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FOR
LOAN

HISTORICAL CONSERVATION
IN GOULBURN :
THE CASE FOR A LOCAL
ENVIRONMENTAL PERCEPTION

VOLUME I

by

Louise Throver

**A thesis submitted in fulfilment
of the requirements for the degree
of Master of Arts**

History

University of Sydney

March, 1991

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Note: Numbers written in brackets throughout this text refer to illustrated material in Volume 2.

CHAPTER ONE

INTRODUCTION

The primary aim of this thesis is to establish a case for the existence of a local environmental perception and apply this premise to the conservation of Goulburn's built environment. The origin and purposes of heritage conservation are explored and set against society's environmental affinities. Regional differentiation in the development of the cultural environment highlights the case for a local perception. The ability of legislation to protect items which are significant to local heritage is thus analysed in Chapter Three. The following chapters explore conservation philosophy and legislation in greater depth; the history of residential architecture in Goulburn through its Georgian, Victorian and Federation phases reinforces the case for a local environmental perception and appropriate controlling legislation. This aspect of the city's architecture is the main subject of the thesis due to the well documented nature of public buildings, and the great need for an understanding of residential development. The dominant argument of this section is that social and economic forces determined the style and location of housing. This is perhaps a model which could be equally applied to many cultural landscapes, however, several variables must be considered. The role of geography in determining a pattern of settlement and reflecting social relation, the type of building materials available, architectural styles, and climate are central to the analysis. Thus in Goulburn for

example, geography governed the physical division of workers and capitalists to a large extent, brick and stone were more commonly used in housing construction, several quality architects practised in the city, and the cold, windy climate influenced architectural styles. These factors contribute to a localised affinity with the environment and therefore must figure in conservation decisions. The necessity for such a provision assumes greater importance in the event of a physical threat to the local environment. The impending Goulburn bypass is therefore examined in terms of the economic restructuring it will necessitate, and the consequent impact on the heritage building stock, as well as its physical intrusion on the landscape. Thus, by placing items of the environmental heritage within their proper historical context, conservation decisions may be more soundly based on society's perception of the cultural landscape.

CHAPTER TWO

CONSERVATION PHILOSOPHY AND APPROACH

Historical Conservation is defined by The Burra Charter as all the processes of retaining the cultural significance of a place including maintenance, preservation, restoration, re-construction and adaptation. (See Appendix I). Public support for the practice in the last three decades has been more recently tempered by debate regarding its philosophical foundations, the assessment of cultural significance, and the economic and social impact of conservation. Several authors have attempted to validate conservation philosophy by tracing its origins; David Lowenthal highlights Eighteenth and Nineteenth Century developments whilst Greg Young traces the inspiration to early political thought, and draws analogies with the nature conservation movement. Other authors, such as Dennis Jeans, theorise that uncertainty about the future motivates conservation efforts. Whilst Jeans' view demonstrates that concern for the physical past is not a constant of human nature, it ignores the wide criteria upon which cultural significance is assessed, and their relative importance to sections of the community. Conservation bodies in Australia for the most part identify with the ethos that manifold influences have determined the appearance of the cultural environment and that components therefore have scientific, cultural, social, architectural, and aesthetic importance to society. These broad categories, however, have omitted a highly arbitrary element in the assessment process in the

past. The Burra Charter (1984) attempted to eliminate these problems by providing a comprehensive guide to conservation definitions, principles, processes and practices. Similarly, James Semple Kerr in The Conservation Plan outlined a more discriminatory criteria for assessment. Despite efforts for greater specificity, the scale at which the public perceives the environment is central to the analysis. The Heritage Act's condition of "state significance" on items of the environmental heritage ignores the variables which operated within each state to produce divergent landscapes. Analysts such as Jeans and Olsen have argued the case for a more localised perception, and the case of Goulburn bears out this regional differentiation. Nevertheless, more practical aspects must ultimately figure in the decision for or against conservation. Whilst economic advantages may favour building retention, long term social consequences must also be considered. The potential effect on surrounding property values and the consequent implications for established residents are gradually assuming greater importance in conservation decisions. Similarly the impact of conservation on current architectural styles is a central issue for statutory and non-statutory bodies, if not for the individual. Whilst questioning conservation motives, assessment criterion, and socio-economic effects challenges the credibility of conservation bodies, it also serves as a basis for future improvement.

The origins of conservation philosophy have been explored by several authors in an effort to explain modern attitudes. David Lowenthal traces the concern to retain physical reminders of the past to several late Eighteenth Century and Nineteenth Century developments. A growing awareness that society was subject to manifold influences over time, the belief that the physical past expressed nationalism, and the sense of loss after dramatic changes such as the French and Industrial Revolutions, all fuelled enthusiasm for conservation.¹ Greg Young notes that the principles of conservation were embodied in early political thought; John Stuart Mill acknowledged that the spiritual needs of society were separate from material interests.² Young also draws analogies with the evolution of natural environment perceptions, thereby placing the conservation of the built environment in the same context.³ Both movements have similar scientific and humanitarian motives for conservation and are confronted by economic pressures. Whilst Lowenthal's and Young's theories indicate an evolution of conservation philosophy, other authors have analysed the motives for more concerted conservation efforts in the late Twentieth Century. Jeans attributes the widespread interest in Australia's past to a prevailing uncertainty about the future. The 1970's oil

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1. David Lowenthal, The Past is a Foreign Country, Cambridge, 1985. pp. 391 - 394.
 2. Greg Young, Environmental Conservation : Towards a Philosophy, Sydney, 1984, p. 13.
 3. Ibid., pp. 1 - 2.

crisis, for example, contributed to this sentiment.⁴ The underlying implication of Jeans' theory is that support for conservation groups will be sporadic over time and that statutory powers may be under-mined in a climate of prevailing certainty about the future. Despite the very real ideological assumption, the theory largely ignores all the criteria upon which conservation bodies determine historical significance and their relative importance to the community.

The National Trust and the Australian Heritage Commission, in their non-statutory roles, register places and items considered to be:

"Components of the built environment of Australia that have aesthetic, historic, scientific or social significance, or other special value for future generations as well as for the present community".⁵

The compilers of the New South Wales Act define environmental heritage as "those buildings, works, relics or places which have historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance for the state".⁶ Assessment of environmental significance is therefore based on broad

4. Dennis Jeans, "Historical Conservation" The Inaugural William Merrylees Lecture, Riverina Murray Institute of Higher Education, 1985, p. 13.

5. The National Trust of Australia, (NSW) National Trust Register, Sydney, 1982, p. 111.

Heritage Commission of Australia Australia's National Estate, Australian Government Publishing Service, Canberra, 1985, p. 9.

6. New South Wales Heritage Act.

criteria which will have differing degrees of importance to various groups in society. Thus although Jeans' implication that the ideological basis for conservation may fluctuate over time is valid, the educational and economic value of the cultural and natural environment to society will consistently appeal to a utilitarian ethos.

Nevertheless, a variety of public environmental perceptions, necessarily impinges on the assessment of cultural significance. The categories outlined by The National Trust, Heritage Commission and Heritage Act represent public interests in the broadest sense. The recognition that these criteria were too broad for useful assessment, and that interdependence existed between these categories, has prompted more precise guidelines. The Burra Charter which was adopted by Australia I.C.O.M.O.S. in 1984 provides the most comprehensive guide to conservation definitions, principles, processes and practices. The procedures involved in establishing significance are clearly outlined (See Appendix I). Despite this clearer approach to conservation, an arbitrary element still exists in the assessment process. James Semple Kerr in The Conservation Plan outlines more discriminatory criteria for assessment; the ability of an item to demonstrate social and scientific significance through physical evidence, the associational links which are not apparent in surviving evidence and the formal or aesthetic qualities, form the basis for judgement. In addition, Kerr advocates that a degree of significance should be established by trained conservation

professionals.⁷ The Plan thus provides sufficient specificity to ensure that a variety of public interests are represented.

Despite efforts for more precise assessments, the scale at which society perceives their environment must ultimately figure in the analysis. The Heritage Act imposes a condition of "state significance" on heritage items on the basis that a state level of perception exists. The legislation essentially impresses a uniform model of development on the state which was largely non-existent. Dennis Jeans has emphasised that although similar influences such as European ideals, and economic and social developments occurred in New South Wales, their impact on the environment differed markedly.⁸ Thus, variables such as building styles, building materials and climate produced regional variation throughout the state. In New South Wales, regional differences are also reflected in the way communities have responded to the local geography; the development of housing in Goulburn, for example, demonstrates a strong link between geography and class structure. Donald Olsen has affirmed this relationship in his analysis of the town as a map of society.⁹ In this context, a more localised perception of

7. James Semple Kerr The Conservation Plan, Sydney, 1985. pp. 8 - 12.

8. Dennis Jeans An Historical Geography of N.S.W. to 1901, Sydney, 1972, p. 13.

9. Donald J. Olsen The City as a Work of Art, United States, 1986, pp. 132 - 155.

the environment has equal, if not more validity. Chris Pratten affirms that if legislation continues to protect items of "state significance" - "we (will) end up with a handful of monuments totally out of context with their surroundings. What would the soloist do without the supporting chorus?"¹⁰

The existence of a more localised environmental perception is reflected in the extensive register of the National Trust. Whilst the register is designed to raise public awareness of heritage items, the non-statutory function of the Trust limits conservation potential to an extent. The Heritage Act and the Local Environment Plan are thus the only remaining instruments through which conservation may take place. Chapter Three will assess the adequacy of these legislative mediums to conserve items which are significant to local perceptions.

Nevertheless, a localised environmental perception does not eliminate judgements concerning the economic and social impact of conservation. A major incentive for commercial developers is the image and atmosphere created by an historic building and the resulting benefit on sales. Antique shops, gift shops and restaurants have thrived in an era of conservation awareness. In some cases the retention of historic buildings for commercial purposes is more economically viable than a new

10. Chris Pratten, "Heritage and Urban Planning in Sydney : Future Directions?" Magazine of the RAHS, Oct. 1989, p.10.

development. An added advantage lies in the natural insulation capabilities which largely eliminates the need for air conditioning in the warmer seasons. These benefits, however, must be weighed against the economic costs of conservation. Anthony Chisolm has shown that under normal market conditions, conservation will not attain a socially desirable level. This theory applies specifically to those buildings which house exhibitions, as distinct from those which rely on direct sales for survival. Chisolm argues that if a private entrepreneur charged an entry fee capable of covering operating costs, the level of visiting would decrease significantly.¹¹ Thus, in this case, government subsidisation is essential to ensure conservation. Chisolm's argument is valid and highlights the case for government concessions in privately funded museums. Nevertheless, the theory ignores alternative methods of ensuring conservation. Economic viability, and therefore conservation, is attainable where products will respond more vigorously to market forces. Thus restaurant, antique and gift shops for example are more capable of sustaining an historic building. Chisolm's theory therefore emphasises the inadequacies of private museums in the market place, and the importance of thoughtful marketing to ensure conservation.

11. Anthony Chisolm, Heritage Conservation in Australia : an Evaluation of Economic Incentives, Canberra, 1982, p. 14.

Whilst economic considerations figure prominently in conservation decisions, the social impact has received less attention in the past. Although significant buildings are retained for widespread appreciation, long term social problems have resulted from conservation. The social dislocation which occurred in Paddington from the 1970's and The Rocks in the 1960's as a direct result of high property values, for example, is difficult to justify within the framework of conservation philosophy. This dilemma arises in response to the aesthetic transformation of historic buildings, and the community's consequent gentrified image of the physical past. The social importance of working class areas which conservationists seek to retain is thus destroyed. Social dislocation has also occurred where buildings have been adapted for tourism purposes. In Berrima, for example, wholesale conservation to support a tourism base has contributed to substantial rises in property values and attracted an urban populace to the area. This issue is also examined in Chapter Seven in the context of the economic impact of bypasses.

A further social paradox of conservation arises from the way in which the community receives the practice. Whilst conservationists seek to retain buildings for modern appreciation, public perceptions of a desirable cultural landscape may be unduly influenced by this objective. Thus the economic viability of heritage based tourism has encouraged false replicas of historic buildings in some cases. Although conservation bodies

oppose this practice on the basis that it distorts architectural innovation, the philosophy is not generally accepted by the community. Indeed, it is arguable whether this philosophy should be incorporated into planning legislation. Nevertheless, the very practice of conservation may be fairly charged with discouraging a natural flow of architectural stylistic development, at least in some quarters. Paradoxically, this self-conscious vision of history which conservation bodies unwittingly encourage, serves to undermine the credibility of the whole movement.

Thus, although public concern for the cultural environment has climaxed in the past thirty years, conservation efforts have been mitigated by questioning both within and outside the movement. The inadequacy of former assessment processes has been addressed, and attempts to consolidate an underlying philosophy have increased the credibility of conservation practices. Despite these efforts, the scale at which society relates to the environment is little understood. This issue is critical to a just application of philosophy to legislation. The socio-economic advantages and disadvantages of conservation also need to be justified within a philosophical context. Resulting high property values and social dislocation are long term effects which must be considered. These issues are fundamental to the continued relevance of conservation to society.

CHAPTER THREE

CONSERVATION, LEGISLATION AND ENVIRONMENTAL PERCEPTIONS

The application of sound philosophy to any legislation is of fundamental importance. The statutory provisions for historical conservation, however, are entirely based upon ideology, unlike many other forms of legislation which also protect society's more practical interests. As such the concept of conservation is inevitably assailable given the inherent tendency to question motives or philosophies within society, and the pressure of economics on the historic environment. Thus, more concerted attempts to consolidate an underlying philosophy have occurred in recent years. Although these efforts have, to some extent, lent greater credibility to the conservation cause, instances of unsound legislative philosophy remain. As discussed in Chapter Two this applies particularly to the Heritage Act which bases conservation decisions on state significance. The condition not only admits a challenge to the Act's legality, but also shifts the chief responsibility for conservation to local government. This is perhaps appropriate given society's predominantly localised perception of the environment. Nevertheless, the infrastructure for conservation at the local level has proved to be inadequate in the past. An examination of Goulburn's Town and Country Planning Scheme (1961 - 1990) exposes the insufficient provisions. The more recent revision of many Local Environmental Plans (LEPs), however, has addressed this problem to a large extent.

The advice of heritage consultants has also helped to eliminate the discretionary element in councils' decisions. Nevertheless, several factors diminish the potential for conservation at the local level. The fact that local government is only asked to consider the likely impact of a proposed demolition or alteration of a heritage item, largely mitigates the responsibility to conserve the cultural environment. Similarly, the reliance on the National Trust's register as a basis for conservation policy admits inadequacies given the method of assessment and the incomplete nature of the inventory. Finally, local government is not financially equipped to offer incentives for conservation, but must rely on application to the State for funding. Whilst legislation is an important instrument in effecting conservation, dissident views must also be considered. This issue will be explored in the context of representative democracy.

The ensuing chapters seek to prove that unique forces determined the appearance of Goulburn's cultural landscape and that such developments warrant a localised affinity with the environment. Nevertheless, assessment of cultural significance is based on a variety of levels. The Heritage Commission, which was established in 1975 by the Federal Government compiles the register of the National Estate. Although the Commission performs an advisory role and has only weak referral powers in relation to Commonwealth property, the register does not adequately represent cultural development. A review of National Estate registrations in Goulburn for example,

reveals a concentration on public buildings and a gentrified image of residential development. (See Appendix IIIb). Furthermore, the inventory has little relevance in the national context. As shown in relation to the Heritage Act, such assessment must necessarily impose a uniform model of development on the state or nation. Regional differentiation negates the practicality of the model. Whilst the Commission performs a largely non-statutory function, the register has important ramifications for local planning authorities who base conservation decisions on heritage inventories. The impression conveyed by a listing is that added weight should be given to the conservation of a particular item, in preference to one not listed by the Commission. Although the register does include important buildings in Goulburn, they are not necessarily the most significant items. Assessment by the Commission thus potentially works to the detriment of historical conservation at the local level.

The Heritage Act may also be fairly charged with impeding local conservation to an extent. Whilst the Heritage Act, under the direction of the New South Wales Department of Environment and Planning, protects significant items of the environmental heritage, the condition of state significance poses problems. This was evident in Goulburn in 1985 when the local council attempted to thwart a proposed permanent conservation order on a residence to enable its demolition and the construction of a civic centre. The semi-detached

Georgian houses known as "Brackley" and "Acton" were built around 1850 using stone and brick materials and shingle roofing. The house was significant to the local heritage in the sense that Goulburn had only 228 houses in the period 1847 - 49, and the cottages represented one of the finer constructions. Additional significance lay in the fact that the first mayor of Goulburn and a number of professionals lived in the house.¹² The city council used the Heritage Act to their advantage by arguing that although the building was important locally, it was not endowed with significance for the state. The report to the Minister for Environment and Planning acknowledged this fact. The obvious pressure for expansion of local government operations, coupled with the legislative flaw, resulted in the defeat of the proposed Permanent Conservation Order and the subsequent construction of a civic centre. The case of "Brackley" and "Acton" highlights the fact that in the past, the Heritage Council, which acts as an advisor to the state government, has assumed conservation causes which should theoretically be managed by local government. The legislative shortcomings of the Heritage Act, however, have limited the Council's effectiveness.

12. Charles O'Connell, "An Inquiry Pursuant to Section 41 of the Heritage Act, 1977, into objections of the making of a Permanent Conservation Order in respect of the building known as "Brackley", 184 - 186 Bourke Street, Goulburn. Sydney, 1985.

Nevertheless, the attempt by the Heritage Council to protect an item of local historical significance was warranted in the absence of appropriate conservation guidelines in the Town Planning Scheme. The Goulburn Town and Country Planning Scheme was gazetted in 1961 and, with several amendments, acted as the main planning instrument until 1990. The statutory provisions were in complete accordance with the Environmental Planning and Assessment Act (1979). A clause to protect places of scientific and historic interest was finally included in the plan in 1988, however the provisions were inadequate. The scheme provided that where an item was declared to be historically or scientifically significant, a person should not make alterations, or demolish the building or work without the consent of the council.¹³ In the absence of a heritage advisor, the "discretionary" element in local government decided the future of these items. Provision was made for the Council to apply to the Governor for protection of a building, land or work. There is little indication that the register of the National Trust was considered in the planning process. Thus, whilst an item of "scientific or historic" interest may be legally protected by the governor, the future of items registered by the National Trust, also deemed to have scientific and historic importance, could not be guaranteed by council. The item would then be subject to the normal planning regulations; historic buildings could

13. "Goulburn Town and Country Planning Scheme", Clause 38, 1988.

be converted to residential flats, for example, on the principal requirement that they conformed with size standards. The result of deficient conservation guidelines is apparent in numerous unsympathetic additions to items of the environmental heritage, and various unwarranted demolitions, as outlined in the following chapters. An additional factor which deterred widespread conservation practices was the provision that council must acquire the land, building, or work, which it considered to be historically or scientifically significant, should the owner request such action. It is therefore apparent that the legislative instruments for conservation in the old Town Planning Scheme were wholly inadequate.

In this context the 1990 LEP represents a dramatic change in conservation attitudes. The plan provides for consideration of the likely impact of a demolition or alteration on a heritage item, and encourages sympathetic form, scale, design, materials and landscaping in the conservation area.¹⁴ Most importantly, the plan admits a local perspective on heritage significance.

The LEP has thus assumed a vital role in protecting society's environmental affinities. Whilst these interests appear to be adequately represented, several factors work to the detriment of this objective. The fact that planning authorities are only asked to consider the likely impact of an alteration or demolition on a heritage

14. Draft Goulburn LEP, 1989, pp. 50 - 54.

item, for example, does not impose a legal responsibility to conserve. The advice of the heritage consultant is therefore paramount in the assessment process. In order to establish the significance of places or structures, however, both physical and documentary evidence must be gathered. The heritage advisor to Goulburn City Council has expressed the concern that time pressures occasionally prevent a comprehensive study of threatened items.¹⁵ This deficiency was apparent in a report on workers' housing at No. 20 - 22 Clifford Street in 1989. (See Plan 1 for all street locations) Limited knowledge of the building's significance eventually contributed to its demolition. (See Chapter Four). It is therefore crucial that sufficient time is devoted to heritage reports in order to allow informed decisions about the future of local heritage.

The decision making process is also hindered, to an extent, by local government's heavy reliance on the National Trust's register as a basis for conservation. Whilst the Trust's inventory is the most comprehensive guide to items of local historic significance, the method of assessment admits inconsistencies. Robertson has shown that in Mosman, many National Trust listings were based on visual assessment and less attention was devoted to documentary evidence. In essence, the inventory focused on late Nineteenth Century edifices and individual grand

15. Goulburn City Council Minutes, 8th June, 1990, p. B44.

old houses, thereby conveying a distorted image of Mosman's character. Robertson, by contrast, identified cultural significance in a large number of Federation style houses on estates developed as speculative ventures by builders and developers.¹⁶ Whilst this thematic distortion does not exist in the Goulburn inventory, the ignorance of documentary evidence is at times, apparent. Thus, only three of the five Victorian mansions in upper Cowper Street have been recorded, the Technical College which encompasses a Victorian residence is omitted, and Saint Michael's Novitiate, which includes two early residences is ignored. Similarly, buildings which are obscured from public view or have unsympathetic additions are omitted from the register, thereby confirming the bias for visual assessment. Thus No. 45 Eldon Street, No. 39 Cathcart Street, "Pineleigh" at No. 216 Addison Street, and the Verner Street Nursing Home are not recorded by the National Trust. (These houses are discussed in greater detail in the following chapters). The incomplete nature of the inventory was partly addressed by a Heritage Study commissioned by the Goulburn City Council in 1983. A lack of documentary evidence resulted in the exclusion of several heritage items. This deficiency assumes greater significance in the light of local conservation policy. The present conservation area, for

16. S. B. Robertson. The Effectiveness of National Trust Listings as a Guide to the Heritage Value of an Urban Area. Mosman : a case study, Graduate Project Report for the degree of Master of the Built Environment, UNSW, 1982, p. 2/44.

example, is based on the inventories of the National Trust, the Heritage Council, the Australian Heritage Commission, the Royal Australian Institute of Architects, and the additional recommendations in the Heritage study. The area conforms with the stipulation by the Heritage Act that a precinct should contain more than fifty percent of the total number of items of the environmental heritage.¹⁷ A "heritage item" is therefore rather narrowly defined as "a building, work, relic, tree or place of heritage significance to the City of Goulburn which is:

- a. situated in the conservation area (See map 1) or
- b. described in a separate schedule" (See Appendix II)

Due to an incomplete National Trust register, the schedule is also deficient. Consequently, the items outlined in Appendix IV has minimal protection in the LEP in the event of an aesthetic threat.

A further weakness in conservation policy relates to local government development of its own land. As the heritage advisor has highlighted, a policy requiring local authorities to include relevant information such as materials, details and colours in development applications is absent.¹⁸ Fortunately the advice of the heritage consultant was well received in two recent cases in Goulburn, however, it is clear that adequate guidelines

17. NSW Heritage Act, 1977, Section 4 (1).

18. Goulburn City Council Minutes, 8th June, 1990, p. B44.

must be formulated for local government to ensure conservation.

These shortcomings, combined with inadequate levels of finance, work to the detriment of localised conservation efforts. Whilst the Heritage Act provides for financial incentives in the form of rate and land tax relief for protected heritage items, the smaller budgets of local governments do not allow such encouragement. Grants or loans from the Heritage Council's Conservation fund may counteract this problem, yet there is no guarantee that an application for assistance will be granted. Thus the financial constraints of local government also hinder conservation to an extent.

Whilst the legislative process is potentially an effective instrument in encouraging conservation, sections of the public view it as an unnecessary encroachment on personal freedom. Such opposition is valid and must be considered in the context of the present system of democracy. Craig argues that representative democracy, by placing responsibility in the hands of elected members, does not encourage a high participatory role by the public after elections. Thus the ability of the public to express changes in social values and preferences after this point is diminished.¹⁹ The ambiguities of representative democracy and the validity of dissident

19. Donna Craig, "Democracy and Environmental Planning", A Paper prepared for the Second National Environmental Law Symposium, Melbourne, 1983.

views, however, have gradually assumed greater prominence in conservation legislation. Thus the Commission of Inquiry at state level and, to a lesser extent, the Environmental Impact Statement at local level, take account of society's opposition. It is through these mediums that a full range of social values and preferences may be incorporated in conservation decisions.

It is apparent that a predominantly localised perception of the environment is not adequately reflected in conservation legislation. Whilst the Heritage Act protects significant items of the environmental heritage, the philosophical basis of the legislation works to the detriment of localised conservation efforts. Although it is recognised that some features of the cultural landscape are more important than others, this does not endow them with state significance. It is essential that legislation is altered to admit a localised perspective on the environment, and therefore a more realistic context in the assessment process. Local government is gradually assuming greater responsibility for conservation, however, inconsistencies in the assessment of heritage items by the National Trust, and the absence of a policy on local government development of its own land, diminish the effectiveness of these efforts. Financial constraints also hinder conservation at the local level. It must be noted, however, that as the philosophical foundations of legislation are inevitably assailable, allowance must be made for those sections of society who view conservation as an encroachment on freedom. The instruments for

public objection currently in place have removed inequalities associated with legislation. Such legislative services may also eventually provide for regional differentiation in cultural development.

CHAPTER FOUR

WORKERS AND GENTRY : RESIDENTIAL ARCHITECTURE, 1829-1880

The period from 1829 to 1880 encompassed the tentative beginning of closer settlement in Goulburn and the gradual adoption of more permanent housing. Several forces worked to determine the location and style of houses during this era. The more substantial dwellings in the early years were the larger homesteads reflecting the wealth of the pastoralist. Such permanence did not reach the township in any significant number until the 1870's when the economy showed more stability. The location of town housing was influenced by the plan of 1829 which established a town to the north and the 1833 town plan which was surveyed on higher ground to the south. The physical development of each township was partly governed by the location of the Great South Road and the economic impact created by the rural hinterland. A further influence on the location and style of housing lay in the existing social relations. Large landowners such as William Bradley and William Lithgow effectively restrained town settlement until the 1870's and 1880's when subdivision occurred. The distinction between the labourer and the capitalist, who, in many cases had political power was marked during this period. In the climate of limited credit access, the working class rented small and often poorly ventilated cottages from capitalists, whilst the houses owned by a wealthier class were larger and dominated the fashionable areas of town. The essential distinction in style lay in the small and

simple design of the cottage or terrace, with their potential for additions at the rear, and the more permanent homes of the wealthy which had elaborate plans and an array of outbuildings. Whilst these homes were generally located on higher ground or at a distance from denser settlement where space provided an element of grandeur, working class cottages and terraces were situated close to the township or near work places. Geographic, economic and social conditions are thus inextricably linked to the style and location of housing, and it is the context in which the case for historical conservation should be understood.

