answer to this.

<b>Favourite objects at the cottage</b>				
The Mrs Potts Irons	The mincer	Whaling pot	Memorial card	Bellows
Coolgardie safe	Kitchen stove	Kitsch vase by Kaye children	Stereoscope	Photo of Flora Blundell
The rustic desk	All of it!			

### Changing lives illustrated by the cottage

The human side of the stories is what makes the cottage important.	How people's lives differed—in different eras, and whether they were men, women or children.	Local stories which are relevant to the area are important.	The change in community understanding to appreciate old buildings and heritage.	How lives in the last 150 years have changed and how they have remained the same—some familiar objects, some alien objects.
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### Landscape and garden issues at the cottage

The views and vistas are important.	Parkes Way needs to be screened for a more historically compatible setting.	A better linkage between the house and grounds is needed.	The story of the working farmhouse is missing from the setting.	The surrounding landscape has changed dramatically.
Getting rid of the 'cute' things, perfect fences and flowers, would be good to set the cottage in its context.	Visitors do not spend much time in the garden, apart from in the shed. The bread oven and poison cart are easily overlooked.	The current landscape is almost completely irrelevant to the history of the cottage and misleading.	Restore the farmhouse feel and reduce the look of a suburban cottage.	Old fashioned plants are of interest in the garden. The orchard should be restored or discarded.
Chickens in the garden would bring it alive.	Is the garden significant?	It is rather sanitised and isolated behind its picket fence.	More of a house in a suburban setting now.	The garden has associations with the CDHS.

### Blundells Cottage as a landmark and part of local community identity

Community and Identity	Social Value Attachment	Community and Social Value	History showing the Passing of Time	Landmark Value
Continuity of human occupation from ancient pre-contact times through colonial period to setting up of the Capital. Canberra has HISTORY!	There used to be more community attachment but unless the stories keep being told and people can visit the cottage, it will just be seen as quaint but irrelevant.	Associations between community and Blundells are strong because the cottage and its collections provoke stories which are shared at the cottage.	The cottage is not just a colonial building and more modern stories bear witness to the development of the city.	The cottage has high landmark value and contrasts markedly with twentieth century Canberra, especially with the monumental structures in the Parliamentary Triangle.
It is an important way present and future generations can link to the past.	Long-term residents have a closer association with the cottage from repeat visits and longer association.	Many old pastoral families are still in Canberra. The cottage shows that the story before the capital has value.	It expresses the rural pioneering traditions laid beneath the modern landscape.	It's a steadfast Canberra landmark. Refreshing in its human scale. It is not a landmark.
Canberra is about community as well as Capital.	Old places help people 'ground' themselves in the new city.		The story of Canberra before and after the area's choice as capital.	It is historical and original. In surviving and showing how well built it is, Blundells is an important landmark.

Tricky issues, conundrums and opportunities				
The collection has not changed in 40 years.	There are very few items with direct association with the cottage.	The displays are not painting a true picture.	There is so much in there you cannot see what is in there. Less can be more.	Need to rediscover and reinvent the real Blundells' Cottage.
Don't clutter the cottage interior with signs and screens. Minimal panels.	Modern technology for interpretation would not necessarily work. No big TVs.	A smart phone app would be better. Audio tours. QR codes. Web site.	Apps and audio tours can extend visitor experience into the landscape.	Imagining each stage of change at the cottage is important.
Some visitors want guided tours, some don't and just want to wander through, and not everyone wants a brochure to do a self-guided tour either.	Visitors enjoy the experience of the cottage, not so much the information they gain from the visit.	Guided tours are best. Tour guides can react directly to different audience needs and interests.	Changing exhibitions of collection items. Not just the historic period but the modern period too.	Is the building itself an artefact?
		Timed tour times may not work		How do people find the cottage? Needs a clear path/identification.
The shed would make a good education classroom.	Children need somewhere to sit out of the sun, wind, rain.			Disability access is a very difficult issue to be faced.

## E.2 Targeted Education/Interpretation Stakeholder Consultation

A stakeholder meeting with select education group representatives and teachers was conducted in December 2012.

