

CALTHORPES' HOUSE

CONSERVATION AND MANAGEMENT PLAN



Panoramic view of 24 Mugga Way, 11 November 1939



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For

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Calthorpes' House, 2007
Photo by EMA 2007

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EXECUTIVE SUMMARY

Calthorpes' House is owned by the ACT Government and managed for ACT Museums and Galleries by ACT Historic Places, an arm of the Cultural Facilities Corporation. This Conservation and Management Plan (CMP) has been commissioned to ensure that appropriate maintenance and update of the house, contents and grounds is continued and that this complies with the current ACT legislative requirements and current heritage practice.

The study area is bounded by the property boundary and includes the house, garages, chook shed, lean-to cubby and bomb shelter. The garden, having both hard and soft landscape elements, is included in the CMP.

Calthorpes' House is listed on the ACT Heritage Register (Entry No 20011), classified by the National Trust of Australia (ACT) and listed on the Register of Significant Twentieth Century Architecture (RSTCA) by the Australian Institute of Architects.

Calthorpes' House, the building, its interior, contents and garden layout, spaces and planting represents a complete example of 1920s design and lifestyle. Completed in 1927 and almost completely furnished in that year, the house remains largely as it was at that time. As such it provides a rare demonstration of a way of life and living from this period. It is probably the best preserved 1920s house in Australia, and its integrity and intactness is higher than any other 1920s residence in Australia.

The house itself is a notable example of 1920s federal capital architecture and retains a large number of features including:

- coarsely trowelled render finished in earth colours,
- tiled roof, shingle gables,
- arched verandahs,
- wrought iron railings and balconies,
- shuttered windows,
- dark timber lined walls, and
- double hung window with upper sash six panes lower sash single pane.

It has strong association with award winning architects Oakley and Parkes, also architects for the Prime Minister's Lodge. Their Canberra representative, Ken Oliphant went on to become a leading architect in Canberra. Calthorpes' is representative of Canberra Architecture of the 1920s

Harry Calthorpe, the original owner of the house, was a leading auctioneer and figure of the period when Canberra was being established. Other associations include Alexander Bruce MBE (design of grounds) the Waterhouse family and Ruth Lane Poole.

Calthorpes' House is highly valued by many Canberrans and interstate visitors to the National Capital. It is one of a small group of houses that represent buildings and landscapes contemporary to Parliament House. Its use as an open house museum and for educational and special interest programs has established a distinct social value and long term attachment for many Canberrans.

The Calthorpes' House site makes an important contribution as part of the early urban development of Canberra within the Red Hill conservation area and as an excellent example of 1920s development based on the John Sulman and TCG Weston concept for the Red Hill subdivision as part of Canberra's Garden City plan. It also has an important relationship with the

Red Hill Reserve as its backdrop and the grounds provide an integral setting for the house as a type of garden villa.

A review of the grounds of the Calthorpes' House indicates that the vast majority of plantings, along with the overall layout, survive from the initial phase of grounds development. In the context of neighbouring residences, and even other contemporary residences in Canberra, where buildings have been considerably extended, driveways modified, additional structures added and early layout simply removed, such intactness is now rare.

There are also a number of individual elements within the grounds that are rare: Within the grounds there are also details of individual note. These include the two original plantings of *Vitex agnus-castus* and the considerable extent of surviving timber lattice fencing – both of which are uncommon from the 1920s in Canberra. Old specimens of *Calocedrus decurrens* within private gardens are also uncommon in Canberra. The surviving 1940s air raid shelter is certainly rare within Canberra and, within a private domestic context, probably rare nationally.

Together with the well-acknowledged rarity of the house furnishings and collections, supporting documentation and intactness of the buildings, the many surviving attributes of the grounds add further weight to the claim that the Calthorpes' House is an extraordinary cultural legacy within the ACT and the National context.

This CMP establishes conservation objectives and policies to:

- Ensure that any decisions or actions that will impact on the significance of the House (including contents and grounds) are based upon professional conservation planning principles.
- Minimise the loss if the historical integrity of the House, its contents, garden and setting.
- Ensure ongoing use conserves the heritage values of the place and the associative values and meanings.
- Retain the existing and historical forms, details and character of the place and significant elements while allowing ongoing effective use as a museum.
- Conserve the grounds of the House according to international best practice.
- Retain the existing relationship of the house to its setting.

This CMP establishes management practices to:

- Conserve the significant fabric and spaces;
- Interpret the building and significance of the House, contents and grounds;
- Control use of the House, contents and grounds.
- Ensure ongoing upkeep and maintenance.