The Goulburn Plains were discovered by James Meehan and Governor Macquarie in 1820. The discovery was a culmination of several exploratory trips to the south including Wilson's expedition in 1798 and Hamilton Hume's journey in 1814.²⁰ Crown land was granted to prominent men in the 1820's and 1830's; 2,000 acres was granted to Jonas Bradley in 1825 whilst his two sons, William and Thomas, expanded their holdings by both grants and grant by purchase over the next forty years. William Lithgow was granted 2,000 acres in 1837, and purchased a further 1,280 acres in the same year to increase his holdings around the Wollondilly River.²¹ Land was granted in every direction around the Goulburn Plains, with many of the

20. W. A. Macdonald, "Old Goulburn and the Southern District, Journal and Proceedings of the Royal Australian Historical Society, 23, 1932, p. 159.

21. Record of Crown Land Grants, State Archives.

stations worked by overseers. The decision to survey a township in 1829 was a recognition of settlers' needs and provided many with the confidence to erect more permanent homesteads in the 1830's.

The first Goulburn township was laid out on an area which now occupies the northern end of the city. Like many country towns, the rectangular grid survey was used as a guiding principle, thus allowing for easy extension of the township (Plan 2). Despite the allowance for such a possibility, it was clearly unnecessary, at least in the immediate future. In 1836 Backhouse wrote:

"The old town of Goulburn consists of a Court House of slabs covered with bark, a lock-up house, a few huts occupied by mounted police and constables, a cottage of roughly cut timber, and a small inn affording tolerable accommodation."²²

The temporary nature of the first township can be attributed to the survey of a new township in 1833 on land owned by William Bradley. (Plan 3). Governor Bourke selected a site further to the south where the town would not be susceptible to flooding. W. R. Govett surveyed the town a safe distance from the river, using the rectangular grid pattern. Nevertheless, there was a basic difference in the alignment of the old and the new township. This was wholly due to the new route of the Great South Road which entered Goulburn via the present day Grafton Street.

22. James Backhouse, Narrative of a Visit to the Australian Colonies, 1836, pp. 439 - 440.

Although the road was poor and was not improved until the 1840's, the amount of traffic through Goulburn increased significantly. Grafton Street and Sloane Street then became major service roads, and this accounts for the number of former inns and shops which still occupy the streets. The old township maintained a few inns and other services for a diminishing number of settlers. In 1857 Edward Arnheim surveyed an extension to the first town²³, however, greater street uniformity and denser settlement occurred only with the subdivisions of the 1870's and 1880's.

The survey of a town plan provided an impetus to many large landowners in the district to erect substantial homesteads. The Goulburn Heritage Study notes that twenty or more stations around Goulburn were settled well before the first township was surveyed.²⁴ Although these properties were settled, makeshift housing stood as the main residence. Throughout the 1830's and 1840's however, the majority of homesteads in the district were built. This trend can be attributed to the wealth of the pastoral industry, the proximity of a township for supplies, and greater access to building skills and equipment.

The opulence of the rural homesteads was in marked contrast to the appearance of Goulburn in the 1830's and 1840's. In 1836 Backhouse wrote that the town

23. Goulburn Herald, 10th March, 1857.

24. Lester Firth and Associates, Goulburn Heritage Study, Sydney, 1983, p.21.

consisted of "a few scattered buildings of brick and others of wood, one of the latter a hospital capable of receiving thirty patients".²⁵ Macalister indicates that the appearance had changed little in the 1840's; Goulburn "was simply a little bark roofed town, a tablelanders outpost".²⁶ The wealth generated by the gold rushes of the 1850's altered this situation to an extent. R. H. Martin wrote in 1853 that:

"Doctor Lang deems it beyond comparison, the finest town in the interior of New South Wales and says that the buildings generally are of a much more substantial character, as well as of a much finer appearance than those of most inland colonial towns".²⁷

By 1857 the local press were celebrating the large number of buildings being erected and the appearance of street uniformity.²⁸ Despite the fact that by 1859 the area of surveyed land had expanded, residential development was not as widespread. (Plan 4) Jevon's social map of Goulburn in 1859 indicates that much of the area to the south and west had not been settled. (Map 2)

Goulburn's physical development during this period can be directly related to the economic climate. Like

25. Backhouse, op. cit.

26. Charles Macalister, Pioneering Days of the Sunny South, Library of Australian History, 1907, p. 11.

27. R. H. Martin, Australia : Its History and Present Condition, 1853, p. 124.

28. Goulburn Herald, 15th September, 1857.

many country towns in the Nineteenth Century, Goulburn's economic development was cyclical. Growth was dependent not only on the traffic of the main south road, but also on the rural hinterland. Wheat production was just one industry which experienced dramatic fluctuations on the tablelands. Jeans points out that Goulburn growers could not compete effectively on the Sydney market due to high carriage rates.²⁹ Flour mills were thus mainly private concerns whilst only Bradley's mill and Mackellar's horse powered mill supplied the town with breadstuff.³⁰ Flour mills became more numerous in the late 1860's and 1870's as the railway opened more inland markets. Wheat cultivation underwent a brief upsurge on the tablelands, but millers relied heavily on imported grain. Wool production proved to be a far more profitable industry, and despite a decline in prices from 1839 to 1845, has remained an economic stronghold.

Goulburn's rural hinterland was an important influence on the development of the town as a service centre. W. S. Jevons commented in 1859 on the number of shops which stocked a variety of goods for the farmer:

"Nearly one half of the shops or stores cannot be otherwise distinguished because they deal in two or more lines of business...

29. D. N. Jeans, An Historical Geography of New South Wales to 1901, Sydney, 1972, p. 125.

30. Return of the Number, Name, Situation, and Description of Mills in the Goulburn District, 1837, Mitchell Library, A338, p. 52.

Drapery, groceries, hay, corn, dairy produce, teamster's articles, ironmongery, fancy agricultural tools and machines are often seen together.³¹

Goulburn's economy received the greatest boost with the arrival of the railway in 1869. The population increased from approximately 4,200 in 1871 to 6,400 in 1881³², businesses and hotels grew in number, and greater marketing opportunities were made available. The economy thus remained relatively stable throughout the 1870's.

Social relations experienced similar turbulence in the period 1829 to 1880. Early landowners established themselves as members of a gentry heavily influenced by European ideals. Land ownership was a measure of wealth and importance and was often accompanied by political power. William Bradley for example, owned 32,000 acres in and around Goulburn by the time of his death in 1868³³, and represented Argyle in the New South Wales Legislative Council from 1843 -46.³⁴ William Pitt Faithfull, James Chisholm, Francis Macarthur, Francis Rossi, William Lithgow and Edmund Lockyer were among other settlers who held economic and political control.

31. W. S. Jevons, "Remarks and Notes upon the Map of Goulburn" in Social Survey of Australian Cities 1858-9, pp.47-50, Mitchell Library, B864.

32. Lester Firth, op.cit., p. 89,

33. Charles O'Connell, "An Inquiry into the Making of a Permanent Conservation Order on "Lansdowne", Sydney, 1984, p.12.

34. R. T. Wyatt, The History of Goulburn, (1941). Reprinted. Sydney, 1972, p. 158.

The gentry's control was first seriously challenged when small landholders around Goulburn opposed the land regulations of 1847. The Act allowed the cultivation of grain and foodstuffs for private use yet forbade the sale or barter of this produce on Crown Land. Local cultivators perceived the new regulation as "impolitic, unjust, and... subversive of the best interests of the community³⁵", whilst the press challenged the ability of the large landowner and stockholder to survive without the produce of the agriculturalist.³⁶

The social divisions of this period are also highlighted by attitudes towards transportation. Landowners and prominent businessmen were the chief opponents of the transportation of convicts to New South Wales, and the language used in petitions indicates their wish for a more desirable society. In 1846 a petition was prepared by Major Edmund Lockyer and endorsed by other pastoralists and businessmen. Transportation was denounced as a "moral and social evil" which contaminated society. The petitioners also recommended that the minimum upset price of land should be reduced to encourage "free emigrants of unexceptional character" to the colony. The labour supply would then urge capitalists to settle in New South Wales, thereby ensuring prosperity and "the

35. Goulburn Herald, 15th August, 1848.

36. Ibid., 25th November, 1848.

highest interests of the inhabitants".³⁷ Thus, the gentry not only opposed the convict presence, but also promoted the social and economic advantages of their class.

The advent of free selection in Goulburn and elsewhere thwarted the gentry's power to an extent. Although much of the land was still owned by a wealthy few in the 1870's, the Sydney press claimed that Goulburn was "the centre of a large district of free selectors who have successfully combined agricultural and pastoral pursuits, and have an acreage of land in cultivation that is exceeded by few districts in the colony."³⁸

The Public Schools Act of 1866 also served to undermine the importance of the wealthy. A public school was opened in Goulburn in 1868 by Henry Parkes. In his speech, Parkes highlighted the fact that a school established for the sons of the wealthy in the town in 1858 enjoyed a short existence. In contrast, the public school would flourish due to its ignorance of class and creed.³⁹

The economic and social environment of the period 1829 - 1880 significantly influenced the quality of houses chosen by the working class. In 1857 a newspaper

37. Copies of six resolutions passed at a public meeting on December 1, 1846 against the renewal of transportation. C.A. Fitzroy Despatches, Vol. 53, pp. 13-27.

38. Town and Country Journal, 28th September, 1878 p.599,

39. Goulburn Herald, 9th May, 1868.

editorial condemned the small size and poor ventilation of artisans' houses and emphasised that:

"Avarice is too frequently the foundation on which structures are erected. The capitalist knows that a number of small houses, let each at a comparatively small rental, pay better than one or perhaps two large houses let at a high rental, and costing as much to build as would the row of small ones".⁴⁰

Despite the health risks, a small cottage was often preferred by families earning a low income. Living and cooking quarters would then be confined to two or three rooms. The preference for smaller houses is apparent in the fact that in 1869, 27.2% of houses in Goulburn consisted of two rooms or less, 51.7% had 3 - 4 rooms and only 9.1% of houses had five or more rooms.⁴¹ Whilst age, marital status and family size are relevant factors in analysing these statistics, the economic climate was also an influential element in choosing a house. In 1846 Goulburn carpenters earned 32 pounds, bricklayers 32 pounds, and farm labourers 17 pounds per year, whilst the average rent of a house suitable for a mechanic and his family ranged between five and seven shillings per week.⁴²

40. Ibid., 15th September, 1857.

41. Goulburn Municipal Council Rate Book - 1869. Note 12% of houses listed did not detail size.

42. Returns re mechanics wages, labour and housing conditions, institutions, agricultural produce, average prices etc.

Letters from Government Offices, pp. 268-277, Nov 1844 - May 1846.

This situation was exacerbated by the lack of a building society in the town or a fund to relieve the poor.

Economic constraints also impinged on the choice of building materials and the location of housing. In 1851 Goulburn had a total of 296 houses of which 212 were constructed of stone or brick, 84 of wood, and 239 had shingle roofs.⁴³ Jevons' social map of Goulburn in 1859 provides the clearest insight into the quality and location of housing. (Map 2) It is apparent that the majority of "third class dwellings" were located near the city centre close to work places or around the river where farming and brickmaking were undertaken. Jevons described a "third class dwelling" as "a simple log hut" however it also included "a great many brick and rubblestone cottages". A second class dwelling constituted a larger cottage.⁴⁴ The choice of brick and stone construction over the limited timber material gave an enduring quality to much of the town's architecture.

The survival of much of Goulburn's working class architecture provides an insight into the evolution of the town's cultural landscape. A distinctive feature of workers' cottages is their small size yet the potential for additions to the rear. The cottage known as "The Crumbles" at No. 57 Reynolds Street has a small street frontage and contains only four rooms, however, the house

43. 1851 Census as printed in Goulburn Herald, 24th May, 1851.

44. Jevons, op. cit.

was built on a large allotment thereby allowing for extensions. The cottage was constructed around 1860 using locally quarried random rubble as the main material.⁴⁵ The facade was made more presentable with brick construction (Figure 1). The house has been well conserved and is representative of a number of workers cottages which once occupied Reynolds Street. (For all Street locations refer to Plan 1)

Examples of the simplified Georgian cottage also appear at No. 74 Grafton Street where stucco has been used to highlight street presentation, and at No. 18 Sterne Street where an ochre lime wash was used to conceal rough stonework and prevent damp. Greater attention to attractive and solid construction is most apparent at No. 42 Goldsmith Street. Dressed granite with fine joints, vermiculated sandstone quoins, and window and door surrounds, indicate that the cottage was unusual in Goulburn. (Figure 2) It is currently utilised as an office however, the encroaching commercial sector has diminished the value of the house in the streetscape.

The situation has produced the same affect at No. 62 - 66 Goldsmith Street. The row of cottages is the most significant of all working class architecture in Goulburn by virtue of its design and construction techniques. The group known as "Beard's Cottages", demonstrates the building methods and simplistic styles of the 1840's and

45. Title deeds in possession of Mr. and Mrs. J. Spicer.

1850's. (Figure 3) The coursed random rubble construction however, does not feature the fine joints of No. 42 Goldsmith Street, and this may account for cracking in mortar joints. Cracking has also occurred along lines of weakness within a quantity of the stone. It is essential that precautionary measures such as stone replacement and joint repair are undertaken to prevent further structural weakness in this important group.

The working class nature of this area is also apparent in another stone house in Goldsmith Street which is currently being used by the Smith Family, and in the two semi detached forms at No. 81 - 83 and No. 85 - 87 Goldsmith Street. (Figures 4 and 5) The simple Georgian form has been altered in No. 81 with a side extension whilst bright paintwork on No. 85 - 87 detracts from its importance in the streetscape.

The semi-detached form was a popular design in the climate of limited land access. A unique example of this style is apparent at No. 24 - 26 and No. 28 - 30 Australia Street. Although timber was a rare building material in Goulburn, it is here used in a decorative mode to gentrify the cottages; on the facade of the houses, wood has been fashioned to resemble stonework, with particular attention to door and window surrounds. (Figure 6) These cottages may have established the working class character of the area.

A similar situation has occurred in the inner north of Goulburn. The semi-detached houses at No. 4 - 6

Lithgow Street represent the progression of settlement from the old to the new township. The random rubble construction on the side walls, simplified fenestration patterns, carved render on the facade, and simple hipped roof are design techniques used on many houses built in the Georgian period in Australia. (Figure 7) Whilst the value of this group and other houses in Lithgow Street have been highlighted by colourful paving, scant attention to scale and housing density in the past has modified the visual impact of the area.

The simplified designs of the Georgian era were also translated into the terrace form. The group at No. 458 - 464 Auburn Street is a valuable element in the inner north in the sense that an earlier period of settlement is represented amongst later housing development. (Figure 8) The cottages were originally three room constructions but many now have additions at the rear. The additive quality of Georgian cottages contrasts significantly with later housing; the basic rectangular form allowed the sympathetic extension of a skillion roofed section at the rear.

Nevertheless, the design techniques of the Georgian period have often clashed with modern needs. A group of six double storey terraces at No. 174 - 184 Sloane Street, for example, have lean to additions at the rear which once housed the kitchen, laundry and bathroom.⁴⁶ Current

46. It is interesting to note that E. C. Manfred designed No. 178 - 180 Sloane Street in 1880 thus indicating the persistence of the Georgian form into the Victorian era.

health regulations advocate the enclosure of these rooms within the main house. In this context, demolition and reconstruction is a more viable alternative for owners. Pressure from developers have seriously challenged the survival of the terraces in the past. In 1982 the Heritage Council of New South Wales opposed an application to demolish a terrace in favour of a service driveway for the adjacent hotel. The proposed demolition threatened the uniformity and architectural variety of this most important block. A suitable compromise was reached, outbuildings were demolished, bathrooms and kitchens were moved within the main house, structural cracking was repaired, and the facades were rejuvenated.⁴⁷ The Sloane Street terraces are now a viable economic concern and reflect the necessity of liaison between owners and conservation bodies. (Figure 9)

Whilst the Sloane Street terraces were relatively protected from the business sector, the two storey terraces located at No. 20 - 22 Clifford Street have recently fallen victim to an expanding Central Business District. (Figure 10) In January, 1990, a commercial developer applied for the demolition of the group on the basis that the existing structure was unstable and inadequate for the proposed development. The local council and the heritage advisor noted significant external cracking, the collapse of bricks around the rear

47. Lester Firth and Murton Pty. Ltd., Architectural Report 178 - 184 Sloane Street, Goulburn, Sydney, 1982.

windows, and the instability of internal walls. It was thus recommended that demolition was the most economically viable alternative.

The conflict of economic concerns and the conservation of historic buildings is a much debated topic. The philosophical basis of conservation bodies is seriously challenged by the economic argument which is most often in favour of demolition. In this case the conflict was exacerbated by the gradual expansion of the business sector in Clifford Street; in 1989 the location of a car wash next to the terraces was approved by council with little regard for the aesthetic affect on the terraces. The approval was a forerunner to the eventual removal of the houses. The position adopted by the heritage adviser added weight to the developers' proposal. Whilst the structural state of the building was investigated, little research on its historical value was undertaken.⁴⁸ The group originally had a further two terraces attached to its western elevation until council approved their demolition in the 1980's. The Georgian group catered predominantly for the working class in their small size and location close to the city centre. Clifford street represented an important part of Goulburn's social history until the encroachment of the commercial sector. (Figure 11) Georgian terraces were demolished to provide space for an arcade on the northern

48. Report prepared by Goulburn City Council on No. 20 - 22 Clifford Street.

side of the street in the 1960's. Whilst social value is now reflected in a number of Victorian terraces in the western section of the street, the earlier appearance of Clifford Street has been eroded. Its status as an original part of the new township increases the historic value of the street and highlights the need for conservation. The deliberate failure of Goulburn City Council to analyse the importance of the terraces has contributed to the further erosion of Goulburn's cultural landscape.

It is apparent that the town's working class architecture is closely linked to the social and economic conditions in the period 1829 - 1880. Low incomes often dictated the size of houses, simple Georgian designs were popular, and houses were located close to workplaces on land which was not monopolised by landowners. Social and economic circumstances also impinged on the style and location of houses built by the wealthier classes. Businessmen and professionals built large, fashionable homes at a distance from denser settlement, or tended to establish elite areas such as Church Street and Bourke Street near the Anglican church.

William Bradley asserted his importance in the district by building "Lansdowne" and its substantial out-buildings on the Bungonia Road around 1830.⁴⁹ The house is a slab and weatherboard construction with brick wings

49. O'Connell, op. cit., p. 12.

at the rear. (Figure 12) The rubble stone ball-room, coach house and stables are the grander structures on the property and suggest that Bradley may have intended the construction of a more permanent home. (Figures 13 and 14) His social status as a member of the landed gentry and a political representative partly necessitated opulent surroundings.

The "Lansdowne" homestead and outbuildings have been protected by a Permanent Conservation Order since 1983 on the basis of Bradley's association, the architectural value of the structures and their uniqueness.⁵⁰ Although objections to the order were lodged by the owner, compromise was reached, and today "Lansdowne" caters for rural holiday makers. The buildings have thus retained the rural setting in which they were built.

The "Garroorigang" Homestead on the Braidwood Road is situated a short distance to the south west of "Lansdowne" and reflects the popularity of the Mulwaree Ponds area for rural settlement. Charles Thomas built the house in 1857 and operated it as an inn until 1868 when it was purchased by a S. Harborne Belcher. Belcher eventually remodelled the former inn to accommodate a large dining room and study, and established a "school for gentlemen's sons" at the rear of the house.⁵¹ A portion of the large stable complex was converted to a school room and this still

50. Ibid., pp. 13 - 14.

51. Stuart Hume, The Story of Garroorigang, Goulburn, 1980.

exists complete with desks and the students' names labelled on them. (Figure 17) The Stables are no longer used for horses but have been converted to living quarters. The dairy was an additional sign of rural practices on the "Garroorigang" property which covered a large acreage to the rear of the house. Unfortunately the dairy was burnt when a fire swept the area in the 1920's. The house, however was not damaged.

It is apparent that several changes have been made to the exterior of "Garroorigang" Homestead including the replacement of shingle roofing with corrugated iron, and further verandah additions to protect against strong south-westerly winds. (Figures 15 and 16) Nevertheless the home remains a reflection of Belcher's wealth in its retention of much of his Victorian furniture, and also depicts the role of private schools in Goulburn, and the rural nature of the area. It is thus classified by the National Trust and registered by the Australian Heritage Commission. The homestead is open for public inspection and is owned by the Hume family who are collateral descendants of the explorer, Hamilton Hume.

The house known as "Riversdale", located in Twynam Street, North Goulburn, has a similar history to that of "Garroorigang". The house was built between 1837 and 1840 by John Richards and was operated as an inn from 1843 to the early 1850's. After a brief period as a boarding school, "Riversdale" became a private house. The prominent surveyor, Edward Twynam, was one of the most

noted residents.⁵² The style of the home, however, is slightly grander than "Garroorigang". The design is similar to John Macarthur's "Elizabeth Farm" and suggests the influence of pattern book architecture. (Figure 18) Conservation work has involved the demolition of walls enclosing the courtyard verandahs, other minor external repairs, the restoration and reconstruction of outbuildings, and the restoration of rooms in the main house. The National Trust has thus ensured the conservation of "Riversdale" as a complete unit.

Thus, it is apparent that substantial homes were commonly located on the outskirts of the city in the early years of settlement. "Hillside" located at No. 12 Church Street is an exception to this pattern. The single storey brick house was built for Duncan Mackellar, a local flour mill proprietor, between 1843 and 1845.⁵³ It is evident from rate entries, however, that the original house was smaller than that which exists today; in 1869 "Hillside" was described as housing five rooms, an office, and outbuildings, whilst in 1880 the house had ten rooms, a kitchen, stables and wash house. The detached kitchen and servants quarters formed a small courtyard at the rear which possibly gave easy access to firewood and water. The layout of these buildings provides insight into the social status of Mackellar and later owners; service

52. L. J. Buckland and R. Roxburgh, Riversdale, Goulburn, 1970, pp. 7 - 12.

53. Title Deeds in possession of Mr. and Mrs. R. Coulton.

quarters were typically located away from the main living area to minimise cooking odours and noise in wealthier homes. The facade of the house also reflects attention to detail with an impressive entranceway and carved wooden verandah posts. (Figure 19) It is apparent from a circa 1880 photograph of the house that the verandah extended over three sides and thus contrasts with the present alignment which allows for an addition on the southern elevation.⁵⁴ More dramatic changes, however, have altered the appearance of the stables at the rear. The rubblestone structure has been adapted for living purposes with the addition of one floor and the construction of a kitchen, bathroom, pantry, laundry and bedroom. Bay windows and a verandah have destroyed the original external appearance of the stables. These alterations in conjunction with changes to the main house preclude any other recognition besides that accorded by the National Trust listing.

The construction of "Hillside" represented an important development in Goulburn's social history in the sense that the inner west was established as a fashionable area for grander residences. The location assumed greater popularity in 1848 when the first Anglican Cathedral was built near the intersection of Bourke Street and Montague Street. "Bristowe Lodge" was built a short distance to the north of the church, next to "Brackley". Although the construction date is unknown, the fashioning of timber to

54. Due to copyright regulations at the Mitchell Library this photograph is not available for printing.

resemble stonework and the extensive use of shingles suggest that the house was built in the 1850's or 1860's, in the same era as its neighbour. (Figure 20) The house was occupied successively by a dentist and a number of doctors and thus represented an important aspect of Goulburn's social history. "Bristowe Lodge" was demolished in 1962⁵⁵ and the land remained vacant until 1988 when construction of a civic centre began. This development resulted in the demolition of "Brackley", the last remaining example of shingle construction in Goulburn.

The Cathedral precinct demonstrates a range of construction methods used on elite homes. "Claremont Cottage" at No. 101 Bourke Street is a two storey stone residence which was built as a school for Miss M. Wright in 1872.⁵⁶ Dressed stone with thin mortar joints has been used on the north, south and eastern elevations whilst the facade features smooth ashlar blocks. (Figure 21) Ashlar was the finest and most expensive form of stone masonry and this explains its use only on a feature wall. The plan of the house also indicates the wealth of the owner; a drawing room, dining room, library and four bedrooms occupy two storeys. It is apparent that the kitchen was originally detached from the house.⁵⁷ The building is located at the rear and is reached via a covered walkway.

55. Goulburn Evening Post, 4th January, 1962, p. 7.

56. Goulburn Evening Penny Post, 29th June, 1872.

57. Goulburn Municipal Council Rate Book, 1877.

The width of the fireplace inside the building and the indentations which held an iron rod and cooking pots in place, clearly indicate its former use as a kitchen. A laundry, store room, and upstairs living area for one servant, were also housed in this section. It is interesting to note that this distinctively shaped weatherboard structure appears in an 1870 photograph of Goulburn, and is thus the earliest building on the allotment. It is, in itself, an instructive example of early workers housing. (Figure 22) A later weatherboard cottage is situated opposite the kitchen. The stone coach house below the landscaped garden also occupies the large allotment.

Whilst the outbuildings were an important aspect of a family residence, the need for them was greater when the home was converted to a boarding house. It is clear that "Claremont" was used for boarding purposes.⁵⁸ This tradition was continued until recently by owners who catered for holiday guests. Commercial use has largely ensured that a range of building modes has been conserved. "Claremont" therefore remains a reflection of the town's social and economic development.