**Table E.3** Stakeholders consulted in November 2012 about Blundells Interpretation and Displays.

### Attendees at Targeted Education/Interpretation Stakeholder Consultation

Roslyn Hull, NCA Education and Outreach Officer	Robyn Williams, NCA Cottage Officer
Kerry Malone, former Blundells Officer	Karin Huckstepp, former Blundells Manager
Vivien Palmer, retired school principal	Julie Jobson, teacher (email input)

Subjects discussed included:

- the cottage aspects and elements most important for interpretation in school education programs;
- possible improvements for the interior and exterior displays; and
- the main strengths of the cottage for school interpretation and education program purposes.

Blundells Cottage attracted 2859 visitors during 2012-2011 and of these one quarter (511) were school students.<sup>1</sup>

<sup>1</sup> NCA Annual Report 2010–2012.

**Table E.4** Stakeholder comments and views on particular interpretation/education issues.

<b>Cottage aspects and elements most important for interpretation in school education programs</b>	
The cottage is a study of the past, especially of family life—invaluable for comparing the past with the present.	The cottage is of its time and of the capital. However the past lifestyles are more important than the story of the development of the capital for education programs linked with the national curriculum.
It is a stone box full of stories.	Nostalgia value. Lots of charm.
<b>Possible improvements for the interior and exterior displays</b>	
The displays at Blundells are too static in relation to competing ever-changing exhibitions at other heritage places and museums	The education programs at Blundells Cottage need to be better linked to the national curriculum and advertised as such on the Internet.
Crazy paving paths and rear steps are unsafe and hinder disabled access.	More seating would be a benefit.
QR codes with links to additional information and animated video representation—vegetable garden, washing, chickens.	A vegetable garden would add considerably to the interpretative potential. As would a washing line with washing flapping in the breeze.
<b>The main strengths of the cottage for school interpretation and education program purposes</b>	
Primary Education in the National Curriculum—cottage displays and interpretation links best to lower primary education—foundation band and Years 3 and 4.	Secondary Education in the National Curriculum—there are also some cross curriculum perspectives which would fit with sustainability themes and curriculum on democracy and citizenship for Year 9.
<b>Additional points</b>	
Currently when the cottage is booked up with school groups on Thursdays and cannot accommodate public visitors there is no means of warning the public.	There is a need to keep statistics for school visitation—it is approximately 2000 students a year in groups as large as 45 students which then need splitting up into 2 or 3 sub-groups.
Wedding parties often use the cottage as a backdrop for its nostalgia value,	Activities such as dressing up, making a toy or old fashioned games were well received and engaged students more than passive learning experiences.
Guides dressed up in costume and acting out historic roles were well received.	Links with the St John's Schoolhouse museum should be encouraged as the educational programs there complemented that at Blundells.



## **Appendix F**

Interpretation Discussion Framework



## Appendix F—Interpretation Discussion Framework

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This section provides an overview of existing interpretation and a brief framework for future interpretation considering the operational constraints and opportunities of the site

### F.1 Introduction and Existing Interpretation

Currently the cottage and its collections are interpreted together in a holistic manner. The majority of collection items (apart from notable handful of items) have been introduced and are provenanced elsewhere. They do not relate to the cottage or any of the people who lived there. The NCA currently advertises Blundells Cottage as ‘a hands-on museum’ since much of the collection is relatively robust, unrelated to the historic cottage and able to tolerate public touch.

#### F.1.1 The Museum Collections and House Museum Displays

The cottage was empty when it was handed over to the CDHS in March 1963. A call was put out that the Society wanted donations of equipment that was 75-125 years old to furnish the cottage and depict a rural lifestyle of the 1890s to 1910. The cottage collections were assembled by the CDHS from a mixture of member donations, long term loans and by purchases from commercial sources to achieve the desired displays. The interpretation approach was essentially one of folklife and pioneer history. The CDHS researched the history of the cottage and the families who lived there and organised volunteer guides to open and show the cottage to the public. Two main guide books were researched and published by the CDHS. *A Visit to Blundells Farmhouse* edited by Patience Wardle and Illustrated by Sylvia Fitton was published in 1972 and reprinted in 1982. *The Cottage in the Parliamentary Triangle, a social history of the building known as Blundells* was written by Beth Knowles was published in 1990.