1.0 INTRODUCTION

1.1 Introduction

Calthorpes' House is owned by the ACT Government and managed for ACT Museums and Galleries by the ACT Historic Places, an arm of the Cultural Facilities Corporation.

A Conservation Plan and Museum Management Proposal document was prepared in 1984 by Nigel Lewis and Associates, and is now out of date. Much of the background material is still accurate but all of the material needs review.

An audit of the condition of the fabric of the building was prepared in 2008 by Philip Leeson & Associates Pty Ltd. This included a structural engineering assessment of the building.

As a consequence of the above, this Conservation and Management Plan (CMP) has been commissioned.

References to Calthorpes' House also include the gardens.



Figure 1: Calthorpes' House and Gardens

Source: Elaine Lawson

1.2 Brief

The brief for the project is to update and replace the 1984 CMP and to prepare a document that complies with the current ACT legislative requirements and current heritage practice.

The study area is the property boundary and includes the house, garages, chook shed, lean-to cubby and bomb shelter. The garden, having both hard and soft landscape elements, is included in the CMP. A brief appraisal of the immediate setting, comprising the nearby slopes of Red Hill and Mugga Way and nearby neighbourhood is required. This is to explain the significance of the setting in general and to recommend a curtilage which will require careful management so as to minimize adverse effects on the heritage values of Calthorpes' House. A full copy of the brief is included in Attachment 1.

1.3 Authorship

The CMP has been prepared by Eric Martin of Eric Martin & Associates with landscape input by Geoffrey Britton, Environmental Design and Heritage Consultants (supported by Dr Ben Wallace, Botanist, for Botanical/Horticultural advice) and social significance impact by Dr Sandy Blair, Heritage Management Consultant.

1.4 Methodology

This is clearly defined in the brief (Attachment 1) and is consistent with Australia ICOMOS Guidelines and "The Conservation Plan" by JS Kerr. The process adopted was:

- review existing material
- inspect site to confirm condition and integrity
- analyse, including comparative analysis and its relationship to setting. Consultation and research into social significance

- assessment of significance and preparation of a Statement of Significance for the place as a whole and determination of the significance of the elements
- establish opportunities and constraints arising from significance, owner, authorities and stakeholders
- preparation of conservation policies
- Establish management requirements.

1.5 Location

The site is Block 9, Section 5 Red Hill also known as 24 Mugga Way, (Refer Figure 2, Location Plan, Figure 3 Site Location Plan and Figure 4 Aerial Photo).