In contrast, the house known as "Saint Clair" at No. 318 Sloane Street was a rare development in Goulburn's socio-economic environment. The house was built circa 1843 by and for James Sinclair, a native of Scotland, who

58. 1938 Electoral Roll.

arrived in Goulburn in the early 1840's.⁵⁹ "Saint Clair" was a clear manifestation of Sinclair's wealth and contrasts with the makeshift dwellings of those affected by the economic downturn of the 1840's. The design was influenced by the colonial style of architecture which is also apparent in the original section of "Lockyersleigh" (late 1820's) and "Longreach", (1830's) both near Marulan. "Saint Clair" however, was designed as a town villa with split levels. The living area was slightly above street level on the first floor, whilst the lower level was used for storage, a kitchen, scullery, laundry and servants quarters. The house remains a valuable element in the streetscape and is protected by a Permanent Conservation Order. It is currently used as an office and exhibition house by the Goulburn and District Historical Society. (Figure 23)

A less conspicuous example of colonial architecture is apparent at No. 10 Cowper Street. It is a popular belief that "Ardgowan" was designed by James Sinclair during the 1850's, however, there is little evidence to support this claim. Sinclair disappeared on a journey to the Victorian goldfields in 1851 and was never seen in Goulburn again.⁶⁰ The architect of "Ardgowan" is thus unknown. Whilst the verandah design resembles that of

59. S. J. Tazewell, A History of Saint Clair, Goulburn, 1975, p. 14.

60. Lachlan Ross, Rossville to the Victorian Gold Fields in 1852, 1915. Extracts as published in "Goulburn and District Historical Society Bulletin", Nov., 1978.

"Saint Clair", there are few comparisons to be found elsewhere. The house was in fact, built in 1858 for John Woodward, a prominent merchant, publican and alderman.⁶¹

"Ardgowan" was intended as a permanent residence in Woodward's retirement. The elaborate verandah design, the impressive entrance, and a picturesque garden reflected Woodward's wealth. (Figure 25) The house contained a dining room (17 x 14ft), drawing room (17 x 14ft) and five bedrooms.⁶² It is apparent that several changes have since been made to the internal plan including the conversion of the dining room and drawing room into a single unit. (Plan 5) An extra room had been added to the house by 1880⁶³ and this is possibly the timber section on the southern aspect. Later unsympathetic additions were designed to correct this imbalance. (Figure 26) The outbuildings on the property, however, stand in their original forms. The kitchen stands at right angles to the main house and a flagstone courtyard was formed for wood storage. The stables stand at the end of a long drive in reasonable repair. The extensive garden, however, has almost wholly disappeared with only brick borders showing the former design of the drive.

The aesthetic qualities of "Ardgowan" were highlighted by its location away from the town centre on the Yass Road. The house stood on an elevated area and

61. Goulburn Herald, 5th February, 1859.

62. Goulburn Herald, 3rd February, 1866.

63. Goulburn Municipal Council Rate Book - 1880.

was surrounded by other fashionable homes. "Kilmorey Cottage" was situated on the corner of Cowper Street and Combermere Street, and was occupied by Alexander Mackellar, a local magistrate. The house had a drawing room, dining room, small library, five bedrooms, kitchen, cellar, laundry, servants room, a stable and coach house. The grounds included a fowl house, cow shed, four large tanks and a garden.⁶⁴

Kilmorey Cottage was later used as the teacher's residence for Kings College located in Combermere Street.⁶⁵ The house was demolished in 1967 to build a motel complex which detracts from "Ardgowan's" historical significance. In addition, housing development in this section of the Hume Highway has highlighted the threatened position of the house. It is essential that "Ardgowan" be conserved despite these developments, and that there is greater recognition of its value as one of the few substantial homes built before 1880.

More permanent housing reached North Goulburn from 1875 when the executors of William Bradley's estate subdivided 284 acres.⁶⁶ "Marston", at No. 13 Kenmore Street was built in 1875 on Section One of Bradley's land.⁶⁷ The house was constructed of granite with fine

64. Goulburn Evening Penny Post, 12th June, 1884, p. 3.

65. Goulburn Municipal Council Rate Book, 1895.

66. Goulburn Herald, 9th January, 1875.

67. Assumption based on the fact that Bradley's land was subdivided in 1875 and "Marston" was auctioned in February, 1876.

joints, sandstone quoins and window surrounds. It contained just two rooms and a hall.⁶⁸ (Figure 28) A second building containing two rooms on the ground floor and a third room on the top storey was added immediately to the rear at a later stage. An attached hauling device suggests that this room was used for storage. A third building constructed of weatherboard was an appendage to the original house and included a kitchen, servants room, pantry and store room. Additional buildings on the allotment included a two stalled stable, coach house and man's room.⁶⁹ Whilst the man's room has survived intact, the original coach house and stables are no longer apparent on the site.

The range of outbuildings and the granite construction of "Marston" indicate the wealth of the first owner. Henry Donkin, a lands agent, owned the house in 1877 and leased it to tenants.⁷⁰ This is the earliest record of an owner and it is possible that Donkin built the house. It was suitably located in a commanding position overlooking the Wollondilly River on the northern side and presenting extensive views of Goulburn in every other direction. The immediate surrounding allotment covered six acres with flower gardens and was enclosed by a paling fence.

68. Goulburn Herald, 19th February, 1876.

69. Ibid.

70. Goulburn Municipal Council Rate Book - 1877.

The large land area presented possibilities for extensions to the house. In 1883, Edric Morrisset, the Superintendent of Police, invited E. C. Manfred to design additions to "Marston". A new eleven room house was constructed on the northern side of the original buildings. A number of granite walls were demolished in the process.⁷¹ (Figure 27)

Thus "Marston" embraces two stylistic modes and construction techniques; the Georgian granite design of the original home has been disguised by the Victorian brick construction. This has encouraged a general belief that the latter addition was the first house on the site. Scant recognition by conservation bodies may be attributed to "Marston's" present status as a building in the Saint Michael's Novitiate complex. The scale of other buildings has diminished the importance of the original structures, and their history has been largely neglected. It is thus recommended that "Marston" be included on the register of the National Trust on the basis of its social and architectural value in Goulburn's history.

Similar criteria underlies the importance of "Bulwarra" at No. 244 Cowper Street. The house was designed in 1861/2 by J. Goold for Mrs. Anne Hurst, the widow of the wealthy Reverend Benjamin Hurst.⁷² "Hurstville", as it was originally known, was a unique

71. E. C. Manfred's Architectural Plans (Goulburn and District Historical Society).

72. Goulburn Herald, 9th October, 1861.

residential structure in Goulburn in the 1860's by virtue of its location in the West End and its Italianate features. Details such as bracketed eaves, the loggia, quoining and decorative verandah design were more common in city residences. (Figure 29) The house's internal plan also reflected Mrs. Hurst's wealth. The two storey structure included seven bedrooms, a drawing room, dining room, sitting room, servants quarters, bathrooms and store rooms. The one acre curtilage also highlighted "Hurstville's" opulence; an extensive garden enclosed by iron gates and palisading occupied three sides of the house.⁷³ Regrettably only the front fence and gate stand as testament to the house's former status. (Figure 30)

The grand nature of the house was used to advantage in 1880 when the "Hurstville" College for boys was established. A girls college was incorporated in the 1890's however, the house became a private residence again in the early 1900's.⁷⁴ "Hurstville" thus represents a significant part of the city's social and architectural history.

The wholesale destruction of "Hurstville's" visual impact on the environment highlights the lack of aesthetic controls over heritage items in the past, and the conflict of economic use versus historical conservation. In the 1950's extensive additions were made to the original house

73. Goulburn Evening Penny Post, 5th January, 1888. p. 3.

74. Goulburn Evening Penny Post, 7th April, 1904, p.3.

in order to accommodate flats. Important design details were then obscured. Thus the only reminder of "Hurstville's" architectural significance lies in photographic record.

An almost identical situation has occurred in View Street where "Euthella", the former home of Augustine Betts has been enveloped by successive educational institutions. The original home was designed in 1872 by the Italian architect, Andrea Stombuco, as a grand reflection of Betts' wealth and social position.⁷⁵ Augustine Matthew Betts was born in 1844 and was a grandson of the Reverend Samuel Marsden. He moved to Goulburn in 1868, established a solicitor's practice, was appointed city coroner soon after, and became actively involved in various business and social organisations.⁷⁶ "Euthella" was suitably located away from the township in an area which was not subdivided until the 1880's. The two storey house was therefore a dominant feature in the west despite its small frontage. (Figure 31) Picturesque detailing was also apparent in the extensive landscaped garden surrounding the house. Much of this area has now been replaced by buildings. Established trees and an ornamental water fountain are the only traces of a former garden.

75. Goulburn Herald, 6th January, 1872.

76. W. F. Morrison, A Centennial History of New South Wales, 1888.

The most significant changes, however, have occurred to the fabric of the building. In 1922 the Presbyterian Ladies College was established on the site resulting in the construction of further buildings to the north, and additions to the main house in 1938.⁷⁷ Although attempts to maintain the essential design are apparent in the southern bay window, the later verandah additions destroyed any traces of the original house and significantly altered the mass of the buildings. (Figure 32) Further additions to the rear were undertaken when the building was adapted to house a college for Technical and Further Education in 1975. Consequently, "Euthella" has been disguised by modern buildings and a sketch provides the only insight into its original form.

In contrast to "Euthella", "Penrice", located at No. 5 Lawrenny Avenue, stands largely in its original form. The house was built in 1878⁷⁸ to a design specified by the owner, Houlton Harries Voss.⁷⁹ Voss was a native of Swansea who came to Goulburn as an architect in the 1850's, moved to Sydney for a short time, and returned to Goulburn in the 1870's as an acting police magistrate.⁸⁰ The house adequately reflected Voss's wealth and social position in its location in the West End away from the closely settled township, and in its grand two storey

77. Wyatt, op. cit., p. 90.

78. Goulburn Municipal Council Rate Book - 1878.

79. Goulburn Evening Penny Post, 5th August, 1911.

80. Journal and Proceedings of the Royal Society of New South Wales, 1912, pp. 12 - 13.

form. (Figure 33) The ground floor housed a drawing room, dining room, parlour and two bedrooms, whilst the second storey included a dressing room, three bedrooms, and a library. Voss's wealth was also reflected on the six acre property which surrounded the house. A kitchen, servants quarters, store room, dairy, meat house, stable, coach house, and cow shed were enclosed by extensive lawns and gardens.⁸¹ The subdivision which occurred in later years resulted in the demolition of many of these outbuildings however, the kitchen and servants quarters remain intact.

"Penrice" represents one of Voss's grander designs during his architectural career in Goulburn. Many of the his designs were small scale commissions such as a cottage and outbuildings at "Wollogorang"⁸², outbuildings at the Mechanics Institute⁸³, and a church and school at Tirranna.⁸⁴ The opportunity for large scale designs arose from religious and educational demands. Voss designed the original portion of the Goulburn School in 1859⁸⁵, and the Catholic Convent of Mercy in Clinton Street.⁸⁶ These commissions had little stylistic influence on the design

81. Goulburn Herald, 3rd January, 1884.

82. Ibid., 11th May, 1859.

83. Ibid., 10th December, 1859.

84. Ibid., 12th February, 1859.

85. Goulburn Evening Penny Post, 5th August, 1911.

86. "Journal and proceedings of the Royal Society of New South Wales", op. cit.

of "Penrice", but they were important precedents for a grander mode of architecture. Furthermore, interesting comparisons may be drawn between the outbuildings on the property and other structures designed by Voss in the district. In 1859, for example, Voss designed a stable and coach house for a friend, James K. Chisholm, on his property, "Kippilaw".⁸⁷ The distinctive design of this building has aroused much attention from architectural historians. (Figure 34) A descendant of the Chisholm family has recently drawn comparisons between the "Kippilaw" outbuilding and the stable and coach house which once occupied Voss's land. Whilst direct stylistic links between the Chisholm homes ("Kippilaw" and "Wollogorang") and "Penrice" are not apparent, Voss may have been influenced by their grandeur. In turn, the Chisholm family were suitably impressed by "Penrice". In 1884, Harry Chisholm, the son of John Chisholm from "Wollogorang" purchased "Penrice" and changed its name to "Lawrenny".⁸⁸ The latter is the name by which it is more popularly known. The home is a unique reflection of the social and economic environment in Goulburn in the 1870's.

"Rosscrea", (originally known as "Rossneath") located at No. 236 - 238 Cowper Street, also demonstrates the more permanent nature of architecture in the 1870's, at least for an elite sector of the community. The house was built between 1871 and 1874 for Mrs. Ann Ross, the widow of the

87. Goulburn Herald, 12th February, 1859.

88. Goulburn Evening Penny Post, 17th April, 1888, p. 3.

Reverend William Ross.⁸⁹ The volume of Ross's estate is most apparent in the house's grandiose design. (Figure 24) The Gothic design and a similar fenestration pattern were utilised when Mrs. Ross invited E. C. Manfred to design a house in Bradley Street in 1881. (Figure 79) These similarities have prompted the suggestion that Manfred designed "Rosscree",⁹⁰ however, the architect's career in Goulburn did not begin until 1880 at the young age of twenty four. It is more probable that the Gothic style, also apparent in the Ross's residence at the Presbyterian Manse, (Figure 113) was the one preferred by Mrs. Ross. "Rosscree" accommodated a school for girls in the late 1870's and throughout the 1880's. In 1896 E. C. Manfred moved into the house and remained there until the early 1900's.⁹¹ Two of Manfred's sons then lived at "Rosscree" and divided it into its current semi-detached form. The house stands as testament to a more permanent phase of residential development in the 1870's.

The evolution of housing within Goulburn has been determined by a variety of factors which operated in many country towns in the same period. Each town, however, has reacted to geographic, social, economic and architectural influences in different ways, thus producing a unique

89. Based on the fact that Mrs. Ross owned the relevant vacant land in Cowper Street in 1871, (Goulburn City Council Rate Book) and advertised for a servant at "Rosscree" in 1874. (Goulburn Herald, 21st March, 1874)

90. Lester Firth and Associates, op. cit., p. 312.

91. Goulburn Municipal Council Rate Books.

cultural landscape. It is essential that sufficient research is undertaken in order to highlight the significance of individual buildings and thereby construct a case for their conservation. In Goulburn, for example, photographic evidence has proved that Goldsmith Street and Clifford Street were formerly dominated by workers housing, and that a variety of materials were used in their construction. The gradual demolition and aesthetic depletion of these houses has resulted from an encroaching commercial sector and a failure by developers to understand the importance of the streets in the city's history. Additional areas of concern include unsympathetic extensions at "Hillside", the threatened appearance of "Ardgowan", and the aesthetic destruction of "Hurstville" and "Euthella". Whilst the lack of conservation measures is apparent in these examples, recognition of their value has been reflected in "Lansdowne", "Riversdale" and "Saint Clair". The preservation of these properties has, to some extent, highlighted the aims of the conservation movement.

CHAPTER 5

UNIVERSAL AFFLUENCE : RESIDENTIAL ARCHITECTURE 1880 - 1890

PART 1 - WORKERS

PART II - CAPITALISTS

PART I - WORKERS HOUSING

The years between 1880 and 1892 represented a period of considerable economic and social change in all parts of Australia. British investment primarily in railways and pastoralism had regenerative effects for local economies. The working class not only benefited from industrial and pastoral expansion but also profited from the eased credit conditions which British lending instigated. Economic prosperity in turn, was partly responsible for changes in the social structure; the subdivision of large properties for example, gave the working class new access to planned urban and suburban houses. Social distinction still existed, however, and working class consciousness reflected itself in associations such as the Working Men's Club. These economic and social changes had a significant impact on the location and style of workers' housing in Goulburn. Their selection of cottages and terraces situated close to work places strongly reflects this influence. This economic and social perspective provides a framework for conservation of the city's Victorian workers' housing.

The injection of British capital into the Australian economy during the 1880's had a significant impact on Goulburn. Pastoralism expanded rapidly with the number of

sheep increasing from 318 902 in 1881 to 521 979 in 1891.⁹² The expansion in live sheep and wool production was timely in that Goulburn's wheat market was declining due to competition from the Riverina area. The extension of the railway to the region, and the government's policy of differential rail rates in order to rescue the Riverina market from Victorian hands, resulted in the demise of wheat production in Goulburn.

Nevertheless, the town's flour mills managed to survive this decline for a number of years by importing grain from Adelaide and San Francisco.⁹³ Whilst South Australian wheat was cheap at the time, high carriage rates were paid for Californian grain. The mills stood as land marks along Clinton Street with William Conolly's mill on the corner of Sloane Street close to the railway, Joseph Hayes' on the corner of Auburn Street a further block away, and Cox and Worall's on Bourke Street, another block away to the west. Conolly moved his mill to another railway location on the corner of Sloane Street and Blackshaw Road in 1908.⁹⁴ The potential for a siding immediately behind the mill as opposed to carrying grain to the railway appears to have been the main purpose of the move. Although the municipal baths also occupied the site from 1892, these two buildings now contribute to the variety of Sloane Street's architecture. Together with

92. Lester Firth and Associates, op. cit., p. 45.

93. Illustrated Sydney News, 30th September, 1882, p. 15.

94. R. T. Wyatt, op. cit., p. 270.

William Bradley's mill situated next to the brewery on Bungonia Road, these are the only structural reminders of flour milling within the town's limits.

Similarly the predominance of iron lace decoration on Goulburn's Victorian architecture is visible evidence of the city's foundries. R. T. Ball was a prominent figure in iron production in the 1880's and formed four different companies in the period from 1883 to 1894.⁹⁵ Ball's largest enterprise was a foundry and engineering works located on the corner of Bourke and Clinton Streets. Ball's foundries together with three other firms, filled the demand for iron lace as well as supplying steam engines, pumps, mining and railway equipment. It is significant that many of the foundries were located near the railway to reduce carriage distances and capitalise on railway contracts for engineering goods.

Engineering and shoe manufacturing were two of Australia's four dominant industries in the 1880's.⁹⁶ Goulburn reflected this industrial base with a substantial leather trade supported by local hides, wattle (for tanning) and a reliable water supply.⁹⁷ R. T. Wood and Company's Glebe Tannery was located behind Sloane Street close to the Mulwaree Ponds. Henry Baxter chose this same location in 1885 and competed with Dennis Gillespie's shoe

95. Ibid., pp. 271 - 2.

96. Ken Buckley and Ted Wheelwright, No Paradise for Workers, Melbourne, 1988, p. 169.

97. Illustrated Sydney News, 30th September, 1882, p. 15.

factory to create a strong leather industry.

Thus Goulburn's manufacturing base was substantial during the boom period. The Illustrated Sydney News predicted an industrial status similar to Northampton's in England.⁹⁸ Whilst this comment may be exaggerated, industrial expansion was accompanied by a growing social awareness of Goulburn's importance in the state. The town was dubbed the "Queen City of the South" and was unique in that it had "all the attractions of a metropolis, with the comforts and benefits of a country climate".⁹⁹ Goulburn also enjoyed its position as a rail centre of the south during this period. A Permanent Way Workshop was established in the city in 1882 to oversee work from Picton to Albury.¹⁰⁰ British investment enabled the extension of the railway to Albury by 1881 and Cooma in 1889. The auctioneer of the "Lansdowne" estate in 1882 highlighted Goulburn's future expansion with the opening of the railway to Cooma, and emphasised that "by everyone it is admitted that Goulburn in its present prosperity and progress exceeds that of any inland city in the colony".¹⁰¹ Evidence of this rapid expansion lies in the population increase from 6,839 in 1881 to 10,916 in 1891.¹⁰² This decade represented the sharpest population

98. Ibid.

99. Goulburn Evening Penny Post, 7th March, 1882.

100. Lester Firth & Associates, op. cit., p. 45.

101. Goulburn Evening Penny Post, 7th March, 1882.

102. Lester Firth and Associates, op. cit. p. 48.

rise in Goulburn's history.

A natural outcome of the population explosion was growing demand for land. In the presiding economic climate land owners stood to profit from subdividing their properties. The sale of the Eastgrove Estate in 1881 drew attention from Sydney with a special train being chartered for the purpose. Smaller allotments ranging from a quarter of an acre to eight acres were designated for building on the higher ground whilst larger blocks were selected for agriculture on the lower portions.¹⁰³ The subdivision of Solomon Emmanuel's "Lansdowne" Estate in 1882 was also important in expanding the limits of settlement. The property was divided into agricultural and building blocks. Other important subdivisions included William Bradley's land in Ifield and North Goulburn, and William Lithgow's land in Ifield close to the Wollondilly River. The end result was the expansion of settlement north of Citizen Street. (Plan 6)

The dramatic increase in land subdivision served to restructure social relations to an extent by making land available to the working class. The monopoly of land by a wealthy group of pastoralists, including the trustees of William Bradley's estate, was ameliorated in the 1880's. Ironically areas within the city appealed specifically to the working class. In 1890 the Sydney press noted that "in the vicinity of the gaol are the cottages where the

103. Goulburn Evening Penny Post, 3rd January, 1882.

warders and other employees live, and so numerous are they that quite a separate little town is formed by their residences".¹⁰⁴ North Goulburn was promoted as being close to the brick fields and the second railway station. Similarly, the Garfield subdivision in West Goulburn offered reasonable financial terms and a "splendid opportunity for the poor man"¹⁰⁵ City View in South Goulburn was "specifically designed for the artisan and those whose occupation lies close to the city, near mill, factory, church and chapel...close to Ball's engineering establishment".¹⁰⁶ Blocks in Mundy Street and Train Street (no longer existing) were specifically aimed at railway employees. In 1890 24% of residents in Mundy Street were employed on the railway.¹⁰⁷ Workers were attracted to these areas on the basis of proximity to workplace and the cheapness of small lots, however, this concentration did not gain favour with all sections of the community. An editorial comment expressed the disadvantages of small allotments:

"... The small lanes or courts, overcrowded with small houses, impossible of enlargement, may be of profitable service to the speculator and the landlord, but they will rapidly become an eyesore, and a glaring blot on the fair surface of the city".¹⁰⁸

104. Illustrated Sydney News, 5th July, 1890, p. 19.

105. Goulburn Evening Penny Post, 12th April, 1884.

106. Ibid, 17th March, 1888.

107. 1890 Rate Book - Goulburn Municipal Council.

108. Goulburn Evening Penny Post, 20th July, 1882.

Evidence of such land pressure is apparent in the closely built cottages in Australia Street, City View Road, Hillview Road and John Street.

Despite aesthetic quality however, the essential result was a sense of ownership among the lower class. The number of houses increased from 713 in 1878 to 1,547 in 1888 whilst the owner occupancy level rose from 25% to 46% over the same period.¹⁰⁹ (It is interesting to note that by 1890, a significant number of cottages were unoccupied - a factor which influenced the development of Federation housing). Although rented accommodation was still common, a wide cross section of society was investing in cottages and terraces. Robert Page, a painter, owned three cottages in John Street in 1886 whilst Thomas Stubbings, a builder, owned terraces in lower Bradley Street.¹¹⁰ Wealthier sectors also invested in houses to ensure a constant income.

Economic prosperity during this period impinged on social relations in all parts of Australia. The country's long history of pastoral capitalism was instructive in that it created a society acutely aware of divisions between capital and labour. During the 1880's this awareness was manifested in the formation of various clubs such as friendly associations, the Eight Hour Day Association, the St. Saviour's Working Men's Literary

109. Assessment based on the 1878 and 1888 Rate Books.

110. 1886 Rate Book.

Association and the Working Men's Club. The Illustrated Sydney News emphasised that working class membership of friendly and temperance societies significantly improved the habits of Goulburn's lower class.¹¹¹ More importantly, however, these organisations helped to confirm workers solidarity.

It is apparent that social and economic conditions influenced the location and style of housing chosen by workers. Map 3 shows the location of small Victorian cottages, semi-detached cottages and terraces within the city. (See special enclosure at rear of Volume II) It must be noted however that the Victorian cottage design also lingered into the 1890's and it is impossible to distinguish which houses were built in the previous decade. The fact that a large number of single and semi-detached houses were built in the 1880's endorses the value of this analysis, and highlights the fact that similar forces determined particular styles and locations in later years. The working class nature of these areas is verified by Map 4 which plots lower occupations based on the 1890 Rate Book.¹¹² (See special enclosure at rear of Volume II). Anomalies between the two maps occur where

111. Illustrated Sydney News, 30th September, 1882, p. 15.

112. Lower occupations are defined as lower income employment and includes railway employees, labourers, gaol warders, shop assistants, blacksmiths, shoemiths etc. For the purpose of accuracy, the 1890 Rate Book, which listed occupations for the first time, was used in place of the 1882/3 Census. It was noted that not all entries in the census included occupations, and some entries only included business addresses.

new residential development has occurred, such as in Prince Street, Hoskins Street, and parts of Cowper Street, or where business premises have replaced houses such as in Goldsmith Street and lower Clifford Street. Specific extracts from the 1890 and 1893 Rate Books show the working class nature of Australia Street and John Street respectively, and this is visibly supported by the favoured cottage style: (Figures 35 and 36).

Australia Street

South Side (Housing which once occupied the North side has been demolished)

Description	Resident	Occupation	Owner
Cottage	Anne Genery	Seamstress	Thomas Fuller
Cottage	I. Patmore	Butcher	Thomas Fuller
Cottage	Pat Roberts	Labourer	Thomas Fuller
Cottage	Arthur Blake	Coachman	Thomas Fuller
Cottage	W. Broughton	Labourer	Thomas Fuller
Cottage	Henry Archer	Coachman	Thomas Fuller
Cottage	Eliza Drage	Laundress	Eliza Drage
Cottage	Kate Mason	Widow	Kate Mason
Cottage	Thomas Dann	Tanner	James McAndrew
Cottage	Michael Carroll	Guard	Michael Carroll
Cottage	Alfred Ellis	Editor	John Stewart
Cottage	Unoccupied		

John Street

North Side - vacant land.

South Side

Description	Resident	Occupation	Owner
Vacant land			
Cottage	W. J. Harrison		W. J. Harrison
Cottage	H. J. Spicer	Railway employee	W. J. Harrison
Cottage	Albert Gray	Engineer	N. Knudson
Cottage	Robert Page	Painter	Robert Page
Cottage	William Bulst	Contractor	W. Brown
Cottage	N. Knudson	Ganger	N. Knudson
Cottage	W. Brown	Miner	W. Brown
Cottage	Unoccupied		
Cottage	W. Wesland	Labourer	W. Brown
Cottage	Unoccupied		Robert Page
Cottage	John Triglore	Tinsmith	Robert Page

Whilst some streets can be categorised as "working class", other streets demonstrate a varied social component. In Cowper Street, for example, the elevated area is occupied by a wealthier sector but the sloping section between Montague and Clifford Streets on the western side is characterised by semi-detached Victorian cottages.