#### CDHS Approach to Interpretation at Blundells Cottage

The CDHS provided guided tours through a program of volunteer guides supplemented by laminated information sheets in each room and small labels on specific items. Their approach to interpretation at the cottage was to relate the building and collected contents to the lives of the family members who lived there to evoke the past lifestyles and experiences. The guide ‘A visit to Blundell’s Farmhouse’ was neither a history of the building or its context, or a guide to the whole collection, but cleverly led the visitor through the building room by room with a description of select items of an unusual nature or special local interest.

The CDHS did a very good job of furnishing the cottage quickly over a period of a few months on a shoe string budget. Naturally the resulting collections are also in many ways inconsistent. Some are anachronistic and inappropriate for display in a contemporary house museum interpretation. Their own guide book specifically refers to this particular issue, alerting the visitor to these inconsistencies:

*in the parlour it describes ... ‘a small copper utensil with a long handle and a perforated box. No, not a warming-pan, but a chestnut roaster. This would be quite out of place in a country farmhouse, for a hundred years ago chestnuts would have had to be brought from a distance at great cost. We keep it by the fireplace as a curiosity.’<sup>1</sup>*

and

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<sup>1</sup> Wardle P, 1972, pp 6–7.

*... a motley assortment of plates and cups, many of them chipped and cracked' on the kitchen dresser.<sup>2</sup>*

This collections approach has resulted in several splendid items which do not relate well to the interpretation of the heritage values on the site. For example, the beautiful bedspread made by the Embroiderers Guild of Canberra out of 1440 patches hand sewn in three weeks as a gift to the cottage. While the type of the bedspread is traditional, its design and the materials are not, either in type of fabric, or colour. The relevance of such items to the cottage history is potentially confusing.

### **NCA Approach to Interpretation at Blundells Cottage**

The advantage of a collection with less inherent value to the site is that the NCA now runs Blundells Cottage as 'hands-on museum.'<sup>3</sup> As well as the cottage and its collections being interpreted in this manner, the surrounding landscape, including the immediate garden area, is also referenced but in a minor way.

The eclectic collection of the CDHS has been retained but not selectively interpreted or rationalised. For example a visitor to the cottage could be forgiven for thinking that people in the past dressed only in white cotton lawn, babies exclusively wore christening gowns and that the six old fashioned irons really were a necessity for any family to deal with this amount of linen.

Guided tours are still provided on request and a self-guided tour brochure is available. The cottage interpretation relies on laminated information sheets in each room and small labels on specific items.

For the Centenary of Canberra and the 50<sup>th</sup> Anniversary of the cottage as a house museum the NCA is seeking a new interpretation position. This is to extend the interpretation of the cottage from a primary focus on the rural colonial period to encompass the more recent development of Canberra. There is also the perceived need to increase the relevance of the cottage to the local Canberra population.

#### **F.1.2 Guided Tours**

During its period of management the CDHS had the cottage open every day, both to the public and to school groups. Tours of the cottage were available and a text to assist guides interpret the cottage was prepared by Patience Wardle a founder member of the CDHS.<sup>4</sup> This guide provides an excellent overview of the cottage collections acquired under CDHS management. The cottage was largely interpreted through the dialogue of the guides limiting labels which might distract from the objects themselves.

Under NCA management the cottage opening hours were reduced and currently the cottage is open five and a half hours on Thursdays and for the same period again on Saturdays. An NCA employee is available on site to provide guiding. More interpretation labels have been introduced into the

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<sup>2</sup> Wardle P, 1972, A Visit to Blundell's Farmhouse, CDHS, p 15.

<sup>3</sup> NCA, A Self Guided Tour of Blundells Cottage, A Look into the Past 30 minute tour.