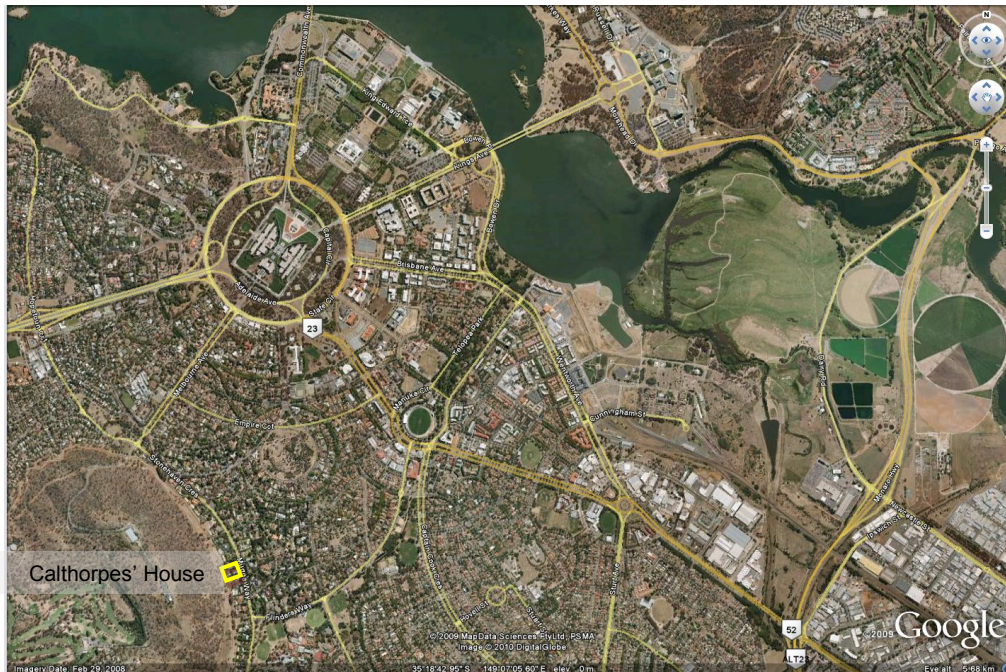


Figure 2: Location Plan

Source: Google Earth, January 2010

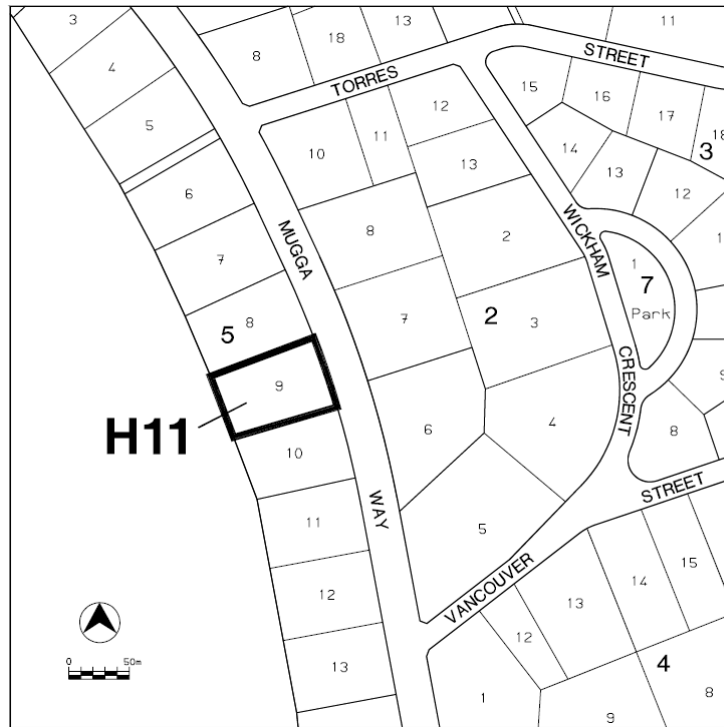


Figure 3: Site Location Plan

Source: ACT Heritage Register, Citation No 20011



Figure 4: Aerial Photo

(note some trees have been removed since this photo was taken)

Source: Google Earth, January 2010 (2007 photo)

1.6 Current Status

Calthorpes' House is on the ACT Heritage Register (Entry No 20011) with a copy included as Attachment 2.

It is also classified by the National Trust of Australia (ACT) and on the Register of Significant Twentieth Century Architecture (RSTCA) by the Australian Institute of Architects. Although not specifically included in the Red Hill Precinct which is on the ACT Heritage Register (due to its separate listing) it effectively forms part of that precinct (Entry 20052).

1.7 Acknowledgements

The assistance of all staff at ACT Historic Places, under the guidance of Assistant Director, John Armes, is greatly appreciated. The support, provision of background information and genuine interest in the place was welcomed. These include: Jenny Bowling, Graham Williams, Sophie Chessell, and Beth Mansfield.

The support provided by Dawn Waterhouse (nee Calthorpe) and her daughter Jill and access to information and details assisted greatly.

The assistance of Elaine Lawson, formerly Historic Places Senior Curator (ACT), Dr John Gray OAM, author and former Director of Landscape Architecture, NCDC and Associate Professor Dr Dianne Firth, University of Canberra in providing information concerning the garden and landscape design is appreciated. The assistance of Chris Betteridge and Colleen Morris in enabling comparison with other interwar period gardens is also appreciated.

We thank Antoinette Buchanan, ACT Heritage Library, for assistance in providing early maps and historical information on the region.

Finally we thank all those who participated in the community workshop and focus group, as listed at Attachment 8.

1.8 Limitations

Access to original drawings has not been possible. This is unfortunate as the detail in the copies is not very clear in many cases.

2.0 DOCUMENTARY EVIDENCE

This section contains a summary of the documentary evidence. Further details are contained in the 1984 Conservation Management Plan.

2.1 Pre-Contact History¹

Red Hill is part of the traditional lands of the Ngunnawal people (Tindale 1974). Descendants of the traditional Ngunnawal peoples continue to live in Canberra and the surrounding region.

There are few historical references to traditional Aboriginal people in the Black Mountain area. This may be associated with what has been interpreted to be a rapid Aboriginal depopulation of the Limestone Plains following European settlement possibly associated with a smallpox epidemic in 1830, influenza and a measles epidemic in the 1860s (Officer 2002, p. 17, Flood 1980 and Butlin 1983). Gillespie (1984, p. 12) provides an account of Aboriginal people gathering for corroborees at the foot of Black Mountain – along the banks of Sullivan's Creek and at what is now Black Mountain Peninsula.