It is apparent that the Victorian cottage can be, for the most part, equated with a less wealthy section of Goulburn's population. The cottage's appeal to the lower end of the market lay in its simple yet attractive design, and small street frontage which kept rates at a low level. The size also reflected tight subdivision of land which was aimed at extracting maximum profit for the seller. The house generally contained between two and four small rooms but the form of the cottage allowed for additional rooms at the rear with a skillion shaped roof. Rooms were easily accessible at ground level except in cases where a rubblestone foundation was required to overcome land slope. Practicality was also exercised in the double brick construction to combat Goulburn's cold climate. The cottage was aesthetically pleasing in its symmetry and utilisation of cast iron columns and trim to add a hint of grandeur.

The Victorian cottage has been termed "generic" throughout Goulburn.¹¹³ However, despite the popular form

113. Lester Firth and Associates, op. cit., p. 54.

of the house, there are some basic design variations. Although all of these houses have false arches carved in the verandah ends, the verandah roof takes several shapes. The bull nose verandah was particularly useful in that high side walls could be attached thereby channelling the flow of rain water, forming a base for chimneys, and providing a decorative side piece. (Figure 37). Other verandah roofs were convex in design and positioned at or below the level of the main roof. This design was generally reserved for houses with a hipped roof line. (Figure 38). Other verandah roofs were merely straight extensions of the house. Window design also varied in these cottages. A popular form was the rectangular four paned sash window. The Georgian twelve paned and round arched windows with moulded architraves are also evident. Although design differences were based entirely on aesthetic preference, they demonstrate architectural variation at a smaller scale.

These variations are apparent in a group of eight Victorian cottages in Horn Square. The cottages were built by Frederick Horn in the early 1880's in close proximity to the railway and the manufacturing heart of the city. The houses were identical with hipped main roofs and convex verandah roofs. The original shape of the verandah roof has been altered in four of these cottages. The group has been recorded by the National Trust on the basis that they were built by Horn to a standard plan.

Whilst the Horn Square cottages retain much of their original character, other cottages throughout the city display little respect for heritage conservation. This problem may be partly attributed to the size of original allotments and the situation of houses close to the street; owners now contend with the need for privacy and the desire for attractive street presentation. In some cases this has resulted in verandah enclosures which detract from the open character of the cottages. (Figure 39) Wooden or iron picket fences are more suitable substitutes in that their low level and verticality lend an open quality to the house whilst providing a degree of privacy.

These details assume greater importance among semi-detached cottages. Uniform fence designs, verandah types and colour schemes emphasise the shape of the street and highlight architectural value. The groups at 97 - 99 Faithfull Street and 54 - 56 May Street demonstrate the potential for attractive presentation. (Figures 40 and 41). Similar effort is evident in the terrace forms which comprise three or more joined cottages. Particularly good examples occur at 14 - 20 Bradley Street, (Figure 42) 12 - 18 Grafton Street, (Figure 43) and 87 - 93 Faithfull Street. (Figure 44).

The emergence of joined cottages and the two storey terrace form was, in part, a response to the population boom of the late nineteenth century. The acceptance of this house form is readily apparent in urban centres,

however, few country towns responded with the terrace.¹¹⁴ The town of Orange displays an excellent example near the junction of the main road and the railway. However the terrace was more popular in Goulburn's economic and social climate. Its acceptance may be directly attributed to the town's prominent position in the state during this period and the metropolitan characteristics it assumed. This housing form provided cheap accommodation for workers in many cases, relieved housing pressure, and ensured a constant income for investors. George Cole from the wealthy Cole Park Estate on the Yass Road extracted a reliable income from terraces in Bourke Street.¹¹⁵ The fact that the terrace form required only a single plumbing system and driveway increased its attraction as an investment. The terrace also appealed to the working class as many were located close to shops, the industrial areas and the railway. (Map 4). In essence, the terrace reflects an important part of Goulburn's social and economic history and highlights the importance of a localised environmental perception in conservation decisions.

The block at 118 - 132 Bourke Street admirably demonstrates the demand for workers housing in its original eight bay design. It is apparent from recent renovations, however, that the terraces were built in

114. Robert Irving, The History and Design of the Australian House, Melbourne, 1985, p. 261.

115. 1890 Rate Book.

several stages. English brick bond on the lower section indicates that the site originally contained five single storey cottages. In 1886 - 7 a further three cottages were joined to this block and a top storey added.¹¹⁶ This is evident in the use of colonial brick bond and darker brick colour. Further proof is found in the rear fenestration treatment; whilst the lower doors and windows have elaborate brick patterns above them to act as supports, this feature disappears on the top storey and the last three sections. More solid brick construction towards the end of the Nineteenth Century resulted in fewer supporting bricks being used around doors and windows. Renovations have changed the roof-line and altered the fenestration pattern from an eight bay design to a more spacious block of four terraces. Although these changes obviously appeal to a more modern market, the retention of wooden window frames would have been preferable to aluminium installations. These alterations have reduced the group's value as a structural reminder of housing pressure. (Figures 45 and 46)

The terraces at 11 - 17 Bradley Street, which were built in 1883, are also important in Goulburn's socio-economic history.¹¹⁷ Although original design features such as iron lace have not been retained, the four section design clearly catered for the working class. This is

116. 1886 and 1887 Rate Books.

117. 1883 Rate Book.

verified by its list of residents in 1890:

Harry Lee - Printer

Edgar Laws - Ironmonger

John Donellan - Photographer

William Oliver - Draper.¹¹⁸

It is therefore recommended that this group be recorded on the register of the National Trust. (Figure 47).

Similar status should be accorded to the free standing pairs at 307 - 313 Sloane Street. Structural differences between the two groups and the use of iron from different foundries indicates that the block was built in separate stages. The terraces have recently undergone sympathetic reconstruction for use as private residences. (Figure 48).

The group of four two storey terraces opposite the railway are important elements in the streetscape and have thus been registered by the Australian Heritage Commission. (Figure 49). The AHC's listing, however, appears to be solely based upon this criteria and little consideration is accorded to other terraces in Goulburn. This discriminatory approach ignores the social and economic context in which terrace housing developed in the city.

118. 1890 Rate Book.

The number of terraces in Clifford Street reinforces this context by nature of their close proximity to industry and the city centre, and their simple design. The group at 123 - 127 Clifford Street admirably demonstrates the uniformity which terraces lend to the streetscape. (Figure 50) The character of other terraces in the street, however, has been challenged by unsympathetic infill housing. Greater attention to scale would enhance the street's social value.

It is apparent that the social and economic climate of the 1880's and early 1890's considerably influenced the style and location of houses chosen by the working class. The single and semi-detached forms were favoured for their simple plans and small street frontage whilst terraces were a cheap form of accommodation close to the workplaces. The relevance of Victorian workers housing to Goulburn's social and economic history should be recognised in sympathetic conservation works and infill development, as well as a more comprehensive listing on the National Trust's register.

PART II CAPITALISTS' HOUSING

Social and economic forces also impinged on the style and location of houses chosen by the capitalist class or bourgeoisie. In Goulburn this class included a large and influential group of retailers who reaped the profits of the economic boom. Individual fortunes are most apparent in the larger Victorian homes which occupied the outlying areas and gentle heights. The quantity and quality of these houses may be attributed to Goulburn's importance in the state in the 1880's and the wealthy populace it sustained and attracted. Whilst the economic climate was a decided influence on housing, the social environment was an equally important factor. The cultural burgeoning of the 1880's in the form of theatrical and musical organisations, and the moral enlightenment manifested in temperance and friendly societies, effectively established the bourgeoisie as the cultural and moral leaders of society. Although working class membership of these associations was substantial, the position of the bourgeoisie as economic leaders also carried social responsibility. This is also reflected in bourgeois domination of the council and other civic affairs. These factors combined to produce a group of Victorian houses which were outward expressions of wealth and social position. The contribution of the capitalist class to Goulburn's architecture is significant and their houses are worthy of conservation.

The economic reality of the boom was that whilst the working class were given greater access to land and

housing, the bourgeoisie extracted a greater share of national income. In Goulburn, and in many other urban areas, the wealth of the bourgeoisie was enhanced by a rapidly increasing population. Goulburn's retailing sector particularly benefited from growing demand, and this is evident in the number of stores established during this period. Charles Rogers' "Grand Arcade", established in 1886, was a clear manifestation of opulence in its grand design, whilst John Knowlman, William Lane, William Davies and Owen Furner also began profitable businesses. Financial institutions and their managers prospered from greatly increased local investment and savings. This is apparent in the fact that five of Goulburn's nine financial institutions were opened in the period 1880 - 1891.¹¹⁹ Similarly, auctioneers such as William Sands profited from land subdivisions and stock sales. In 1882 there were six auctioneers operating in the city.¹²⁰ Businessmen were perhaps the natural recipients of the boom, although some producers also made their fortune during this period. The Kadwell brothers, for example, operated a number of orchards in the Ifield area and sold produce to a local jam and fruit preserving company.¹²¹ Although the economic boom was responsible for a number of individual fortunes, over speculation destroyed them in some cases. William Davies' estate became insolvent in

119. Wyatt, op. cit. pp. 319-330

120. 1882/83 Goulburn Directory

121. Illustrated Sydney News, 30th September, 1882, p. 15.

1886 due to the failure of the Berrima Coal Mining Company.¹²² Upon the death of Thomas Marsden, a local magistrate and son of a prominent grazier, the press described him as a once wealthy man whose "income had been greatly lessened by the depreciation of property, and by the dishonesty of others".¹²³ Despite these failures the 1880's produced a larger capitalist class who reaped the benefits of investment and population growth.

The bourgeoisie were also conditioned by a changing social climate. The 1880's produced a generation obsessed with pleasure seeking and thus the capitalist classes figured prominently in musical and theatrical societies. The Philharmonic Society, the Goulburn Glee Club, the Romany Musical and Dramatic Club, and the Amateur Dramatic Society were all established during this decade.¹²⁴ Intellectual discourse was provided by literary and debating societies which were generally connected with the churches, and by lectures at the Mechanics Institute. Although the Institute was essentially aimed at the "moral and scientific enlightenment" of the labouring classes, it is significant that the executive body was composed of businessmen and professionals. The bourgeoisie, aware of the excesses of wealth and their social responsibility, viewed themselves as the guardians of intellectual and moral improvement.

122. Goulburn Evening Penny Post, 2nd December, 1886.

123. Ibid., 23rd February, 1897, p. 2.

124. Wyatt, op. cit., pp. 335 - 336.

This is also evident in bourgeois membership of temperance and friendly societies. Although these organisations were not confined to the capitalist, their membership lent credence to the aims of the society to an extent. Daniel Kadwell, William Davies, Francis Tait, and J. W. Wombey were prominent members of the community and strong temperance advocates.

The social importance of the bourgeoisie was also manifested in their participation in civic affairs. Representation on the committees of the A. P. and H. Society, the Goulburn Jockey Club and the Turf Club, helped to bolster their position. The civic responsibility of the bourgeoisie, however, was most apparent in local government. Throughout the 1880's the Council was dominated by wealthy businessmen and professionals who viewed it as their proper social responsibility to represent the electorate.

The socio-economic and geographical environment of the 1880's had a significant influence on the location of bourgeois housing. The area known as "Church Hill" which included Church Street and the elevated section of Cowper Street between Montague and Verner Streets, was dominated by grand homes. (Figure 52) Similarly, the "West End" emerged as a wealthy suburb and embraced select areas of Cowper Street, Bradley Street, Lorne Street, Beppo Street, Citizen Street, Belmore Street and Faithfull Street. In 1882 West End allotments were advertised as "the most fashionable and centrally situated sites in the city, surrounded by those beautiful residences known as

"Hurstville", "Rossneath", "Glendarvel", "High Knoll" and others".¹²⁵ These exclusive areas which generally occupied sloping land or the outer limits of settlement, united the businessmen and professionals of the city. The areas may also be regarded as environmental safeguards against the building act. An editorial in 1882 encouraged the extension of the building act because "under the present system a citizen who at great expense erects a handsome shop or residence is left unprotected as regards his surroundings, and any owner who so desires can erect a bark hut or shanty right under his very nose".¹²⁶ Whilst the West End and Church Hill were relatively insulated against such developments, other fashionable areas experienced denser settlement in later years. The suburbs of Malvern, Kenmore View, Kensington and Hawthorn evolved from the subdivision of Bradley's land north of Citizen Street in the 1880's, yet became popular areas for government war housing in the first half of the Twentieth Century. In the late Nineteenth Century, however, space lent distinction to bourgeois housing in the suburbs. (See Plan 6 and Figure 51).

The wealth and social status of the bourgeoisie was also reflected in architectural designs. The work of the architect, E. C. Manfred, was the most pervading influence on Goulburn's architecture in the 1880's. Although Manfred designed workers cottages, the majority of his

125. Goulburn Evening Penny Post, 5th August, 1882, p. 5.

126. Ibid., 22nd August, 1882.

work centred on the capitalist class. Manfred began his career under Sydney architect, George Mansfield, and was also associated with Edmund Blackett in his younger years. In 1879 Manfred moved to Goulburn and continued work until his retirement in 1914.¹²⁷ Manfred's contribution to Goulburn's total architectural character is significant. The Victorian era gave reign to more imaginative designs aimed at the bourgeoisie.

This is evident in a duplex terrace form at No. 16 - 18 Beppo Street which was designed by Manfred in 1882.¹²⁸ The houses were designed for a Mr. Pierce in the heart of Goulburn's West End. The most dominant features included an elaborate arched window design and a "tunnel back" section to house the kitchen and servants quarters. (Figure 53).

A similar design was used by Manfred on a house for Mrs. Kelly at No. 62 Clifford Street. Decorative fenestration treatment and a rear section for servants dominated external design. The house was located near the city centre yet close to prestige homes on Bourke Street and Church Hill. The social value of the house has been depleted by an expanding commercial sector. The building is now successfully utilised as a veterinary surgery. It is recommended that the house be recorded on

127. C. R. Johns E. C. Manfred. A thesis submitted in fulfilment of a Bachelor of Architecture Degree, UNSW, 1974, pp. 8 - 9.

128. Manfred Architectural Plans.

the National Trust register. (Figure 54)

This situation has also occurred at No. 38 Prince Street where a cottage formerly owned by Henry Kadwell, a local orchardist, has escaped the attention of conservation bodies. The cottage is well set back from the street and is surrounded by a landscaped garden, circular drive, and a number of wells. The Georgian facade and the extensive sloping verandah roof supported by decorative woodwork is unique in Goulburn. (Figure 55) The architectural value of the house is enhanced by the area's local significance. The remains of Henry Kadwell's orchard can be detected on the northern side of the house, and this is confirmed by an entry in the 1890 rate book. The allotment was also occupied by his brother, Daniel Kadwell who was a prominent market gardener in the district. His house, "Kentville", is vernacular Georgian in style featuring rendered brickwork and similar timber decoration and window designs to that of No. 38 Prince Street. It is clear that "Kentville" is the earlier of the two Kadwell houses.

The Kadwell brothers' social significance also underlines the case for conservation of their houses. Daniel Kadwell was born in Kent, England in 1823 and arrived in Australia in 1849. He established an orchard in the Ifield area and a larger garden known as Kent Grove Orchard on Mary's Mount Road. This orchard covered fourteen acres and contained approximately one thousand varieties of apples and stone fruits. Kadwell extracted

over 8,000 pounds annually from this venture.¹²⁹ Although Kadwell was a producer with little time for leisurely pursuits, he classed himself as a gentleman.¹³⁰ He was a prominent member of the Methodist church and a strong temperance advocate. The social significance of the Kadwell brothers, the importance of the area for fruit production, and the architectural value of their houses, should warrant recognition by the National Trust.

The profitability of primary production is also reflected in "Teneriffe" on Mary's Mount Road. The original house was a simple design built prior to the 1880's. When Frederick Shepherd purchased the surrounding property for grazing, the house was enlarged. E. C. Manfred designed a new top floor, a new facade, and added large windows to the front in 1887.¹³¹ (Figure 56) The house then contained a total of seventeen rooms and a number of marble fireplaces. The outbuildings comprised the stables, coach house, and a school house. The architectural contribution of "Teneriffe" to Goulburn, however, has been severely depleted by rampant vandalism. Internal walls, staircases, marble mantelpieces, and many other details have been removed, thereby relegating the house to an almost derelict state. Nevertheless, conservation plans have been formulated to return the house to private residential status.

129. Goulburn Evening Penny Post, 6th October, 1888. p.5.

130. 1890 Rate Book, Goulburn Municipal Council.

131. Manfred Architectural Plans.

The suburban location and picturesque setting appealed to other members of the capitalist class. In 1885 the Reverend Francis Tait invited E. C. Manfred to design a house on Mary's Mount Road.¹³² Tait was born in Thornley, England in 1839, entered the ministry at the age of twenty-one and spent ten years as a missionary in Fiji. He arrived in Goulburn in 1879 after ill health forced retirement from ministerial duties. Tait's social position and wealth effectively established him as a member of Goulburn's elite; he assumed branch management of the Australian Mutual Investment Land and Building Company, represented Argyle in the Legislative Assembly from 1885 to 1887, occupied the position of Mayor in 1887 and 1888, and was an ardent temperance advocate in the Wesleyan Church.¹³³

Tait's social status, however, was most clearly manifested in the construction of his house. "Ravensworth" was a two storey structure with an elaborate plan. (Figure 57) The extensive use of cavity wall construction was a dominant design feature. The physical appearance of the house overlooking the city was offset by a long drive, entered through a quaint gate house, and specially landscaped gardens. Upon the completion of the house, Tait held a public reception for one hundred and twenty people including the architect and builders.¹³⁴

132. Ibid.

133. Goulburn Evening Penny Post, 24th April, 1888, p. 2.

134. Ibid., 24th November, 1885, p. 2.

Tait's occupation of the house was short lived, and soon after his death in 1888, the house together with thirty eight acres immediately surrounding the house, and five farms were advertised for auction.¹³⁵ The house and grounds were purchased by the Passionist Order in 1890, its secluded position being considered conducive to the aims of the group.¹³⁶ By 1892, however, extensions were deemed necessary and E. C. Manfred designed a large addition to the north of the main building. (Figure 58) This included the construction of seventeen rooms, each with fire places and marble mantels, a chapel, and a 16.5 metre tower with a cupola for the bells.¹³⁷ The sensitivity of Manfred's extensions is evident in the Gothic appearance of dormer windows and the persistence of Gothic entranceways throughout the monastery. Each of these arches was inscribed with a Latin text however the writing is no longer visible. Manfred also retained the grand porch of the original house as a main entrance. Although extensions were recognisable, Manfred's concentration on the Gothic theme was sympathetic to the form of the main house.

Manfred's attention to aesthetic detail has not been respected in more recent additions. The social, architectural and historical significance of the structure was destroyed in the 1950's when the Passionists added a

135. Ibid., 29th September, 1888.

136. Goulburn Herald, 4th May, 1892.

137. Ibid.

block of units on the south-eastern aspect. A large part of the original house was thus obscured, the construction altered building mass, and brick tone differed to that used on the main structure. (Figure 59) The Passionist Order left the monastery in 1979 and the main building was subsequently remodelled to accommodate apartments. Further insensitive additions are apparent at the rear of the building. The aesthetic depletion of this historic building was partly due to inadequate conservation considerations in the Town Planning Scheme.

Less controversial circumstances surround the house known as "The Towers" on Braidwood Road. The original house was built by local brewers, George and Daniel Thorne in 1840. Only a small section of this was retained after Charles Rogers purchased the home in 1888. The opulence of Rogers retail store, the Grand Arcade, was clearly reflected in the erection of towers on the house, an elaborate entrance, and extensive use of iron lace. (Figure 60) The house contained twenty rooms and was surrounded by a landscaped garden and an orchard. The outbuildings included stables for twenty horses, a coach house for twelve vehicles, a harness room, dairy, meat rooms, cow sheds, piggeries and a barn.¹³⁸ The situation of the house in a commanding position away from the city emphasised Rogers wealth and social status in the community. This grandeur has been sympathetically exploited in more recent years to accommodate a

138. Goulburn Evening Penny Post, 27th April, 1899.

restaurant. The house is now used as a private residence.

Rogers wealth is also apparent in the terrace group at No. 248 - 252 Sloane Street. The three storey building was built for Rogers in the early 1880's as an appendage to his retail store, and generally accommodated a wealthier class of tenant. (Figure 61) In 1893 the adjoining two storey building was purchased by Rogers and the structures were altered to house the Metropolitan Coffee Palace.¹³⁹ Photographic evidence suggests that another two storey terrace was attached to the complex. Physical evidence of this structure is obscured by un-sympathetic advertising. The overt signage also detracts from the building's appearance. In isolation the building adds significantly to the streetscape and has undergone rejuvenation as the Alpine Lodge Hotel.

Other members of the business community overtly displayed their wealth and social status in housing. J. W. Wombey's house at No. 24 Lorne Street is a stylistic reflection of his fortune. Wombey arrived in Goulburn in 1871 and was employed with a number of drapery firms before starting his own business in 1884. He was a council alderman from 1881 to 1890, and presided as Mayor in 1886. Wombey was also an active Wesleyan and a prominent temperance advocate.¹⁴⁰

139. Goulburn Herald, 22nd September, 1893.

140. Goulburn Evening Penny Post, 8th December, 1888.

The dominating form of the house reflects Wombey's position in the community. The house was designed in 1886¹⁴¹ but the architect is unknown. Hints of Manfred's work are apparent in the treatment of the bay window, the shape of the verandah, and an additional bay window at the side of the house. (Figure 62) These details, which emphasise the picturesque movement, are evident in the design of "Ravenworth". The large land area, surrounding the house also lent a picturesque setting; Wombey's home was situated in the West End on a block of land stretching to Sellars Street and bordered by a lane at the rear of the house. Housing development since the turn of the century has occupied this area but Wombey's home stands as a landmark in the street.

The same status is accorded to the house built for William Davies on the corner of Bradley and Cowper Streets. "Carrawarra" was built for Davies in 1883 as an overt expression of his wealth and social position. (Figure 63) Davies was proprietor of the "Australian Stores" in Auburn Street, Mayor of Goulburn in 1863, 1868, 1876 - 79 and 1883 - 4¹⁴², and represented Argyle in the Legislative Assembly from 1877 - 1880.¹⁴³ His house is unusual in its open defiance of Victorian trends. An identical style was used in 1882 by architect, John F. Hilly in his design of "Burrungorralong" for Andrew Gibson

141. 1886 Rate Book, Goulburn Municipal Council.

142. Wyatt, op. cit., p. 149.

143. Ibid., p. 159.

on the Braidwood Road.¹⁴⁴ There is little documentary evidence to suggest that Hilly also designed "Carrawarra", but the curiously positioned bay window in each house suggests the architect's influence. Little expense was spared in the construction of the house; the internal plan included eight bedrooms, a dining room, drawing room, a breakfast room, servants' dining room, a library, kitchen, laundry and pantry. The grounds comprised a landscaped garden, conservatory, double coach house, harness and forage room, groom's room, a two stall stable and a workshop all enclosed by ornamental iron and wooden fencing.¹⁴⁵ The size of the house has enabled occupation by a variety of groups including a Boys College in 1890, a soldiers club, a hostel for girls attending high school, a women's technical college, and more recently, local government offices.

W. S. Foxall also figured prominently in the city's social environment in the 1880's. Foxall's most important legacy to Goulburn is a highly decorative three storey Victorian building in Auburn Street which housed his book and stationery business.¹⁴⁶ In the community Foxall participated in the Liedertafel Dramatic group and was Worshipful Master of the "Star of Peace" in the Masonic Lodge.¹⁴⁷ In 1885 Foxall appointed E. C. Manfred to

144. Heritage Commission of Australia, op. cit., p. 2/157.

145. Goulburn Herald, 23rd April, 1887.

146. Goulburn Evening Penny Post, 13th January, 1883.

147. Wyatt, op. cit. p. 337.

design a house for him on the corner of Citizen and Cowper Streets. The resulting structure featured a double gabled roof, decorative bargeboards, French windows, stone sills made from Bundanoon freestone, a string course along the building, and a courtyard at the rear. (Figure 64). The interior included a "day room", nursery, drawing room, dining room, kitchen and three bedrooms.¹⁴⁸ The house stands in its original condition, although hedge growth has obscured much of its architectural detail from street view.

The prosperity of the business sector is also apparent in Owen Furner's house at No. 74 Deccan Street. Furner accrued wealth from his retailing business and auctioneering interests. This wealth was reflected in a highly decorative two storey Victorian structure which occupied the outer limits of settlement. (Figure 65) The house was built in 1882 but the architect is unknown.¹⁴⁹ It is interesting to note, nevertheless, that E. C. Manfred designed a house for William Lane in the same year which also featured the wrap around verandah. (Figure 70) The house was obviously too large for Furner alone and in July of 1882 he advertised four rooms to let.¹⁵⁰ This tradition has been continued with the conversion of the house into six apartments. The addition

148. Manfred's Architectural Plans.

149. Goulburn Evening Penny Post, 20th May, 1882.

150. Goulburn Evening Penny Post, 15th July, 1882.

of a staircase with light coloured bricks at the side has destroyed aesthetic quality to an extent.

The social and economic climate of the 1880's is admirably reflected in the house known as "Highgate" at No. 16 Church Street. The house was built for John Knowlman in 1890 to an elaborate design.¹⁵¹ The Gothic influence is apparent in the bay window design, serrated pediments, and finials. (Figure 66) Cast iron detailing and the persistence of trefoil and lotus motifs are additional decorative elements. The ornate qualities emphasised Knowlman's economic and social status. His retail store was established as a branch of the family's London business in 1888, and Knowlman's regard in the district was confirmed by his election as Mayor from 1899 to 1901.¹⁵² The social and architectural significance of "Highgate" combine to make the house a valuable addition to the streetscape.