<sup>4</sup> P Wardle, 1972, A Visit to Blundell's Farmhouse, CDHS. In 1953 she was a foundation member of the Canberra & District Historical Society (CDHS) for which she worked tirelessly for 38 years. She was Newsletter Editor for nearly 30 years until 1982, a Councillor for 20 years (1960 to 1980), President 1965-67 and Vice-President 1970-71. She was heavily involved in the organisation of excursions, giving talks and helping with the upkeep of Blundell's Farmhouse, then operated by CDHS. She was made a life member in 1983. Her services to community history were recognised with the award of the Medal of the Order of Australia on 26 January 1990. From the Australian Women's Register, <http://www.womenaustralia.info/biogs/AWE4782b.htm>

rooms for those visitors preferring self-guided tours.<sup>5</sup> Initially the NCA retained a charge for cottage entry but around 2007 entry was made free of this admission fee.

Currently guided tours of the cottage are provided to visitors on request. Not all visitors want guided tours. Discussions with guiding staff at the stakeholder consultation indicated that no single pattern of interpretation was followed but rather the interpretation of the cottage and its collections followed the interests of the visitors and their questions and responses to the place. There is an impression that the guided tours are more focused the collections than the cottage and slab shed. The wider setting of the cottage and its context in the landscape of the former Duntroon Estate is little discussed.

### **F.1.3 Brochures**

The NCA has produced a colour brochure *A Self Guided Tour of Blundells Cottage—A Look into the Past* which is available at the cottage and available on demand for visitors. An electronic version of this brochure is available on line. The brochure guides visitors through the cottage room by room concentrating on the collection items while providing details about the three main families who lived in the cottage. The garden is included in the guided tour but the wider context but its relationship to the Duntroon Estate are not. The presentation of the brochure is neither chronological nor thematic but provides a selective description of both the lives of the families who lived in the cottage and the collections displayed at the cottage.

### **E.1.4 Internet Presence**

The self-guided brochure and education programs are provided on the NCA website but in different locations. An interactive virtual tour is also available on line. Information about Blundells Cottage is not provided under the NCA website Planning and Heritage tab but under the Discover the National Capital—Visiting tab. This underscores the public perception that Blundells Cottage is a tourist destination rather than a heritage place. Education material is located under the Discover the National Capital—Education tab. There is no one place on the NCA website with all information about Blundells Cottage.

### **F.1.5 Educational Programs**

The cottage provides a learning environment for students via free educational programs developed by the NCA. These are linked to curriculum needs but not overtly and are currently not sufficiently closely aligned to the new National Curriculum outline. The educational programs aim to engage students through experimental learning and discovering how families lived in the past. The target student group is local schools and the lower-middle primary age level. The three educational programs offered are: In their Footsteps, Mechanical Toys, and Step Back in Time. The NCA Internet website offers teachers curriculum guidelines and activity sheets. There is a photo gallery of useful images of both collection items and historic photos for teachers to use.

## **F.2 Constraints for Addressing in a Future Interpretation Strategy**

The cottage presents as ‘cluttered’ with collection items, with a depiction of family life which has been necessarily manufactured from the availability of collection items rather than a realistic depiction of tenant farmer life at the turn of the century, the interpretation period chosen initially by

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<sup>5</sup> NCA, *A Self Guided Tour of Blundells Cottage, A Look into the Past* 30 minute tour.

the CDHS when they took over the cottage and continued in the current NCA presentation of the cottage.

Full knowledge and understanding of the collection is currently unclear. The collection requires a Significance Assessment and the development of a Collection Management Plan. There is the opportunity to investigate partnerships with the University of Canberra to explore the development of these documents in a cost efficient manner.

The small size of the cottage rooms and spaces results in difficulties accommodating large numbers of visitors at any one time. This is a particular problem with school groups which often have to be split into three (a full school bus load is 45 people). This problem has given rise to the operational need of a separate facility—at least a shelter shed for students, at best a room for storage of education collections, dress up items, resource materials and school bags. The large numbers of students per school visits also puts pressure on toilet facilities at the cottage—there is only one composting toilet.

The current office facilities at the cottage are also perceived as inadequate for efficient storage of resource material for guides and storage of collection items not currently on display. There are also issues with suitable toilet facilities for staff (the same as for school groups), and adequate relaxation space. The issue of a new modern museum services building with dedicated staff office and educational facilities is discussed in Section 6.3.1 and in Appendix D.