Bluett (1954) states that early European settlers on the Limestone Plains referred to the Aboriginal people who camped at Pialligo as the 'Pialligo Blacks', and that a larger group that were often seen near Black Mountain were referred to as the 'Canburry or Nganbra Blacks'.

Aboriginal people were also known to camp at the site of what is now the new Parliament House, and the use of this site continued into the recent past (Don Bell, Ngunnawal Elder, personal communication, 2006).

There is no known evidence of specific indigenous association with this site.

2.2 Pre-Canberra²

European colonization of the area that became Canberra commenced in the 1820s. Farming and grazing properties were established from this time, and this activity characterized the area until the early part of the 20th century. There were both small properties and large estates.

Apart from the rural properties, there were few other developments – some churches, stores and hotels. Nearby was the township of Queanbeyan first surveyed in the 1830s with the Queanbeyan township gazetted in 1839.

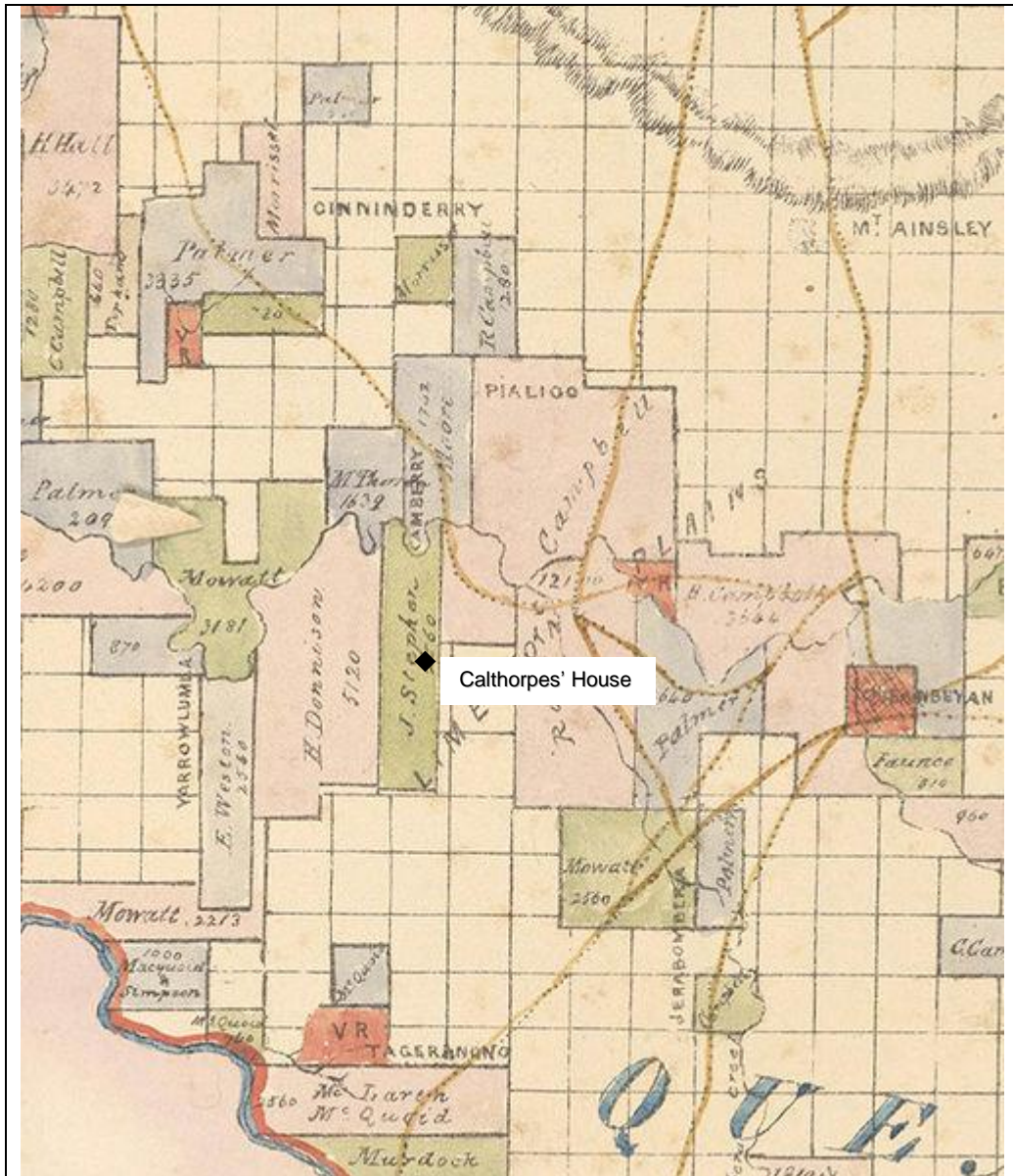
The earliest ownership records show that the land was owned by J Stephen Junior in 1832³. From 1833 the land was owned by William Klensendoriffe. In 1912 the land was gazetted as Commonwealth land⁴.