The value of other Victorian houses in Church Street have been depleted by unsympathetic additions. E. C. Manfred designed No. 24 Church Street in 1882/3 for the purpose of leasing it as a boarding house.¹⁵³ Manfred clearly intended to add a similar design to the northern elevation however the addition was never made. (Figure 67)

151. 1890 Rate Book, Goulburn Municipal Council.

152. Wyatt, op. cit., p. 149.

153. 1883 Rate Book, Goulburn Municipal Council and Manfred's Architectural Plans.

This is perhaps unfortunate in light of more recent additions which detract from the house's architectural significance. (Figure 68) The streetscape is also destroyed by additions to No. 22 Church Street. The house was designed by Manfred in 1882/3 for an importer, Henry Gaskell.¹⁵⁴ Manfred's influence is most apparent in the repetition of the gable pattern at No. 22 Church Street, the distinctive chimney design, and the use of purple Bengal slate roof tiles which were also originally used on the neighbouring house. (Figure 69)

Manfred's contribution to grand Victorian architecture is admirably reflected in the elevated area of Cowper Street overlooking the Anglican Cathedral. William Lane's house on the corner of Cowper and Montague Streets set the precedent for a row of two storey Victorian mansions in the same block. Lane's wealth, accrued from a number of retailing ventures, was most clearly manifested in his house. "Clandulla" was designed by E. C. Manfred in 1882 as one of the most imposing private residences in Goulburn. The use of neatly squared and dressed stone blocks beneath a stucco covering suggests that little expense was spared in the house's construction. Cedar doors, skirtings and architraves, and floor boards fashioned from Richmond River Pine highlight Lane's wealth in the internal plan.¹⁵⁵ The architectural

154. 1883 Rate Book, Goulburn Municipal Council and, C. R. Johns, op. cit., p. 27.

155. Manfred's Architectural Plans.

and historical value of "Clandulla" is worthy of conservation. (Figure 70).

The two storey mansion at No. 142 Cowper Street complements the design of "Clandulla". This house was built in 1890 for F. R. Armstrong, a railway porter¹⁵⁶, and was the last mansion constructed in this block. The grandiose tradition is continued with prominent bay windows and the persistence of the arch form in fenestration treatment. (Figure 71)

Although the house at No. 136 Cowper Street is the least decorative of this group, it is a significant part of the streetscape. W. H. Freeman, the manager of the Oriental Banking Corporation invited E. C. Manfred to design "Hillcrest" in 1882.¹⁵⁷ Although the house is one of the smallest in the group, the land area stretched almost to Faithfull Street. Freeman capitalised on this space by adding stables in 1883. (Figure 72)

Freeman's house was based on the design of A. A. Kerr's mansion at No. 134 Cowper Street. Kerr prospered as a chemist during the 1870's and 1880's and appointed Manfred to design an elite residence in 1881. The house was built for 735 pounds, making it one of the least expensive houses in the block. There are indications that the villa was beyond Kerr's financial

156. 1890 Rate Book.

157. Manfred's Architectural Plans.

resources. Manfred specified that bricks should not be wasted, "and should there be at any time a stoppage in the supply of bricks, the constructor will be required to suspend his work as long as may be necessary".¹⁵⁸ Despite financial difficulty, the house was architecturally imposing. It is thus unfortunate that additions to the facade have altered massing, and obscured design details on the house. (Figure 73)

Manfred's services were also utilised by John Dalglish, the city's surveyor general, when additions were required for "Wandara", his home at No. 130 Cowper Street. The original house comprised the northern section with a double rectangular bay window, and a wing. In 1887 Manfred designed an additional two storey wing which necessitated the construction of a new more commanding entrance way.¹⁵⁹ (Figure 74) The house then accommodated a large drawing room, dining room, library, two kitchens, store rooms, pantry, cellar, and laundry on the ground floor, and three bedrooms, a nursery and bathroom on the top floor.¹⁶⁰ Further additions were made at the rear when the Church of England purchased the home in 1937 for use as a children's home. More recently the house has been occupied by Saint Saviour's Neighbourhood Centre whilst one of the many outbuildings which occupied the rear is used as a theatre workshop and charity clothing

158. Manfred's Specifications.

159. Manfred's Architectural Plans.

160. Goulburn Herald, 20th February, 1890.

store. Church and community interests have successfully combined to conserve "Wandara" as a physical reminder of Goulburn's social history.

Similar interest, however, has failed to conserve the historical and architectural value of "Glenelg" at No. 126 Cowper Street. The house was designed by Manfred for D. J. McLeod in 1881 as an outward expression of wealth.¹⁶¹ McLeod arrived in the city in 1879 to manage the Goulburn branch of the A.M.P. Society. "Glenelg" reflected McLeod's wealth in its elaborate plan, including eight bedrooms, a drawing room, dining room, wide entrance hall, offices, store room, pantry, kitchen and servants rooms. Speaking tubes were placed throughout the house, allowing easy communication with servants. The external appearance also lent distinction to the house. The surrounding land covered 1.5 acres which was enhanced by landscaped gardens.¹⁶² The dominance of the house is most apparent in the 1888 photo of Goulburn.

Despite the permanent qualities of "Glenelg", McLeod sold the house in 1884 to leave for New Zealand.¹⁶³ Joseph Hayes, a flour mill proprietor, then occupied the house, and in 1887, invited Manfred to design a double storey extension on one side of the existing house.¹⁶⁴

161. Manfred's Architectural Plans.

162. Goulburn Evening Penny Post, 22nd September, 1884.

163. Ibid.

164. Johns, op. cit., p. 44.

This design was retained by the third owner, Solomon Meyer, a wealthy retailer. In 1914 the Anglican church purchased the house for use as an episcopal residence¹⁶⁵, and today it is occupied by the Saint Saviour's Family Day Care Centre. During this time the total land area has declined due to housing development, and unsympathetic additions have been made to the front and rear of the house. (Figure 75) Further aesthetic destruction is apparent in a high brick fence which obscures the streetscape value of the house.

The Cowper Street group represents the most valuable collection of Victorian architecture in Goulburn. The six houses should be conserved on the basis of architectural design, and particularly Manfred's influence on five houses, and their embodiment of Goulburn's bourgeois society. Although the National Trust has recorded No.'s 126, 142 and 144 Cowper Street, the same underlying rationale should extend to other houses in the group.

Whilst Cowper Street contains the finest collection of Victorian homes, the bourgeoisie were also attracted to the surrounding elevated land. Thomas Marsden, for example, invited Manfred to design a house for him in Verner Street in 1883.¹⁶⁶ The house was decidedly Gothic in design, with a commanding view over the city. Marsden's wealth and social status was adequately

165. Wyatt, *op. cit.*, p. 20.

166. Manfred's Architectural Plans.

reflected in the house. He was a native of Goulburn, a coroner, magistrate, and the eldest son of James Marsden who was a wealthy grazier and prominent citizen.¹⁶⁷ The social and architectural value of the house, nevertheless, has been depleted by large scale additions to accommodate a nursing home. The entire building mass has thus been altered and the facade shows little evidence of the original design. (Figures 77 and 78)

A similar situation has occurred in Bourke Street where the former home of W. R. Riley has been enveloped by Saint John of God Hospital. Riley was the owner, manager and editor of the Goulburn Herald from 1858 to 1880¹⁶⁸, and invested his wealth in a house designed by Manfred in 1881. (Figure 76) "Heraldene" was regarded as "one of the handsomest and most substantially built family residences in or about Goulburn".¹⁶⁹ The two storey structure contained a drawing room, study, dining room, six bedrooms, dressing room, and speaking tubes to the servants' quarters. This elaborate plan accommodated Riley's needs in 1881 but in 1888 he sold the house on the basis that it was too large.¹⁷⁰ In 1916 the Sisters of Mercy acquired the house to open the hospital.¹⁷¹ Numerous additions over the years have

167. Goulburn Herald, 23rd February, 1897.

168. W. F. Morrison, op. cit.

169. Goulburn Evening Penny Post, 6th October, 1888, p. 5.

170. Ibid.

171. Lester Firth, op. cit., p. 76.

completely disguised the original house, and the stables at the rear have been demolished. The economic use of an historic building has thus proved destructive in this case.

The social and architectural value of other elite homes, however, has been well conserved. "Rossneath", for example, retains its original Gothic design and grand stature on the gentle heights of Bradley Street. (Figure 79) The house was designed by Manfred in 1881 for Mrs. Ann Ross, the widow of the Reverend William Ross. Manfred utilised cavity wall construction, tuck pointed brick work, and stone from Jordan's Crossing (Bundanoon) to adorn window sills.¹⁷² The house remains an important element in the "West End" and together with "Rosscrea" (as discussed in Chapter 4) reflects the wealth of the Ross family.

The area is also enhanced by a Victorian two storey structure at No. 5 Beppo Street. (Figure 80) and a cottage at No. 211 Cowper Street. The latter house was designed by Manfred in 1883 for C. E. Mackenzie, a local bank manager, and closely resembles the house built for F. M. Charteris at No. 2 Victoria Street in the same year.¹⁷³ (Figure 81) The Victorian environment of the West End is completed with the houses designed for Charles Furner, a retailer and former Mayor of Goulburn, and Henry Martyn in

172. Manfred's Architectural Plans.

173. Ibid.

1885.¹⁷⁴ The houses, reflect the picturesque tradition both in their similar external designs and their curtilage. (Figure 82 and 83)

The elevated areas of the inner west thus attracted an elite group and this served to consolidate picturesque designs. The situation of R. T. Ball's house in Goulburn's industrial heart and near workers housing is therefore exceptional. Ball invited Manfred to design a two storey house for him in 1886¹⁷⁵, the same year that Ball opened his foundry and engineering works. "Richmond Villa" was advantageously situated next to the business. Although the house had a small frontage to Clinton Street, grandeur lay in decorative details. (Figure 85) The outbuildings, which have since been demolished, included a kitchen, scullery, wash house, stables and coach house.¹⁷⁶ Despite the location, Ball's wealth and social status as a prominent member of the Baptist Church and a former alderman were readily apparent. The contribution of No. 62 Clinton Street to Goulburn's social and architectural history has however been depleted by the tall garden trees which obscure details on the house, and by an addition to the eastern elevation which is at odds with the general scale. (Figure 86) Nevertheless, the original fence is intact and has been recorded together with the house on the National Trust Register.

174. Ibid.

175. Ibid.

176. Goulburn Herald, 22nd July, 1892.

The National Trust has an important role to play in raising the public's awareness of historic buildings. Whilst many buildings in the oldest settled areas are well documented, houses close to the city limits have often escaped attention. "Pineleigh" in the outer west section of Addison Street is one such example. The house was built in 1890 for H. B. Monkley, a local blacksmith.¹⁷⁷ Monkley was similar to Kadwell in that his personal fortune was derived from a traditionally working class occupation. Monkley's wealth is embodied in the picturesque design of the house and landscaped garden. The Sisters of Saint Joseph capitalised on these features and the secluded situation when they purchased the house in 1929 to accommodate a novitiate. Dormitories and a larger kitchen area were added to the house during their occupation. The character of "Pineleigh" has been largely retained since it became a private residence again in 1970. It is therefore recommended that the house be included on the National Trust register as architecturally and socially significant. (Figure 84)

Thus it is apparent that the economic and social environment of the 1880's influenced the style and location of bourgeois housing. This framework is most appropriate in identifying items for conservation. The houses originally owned by the Kadwell Brothers, Owen Furner, and Henry Monkley, for example, reflect the social and economic climate of their era, yet have not received

177. 1890 Rate Book.

recognition. The historical depletion of "Ravensworth", "Heraldene", No. 22 - 24 Church Street, and Thomas Marsden's house, pose a strong case for conservation of the Cowper Street group and the above mentioned houses in the West End. Attention to character, scale, massing, and materials are vital to conservation of these houses. Whilst they represent an elite sector of the community, it is essential that heritage registers do not convey a gentrified image of housing development. The economic and social context has broad application and it is clear that these factors impinged on both working class and bourgeois architecture.

CHAPTER SIX

SELECTIVE AFFLUENCE, THE FEDERATION HOUSE AND THE FEDERATION ERA

The term, "Federation architecture", is a loose description of the style of building which arose most prominently in the period 1890 - 1915. Gradually the phrase has come to refer less to an era, and more to a popular style which was vastly different from the grandiose architecture of the "Victorian" period. The most obvious changes lay in the exposure of brickwork and the substitution of imposing iron lace patterns for carved timber decoration. Architectural historians in the past have dubbed the style as uniquely Australian. More recent theories propose that many of the features were in fact English and American influences, and the "Australianess" lay solely in the way those elements were blended to suit the economic and social climate. The depression of the 1890's instilled a new sense of economy among Australians, whilst the move towards Federation engendered an awareness of democratic issues. The negative effects of class distinction, and questions regarding land access were at the forefront of popular thought. The economic and social forces which consolidated the new style of architecture in city areas were also at work in Goulburn. The Federation style was indeed apparent from 1890 - 1915, but it was not absorbed simultaneously by a wide cross section of society. Many of the Federation dwellings built up until 1910 were overt expressions of their owners' wealth and

were located in established elite areas of the city. The influence of the architect, E. C. Manfred, on elite Federation residences reinforces the case for a localised perception of the built environment. Furthermore, the style was not readily absorbed by lower income earners largely due to a surplus of cottages constructed in the 1880's, and the practicality of persisting with this simple form in a climate of high building costs. This situation changed from 1910 when improved economic conditions and population growth permitted the absorption of the Federation style by the less affluent. The style lingered in a more simplistic form up until 1930, thus combining with the bungalow style which arose in this period. The picturesque designs of the period 1890 - 1910 were largely absent in the two decades to 1930, however, one notable exception is apparent in Goulburn. Thus, in order to assess the full impact of the Federation style in Goulburn, the traditional period of examination (1890 - 1915) must be extended to allow for the full absorption of the new architecture. This trend was not restricted to country areas, but was also occurring in the cities. The cultural environment produced by the interaction of economic and social forces, however, is one which must be examined in a local context in order to determine items for conservation.

The rapid and widespread adoption of a new style of architecture in Australia from 1890 represented an outward rejection of the imposing edifices built in the late 1870's and 1880's. Whereas stucco had previously provided

an attractive mask for buildings, the emphasis moved to the artistic exposure of brickwork during the Federation period. Tuck pointing and flushing lent uniformity to brickwork on a house's facade. In order to compensate for the loss of a stucco damp protectant, cavity wall construction became the preferred building method. A thin air pocket effectively separated the inner and outer wall to prevent dampness penetration. The exterior of the house, nevertheless, remained a focus for the expression of picturesque ideals. The adoption of complex roof lines covered in corrugated iron, slate or terracotta tiles, the skilful use of timber on valences, gables and verandah posts, and the incorporation of Australian motifs and terracotta ridgings, affirmed the decorative qualities of the new architecture.

Whilst these dominant characteristics were adopted by Australians in a climate of economic depression and nationalistic fervour, it should not be assumed that "Federation" architecture was a purely Australian style which responded to the prevailing economic state. Trevor Howells and Robert Irving refute this popular theory with the argument that although democratic and nationalistic sentiment was apparent in art and literature during this period, its manifestation in architecture was almost entirely absent. Popular elements were, for the most part, borrowed from the Queen Anne movement in Seventeenth and Eighteenth Century Britain, and American styles which extensively utilised timber decoration. The Australian aspect of the new style lay in the manner in which these

features were combined, and the incorporation of Australian motifs and ridge crestings.¹⁷⁸

Regardless of its origins, Federation architecture was imprinted on the Australian landscape at a time of economic depression. The withdrawal of British capital from Australian banks effectively ended the country's period of prosperity and prepared the way for low wages and unemployment. Whilst the immediate effects were experienced in urban areas, Goulburn's economy was partially supported by the pastoral industry. A visitor to Goulburn in 1893 commented on the prosperous appearance of business places and concluded that perhaps the business sector had escaped the commercial depression.¹⁷⁹ The fall in overseas wool prices in the early 1890's, however, minimised the economic role of rural industry. Prominent businessmen such as Charles Rogers and R. T. Ball who had prospered during the 1880's experienced financial difficulties in the 1890's. The auction of Roger's grand house, "The Towers", and all its contents in 1899 demonstrated both the plight of the business community and the dangers of excessive land speculation.¹⁸⁰ The depression of the 1890's was also felt by A. M. Betts, a

178. Trevor Howells, Towards the Dawn : Federation Architecture in Australia, 1890 - 1915, Sydney, 1989, p. 38.

Robert Irving, The History and Design of the Australian House, Melbourne, 1985, p. 92.

179. Goulburn Herald, 20th February, 1893.

180. Goulburn Evening Penny Post, 27th April, 1899.

solicitor and land speculator. Betts had provided security to the banks for a number of land buyers in the district, but when land prices dropped, many of the properties could not be sold, or were sold well below their original value. Betts' estate was sequestrated in consequence.¹⁸¹

The large number of vacant lots throughout Goulburn was a visible expression of the economic downturn. In 1892 the Mayor commented on the amount of vacant land awaiting a land boom, and the fact that in the meantime, industry was paying unreasonably high rents, thus significantly reducing profits.¹⁸² Building proceeded slowly throughout the 1890's and it may be assumed that land advertised for sale was rarely used for housing construction. Major subdivisions such as "Malvern" and "Kensington" which had occurred in the 1880's were extended in the 1890's and early 1900's, and select allotments in the "Hurstville" subdivisions in the "West End" were also advertised. (Plan 7) The popularity of the bungalow form, the simple Federation style and more modern housing north of Citizen Street, suggests that the majority of housing construction occurred after 1910. A similar situation occurred further north in 1897, when "Kenmore Village" was created and 117 allotments were offered for sale.¹⁸³ Although a mental asylum was

181. Goulburn Herald, 6th June, 1894.

182. Ibid, 8th August, 1892.

183. Goulburn Evening Penny Post, 29th May, 1897.

established in the area in 1895, the necessary infrastructure for development did not occur until 1922 when the Goulburn Woollen Mills commenced operation. The provision of workers housing consolidated settlement to an extent.

Despite the economic gloom of the 1890's, Goulburn residents remained optimistic of changing fortunes. In 1897 Goulburn launched a bid for the location of the Federal Capital in the city. Civic leaders endorsed the town plan's "prudent regard for future growth",¹⁸⁴ whilst E. W. O'Sullivan MP predicted a time when Lake George would be used as a recreation place and villas would be built around its shores.¹⁸⁵ The choice of Canberra for the Federal Capital was thus received with some disappointment in Goulburn.

The movement towards Federation also provided a framework within which social issues could be debated. The future of the worker and unionism, women's suffrage, and land access, were widely debated issues which also heightened working class consciousness. Although there were few instances of strikes in Goulburn in the 1890's, the general awareness of democratic values was apparent. Henry George's visit to the city in 1890 was an important influence on social thinking, as indeed it was in many other parts of Australia. George's novel, Progress and

184. Ibid, 2nd February, 1897.

185. Ibid, 21st February, 1899.

Poverty, had highlighted the social disadvantage of land rents and the practicality of having a single tax on unimproved land values. All other forms of taxation would be abolished, and a single tax would be implemented only on that value which arose from the increase of population and the prosperity of the community. Thus, land speculators would be deterred from extracting an "unearned" income in times of population increase. The Goulburn Branch of the Single Tax League endorsed the theory particularly in light of the large area of vacant land in the city.

"You have shown us how to realise the truth which underlies the principles of genuine democracy and which is a cardinal belief in the creed of Australians - that the land belongs to the people ..."¹⁸⁶

Economic hardship, however, largely prevented lower income groups gaining access to land in the early 1890's.

The economic and social climate of the period 1890 - 1915 significantly influenced the style and location of houses in Goulburn. Building progressed slowly in the years to 1910, a trend which can be attributed to high construction costs and the decline in population:

	<u>1891</u>	<u>1901</u>	<u>1911</u>	<u>1921</u>
<u>Population</u>	10916	10612	10023	12715
<u>Occupied Dwellings</u>	1828	1904	1985	2467 ¹⁸⁷

186. Goulburn Herald, 22nd March, 1890, p. 4.

187. New South Wales Census Statistics.

Another contributing factor lay in the fact that over-speculation by investors throughout the 1880's had left Goulburn with a surplus of dwellings. In 1890, 7.4% of the 1773 houses were unoccupied.¹⁸⁸ Whilst this does not represent an exceptionally high proportion, negative population growth up until 1911 largely eliminated the need to build among lower income groups. This accounts for the virtual absence of pre 1910 Federation houses in working class areas such as North Goulburn, South Goulburn and Eastgrove, and the popularity of the 1880's cottage form, the simplistic Federation house and later housing development. Overcrowding became a problem with population increase so that in 1917, the health inspector reported that in three or four room houses, it was not uncommon to find an entire family using one room for all purposes.¹⁸⁹ Although the local economy was clearly expanding, the flow on effects to low income earners were not always immediate. An editorial in 1917 highlighted the problem:

"The trouble is that what with the high priced land, customs taxes, dearness of labour and material, and the necessity of complying with regulations... it is impossible to build houses which can be let at a rental within reach of the average artisan. A triumph for democracy isn't it."¹⁹⁰

188. Goulburn Municipal Council Rate Book, 1890.

189. Goulburn Evening Penny Post, 13th January, 1917, p.5.

190. Ibid., 20th January, 1917, p. 2.

These reports should, however, be treated with caution and weighed against contradictory evidence. In 1917, for example, 6000 pounds more than the previous year's figure was spent on building, despite high construction costs.¹⁹¹ There is physical evidence to suggest that the Federation house was adopted by low income earners at least in a simple form.

The most important effect of high building costs and the housing surplus up until 1910 was that the Federation house was favoured by a wealthier sector. This is most apparent in the location of Federation houses in the elite areas of the city which were consolidated in the 1880's. Church Street and Cowper Street remained popular locations, whilst the West End expanded into Hurst Street and Belmore Street to accommodate the new style. Unlike the trend of the 1880's, however, owners were not necessarily businessmen and professionals. Skilled tradesmen, and especially builders were earning high wages to enable the construction of comfortable dwellings. Social restructuring was also evident in the number of elite residences designed and built by builders. Nevertheless, the work of the architect, E. C. Manfred, remained an important influence on the city's housing. The large number of architect designed houses in Goulburn directly challenges Howells' theory that the majority of Federation dwellings were speculatively built.¹⁹² This

191. Ibid., 5th January, 1918.

192. Howells, op. cit., p. 13.

factor highlights the need for a more localised perception of the built environment.

The impact of the Federation house on the environment was vastly different to the influence of the grander Victorian home. A visitor to the city in 1893 noted the affect of the new style:

"In the private streets are many charming homes built in a non-descript style of architecture, which combines comfort with a fair exterior ... Here and there we find picturesque dwellings built in the quaint old English style with peaked roofs, narrow gables and casement windows, and standing in terraced gardens. Then we have many fine, handsome mansions built to suit the fancy of their owners, some massive and square, surrounded by extensive grounds, others more graceful in design, with projecting windows, broad verandahs and balconies..."¹⁹³

Emphasis on a more picturesque style of architecture added new elements to the streetscape. Early use of red brick, for example, is apparent in Victoria Street and Hurst Street, whilst polychrome brickwork is an attractive feature at No. 4 Belmore Street and the cottage near Gulson's brickworks in Common Street. (Figures 87 and 88) The exposure of brickwork also encouraged smooth finishes which enhanced the streetscape. The establishment of Gulson's brickworks in 1890 satisfied the demand for more attractive housing construction. Brickmakers had access to large quantities of suitable clay and commenced the

193. Goulburn Herald, 20th February, 1893.

manufacture of fire proof bricks.¹⁹⁴ The contribution of Gulson's brickworks to the city's Federation character is significant, and highlights the role of regional variants in the built environment. Timber decoration also contributed to a picturesque streetscape. This is most apparent in Goldsmith Street where a degree of uniformity is provided. Other elements of the Federation house introduced variety to the streetscape. Corrugated iron was the favoured roofing material, but slate also remained popular. Although a slate quarry operated successfully in Goulburn in the 1920's, there is little evidence that a local quarry provided slate before this period.¹⁹⁵ Manfred's plans affirm that the material was imported to Goulburn. Nevertheless, striking patterns such as that at No. 64 Montague Street highlighted the dominant roof form of the Federation house. (Figure 89) Marseilles tiles were less often used, particularly in the period to 1914 when they were imported from France at a high cost.¹⁹⁶ Terracotta became more accessible under local manufacturing, although it was used most frequently in Goulburn for roof accessories. The elaborate use of flat terracotta tiles on Gulson's cottage is thus exceptional. (Figure 88) The spatial impact of the Federation form was also apparent in the smaller land area required. Although gardens were still considered a necessary complement to a dwelling, there was less need for outbuildings due to the

194. Town and Country Journal, 22nd April, 1899, p. 26.

195. Wyatt, op. cit., p. 100.

196. Irving, op. cit., p. 100.

advent of the motor car, and the inclusion of servants' quarters within the house in many cases. Thus, the subdivision of the remaining "Hurstville" Estate in the inner north west of Goulburn in 1890 enabled the eventual construction of elite Federation dwellings situated on relatively small allotments.

The wealth of detail included in the Federation style and the preference for smaller land blocks, rendered the house less susceptible to unsympathetic additions to an extent. Unlike Georgian and Victorian houses which were later exposed to verandah enclosures and rear additions, the Federation house united multiple functions under one roof. In Goulburn there are few instances where colour, scale, massing, materials and spatial setting have been used unsympathetically. Thus, in terms of architectural history, the Federation houses displays the greatest respect for conservation principles. In Goulburn, its value is best understood in a precinctual context, and the way in which social and economic forces produced this pattern.