### **F.3 Messages to Convey**

The interpretation messages being conveyed should closely echo the heritage values of Blundells Cottage and the strategies employed to conserve those values. Many of these messages are already being transferred in part through existing museum displays, signs, tours and brochures that only require slight refocus to align with identified heritage values.

#### **F.3.1 Key Themes of Interpretation**

Key themes for interpretation at the cottage are suggested here—changing landscapes and changing lives and conserving and collecting. An interpretative thread running through these themes are the similarities and differences across the ages to illuminate both past and present lifestyles and the changing landscape of Canberra. Sub themes exist under each key theme. Storylines to illustrate and illuminate the heritage significance of the cottage can be explored within the sub themes. This framework will provide an interpretive matrix in order to express and convey the heritage significance of Blundells Cottage.

##### **Plains to Parliament—Changing Landscapes**

- Aboriginal land—the early Indigenous landscape—Ngunnawal Country to National Capital.
- Part of a pastoral estate—the Duntroon Estate and its stone cottages and outbuildings.
- Farming on the flood plains.
- ‘A Symbolic Foil to the Majesty of Parliament House’—British Town Planner William Holford recommends Blundells remains.
- Flooding the landscape—Molonglo River, then the making of Lake Burley Griffin.
- Central city location—Paddocks to Parliament.

### **Farm and Families—Changing Lives**

- Assisted migration—working for a Laird on a pastoral estate in Australia;
- Family and farm—subsistence farming, children and chores, by the sweat of my brow (bullock driving and ploughing), a woman’s work is never done and ‘make do and mend’;
- Dispossession and resumption—the changing social structure of leasing from the Commonwealth; and
- A growing population to feed and house—boarding experiences and market gardening.

### **Making a Museum—Conservation and Collecting**

- Conservation, community and collecting—thwarted demolition and donations for the making of a museum.
- A relic of Canberra’s rural beginnings saved from the wrecker’s ball.
- Mushroom pink—Sydney architect Morton Herman takes charge of restoration.
- ‘In keeping with its origin’—CHDS becomes a tenant.
- Thermoses and strong bladders—CDHS working bees, plain curtains and rag rugs, lining boards from the old Gribble homestead.
- Kitchen becomes a shed.
- Unsympathetically modified—What’s old is new again

### **Then and Now—Similarities/Differences**

- Living where the work is—tied farm cottage or government housing.
- Presence or absence of modern city amenities of electricity, running water and sewerage.
- Roads, schools, hospitals, shops—once there were none.

## **F.4 Future Interpretation**

### **F8.4.1 Develop an Interpretation Strategy/Plan for Blundells Cottage**

Building on this Interpretation Strategy an Interpretation Strategy/Plan should be developed for Blundells Cottage that takes into account the findings and policies of this HMP and the following recommendations.

### **F.4.2 Transmit all Heritage Values in Tandem with Conservation Work**

The Interpretation Strategy/Plan for Blundells Cottage should present and transmit, to all generations, the identified Commonwealth Heritage values consistent with the conservation of its Commonwealth Heritage values. Effective communication of key interpretative themes will both raise the profile of Blundells Cottage and assist in conveying messages of its heritage significance. Interpretation at the cottage should include the buildings and setting as much as the collections, and explore the significance

of the buildings as remnants of the Duntroon Estate. The position of the cottage in the National Triangle and its more recent history should also be included in interpretation.

#### **F.4.3 Associate Physical Fabric with Stories**

The variety of human relationships played out at Blundells Cottage can be accessed through interpretation of the physical fabric of the cottage and used to illustrate the history and heritage values. The relationship of Blundells Cottage with the wider local social and economic framework of the Limestone Plains and the physical fabric of this which remains is also relevant to the interpretation at the cottage.

#### **F.4.4 Cultivate Links with Associated Canberra Heritage Sites & Community Groups**

Institutional links and partnerships should be developed to assist in complementary interpretation. Obvious partners in interpretation are the CDHS, the ACT Government's Mugga Mugga homestead, Duntroon House and St John's Schoolhouse. Partnerships with ANU and the University of Canberra teaching facilities in cultural heritage management should be explored. Ongoing contact with local Aboriginal groups is recommended.