¹ Parliament House Vista Heritage Management Plan (PHVHMP), Nov 2008, Vol 1 p 41-

² PHVHMP, 2008 p 42

³ Freeman Collett and Partners Pty Ltd with Roger Hobbs, *Mugga Mugga Cottage Precinct Conservation Plan, Volume 3 Conservation Analysis, Illustrated Chronology*, 1994 Canberra, p2

⁴ Freeman Collett and Partners Pty Ltd with Roger Hobbs, *Mugga Mugga Cottage Precinct Conservation Plan, Volume 3 Conservation Analysis, Illustrated Chronology*, 1994 Canberra P3



**Figure 5: Map of Canberra Showing Location of Calthorpes' House
(added by EMA)**

Source: http://en.wikipedia.org/wiki/File:Canberra_1843-1846.jpg

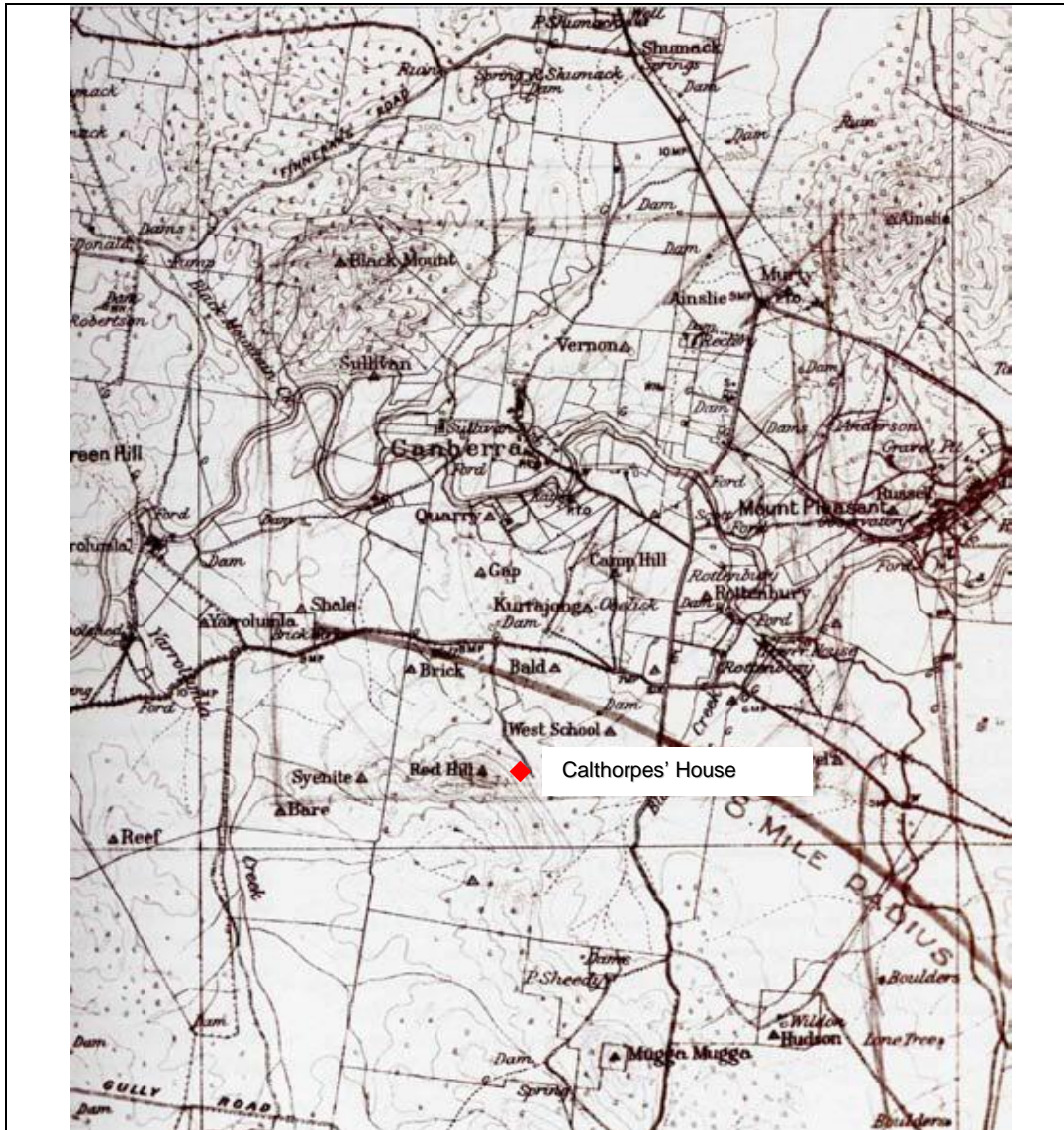


Figure 6: Map of Canberra Region, 1916

Source: NAA, CP277/1, part, reproduced in Reid 2002, p. 19
 Location of House added by EMA, 2009

2.3 Canberra - Garden City Planning

'Garden City' planning, in combination with American 'City Beautiful' principles, underpinned the initial planning of Canberra by the Federal Capital Advisory Committee (FCAC), Federal Capital Commission (FCC) and the Department of Interior (DOI) between 1920 and the Second World War.

The philosophy behind Garden City planning was to create healthy working and living environments for urban residents. It developed internationally through the 1900s and many of the principles were integral to Walter Burley Griffin's winning design for the new Federal Capital of Australia.

Garden City planning has evolved to become the basis of professional town planning practice, and Canberra as a whole reflects this progressive evolution. The key significance of the heritage precincts is their demonstration of Garden City characteristics that reflect aspects of the original Garden City philosophy.

Since the Second World War, Garden City planning has followed a continuous process of rationalisation to suit changing lifestyles. Key features such as the presence of central landscaped reserves overlooked by housing, the generous verge widths, generous block sizes and front setbacks and government supplied and maintained hedges have been lost or diminished.

The heritage precincts also demonstrate historical and social aspects of the detailed planning and construction of early Canberra by the FCAC, FCC and DOI.

The delineation of suburbs/precincts into segregated socio-economic classes was a departure from the Garden City ideology of combining social classes together. As the date for the opening of the provisional Parliament House was set for 1928, there was an urgent need to accommodate both government staff and workmen engaged in building city infrastructure and administrative facilities. A lack of private-sector interest and capability forced the government to construct the major portion of new housing within Canberra throughout the 1920-40 period.