The area known as the West End displays some of the finest examples of Federation housing in Goulburn. Tree planting, street paving, and the retention of bull-nose guttering in some streets has enhanced the variety of architecture found in this area, and highlighted the predominantly Federation character of Hurst Street in particular. The contribution of E. C. Manfred's work is a dominant feature of the area. In 1890 Manfred designed

a house for mill proprietor, Russell Conolly, at No. 6 Hurst Street.¹⁹⁷ The house was not completed until 1892.¹⁹⁸ This residence was one of Manfred's first attempts at the new style. Bay windows and decorative bargeboards were featured on the front and side elevations, whilst stone sills and red brick highlighted fenestration. Bricks were laid in flemish bond with a quarter inch joints. Manfred's new diamond trademark was featured in bricks below the portico window. Conolly's house was surrounded by a picturesque garden which was offset by a meticulously designed timber fence and gate. Unfortunately this fence together with the bargeboard have since been removed. (Figure 90). Similar picturesque detailing was expressed in Manfred's design of his own house in Hurst Street in 1890. The rather vague pencil sketches indicate a central gable, whilst the specifications request redwood gable shingles, stone lintels and a fence "resembling Mr. Conolly's"¹⁹⁹ This house is no longer apparent in Hurst Street and there is some contention as to whether it was ever built.²⁰⁰ However, council rate entries confirm that in 1890/91, a house was in the course of erection for F. J. Curtis, next to Russell Conolly's then vacant land.²⁰¹ In 1895 when

197. Manfred's Architectural Plans.

198. Goulburn Municipal Council Rate Book - 1892.

199. Manfred's Architectural Plans.

200. Johns, op. cit., p. 57.

201. Goulburn Municipal Council Rate Book - 1891.

both the occupant and owner were listed, Walter Shellshear was in residence and E. C. Manfred owned the house.²⁰² Manfred did not live in the house at any stage, and it would appear that it was built merely as a speculative venture. The house's demolition thus removed a socially and architecturally significant structure from the streetscape.

The house known as "Shanklin" at No. 24 Hurst Street remains a valuable addition to the streetscape. The house was built in 1911 for John Knowlman, a businessman and former mayor, as an overt expression of his wealth and social position.²⁰³ "Shanklin" combined elements which were typical of the Queen Anne style such as multiple gables and gablettes, marseilles tiles, a corner turret and bay windows. Striking features such as red brickwork accented by sandstone, and highly decorative timber work, are entirely absent and render the house only an ordinary example of Queen Anne architecture. (Figure 91) Nevertheless, the house stands as evidence that the Queen Anne style was partially absorbed in country areas. The house's significance is enhanced by its location on a prominent corner block, and a public garden planted by the Hurst Street Preservation Committee.

The picturesque qualities of the house at No. 21 Hurst Street are also emphasised by its situation on a

202. Ibid, 1895.

203. Ibid, 1911.

corner block. A bay window, stone sills and lintels, decorative timber bargeboard, red brick highlights, and a broad verandah, are enhanced by an extensive garden. (Figure 92) The house was built in 1894 for J. W. Greig, the manager of the Australasian Bank in Goulburn.²⁰⁴ The original detailing has been compromised by the replacement of wooden verandah posts and trim with iron lace. Nevertheless, the house is a valuable addition to the streetscape.

The scenic Federation character of Hurst Street is also manifested in a section of Belmore Street which borders the West End. The house at No. 2 Belmore Street was built in 1911, admirably utilising the corner block onto Hurst Street.²⁰⁵ The roof form is the dominant feature of the house, however, the insertion of a large dormer window detracts from the Federation character. (Figure 93) "Illilliwa", at No. 12 Belmore Street largely retains its original form. The house was designed by E. C. Manfred in 1891 for R. H. Clifford, a local businessman.²⁰⁶ Although the plans are no longer available, a description appeared in the press when it was sold in 1893. A drawing room, dining room, five bedrooms, a kitchen, pantry and two bathrooms were contained in the main house, whilst outhouses and an extensive flower

204. Ibid., 1894.

205. Ibid., 1911.

206. Goulburn Herald, 25th November, 1891.

garden occupied the grounds.²⁰⁷ A sandstone bay window, tuck pointed brickwork, and french windows with turned timber side posts were decorative elements employed by Manfred. (Figure 94)

Manfred's influence is also evident at No. 6 Beppo Street. Decorative timber trimmings demonstrate Manfred's attention to detail. The complex roof design was not frequently used in Goulburn's Federation housing and was reserved mainly for prestige areas. It is repeated at No. 4 Beppo Street, and more uniquely in a group of 1913 weatherboard houses at No. 16 - 20 Lorne Street. (Figure 95) Although this group cannot be classified as elite dwellings, their decorative nature renders them an important adaption to a prestigious area, and demonstrates one way in which the Federation style was absorbed by low income earners. The role of the speculative builder is apparent in this group.

The influence of the speculative builder on the cultural environment is also evident at No. 276 Bourke Street. George Dalton, who frequently contracted for E. C. Manfred, designed and built the house for himself in 1892.²⁰⁸ The speculative nature of the house is revealed in the rectangular bay window which is broken in the middle by a sandstone course, and projects further outward on the second level. Nevertheless, the bay window is not

207. Ibid., 24th November, 1893.

208. Goulburn Municipal Council Rate Book, 1892.

at odds with the house, but rather, acts as a feature on the decidedly Gothic design. (Figure 96) Internally, the house is divided into a dining room, lounge room, seven bedrooms, kitchen, laundry and bathroom. The house stands as a grand example of the prestigious nature of the "West End", and is thus registered by the National Trust.

Just as the "West End" provided a setting for elite houses, Church Hill also lent the necessary aesthetic complement to grand Federation dwellings. A three storey residence at No. 14 Church Street is the finest example of the Queen Anne style in Goulburn. A prominent corner tower roofed with metal tiles highlights the L-shaped plan of the house whilst liberal use of stone coursing and lintels, terracotta ridging, fashioned red brick chimneys, half timbered rough cast gables, and carved timber decoration, demonstrate the picturesque capabilities of the Queen Anne movement. (Figure 97) The design is popularly attributed to E. C. Manfred, and although Manfred's Town Hall building clearly indicates that he was familiar with the principles of Queen Anne architecture, documentary evidence of its popular continuity in his residential work is entirely absent. Despite the unknown identity of the architect, the house was a definite expression of the owner's wealth. The house was built for businessman, Edwin Quartely, in 1892 on a large block of land stretching to Cowper Street.²⁰⁹ The original terraced garden is still apparent at the rear. It is

209. Goulburn Municipal Council Rate Book, 1892..

vital that the house and its curtilage are conserved as a unique example of Federation housing in Goulburn.

The Queen Anne style is also expressed, though to a lesser extent, in a dwelling on the southern corner of Church and Montague Streets. The house was designed by E. C. Manfred in 1891 for W. D. Armstrong.²¹⁰ The arrangement of windows into small panes divided by timber mullions, the use of wooden trim on the verandah, the confused roof line, and a projecting corner gablette, hint at the Queen Anne influence. (Figure 98)

Manfred's finest residential work in the Federation period, however, is to be found on the extreme height of Church Hill. "Tarcoola", on the corner of Cowper and Verner Streets was designed in 1893 for T. W. Conolly, a local mill proprietor. The house was arranged on a split level with the two storey section facing eastward on a land slope. Picturesque elements were thus featured on the elevation which provided the most commanding view, and not on the angle exposed to the street. (Figure 99) Base ment posts were made of hardwood, stop chamfered, with redwood caps and pine bases. Manfred was also particular regarding other details on the house. Flat bedded rubble masonry was used for foundations, brickwork was "well flushed up" with no joint exceeding a quarter of an inch, chiselled sandstone sills were placed below all windows with some also featuring stone lintels, and

210. Manfred's Architectural Plans.

terracotta ridging and chimney pots were used to match the roof tiles. The house was divided into a drawing room, dining room, four bedrooms, a bathroom, kitchen and pantry.²¹¹ Conolly's wealth was also manifested in the situation of "Tarcoola" on a large block of land covered in a landscaped garden. In later years, part of this land was subdivided, thus obscuring the house's main elevation from public view. Nevertheless, Manfred's skill has been respected in the retention of the house's original form.

The Church Street and Cowper Street area contains some fine examples of Federation period housing, and thus is an important precinctual study. The heights of the city were also used to advantage by a wealthier group in South Goulburn. Although the area is not dominated by elite dwellings, the situation of S. B. Burge's villa on the corner of Combermere and Auburn Streets in 1880, highlighted its advantages.²¹² Thus in 1906, Leonard Holloway, a builder and later mayor of Goulburn, constructed a two storey, split level house at No. 45 Eldon Street.²¹³ (Figure 100) Red brick laid in flemish bond is a dominant feature of the house. The builder's divergence from more popular techniques is apparent in the construction. Whereas Manfred specified one chimney for one or two fireplaces in his designs, Holloway designed

211. Ibid.

212. Ibid.

213. Goulburn Municipal Council Rate Books.

one flue for three fireplaces. Similarly, although the dominant roof design reflects Federation building principles, decorative woodwork is entirely absent. Moulded verandah columns were instead used to complement the massing of the house. The plan of the house, however, conforms with many Federation interiors. Nine rooms including four bedrooms, a bathroom, drawing room, dining room and lounge room are contained in the house. A kitchen and pantry were situated at the rear close to the external laundry and maid's room.

Holloway's wealth was also apparent in the situation of the house on a large block of land. A terraced garden ornamented by a central fountain and extensive paving occupied the front of the house. The landscaping together with a pole for the Australian flag, are original features of the curtilage. Holloway also owned land at the rear which stretched to Sloane Street. The area was planted with an orchard and was watered from a pump house. The orchard has been replaced by subsequent housing development, whilst the pump house has been converted to an apartment. The survival of the main house, however, stands as testament to Holloway's wealth and social position, and the skill of the speculative builder. It is recommended that the house be included on the register of the National Trust.

It is apparent that many Federation dwellings built between 1890 and 1910 were owned by high income earners and were located in elite areas of the city. This period, however, is an unrealistic time frame if the full impact

of the Federation style on Goulburn is to be understood. Whilst a housing surplus and high building costs had largely deterred low income earners from building before 1910, rapid population increase and improved economic conditions contributed to the adoption of Federation architecture by a wider cross section of society after this time. Simple designs with one dominant gable, a minimum of timber decoration, and an uncomplex roof line filled both the inner city and the outlying areas. Houses in Goldsmith Street, Cowper Street and Clinton Street demonstrate the uniformity created by this simple style. The persistence of the Federation house into the 1920's and its appeal to a lower income group is also evident in a group of houses at No. 123 - 137 Faithfull Street. Although the duplex Federation form provided only a limited view from its side elevation, however, the single roof form allowed attractive street presentation. The roof design and decorative woodwork at No. 123 - 125 Faithfull Street are repeated in another four duplexes to create street uniformity. (Figure 101) A group of houses at No. 122 - 142 Clinton Street also demonstrate the delayed acceptance of the new style. Uniformity is achieved by their arrangement into a crescent shape, and the Edwardian influence reflected in the roof design in some of the houses. (Figure 102) The construction of many such simple Federation designs in the two decades to 1930 highlights the fact that the style was not readily absorbed by all sections of society.

Whilst this general pattern emerged in Goulburn, there are minor instances where elite Federation dwellings were constructed after 1910. The widespread acceptance of the new bungalow form however, minimised a popular renaissance of the picturesque federation dwelling. A unique example is apparent in a Queen Anne style residence at No. 84 Clifford Street. The house was built for a businessman, Robert Tuttlebee, in 1919, as an outward expression of his wealth.²¹⁴ The combination of red and dark brown brickwork, the persistence of the arch form, the liberal use of the bay window, and the necessary roof complexity occasioned by its position, all highlight the picturesque nature of the Queen Anne style. The house demonstrates the unusual persistence of the style in a country area. (Figure 103)

It is clear that the development of Federation architecture in Goulburn was influenced by the economic and social forces which occurred throughout Australia. Whilst the affluent quickly adopted the style, the weight of depression on lower income groups contributed to their later absorption of Federation architecture. A unique influence on this trend in Goulburn, however, was a declining population up until 1910, and the surplus of housing built in the 1880's. Nevertheless, the greatest architectural merit is to be found in elite dwellings which occupied the "West End" and Church Hill. The case for conservation is thus best understood in precinctual

214. Goulburn Municipal Council Rate Books.

terms, as economic and social forces had a very definite affect on the style and location of elite Federation dwellings. In contrast the location of simple Federation house was less decided, and tended to occupy inner and outer city areas. The architectural and social value of these houses, however, should not be under valued, and therefore exceptional cases have been highlighted for conservation. It is essential that a spectrum of Goulburn's Federation environment is embodied in a conservation plan.

CHAPTER SEVEN

THE GOULBURN BYPASS : ECONOMIC AND PHYSICAL IMPACT ON HERITAGE

The evolution of housing in Goulburn highlights the necessity for conservation decisions which reflect a localised perception of the environment. The practicality of such an approach assumes greater importance in the event of a large scale development. The completion of the Goulburn Bypass in 1993 is expected to have immediate and long term effects on the city's economy and environmental heritage. Goulburn's role as a major service centre on the Hume Highway will be significantly reduced, thereby potentially compounding the slow rate of growth the city has experienced since the 1950's. The bypass has thus prompted greater recognition of the need for economic restructuring. Goulburn City Council's Town Centre Management Plan seeks to provide a framework within which future development may occur, and to enhance the city's aesthetic features through an urban design programme. The promotion of Goulburn's heritage through statutory devices and tourist publicity is also viewed as a viable post-bypass objective. Central to this aim is the economic use of historic buildings for local and tourist needs. Adaptations in the past have, to some extent, reflected the lack of conservation guidelines in the Town Planning Scheme. Future adaptations will be subject to stricter controls, yet ambiguities in the Town Planning Scheme have important implications. The absence of a statutory or advisory deterrent to false historical re-creation, for

example, admits a challenge to heritage authenticity. This issue is important in the context of the post bypass strategy for heritage based tourism. Berrima's experience as a bypassed town which has capitalised on its heritage building stock is thus valuable to Goulburn in terms of resultant economic and social change. Unlike Berrima, however, commercial use of historic buildings in Goulburn is not imperative to stability given the varied economic base. Nevertheless there are valuable general lessons to be learned. Whilst the local economy prepares for restructuring, aspects of the cultural environment are set for the physical intrusion of the bypass. The curtilage of "Garrorrigang" Homestead on the Braidwood Road and a number of Aboriginal sites will be seriously affected by the construction. Nevertheless, measures to alleviate the environmental impact of the bypass have been recommend by the Department of Main Roads (DMR). Historical conservation thus has a vital role to play in the economic and physical impact of the bypass.

The aim of the Goulburn bypass is to reduce traffic congestion and the associated accidents, noise and air pollution within the city.²¹⁵ A 13 kilometre traffic relief route is currently under construction to the south of the existing Hume Highway. (See Map 5) Whilst the quality of life in the town centre will be improved significantly, the economic impact of a reduced traffic flow

215. Sinclair Knight and Associates Environmental Impact Study : Goulburn Bypass, Sydney, 19 Section 8.1.

is less favourable. It is estimated that in the short term highway trade will be reduced by 45 - 47% and in financial terms, 5.5 - 7.1 million dollars will be lost in annual turnover.²¹⁶ This figure assumes greater significance in the context of Goulburn's limited economic base. Employment is concentrated in the wholesale and retail sector, community services, rural and administrative functions.²¹⁷ Whilst manufacturing is viewed as a potential area of growth, limited socio-economic supports may inhibit large scale development. The slow population growth rate in Goulburn over the past four decades compounds the economic impact of the bypass to an extent; in the period 1954 - 1986 the population grew from 19,183 to just 21,552.²¹⁸ Restructuring is thus essential to Goulburn's economic survival.

The construction of the bypass has acted as a catalyst in re-evaluating Goulburn's past economic performance and generating future objectives. The City Council's Town Centre Management Plan, for example, outlines a land use strategy, traffic management plan, and urban design programme in order to co-ordinate future development, improve quality of life, and generate tourism. The enhancement of the historic environment is a

216. School of Geography, University of New South Wales, The Impact of a Bypass on the Economic Base of Goulburn, Sydney, 1981, p. VII.

217. Goulburn City Council, Local Environmental Study, Goulburn, 1981, p. 9.

218. Ibid, p. 21.

key element in this strategy. It must be emphasised, however, that Council is not bound to recommendations made in the consultants' report. Indeed, some suggestions are open to scrutiny. It is recommended that the concept of a central market place, which was incorporated into the original town, be revitalised in Belmore Park. The extension of landscaping into Montague Street and the focus on pedestrian movement are designed to reinforce the park's centrality. The demolition or adaptation of the Mechanics Institute building on the corner of Montague Street and Auburn Street to accommodate a shopping mart is also advocated. (Figure 104) The concept of a market place divided by a park setting is also apparent in Berrima where it is a central focus for tourists. Whilst the predominance of early Georgian inns and shops in Berrima, emphasises the original market place function, evidence of a central mart is less conspicuous in Goulburn. The Goulburn Club and the arched entrance to the auction yards of the early merchants, Bull and Woodward, are the only signs of early commercial use. (Figure 105 and 106) Thus, the temptation to introduce inauthentic elements such as old style street lighting to the precinct should be resisted. Similarly, the incorporation of false period style elements in the adaptation of the Mechanics Institute should be avoided. A sympathetic approach to the urban design programme is necessary to create a pivotal interest in the surrounding building stock.

Goulburn's main street is characterised by a variety of building styles, however, the "Victorian" form is dominant. The Post Office, (1881) Town Hall building (1887) and a number of facades are imposing edifices in Auburn Street. Scant attention to conservative details such as scale, form, design and materials, in the past however, has resulted in irreparable damage to the streetscape. (Figure 107,108) Whilst the absence of conservation guidelines in the earlier town plan is reflected in erratic designs, measures to alleviate past mistakes are limited. The aesthetic deterioration of Auburn Street has been recognised by the City Council, and new planning considerations are based on respect for the historic ambience. Future development will embody the above mentioned building principles, advertising will be minimised, and facades highlighted by sympathetic colour schemes. These controls aim to mitigate unsympathetic elements in Auburn Street to an extent, and generate interest in the heritage building stock.

Conservation practices in the Central Business District are also intended to encourage interest in Goulburn's suburban architecture. A series of heritage trails in the Town Centre Management Plan are thus aimed at the tourist. The Sloane Street/Grafton Street precinct, for example, is within walking distance of the town centre and contains excellent examples of Goulburn's early commercial and residential architecture. The service function of the Great South Road through the town is apparent in a number of former shops and inns. (Figures

109 and 110) Despite surviving evidence of road services, the conversion of these buildings for living purposes, and new residential development, has altered the character of Grafton Street to a large extent. (Figure 111 and 112) Thus it is imperative that Grafton Street should not be promoted as an alternative access road from the existing Hume Highway to the city centre; the Town Centre Management Plan recommends the partial closure of the street in order to maintain a suitable quality of life for residents, and to minimise structural cracking in older buildings which may result. Pedestrian orientated heritage trails will address these potential hazards, and promote the ideology that historic buildings do not have to be commercially functional to be appreciated by tourists.

Nevertheless, the commercial use of historic buildings is an important issue in the post bypass strategy if Goulburn is to capitalise on its heritage building stock and simultaneously pursue efficient organisation of space in the town centre. The conflict between economic use and historical conservation, prior to post bypass considerations however, has produced an erratic cultural landscape in the Central Business District. The conversion of the Presbyterian Manse in Craig Street to accommodate a courier service for example, demonstrates the way in which an incompatible use can detract from historical significance. (Figure 113 & 114) Compatible economic utilisation of historic buildings has assumed greater importance in light of conservation

considerations in the planning process. The adaptation of Conolly's Flour Mill and the adjoining swimming baths demonstrates a more enlightened approach to conservation. The extensive floor space eliminates the need for additions to accommodate the furniture warehouse, whilst the commercial signage does not detract from the building's significance. (Figure 115) This approach to conservation is an important element in the post bypass strategy.

Whilst historicity should be accentuated in local service oriented businesses to enhance tourists' perception of Goulburn's heritage, the adaptation of buildings for both local and direct tourism attraction is equally desirable. The conservation of the Goulburn Brewery on Bungonia Road exemplifies the intelligent approach to economic adaptation which is required in the city. The complex, consisting of a flour mill (1836) maltings, brewery (1838) and mews was built for the Bradley family from "Lansdowne". Its status as the third oldest brewery in Australia has been recognised by the Australian Heritage Commission and the National Trust, whilst the Heritage Council of New South Wales has imposed a permanent conservation order on the complex. The adaptation of a section of the flour mill to accommodate a hotel, and the resumption of the brewing process has therefore been governed by strict heritage controls. Although the bar room was not an original feature of the building, the introduction of both new and old materials has not significantly altered the fabric. Similarly the

reconstruction of the brewing operation involved necessary changes. Although the restoration of old brewing equipment was not practical, new machinery repeats the principles, methods and recipes traditional to the site. The importance of the Goulburn Brewery to industrial heritage will potentially attract nationwide attention with adequate promotion. The economic adaptation of the building to date has both maintained the historical integrity of the complex and catered for future tourism opportunities. (Figure 116)

Whilst the adaptation of the brewery necessarily adhered to conservation philosophy, the conversion of other historic buildings for economic purposes in Goulburn has undermined these guiding principles. The Southern Star complex at No. 43 Reynolds Street demonstrates a combination of sympathetic conservation and conjectural construction which was designed to capture both local and tourist trade. The original Star Hotel was built in the late 1850's and was opened as an inn on the Great South Road in 1860 by James Jones.²¹⁹ The building has also been used as a shop, and as a residence in more recent years. (Figure 117) The adaptation of the building for a restaurant involved the addition of a verandah, cleaning the stone with a chemical agent and a heavy water spray, reinforcement of mortar infill and the replacement of a quantity of stone. (Figure 118) The stone was quarried

219. W. S. Gilbert and L. W. Wilson, Goulburn's Nineteenth Century Pubs (1830 - 1900) Goulburn, 1987, no. 45.

from the original source and is distinguished by quartz content. This stone was also added to the top of the building, thus enabling reconstruction of ceilings at the rear for restaurant use. The solidity of rubblestone used on the building in the past has largely prevented dampness penetration, however the insertion of an agricultural line on both sides of the structure will curb the danger of rising damp in the future. The reconstruction of the Star Hotel also involved the repair of outbuildings at the rear. Roofing on the stables was reconstructed using photographic evidence as a guide, whilst the kitchen, including the original bread oven, are currently being restored for future use.

A combination of new and old materials was also used in the adaptation of workers' cottages for the Southern Star General Store. It is apparent that the building originally accommodated two semi-detached cottages, and was later converted into one complex with a common brick facade. Whilst the external fabric remains intact, the addition of a verandah has compromised the building's integrity. Changes to the interior of the building in the form of new floor boards and architraves were essential to the structure's conservation. Although the social significance of the structure has been diminished in the adaptation process, commercial use has ensured the long term conservation of the building. (Figure 119)

The need to reconcile economic pressure and concern for the cultural environment remains one of the greatest challenges for both conservation bodies and developers.

This conflict is most apparent in the Southern Star complex where infill development has produced a manufactured heritage. Although the building's form is sympathetic to its surroundings, the materials and details used in construction combine to replicate an older style. Sandstock bricks, sandstone window sills borrowed from a demolished structure, "Georgian" windows, and repetition of a cornice pattern found in the original hotel were used to create an historic ambiance. (Figure 120) Similar methods were used to construct a function room at the rear of this building. Whilst there was a strong temptation by developers for heritage pastiche in this situation, an awareness of conservation philosophy may have averted a false Georgian construction. Reproduction of former architectural styles is opposed by conservation bodies on the basis that it challenges the authenticity of existing historic structures, and hinders the natural flow of architectural innovation on which the conservation movement is firmly based. Thus the challenge for the conservation architect is to design infill which respects the height, scale and use of surrounding buildings, and does not rely heavily on heritage pastiche for uniformity.

The earlier service function of the Great South Road is also reflected in the former Coach and Horses Inn at No. 25 Grafton Street. The hotel was built prior to 1854 for Thomas Moran²²⁰ and was subsequently expanded in several stages. Physical evidence suggests the later

220. Ibid., No., 11.

addition of a wing at the rear of the building. The structure's residential function since the early 1900's resulted in several changes to the fabric. The coach house, stables, wash house, and rear verandah were all demolished during this time. Reconstruction for office purposes more recently involved stone replacement from the original quarry, joint reinforcement, the re-building of the facade with sandstock bricks, construction of a verandah at the rear, insertion of dormer windows in accordance with earlier photographic evidence, the addition of a door, and the positioning of agricultural lines to combat dampness. (Figures 121 and 122)

Internally, the floor boards and fireplaces were restored, the staircase was rebuilt to conform with building regulations, and depleted ceilings and windows were replaced. Adaptation for commercial purposes therefore entailed the introduction of both new and old materials and ensured the conservation of the building. Although conservation work initially catered for a heritage gift shop and the tea room, the enterprise failed due to poor demand. Despite the current office function, the building is still appreciated by tourists. The Coach and Horses example is instructive to post by-pass Goulburn in that it largely established a threshold of demand; adaptation of historic buildings for restaurants, gift shops, craft shops, antique shops and museums is viable to a certain point, however, alternative purposes which do not directly cater for tourists must ultimately be found.

It is apparent that economic adaptation of historic buildings in Goulburn has occurred in an arbitrary fashion. Whilst responsible private developers and the Heritage Council's controls have conserved some items of the environmental heritage, the inadequacy of local government legislation in the past resulted in erratic commercial adaptation elsewhere. Unsympathetic additions to many of the Nineteenth Century hotels for example, eroded their historical significance. Similarly, overt advertising merely highlighted the commercial purpose of a building and minimised its architectural features. In this context, council's new Town Planning Scheme and advertising policies are welcome guidelines. Despite a renewed approach to conservation planning, a fundamental issue which particularly applies to commercial use of historic buildings, has not been adequately addressed. Limited control over the use of materials on infill construction directly challenges the conservation movement's stance on historic re-creation. The infill at the Southern Star complex is a prime example. Whilst the new legislation encourages sympathetic development in the conservation area, the issue of historic re-creation is addressed only in terms of environmental harmony. Thus, a highly arbitrary element is apparent in council's assessment of "whether the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the materials used in the existing buildings in the conservation

area".²²¹ The Southern Star infill demonstrates the way in which this legislation may invite historical re-creation. The development encourages a similar practice in the future and simultaneously jeopardises the integrity of Goulburn's historic environment.