#### **F.4.5 Review Signage, Brochures and Guided Tour Delivery and Content**

Review existing signage, brochures and Internet material for consistency with identified heritage values, site identity, desired messages and up-to-date information. Upgrade signs/brochures as necessary. The location of signs and notices in the cottage should be reviewed as part of any upgrade to ensure optimum interpretation benefit. Consider extending the operation of costumed guides acting out historic parts from school groups to the general public. Audio tours and/or smart phone/iPad guided tours linked with QR patches could also be developed to extend traditional guiding approaches and this may provide revenue generation through hiring out of equipment at the site for those who want to experience this mode of interpretation.

Guided tour delivery needs to be regularly reviewed and refreshed to keep guides engaged and enthusiastic in their visitor relationships.

#### **F.4.6 Develop Internet Presence to Convey Information and Off-site Virtual Interpretation**

Develop an internet presence to convey information about the identified heritage values of Blundells Cottage and their conservation by the NCA. This should be more than just a link to the Australian Heritage Database. The Internet presence should be user friendly and have all information related to the history, heritage values and interpretation of Blundells Cottage in one easily locatable place. Opportunities to showcase collection objects should be explored.

#### **F.4.7 Improve Site Marketing**

Blundells Cottage needs more active, consistent and targeted marketing to capture a larger market share of both local and non-local visitors. Strategies for dealing with increased visitation would need to be assessed following careful market analysis and may include extended opening hours to provide access for schools.

#### **F.4.8 Improve Site Access and Facilities**

Even with current visitation levels, site access and facilities are sometimes problematic. Additional site facilities for education and interpretation needs should be investigated and implemented where

there is no conflict with the conservation of heritage values. Reorganisation and minor upgrading of the current office provision at the cottage may provide immediate relief in terms of storage facilities on site. A longer term solution could be provided with the provision of a dedicated new museum services building as discussed at Section 6.3.1. Heating options and dehumidifiers for the cottage need to be further investigated and climate management implemented.

Provision for easier access by all ability groups should be investigated and implemented as conservation constraints permit. Alternative interpretation delivery for disabled groups should be explored.

#### **F.4.9 Develop a Program of Themed Events, Changing Exhibitions and Community Participation**

A program of themed events, changing exhibitions and community participation will assist in re-engaging the local Canberra community in Blundells Cottage. These events could be organised in tandem with stakeholders and partners at associated sites as indicated above.

Suggestions include rotating display content and temporary exhibitions. Other possibilities for exploration include temporary art installations as have happened at other ACT heritage sites such as the Valley<sup>6</sup>, special events (poetry nights with readings from the verandah perhaps), provision of a mobile kiosk to dispense coffee and ice creams for visitors to enjoy while in the grounds—Hobday's Cottage, a heritage cottage in the grounds of the Yarralumla Nursery, provides a great example of revitalising a heritage building.

Many house museums have found that a regular program of public events is an essential mainstay to visitation improvement. Beginning modestly with an association with nearby even such as Floriade could become a basis for an annual event.

#### **F.4.10 Develop Monitoring and Evaluation**

Develop a means of review and evaluation to ensure that operational aims, conservation objectives and interpretation needs are being met; that standards are kept high and that further investment in interpretation is suitably targeted. An annual workshop of staff and stakeholders can provide the opportunity for such discussion.

#### **F.4.11 Ensure Funding and Adequate Resourcing for Interpretation**

Ongoing funding and resourcing will be required to successfully undertake interpretation at Blundells Cottage. Some costs may be recouped with use of volunteers, donations and merchandising of guide books, developed audio tour sales or ticketed themed events; however a level of government subsidy for community heritage facilities is an ongoing necessity for sites such as Blundells Cottage. The vitality of the site will spring from excellence in interpretation and regular public programs, partnerships and engagements with community groups and development of diverse audiences.

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<sup>6</sup> Art installation by Annie Trevillian at the Valley ruins funded by an ACT Heritage grants as part of the ACT Heritage Festival funded by ACT Heritage grants. <http://citynews.com.au/2012/valley-ruins-brought-to-life-by-artist/>



## **Appendix G**

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