This issue necessarily raises questions regarding the soundness of including conservation philosophy in the planning process. Attitudinal changes have, however, instigated greater consideration of environmental heritage by town planners over the past two decades. Legislative incorporation of an ideology has thus lent credence to the conservation movement. Nevertheless, philosophies which exist outside the legal framework have not gained widespread acceptance. The conservation movement's stance on re-creation, for example, is frequently disregarded in the quest for tourist trade. Whilst it is debatable whether the practice should be dissuaded through planning legislation, the issue warrants an advisory role by council. In this way, existing conservation legislation may be justified and dependence on authentic building stock for tourist trade will be encouraged.

A balanced perspective on appropriate economic strategies may be gained from an examination of other bypassed towns. The Berrima bypass which was completed in 1989, for example, facilitated a safer and more efficient

221. Goulburn City Council, Draft Local Environmental Plan, 1989, p. 52.

flow of traffic, and considerably improved the quality of life in the town. Berrima's status as a key stopping point on the Hume Highway was consequently challenged. Whilst the town's heritage building stock attracted substantial tourism before the bypass, subsequent consolidation of this asset ensured post by-pass economic survival to an extent. The amount of expenditure which actually remains in Berrima however, should not be over-estimated given the limited number of services for local residents and the fact that the close network of towns on the Southern Highlands collectively provide vital needs. Goulburn's broader economic base, by contrast, may guarantee the absorption of heritage inspired tourist income. The mature conservation measures which are evident in Berrima must firstly be encouraged. Despite adaptation of many of the town's buildings for commercial use, there are few examples of unsympathetic development, and signage is mainly restricted to awning level. In addition, infill does not imitate older styles but is either sympathetic in form, or set back in order to highlight the historical importance of the neighbouring building. This is particularly apparent in the Market Place precinct. Such practices have ensured the conservation of a unique Nineteenth Century environment.

Intensive conservation measures however have inevitably resulted in significant social change in Berrima. The image of the town as a picturesque rural retreat has attracted an eager Sydney market and instigated high property values. The "gentrification"

process disadvantaged local residents in terms of high costs for real estate purchases and rising council rates. The social costs of conservation are thus necessary considerations for Goulburn's town planners. Although the city's size may minimise the social impact, the post-bypass strategy for heritage based tourism should account for an ever encroaching Sydney market.

Whilst the intended bypass has prompted economic restructuring, measures have also been adopted to alleviate the environmental impact of the new route. The curtilage of "Garroorigang" Homestead on Braidwood Road will be most affected by the bypass. (Map 5) The Department of Main Roads has recognised the physical threat to the house and has proposed an extensive landscaping scheme to reduce the visual impact of the new road. (Plan 8). In addition, existing cracks in the house will be recorded, and vibration levels monitored during construction to prevent further structural damage.²²² Other heritage items near the bypass will be destroyed in the course of construction. An archaeological survey of Aboriginal relics in the area revealed that twelve sites will be wholly or partially lost as a result of the bypass. Aboriginal sites outside the construction zone, yet susceptible to disturbance, will be fenced. Despite the loss of several sites, the richest deposits are located away from the proposed route, thereby alleviating the impact on the historic environment

222. Sinclair Knight and Associates, op. cit. Section 7.4.

to an extent.²²³

The impact of the bypass on Goulburn's economic and physical environment has thus generated a re-evaluation and appreciation of the city's heritage. The City Council's Town Centre Management Plan highlights the potential for urban amenity and the ability to capitalise on Goulburn's historic character. Central to this aim is a mature approach to economic adaptation of historic buildings both for local and tourists' needs. Whilst Berrima's experience in terms of building conservation and the economic consequences provide lessons for Goulburn, the resulting social change must also be considered. Thus, just as the physical effect of the bypass on historic items demanded sympathetic modification, economic restructuring must embrace an awareness of all the implications of heritage promotion.

223. Ibid., Section 7.3.

CHAPTER EIGHT

CONCLUSION

It is apparent that the absence of a localised environmental perception has inhibited the conservation of Goulburn's cultural heritage. This relatively new concept, has not gained widespread acceptance in the past due to several factors. Whilst it is recognised that heritage conservation is essential for society's identification with the past and for an understanding of cultural development, the scale at which society perceives its environment has not been central to the assessment process. Conservation bodies instead have imposed a macro-perspective on heritage assessment which has little relevance to cultural evolution. This is translated into the criteria upon which cultural significance is assessed, and which simultaneously qualify and quantify conservation in a modern sense. As demonstrated, the application of this philosophy to legislation has discouraged conservation at the local level. The inclusion of an enabling clause in the Goulburn town and Country Planning Scheme as late as February 1988 demonstrates this weakness. The more recent consideration of the National Trust register in the Local Environmental Plan is an encouraging provision for local conservation efforts, however, inadequacies in the assessment process must be understood.

A local conservation plan therefore must embody an awareness of the forces which shaped Goulburn's cultural environment. Although larger economic and social forces

influenced the style and location of housing, regional factors also exerted an impact on residential development. In the period 1829 - 1880, cyclical economic growth and the strength of the rural sector created sharp social divisions between capital and labour. The distinction was reflected in the small, simply designed workers cottages situated close to the city centre and workplaces, and the grander houses of capitalists located near the Anglican Church and in the suburbs. The dominance of brick, stone and shingle construction reflects a regional bias designed to combat the cold climate. Although this factor has contributed to the survival of much of the residential architecture from this era, several major threats to conservation may be highlighted. The expansion of the Central Business District into Clifford Street and Goldsmith Street in the past has resulted in the demolition of important workers cottages. The continued expansion of the city centre thus has important ramifications for surviving workers cottages in the area. Whilst the conflict between economic interests and conservation have exacerbated the problem in some cases, the inefficient use of floor space elsewhere in the CBD has also contributed to the situation. The second major threat to the architecture of this era arose from inadequate conservation considerations in the Town and Country Planning Scheme. Small workers cottages in particular were subject to infill which was unsympathetic in scale, whilst the lack of control over building materials and massing gave free reign to unattractive additions on grander houses. Similarly, various

demolitions proceeded with the permission of council; the loss of several houses with shingle construction from the Church Street precinct was perhaps the most significant. Fortunately, the intervention of the National Trust and the Heritage Council has ensured the long term conservation of three properties from this era.

The absence of conservation guidelines in the Town and Country Planning Scheme may also be held responsible for the aesthetic depletion of Goulburn's Victorian architecture. Small workers cottages were most susceptible to unsympathetic infill and verandah additions. Many grander Victorian houses suffered similar insensitivity in their transformation to residential flats. The scale upon which these developments occurred clearly demonstrates a failure to understand the localised influences on Victorian housing. Goulburn's prominent position in the state's hierarchy in the 1880's imposed an urban quality. The working class component of the population increase was reflected in the simple cottage form and terraces generally located close to workplaces and the city centre. The popularity of the terrace in a country area highlights the case for a localised environmental perception. Nevertheless, the terrace's value has been frequently diminished by lack of uniformity in colour scheme, verandah additions and fence designs. Public awareness of basic conservation principles is therefore paramount to the retention of cultural significance. Similarly, the unique contribution of E. C. Manfred to Goulburn's Victorian character has not

acknowledged by planning authorities in the past. The presence of a quality architect greatly contributed to the variety of residential designs during this period but unsympathetic additions, particularly in the Church Street/Cowper Street precinct, have minimised their aesthetic impact on the environment.

In contrast to many Victorian houses, the Federation house by virtue of its complex form and picturesque detailing, was less susceptible to unsympathetic elements. Although there are several instances in Goulburn where the roof design has been further confused, the Federation house is generally well conserved. This factor has contributed to the retention of entire precincts which provide insight into the development of Federation housing. The acceptance of the style by an elite sector in the period 1890 - 1910 is reflected in the "West End" and Church Hill. Manfred's influence is a pervading characteristic of this period and demonstrates a localised influence on the cultural environment. The early consolidation of Manfred's work in specific areas highlights the economic and social distinction of the period. Workers, by contrast, did not adopt the Federation style immediately due to the high cost of building and the over-supply of Victorian workers cottages. Furthermore the simple designs which were eventually built by the working class were not location specific.

It is clear that local factors such as building materials, climate, and geography are significant

variables in the development of the cultural landscape and largely negate the practicality of a macro-perspective on conservation issues. It is imperative that this theory be applied to post-bypass Goulburn. Although the formulation of a Town Centre Management Plan to improve urban amenity and raise awareness of heritage items is an encouraging step, the decision to capitalise on heritage stock for tourism purposes must take several factors into account. Central to this issue is the economic use of historic buildings for tourism and local purposes. The temptation for historic re-creation and unsympathetic additions must be resisted, whilst the possibility that a large proportion of financial return may be transferred out of the city should be considered in the plan for restructuring. In addition, the long term effects of heritage capitalism on land values and the current social composition must rationalise discussions on economic gain.

Thus, a strong case exists for a more parochial approach to conservation planning. The assessment of significance must embody an awareness of regional variants in the development of the cultural environment. The imposition of a macro-perspective on this process in the past has caused extensive damage to Goulburn's heritage building stock, and proposed corrective measures are limited in effectiveness. The more recent appointment of local heritage advisors, however, indicates the more prominent role of conservation in town planning and definite hope for the future. There is, nevertheless, a clear need for the collection of documentary evidence in

effecting balanced reports on threatened heritage items. It is only in this way that informed decisions on the future of the built environment may be made. Whilst some items of the cultural heritage are clearly more important than others, the underlying philosophies of the conservation movement must be considered at all levels. The protection of society's identification with the physical past, as defined by modern day values, applies equally to the local cultural landscape. Furthermore, the basic town planning premise of aesthetic harmony must be an ongoing process to ensure conservation for future generations. These principles, in turn, will enhance significance, and respect the forces which have determined the development of the cultural landscape.

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Appendix 1

THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

This revised Charter was adopted on 23rd February, 1981.

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of ICOMOS (Moscow 1978), the following Charter has been adopted by Australia ICOMOS.

Definitions

Article 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either recreation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.
- 1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Conservation Principles

Article 2. The aim of *conservation* is to retain or recover the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one at the expense of others.

Article 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance* and its physical condition.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which from part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Conservation Processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

Article 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state recovers the *cultural significance* of the *place*.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric* the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric* of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

Article 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any disturbance of the *place*.

Article 24. Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance*, physical condition and proposed *conservation* process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

APPENDIX II

GOULBURN CITY COUNCIL SCHEDULE OF HERITAGE ITEMS

- * No. 128 Addison Street - Christ Church Rectory.
- * No. 22 Argyle Street - House.
- * Braidwood Road - Goulburn Locomotive Round House and Wellington shed.
- * Garroorigang Road - "Marion Hill" - house and out-buildings.
- * "Garroorigang" Estate - "Garroorigang" homestead and stables.
- * Bungonia Road over Mulwaree Ponds - Lansdowne Bridge.
- * No. 2 Chantry Street - "Leigh House" with stables.
- * Clinton Street - St. Patrick's College.
- * Common Street - "The Potteries".
- * No. 11 George Street - "Antrim House".
- * Gilmore Street - "The Rectory".
- * No. 133 Kinghorne Street - house.
- * No. 15 - 17 Kinghorne Street - St. Nicholas Anglican Church.
- * No. 5 Lawrenny Avenue - "Lawrenny".
- * Long Street - Eastgrove Jewish Cemetery.
- * Mary's Mount Road - "Teneriffe".
- * No. 10 Opal Street - "Tarrowingee"
- * Off Mazamet Road - "Wynella" homestead and stone barn.
- * Taralga Road - "Orphanage"

APPENDIX IIIa: NATIONAL TRUST (NSW) REGISTER

<u>LGA</u>	<u>STATUS</u>	<u>LOCALITY</u>	<u>ADDRESS</u>
GLBN	CL	GOULBURN	<u>GOULBURN URBAN CONSERVATION AREA:</u> Generally bounded by Faithfull Street, Street, Sterne Street, Lagoon Street, and Clinton Street.
GLBN	REC	GOULBURN (WEST)	ADDISON ST
GLBN	REC	GOULBURN	ARGYLE ST 22
GLBN	CL	GOULBURN	MARKET MONTAGUE SLOANE STS
GLBN	CL	GOULBURN	AUBURN ST CNR CLIFFORD ST
GLBN	CL	GOULBURN	"AUBURN ST CNRS MARKET MONTAGUE...
GLBN			... & SLOANE STS
GLBN	CL	GOULBURN	"AUBURN ST CNR MONTAGUE ST ETC
GLBN	CL	GOULBURN	"AUBURN ST CNR MONTAGUE ST
GLBN	CL	GOULBURN	"AUBURN ST 180-186
GLBN	CL	GOULBURN	"AUBURN ST 187 CNR MARKET ST
GLBN	CL	GOULBURN	"AUBURN ST 194-204
GLBN	CL	GOULBURN	"AUBURN ST
GLBN	CL	GOULBURN	"AUBURN ST
GLBN	CL	GOULBURN	"MARKET ST 1 CNR SLOANE ST
GLBN	CL	GOULBURN	"MARKET ST 17
GLBN	CL	GOULBURN	"MARKET ST
GLBN	CL	GOULBURN	"MONTAGUE ST
GLBN	CL	GOULBURN	"SLOANE ST
GLBN	CL	GOULBURN	AUBURN ST 207 CNR CLIFFORD ST
GLBN	REC	GOULBURN	AUBURN ST 314-324
GLBN	REC	GOULBURN	AUBURN ST 380-386
GLBN	REC	GOULBURN	AUSTRALIA ST 24-30
GLBN	REC	GOULBURN	BELMORE ST 2 CNR CITIZEN ST
GLBN	REC	GOULBURN	BELMORE ST 4
GLBN	REC	GOULBURN	BELMORE ST 10 CNR LORNE ST
GLBN	REC	GOULBURN	"BEPPO ST 8-10
GLBN	REC	GOULBURN	"BEPPO ST 8
GLBN	REC	GOULBURN	"BEPPO ST 10
GLBN	CL	GOULBURN	BEPPO ST 21-23
GLBN	REC	GOULBURN	BEPPO ST 26 CNR COWPER ST
GLBN	REC	GOULBURN	BLACKSHAW RD OFF
GLBN	CL	GOULBURN	"BOURKE ST CNR VERNER ST
GLBN	CL	GOULBURN	"BOURKE ST CNR VERNER ST
GLBN	CL	GOULBURN	"VERNER ST 34
GLBN	REC	GOULBURN	BOURKE ST 101
GLBN	REC	GOULBURN	BOURKE ST 118-132
GLBN	REC	GOULBURN	BOURKE ST 160 CNR VERNER ST
GLBN	REC	GOULBURN	BOURKE ST 167-171
GLBN	REC	GOULBURN	BOURKE ST 168 CNR CHURCH ST
GLBN	REC	GOULBURN	BOURKE ST 175-7
GLBN	CL	GOULBURN	BOURKE ST 184-86

- i) National Trust Register correct to January, 1988
- ii) Explanation of symbols: see Introduction
- iii) Private property is usually not open to the public

REC=RECORDED

CL=CLASSIFIED

BUILDING/SITE/AREA

Lorne Street, Bradley Street, Grafton
The Crookwell Railway Line, Mulwaree Ponds,

CHRIST CHURCH RECTORY
HOUSE

BELMORE PARK

GOULBURN PERMANENT BUILDING SOCIETY FORMERLY ANZ BANK
GOULBURN CIVIC PRECINCT:

BELMORE PARK

MUNICIPAL LIBRARY BUILDING FORMERLY MECHANIC'S INSTITUTE

GRACE BROTHERS' FORMERLY YOUNG'S DEPARTMENT STORE

KNOWLMAN'S STORE

COMMERCIAL BUILDINGS

POST OFFICE

TOWN HALL

GOULBURN FORMERLY COMMERCIAL HOTEL

RUGBY CLUB

BULL & WOODWARD ARCHWAY ETC*

COURTHOUSE

FORMER POLICE STATION & COURTHOUSE

CML ASSURANCE SOCIETY BUILDING

COMMERCIAL BUILDINGS FACADES

SHOPS

AUSTRALIA ST COTTAGES GROUP

HOUSE

HOUSE

HOUSE

BEPPPO ST GROUP:

COLTON

WALKARE

ST KILDA COTTAGE INCLUDING SHED FORMERLY HADLEIGH SCHOOL

HOUSE

GAS COMPANY BUILDING FORMERLY RECTORY

ROMAN CATHOLIC GROUP:

ROMAN CATHOLIC CATHEDRAL OF SS PETER & PAUL

ROMAN CATHOLIC BISHOP'S RESIDENCE & PRESBYTERY

HOUSE

TERRACES

FORMER TECHNICAL COLLEGE

HOUSES

HOUSE

HOUSES ETC*

BRACKLEY & SEMI DETACHED COTTAGE

cont'd...

<u>LGA</u>	<u>STATUS</u>	<u>LOCALITY</u>	<u>ADDRESS</u>
GLEN	REC	GOULBURN	BOURKE ST 188
GLEN	REC	GOULBURN	BOURKE ST 194
GLEN	REC	GOULBURN	BOURKE ST 224
GLEN	REC	GOULBURN	BOURKE ST 276
GLEN	REC	GOULBURN	BOURKE ST 278
GLEN	CL	GOULBURN	BOURKE ST
GLEN	REC	GOULBURN	BOURKE ST
GLEN	REC	GOULBURN	BOURKE ST
GLEN	REC	GOULBURN	BRADLEY ST 14-20
GLEN	REC	GOULBURN	BRADLEY ST 60
GLEN	REC	GOULBURN	BRADLEY ST 85
GLEN	REC	GOULBURN	BRADLEY ST 87
GLEN	REC	GOULBURN	BRADLEY ST 93
GLEN	REC	GOULBURN	BRADLEY ST 99-101 CNR COWPER ST
GLEN	REC	GOULBURN	BRADLEY ST 104 CNR COWPER ST
GLEN	REC	GOULBURN	*BRADLEY ST
GLEN	REC	GOULBURN	*BRADLEY ST 111
GLEN	REC	GOULBURN	*BRADLEY ST 113
GLEN	CL	GOULBURN	BRADLEY ST 114
GOMO	-	GOULBURN	BRAIDWOOD RD
GLEN	CL	GOULBURN	BRAIDWOOD RD
GOMO	-	GOULBURN	BUNGONIA RD
GLEN	CL	GOULBURN	BUNGONIA RD
GLEN	CL	GOULBURN	BUNGONIA RD OVER MULWAREE RIVER
GLEN	REC	GOULBURN	CHANNERY ST 2
GLEN	REC	GOULBURN	CHURCH ST 4
GLEN	REC	GOULBURN	CHURCH ST 12
GLEN	REC	GOULBURN	*CHURCH ST
GLEN	REC	GOULBURN	*CHURCH ST 14
GLEN	REC	GOULBURN	*CHURCH ST 16
GLEN	REC	GOULBURN	*MONTAGUE ST 44 CNR CHURCH ST
GLEN	REC	GOULBURN	CITIZEN ST 7
GLEN	REC	GOULBURN	CITIZEN ST 40
GLEN	REC	GOULBURN	*CITIZEN ST 51-53
GLEN	REC	GOULBURN	*CITIZEN ST 51
GLEN	REC	GOULBURN	*CITIZEN ST 53
GLEN	REC	GOULBURN	CITIZEN ST 71
GLEN	REC	GOULBURN	CITIZEN ST 85
GLEN	CL	GOULBURN	CLIFFORD ST 22-24
GLEN	REC	GOULBURN	CLIFFORD ST 88
GLEN	REC	GOULBURN	CLIFFORD ST 128
GLEN	REC	GOULBURN	CLIFFORD ST
GLEN	REC	GOULBURN	CLINTON ST 63
GLEN	CL	GOULBURN	*CLINTON ST 65-69
GLEN	CL	GOULBURN	*CLINTON ST 65
GLEN	CL	GOULBURN	*CLINTON ST 67

- i) National Trust Register correct to January, 1988
- ii) Explanation of symbols: see Introduction
- iii) Private property is usually not open to the public

BUILDING/SITE/AREA

HOUSE
SENIOR CITIZENS' CENTRE
HOUSE
HOUSE
HOUSE
ST SAVIOUR'S ANGLICAN CATHEDRAL
ST SAVIOUR'S CHURCH HALL
BOURKE ST PUBLIC SCHOOL ETC*
TERRACES
HOUSE
HOUSE
HOUSE
LYNBURN GUEST HOUSE
TERRACE
PUBLIC WORKS DISTRICT OFFICE FORMERLY CAWARRA WOMEN'S TECHNICAL COLLEGE
BRADLEY ST GROUP:
STRATHROY
HOUSE
ROSENEATH ETC*
SEE ALSO GOULBURN RURAL ENTRIES BELOW
GOULBURN LOCOMOTIVE ROUND HOUSE & ANCILLARY BUILDINGS
SEE ALSO GOULBURN RURAL ENTRIES BELOW
GOULBURN BREWERY FORMERLY WINDY WILLOWS BRADLEYS/BARTLETTS BREWERY
LANSDOWNE BRIDGE
LEIGH HOUSE WITH STABLES
HOUSE ETC*
HILLSIDE
HOUSES GROUP:
HOUSE
HIGHGATE
HOUSE
STRATHABYN
HOUSE
HOUSES GROUP
ROBOROUGH (ROXBOROUGH?)
HAZLEDELL
HOUSE
HOUSE ETC*
TERRACE
HOUSE
CLIFFTORIA
ST ANDREW'S UNITING FORMERLY PRESBYTERIAN CHURCH INCLUDING MEMORIAL
HOUSE ETC*
CLINTON ST GROUP:
GIRRAWHEEN
HOUSE

cont'd...

<u>LGA</u>	<u>STATUS</u>	<u>LOCALITY</u>	<u>ADDRESS</u>
GLEN	CL	GOULBURN	"CLINTON ST 69
GLEN	REC	GOULBURN	CLINTON ST 122-142
GLEN	CL	GOULBURN	CLINTON ST
GLEN	REC	GOULBURN	CLINTON ST
GLEN	REC	GOULBURN	COLE ST 10-16
GLEN	REC	GOULBURN	COLE ST 33
GLEN	REC	GOULBURN	COLE ST 39
GLEN	REC	GOULBURN	COMMON RD ADJ GULSON BRICKWORKS
GLEN	CL	GOULBURN	COWPER ST 10
GLEN	REC	GOULBURN	COWPER ST 126 CNR VERNER ST
GLEN	REC	GOULBURN	"COWPER ST 142-4 CNR MONTAGUE ST
GLEN	REC	GOULBURN	"COWPER ST 142
GLEN	REC	GOULBURN	"COWPER ST 144
GLEN	REC	GOULBURN	COWPER ST 190 CNR CLIFFORD ST
GLEN	REC	GOULBURN	COWPER ST 203
GLEN	REC	GOULBURN	COWPER ST 209
GLEN	REC	GOULBURN	COWPER ST 216
GLEN	REC	GOULBURN	COWPER ST 220
GLEN	REC	GOULBURN	COWPER ST 227
GLEN	REC	GOULBURN	"COWPER ST 228-232
GLEN	REC	GOULBURN	"COWPER ST 228
GLEN	REC	GOULBURN	"COWPER ST 230
GLEN	REC	GOULBURN	"COWPER ST 232
GLEN	REC	GOULBURN	COWPER ST 236-8
GLEN	REC	GOULBURN	COWPER ST 244
GLEN	REC	GOULBURN	COWPER ST 244
GLEN	REC	GOULBURN	"CRAIG ST
GLEN	REC	GOULBURN	"CRAIG ST
GLEN	REC	GOULBURN	"CRAIG ST
GLEN	REC	GOULBURN	"CRAIG ST
GLEN	CL	GOULBURN	CROOKWELL RD IN MARSDEN MUSEUM
GOMU	-	GOULBURN	CROOKWELL RD
GLEN	CL	GOULBURN	CROOKWELL RD OFF
GLEN	REC	GOULBURN	"FAITHFULL ST 123-137
GLEN	REC	GOULBURN	"FAITHFULL ST 123
GLEN	REC	GOULBURN	"FAITHFULL ST 125
GLEN	REC	GOULBURN	"FAITHFULL ST 127
GLEN	REC	GOULBURN	"FAITHFULL ST 129
GLEN	REC	GOULBURN	"FAITHFULL ST 131
GLEN	REC	GOULBURN	"FAITHFULL ST 133
GLEN	REC	GOULBURN	"FAITHFULL ST 135
GLEN	REC	GOULBURN	"FAITHFULL ST 137
GLEN	REC	GOULBURN	"FAITHFULL/MONTAGUE STS
GLEN	REC	GOULBURN	"FAITHFULL ST 139
GLEN	REC	GOULBURN	"MONTAGUE ST 76
GLEN	REC	GOULBURN	FAITHFULL ST 219

- i) National Trust Register correct to January, 1988
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BUILDING/SITE/AREA

HOUSE

EDWARDIAN HOUSES GROUP

CONVENT & CHAPEL

ST PATRICK'S COLLEGE

COTTAGES GROUP

HOUSE

HOUSE ETC*

THE POTTERIES

ARDGOWAN

CHILD HEALTH CARE CENTRE FORMERLY ST MARGARET'S GIRLS' HOME

COWPER ST GROUP:

HOUSE

CLANDULLA

SHOP

HOUSE ETC*

CROPPER HOUSE

FERMOY ETC*

BIRKLES

HOUSE ETC*

HOUSES GRP:

REPTON

KIABURN

WOOMERAH

HOUSE

BULWARRA (FENCE IS LISTED SEPARATELY)

BULWARRA: FENCE GATE PIERS ETC*

FORMER PRESBYTERIAN CHURCH GROUP:

FORMER PRESBYTERIAN CHURCH

FORMER PRESBYTERIAN MANSE

FORMER PRESBYTERIAN SCHOOL

HEBBURN NO.2 STEAM WINDING ENGINE: SEE MOVEABLE OBJECTS SECTION BELOW

SEE ALSO GOULBURN RURAL ENTRIES BELOW

MARSDEN STEAM MUSEUM FORMERLY PUMPING STATION

FAITHFULL ST DUPLEX GROUP:

FINCHLEY

UXBRIDGE

EDGEWARE

ST ALBANS

HENDON

ELSTREE

BELSIZE

BAYSWATER

FAITHFULL/MONTAGUE SIS GROUP:

HOUSE

INGALARA

RESIDENCE FORMERLY POLICE BARRACKS

cont'd...

<u>LGA</u>	<u>STATUS</u>	<u>LOCALITY</u>	<u>ADDRESS</u>
GLEN	REC	GOULBURN	GEORGE ST 11
GLEN	REC	GOULBURN	GILMORE ST
GLEN	REC	GOULBURN	GLEBE ST
GLEN	REC	GOULBURN	GOLDSMITH ST 42
GLEN	REC	GOULBURN	GOLDSMITH ST 57
GLEN	CL	GOULBURN	GOLDSMITH ST 62-66
GLEN	REC	GOULBURN	GOLDSMITH ST 81-83
GLEN	REC	GOULBURN	GOLDSMITH ST 130 CNR ABBOTT ST
GLEN	REC	GOULBURN	
GLEN	REC	GOULBURN	GOLDSMITH ST 132 CNR DECCAN ST
GLEN	REC	GOULBURN	GOLDSMITH ST CNR BOORKE ST
GLEN	REC	GOULBURN	GOLDSMITH ST
GLEN	REC	GOULBURN	GRAFTON ST 6-8
GLEN	REC	GOULBURN	*GRAFTON ST 9-19
GLEN	REC	GOULBURN	GRAFTON ST 21
GLEN	CL	GOULBURN	GRAFTON ST 27-29
GLEN	REC	GOULBURN	GRAFTON ST 51
GLEN	CL	GOULBURN	GRAFTON ST 60, OUTSIDE
GLEN	REC	GOULBURN	*GRAFTON ST 83
GLEN	REC	GOULBURN	*GRAFTON ST 83
GLEN	REC	GOULBURN	*GRAFTON ST 83
GLEN	REC	GOULBURN	GRAFTON ST 129
GLEN	REC	GOULBURN	GRAFTON ST 139
GLEN	REC	GOULBURN	HORNE SQ EXCLUDING 1A OFF CLINTON ST
GLEN	REC	GOULBURN (NORTH)	HUME HWY
GLEN	REC	GOULBURN	HURST ST 8
GLEN	REC	GOULBURN	HURST ST 11
GLEN	REC	GOULBURN	HURST ST 12
GLEN	REC	GOULBURN	HURST ST 21
GLEN	REC	GOULBURN	HURST ST 24
GLEN	REC	GOULBURN	KINGHORNE ST 133 CNR PRINCE ST
GLEN	REC	GOULBURN	KINGHORNE ST
GLEN	REC	GOULBURN	LAGOON ST 12
GLEN	REC	GOULBURN	LAGOON ST 15
GLEN	REC	GOULBURN	LAGOON ST 72-74 CNR WHEATLEY AVE
GLEN	REC	GOULBURN	LAWRENNY AVE
GLEN	REC	GOULBURN	LITHGOW ST 4-6
GLEN	REC	GOULBURN	LITHGOW ST
GLEN	CL	GOULBURN	LONG ST EAST SIDE: 100m NORTH OF...
GLEN			...CORNER OF LONG & CHISWICK STS
GLEN	REC	GOULBURN	LORNE ST 16-20
GLEN	REC	GOULBURN	LORNE ST 24
GLEN	-	GOULBURN	MAIN SOUTH RAILWAY LINE
GLEN	CL	GOULBURN	MARKET ST 1 CNR SLOANE ST

- i) National Trust Register correct to January, 1988
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BUILDING/SITE/AREA

ANTRIM HOUSE

RECTORY

BROUGHTON

HOUSE

HOUSE

COTTAGES

HOUSES

GOULBURN BASE HOSPITAL INCLUDING:

CENTRAL BUILDING (1887)

FORMER PAVILIONS (1887)

HIGH SCHOOL MAIN BUILDING

UNITING FORMERLY METHODIST CHURCH

RAILWAY GATEHOUSE

FORMER SHOP WITH RESIDENCE

GRAFTON ST HOUSES GROUP

HOUSE ETC*

FORMER COACH & HORSES INN

FORMER GRAFTON HOUSE

CAST IRON POST BOX

BUILDER'S ARMS HOTEL GROUP:

FORMER BUILDERS ARMS HOTEL

FORMER STABLES & OUTBUILDINGS

HOUSE

HOUSE

HORNE SQUARE

RAILWAY GATEHOUSE

HOUSE

HOUSE

HOUSE

HOUSE

SHANKLIN

HOUSE (WITH EXCLUSIONS)

ST NICHOLAS' ANGLICAN CHURCH

HOUSE

HOUSE

FORMER SHOP & RESIDENCE

LAWRENNY

TERRACE

RESIDENCE FORMER SHOP

EASTGROVE JEWISH CEMETERY

COTTAGES

HOUSE

RAILWAY ITEMS: SEE ENTRIES AT BRAIDWOOD RD, GOLDSMITH ST,...

...HOME HWY AND SLOANE ST

GOULBURN HOTEL: SEE LOCALITY: GOULBURN: AUBURN ST: CIVIC PRECINCT ABOVE

cont'd...

<u>LGA</u>	<u>STATUS</u>	<u>LOCALITY</u>	<u>ADDRESS</u>
GLEN	CL	GOULBURN	MARKET ST 21
GLEN	CL	GOULBURN	MARKET ST
GLEN	REC	GOULBURN	MAUD ST OFF
GLEN	CL	GOULBURN	MAUD ST OFF
GLEN	REC	GOULBURN	"MONTAGUE ST 5-11;17-19
GLEN	REC	GOULBURN	"MONTAGUE ST 5-9
GLEN	REC	GOULBURN	"MONTAGUE ST 11
GLEN	REC	GOULBURN	"MONTAGUE ST 17-19
GLEN	REC	GOULBURN	MONTAGUE ST 44
GLEN	REC	GOULBURN	MONTAGUE ST 50
GLEN	REC	GOULBURN	MONTAGUE ST 76
GLEN	CL	GOULBURN	MONTAGUE ST
GLEN	REC	GOULBURN	MILWAREE ST 32-34
GLEN	REC	GOULBURN	OPAL ST 10
GLEN	REC	GOULBURN	"REYNOLDS ST 43,57,59
GLEN	REC	GOULBURN	"REYNOLDS ST 43
GLEN	REC	GOULBURN	"REYNOLDS ST 57
GLEN	REC	GOULBURN	"REYNOLDS ST 59
GLEN	REC	GOULBURN	SLOANE ST CNR BLACKSHAW RD
GLEN	CL	GOULBURN	SLOANE ST CNR BLACKSHAW RD
GLEN	REC	GOULBURN	SLOANE ST CNR CLIFFORD ST
GLEN	CL	GOULBURN	"SLOANE ST 158-188
GLEN	CL	GOULBURN	"SLOANE ST 158-166
GLEN	CL	GOULBURN	"SLOANE ST 168-174
GLEN	CL	GOULBURN	"SLOANE ST 176-186
GLEN	CL	GOULBURN	"SLOANE ST 188
GLEN	CL	GOULBURN	SLOANE ST 248-252
GLEN	REC	GOULBURN	SLOANE ST 298
GLEN	REC	GOULBURN	SLOANE ST 310-12
GLEN	CL	GOULBURN	SLOANE ST 318
GLEN	CL	GOULBURN	SLOANE ST
GLEN	REC	GOULBURN	SLOANE ST
GLEN	CL	GOULBURN	"SLOANE ST
GLEN	CL	GOULBURN	"SLOANE ST
GLEN	CL	GOULBURN	"SLOANE ST
GLEN	CL	GOULBURN	"SLOANE ST
GLEN	REC	GOULBURN	"STERNE ST 4-6 CNR PHILLIP ST
GLEN	REC	GOULBURN	"STERNE ST 4
GLEN	REC	GOULBURN	"STERNE ST 6
GLEN	REC	GOULBURN	SYDNEY RD CNR UNION ST
GLEN	REC	GOULBURN (NORTH)	TARALGA RD
GLEN	CL	GOULBURN	VERNER ST 36
GLEN	REC	GOULBURN	VERNER ST 85 CNR COMPER ST
GLEN	REC	GOULBURN	IN GROUNDS OF GOULBURN GASWORKS
GOMU	-	GOULBURN	<u>RURAL:</u>
MLWR	CL	GOULBURN	BRAIDWOOD RD

- i) National Trust Register correct to January, 1988
- ii) Explanation of symbols: see Introduction
- iii) Private property is usually not open to the public

BUILDING/SITE/AREA

RUGBY CLUB: SEE LOCALITY: GOULBURN: AUBURN ST: CIVIC PRECINCT ABOVE

ARCHWAY: SEE LOCALITY: GOULBURN: AUBURN ST: CIVIC PRECINCT ABOVE

GOULBURN GAOL

RIVERSDALE #

MONTAGUE ST BUSINESS GROUP:

OFFICES

FORMER FIRE STN

FORMER ELMSLEA CHAMBERS

SEE LOCALITY: GOULBURN: CHURCH ST: CHURCH ST HOUSES GROUP ABOVE

HOUSE

INGALARA: SEE LOCALITY: GOULBURN: FAITHFULL ST: FAITHFULL/MONTAGUE STS GROUP ABOVE

COURTHOUSE: SEE LOCALITY: GOULBURN: AUBURN ST: CIVIC PRECINCT ABOVE

PAIR OF HOUSES

TARRAWINGEE

REYNOLDS ST GROUP:

FORMER STAR HOTEL

THE CRUMBLES

PEJAR

GOULBURN LEISURE CENTRE FORMERLY CONOLLYS NO 2 OLD MILL/SWIMMING BATHS

RAILWAY WORKSHOPS

POLICE STATION FORMERLY GOULBURN HOSPITAL

SLOANE ST GROUP:

MULWAREE PRIVATE FORMERLY MANDELSON'S GOULBURN HOTEL

TERRACES

TERRACES & FORMER SHOP

COOLAVIN FORMERLY SOUTHERN RAILWAY HOTEL

TERRACE ETC*

RJ SIDNEY CRAIG ETC* FORMERLY ROCK OF CASHEL HOTEL

TERRACE

ST CLAIR MUSEUM

COURTHOUSE: SEE LOCALITY: GOULBURN: AUBURN ST: CIVIC PRECINCT ABOVE

RAILWAY BARRACKS FORMERLY POLICE BARRACKS

RAILWAY STATION GROUP:

RAILWAY STATION

FORMER STATIONMASTER'S HOUSE

PAIR OF GATEPOSTS

STERNE ST HOUSES GROUP:

HOUSE

HOUSE

GOULBURN NORTH PUBLIC SCHOOL

KENMORE HOSPITAL PRECINCT

ROMAN CATHOLIC PRESBYTERY ETC: SEE LOCALITY: GOULBURN: BOURKE ST ABOVE

TARCOOLA

HOUSE

BURRUNGURROOLONG WITH STABLES

cont'd...

<u>LGA</u>	<u>STATUS</u>	<u>LOCALITY</u>	<u>ADDRESS</u>
MLWR	CL	GOULBURN	BRAIDWOOD RD
MLWR	REC	GOULBURN	BRAIDWOOD RD
MLWR	CL	GOULBURN	BRAIDWOOD RD
GOMO	-	GOULBURN	BUNGONIA RD
GLEN	CL	GOULBURN	BUNGONIA RD
GOMO	-	GOULBURN	CROOKWELL RD
MLWR	REC	GOULBURN	DALTON RD
MLWR	CL	GOULBURN	FEDERAL HWY
MLWR	REC	GOULBURN	FEDERAL HWY OFF
MLWR	REC	GOULBURN	GRABEN GULLEN RD
MLWR	CL	GOULBURN	GURRONDAH RD
GLEN	CL	GOULBURN	MARY'S MT RD
MLWR	CL	GOULBURN	MIDDLEARM RD
MLWR	REC	GOULBURN	OLD GOULBURN RD AT MARION VALE
MLWR	CL	GOULBURN	ROSSVILLE RD OVER WOLLONDILLY RIVER
YASS	-	GOUNYAN	SEE LOCALITY: YASS BELOW

- i) National Trust Register correct to January, 1988
- ii) Explanation of symbols: see Introduction
- iii) Private property is usually not open to the public

BUILDING/SITE/AREA

GARROORIGANG & STABLES

KELBURN ETC*

SPRINGFIELD ETC*

SEE ALSO LOCALITY: GOULBURN TOWN ENTRIES ABOVE

LANDSDOWNE ETC*

SEE ALSO LOCALITY: GOULBURN: TOWN ENTRIES ABOVE

MERRILLA ETC*

LONGFIELD STATION: SEE LOCALITY: THORNFORD BELOW

FORMER ST MICHAEL & ALL ANGELS ANGLICAN CHURCH

ROSSIVILLE BARN

KIPPILAW ETC*

TENERIFFE

NORWOOD

PETER'S INN FORMERLY DIVOROW/FOREST INN/NATTERLY INN

ROSSI BRIDGE

SUPPLEMENT TO NATIONAL TRUST REGISTER OF JANUARY 1988

LGA	STATUS	LOCALITY	ADDRESS	BUILDING/SITE/AREA
DUBO	CL	DUBBO	DARLING ST 224 CNR TAMWORTH ST	HOUSE
DUBO	CL	DUBBO	MACQUARIE ST CNR CHURCH ST	WESTPAC BANK
DUBO	CL	DUBBO	MACQUARIE ST 65-67	BRIAN BARNES SPORTSCENE STORE
DUBO	CL	DUBBO	MACQUARIE ST 69-81	MACQUARIE CHAMBERS
DUBO	CL	DUBBO	TAMWORTH ST 63	WARATAH FORMERLY BARTINIA/EULCOLA
DUBO	CL	DUBBO	TAYLOR ST 62 CNR TAMWORTH ST	HOUSE
CHWS	-	EAST KANGALOO	<u>SEE ALSO HORONORA PLATEAU LANDSCAPE CONSERVATION AREA:</u> see locality: Horonora Plateau below	
TWED	CL	FINGAL HEAD	<u>FINGAL HEAD COASTAL CONSERVATION AREA:</u> The Fingal Head Coastal Conservation Area is that section of the Fingal Peninsula extending northwards from the southern edge of Warrin Lagoon to the northern entrance to Wetland No 21 (SEPP 14). The Area extends seawards to include Cook Island and the waters between the island and the shore. The Area includes Fingal Head, the Fingal Caves promontory, littoral rainforest mapped under SEPP 26, Wetlands 21 and 25 under SEPP 14, Fingal Beach, Dreamtime Beach, the proposed Cook Island Marine Reserve and the township of Fingal Head.	
KIMA	-	FOXGROUND	<u>SEE ALSO DRY STONE WALLS CONSERVATION AREA:</u> see locality: Kima below	
HUME	CL	GEOGERY (WEST)	GLENELLEN RD 1km. WEST TOWN	ST PETER'S LUTHERAN CEMETERY
BULM	CL	GLENBROOK	ROSS ST CNR GREAT WESTERN HWY	OLD STATIONMASTER'S COTTAGE & PRIVY
CHRA	CL	GOOLOONG	CEMETERY RD WEST SIDE: 2km WEST...	GENERAL CEMETERY
CHRA	CL	GOOLOONG	...OF TOWNSHIP	
CHRA	CL	GOOLOONG	LACHLAN VALLEY HWY OFF: 1km...	ONE GRAVE (FOX)
CHRA	CL	GOOLOONG	...N OF GOOLOONG	
GSPD	CL	GOSFORD	<u>GOSFORD HILLS LANDSCAPE CONSERVATION AREA:</u> The hills form the high points of three major land units: a) Mt. Elliot: comprising Mt. Mount, Mt. Elliot and Berry's Head Ridge systems b) Conroy's Mountain: comprising the Green Point to Mt. Avoca Ridge system c) Bouddi Peninsula: comprising the McMasters Ridge, Bouddi National Park and Daley's Point Ridge systems.	
GLBN	CL	GOULBURN	AUBURN ST 139 CNR VERNER ST	NATIONAL AUSTRALIA BANK FORMERLY COMMERCIAL BANKING COMPANY
GLBN	CL	GOULBURN	BOURKE ST 160 CNR VERNER ST	FORMER TECHNICAL COLLEGE
GLBN	CL	GOULBURN	MONTAGUE ST 5-19	MONTAGUE ST GROUP:
GLBN	CL	GOULBURN	MONTAGUE ST 5-7	OFFICE BUILDING
GLBN	CL	GOULBURN	MONTAGUE ST 9 CNR ROSS PLACE	OFFICE BUILDING
GLBN	CL	GOULBURN	MONTAGUE ST 11	RESTAURANT FORMERLY FIRE STATION
GLBN	CL	GOULBURN	MONTAGUE ST 13	ELDON CHAMBERS
GLBN	CL	GOULBURN	MONTAGUE ST 15	MONTAGUE CHAMBERS

- i) Supplement to National Trust Register correct to July, 1989
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cont'd...

SUPPLEMENT TO NATIONAL TRUST REGISTER OF JANUARY 1988

LGA	STATUS	LOCALITY	ADDRESS	BUILDING/SITE/AREA
GLBN	CL	GOULBURN	"MONTAGUE ST 17-19	FORMER ELMSTEA CHAMBERS
GLBN	CL	GOULBURN	MORTIS ST NORTHERN SIDE	MORTIS ST (OLD GENERAL) CEMETERY
GLBN	CL	GOULBURN	CEMETERY ST	ST SAVIOUR'S ANGLICAN CEMETERY
GLBN	CL	GOULBURN	"CHURCH ST & MONTAGUE ST	CHURCH STREET GROUP:
GLBN	CL	GOULBURN	"CHURCH ST 14	HOUSE
GLBN	CL	GOULBURN	"CHURCH ST 16	HITGATE
GLBN	CL	GOULBURN	"MONTAGUE ST 44 CNR CHURCH ST	YURABI
MDCG	CL	GULGONG	GULGONG-MUDGEER RD	GENERAL CEMETERY
HGBA	CL	GUNDERMAN	<u>LOWER HAWKESBURY LANDSCAPE CONSERVATION AREA:</u> see locality: Lower Hawkesbury below	
GYRA	CL	GUYRA	GUN CLUB RD OFF: 4km STH GUYRA	GENERAL CEMETERY
NANA	CL	GWABEGAR	BARADINE CREEK 100m EAST OF... ...100m WEST RAIL LINE ON WANGAN	MACKENZIE FAMILY CEMETERY: MAIN ENTRY: SEE LOCALITY: NARRABRI BELOW
EVNS	CL	HILL END	<u>HILL END - TAMBARCOORA GOLDFIELDS CONSERVATION AREA:</u> (N.B. This Classification replaces the former Hill End Urban Conservation Area). The conservation area encompasses an area of approximately 24km around, and including, the town of Hill End and the remains of the village of Tambarcoora. The boundary is set by the western and southern boundaries of the Common and to the east and north by the areas of major mining activities.	
HUME	CL	HOWLONG	RIVERINA HWY OFF: 1km SE OF P.O.	GENERAL CEMETERY
KIMA	CL	JAMBEROO	<u>SEE ALSO DRY STONE WALLS CONSERVATION AREA:</u> see locality: Kiama below	
JLDR	CL	JERILDERIE	"NOWRANIE ST OFF	RAILWAY GROUP
JLDR	CL	JERILDERIE	"NOWRANIE ST OFF	RAILWAY STATION
JLDR	CL	JERILDERIE	"NOWRANIE ST OFF	RAILWAY RESIDENCE
KIMA	CL	JERRARA	<u>SEE ALSO DRY STONE WALLS CONSERVATION AREA:</u> see locality: Kiama below	
HUME	CL	JINDERA	-	JINDERA CEMETERIES GROUP
HUME	CL	JINDERA	"JINDERA RD 700m. E/NE OF POST OFFICE	GENERAL CEMETERY
HUME	CL	JINDERA	"JINDERA-HOWLONG RD	ST JOHN'S LUTHERAN CEMETERY
HUME	CL	JINDERA	"PIONEER DRIVE	CHURCH CEMETERY
OWS	-	KANGALON	<u>SEE ALSO WORONORA PLATEAU LANDSCAPE CONSERVATION AREA:</u> see locality: Woronora Plateau below	
KIMA	CL	KIAMA	<u>DRY STONE WALLS CONSERVATION AREA:</u>	

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APPENDIX III B

AUSTRALIAN HERITAGE COMMISSION INVENTORY - GOULBURN

Auburn Street

- Goulburn Town Hall - Built 1887/8,
Architect: E. C. Manfred.
- Goulburn Post Office - Built 1880/81,
Architect: James Barnet.
- Union Bank Building (Corner Clifford Street) - Built
1910 - two storey Edwardian building.
- Belmore Park and ornaments.

Bourke Street

- Roman Catholic Cathedral Group - Includes Cathedral
of Saints Peter and Paul. Completed in 1887.
(Architects: C. Spadacini and A. Stombuco) Bishop's
residence, Presbytery, and stone and iron fence.
- Saint Saviours Cathedral - Commenced 1874.
Architect: Edmund Blacket and Sons.

Braidwood Road

- "Garroorigang" and stables.

Bungonia Road

- Goulburn Brewery - including former Bradley's mill.
- "Lansdowne" and outbuildings.

Crookwell Road

- Marsden Steam Museum.

Market Street

- Bull and Woodward Archway - 1847.

Maud Street

- Goulburn Gaol. Built 1883. Architect: James Barnet.
- "Riversdale"

Montague Street

- Goulburn Court House Group.
 - . Existing Court House built 1885.
Architect: James Barnet.
 - . Earlier stone Court House facing Sloane Street.
Built 1849. Architect: Mortimer Lewis.
 - . Former Police Station adjoining old Court house.
Built 1888. Architect: James Barnet.
 - . Fences and setting.
- No. 11 - Former Fire Station. Built 1890.
Architect: E. C. Manfred.

Sloane Street

- Mulwaree Private Hotel - formerly Mandelson's Hotel.
Built 1845.
- No. 168 - 174 - group of four stuccoed brick two
storey terraces.
- No. 176 - 186 - terraces and former shop.
- Coolavin Hotel - former Southern Railway Hotel.
c. 1850 (existing facade 1880's)
- Railway Station Group - includes Railway Station
(1868), former Station Master's House and forecourt.
(c. 1869).
- Goulburn Police Station - formerly Goulburn Hospital.
Includes two storey house, central building, and
single storey building including fence.
- No. 318 - Saint Clair Museum.

APPENDIX IIIC

HERITAGE COUNCIL (NSW) INVENTORY*

207 Auburn Street/Clifford Street Corner

- two storey commercial Spanish Mission style building with corner octagonal clock tower. Built 1883.

Bungonia Road

- The Goulburn Brewery.
- "Lansdowne" - including residence and outbuildings.

Sloane Street

- Conolly's Old Mill and Swimming Baths Group.
- Saint Clair Museum. Built c. 1845 by James Sinclair. Split level colonial Georgian town house.

*This is an inventory of places protected under the various orders of the New South Wales Heritage Act.

APPENDIX IV

ADDITIONAL ITEMS RECOMMENDED FOR INCLUSION ON
THE NATIONAL TRUST (NSW) REGISTER

No. 216 Addison Street

- "Pineleigh" : Single storey, stuccoed brick, Victorian house built for H. B. Monkley, 1890.

No. 458 - 464 Auburn Street

- Group of Georgian workers cottages.

No. 11 - 17 Bradley Street

- Four bay, double storey terrace group, built 1883.

Braidwood Road

- "The Towers". Original two storey house built in 1840's by Thorn brothers. Victorian appearance imposed by Charles Rogers in 1880's.

No. 39 Cathcart Street

- Cottage designed by E. C. Manfred for James Raymond in 1884.

No. 22 Church Street

- Two storey Victorian home, currently with unsympathetic additions, built for Henry Gaskell, 1882/3.

No. 24 Church Street

- Two storey house designed by E. C. Manfred in 1882/3. Currently used as apartments.

No. 62 Clifford Street

- House designed by Manfred for Mrs. Kelly in early 1880's. Currently used as veterinary surgery.

No. 123 - 127 Clifford Street

- Four bay, double storey Victorian terrace group built in early 1880's.

No. 130 Cowper Street

- Formerly known as "Wandara". Original house built in early 1880's and extended in 1887 to a design by E. C. Manfred. Currently known as Saint Saviour's Neighbourhood Centre.

No. 134 Cowper Street

- Two storey Victorian house with brick construction, double bay window and bargeboard. Unsympathetic additions on facade obscure design details. Designed by E. C. Manfred for A. A. Kerr in 1881.

No. 136 Cowper Street

- Similar design to that of No. 134 Cowper Street. Designed by Manfred for W. H. Freeman in 1882.

No. 74 Deccan Street

- Decorative two storey Victorian brick house with extensive use of iron lace, wrap around verandah, double bay window and wooden bargeboard. Built for Owen Furner, 1882. Currently used as apartments.

No. 100 Deccan Street

- "Cambria" - brick cottage built for William Sands possibly in 1870's. Manfred designed additions in early 1880's.

No. 34 Eldon Street

- Two storey, split level, Federation dwelling built by and for Leonard Holloway in 1906. Features red brick, dominating roof form with terracotta tiles from Goodlet and Smith company, and extensive landscaped garden.

John Street

- Row of small Victorian cottages occupying southern side of street.

5 Kadwell Street

- Georgian, rendered brick cottage built for local orchardist Daniel Kadwell prior to 1880.

13 Kenmore Street

- Saint Michael's Novitiate including original 1875 stone construction and main brick residence constructed in 1883 to a design by Manfred.

Mary's Mount Road

- Former Mary's Mount Monastery. Site includes part of the original house designed by Manfred in 1885 for the Reverend Francis Tait, and the monastery constructed for the Passionist Order in 1892. Landscaped curtilage is also an important element.

No. 38 Prince Street

- "Marlow" - single storey brick cottage with dominant roof form and extensive verandah. Built in 1886 for orchardist, Henry Kadwell.

No. 307 - 313 Sloane Street

- Two groups of double storey, two bay brick terraces with iron lace decoration constructed in the early 1880's.

Verner Street Nursing Home

- Two storey brick Victorian house with decorative bargeboards and slate roof designed by Manfred for Thomas Marsden in 1883. Unsympathetic additions now obscure much of the original detail.

View Street

- College of Technical and Further Education. Original double storey stucco brick residence designed by Andrea Stombuco in 1872 for solicitor A. M. Betts. Later additions to accommodate a school and college have minimised the importance of the original structure.

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