The influences of early planning philosophy, including social segregation, and the urgent need for large public housing estates are reflected in the highly-ordered layout and aesthetic unity of the precincts. Blocks and dwellings within each precinct are of comparable size to accommodate government employees of a similar class and the dwellings are repetitions of a limited number of designs. In many instances the layout of buildings, fences and public landscaping for entire sections was planned and constructed as a single project. Large rear gardens reflect the planners' intention to provide opportunities for residents to grow fruit and vegetables and raise animals in the face of critical shortages of locally available fresh produce.

The precincts demonstrate a mix of international architectural styles including 'Arts & Crafts', 'Federation', 'Interwar Californian Bungalow' and 'Interwar Georgian Revival'⁵, whilst reflecting the trend of the interwar period towards the subtle or minimal decoration as a precursor to Modernism and in contrast to the ornamentation of the previous Victorian and Federation periods.

The architectural character of the precincts is also valued for its high degree of aesthetic unity and demonstration of technical innovation in the design of low-density public housing subdivisions for the period. This includes the use of alternate exterior elevations on the same floor plan, the mirror reversing of floor plans, and the recurring use of architectural elements such as recessed porches or chimneys centrally located on a gable facade.

The limited number of remaining examples of privately-built housing from the original construction period are valued for their ability to reflect the comparable architectural and social values of the private sector or specific individuals during the period 1920-1940. The landscape treatment of the precincts is also valued for its aesthetic unity. This emanates from the spatial treatment of landscape including setbacks providing for a generous garden setting and separation between dwellings, with garages at the rear of the block, and the unity in the existing grassed verges, hedges, and street trees. The resultant composition of architectural and landscape elements form a cohesive streetscape that the community values.

The retention and diversity of mature exotic and endemic trees on public and private land within the precincts enhances the concept of Canberra being a Garden City. Additional values specific to the Red Hill precinct are:

- Red Hill, as part of the Blandfordia precinct, represents a grand development of a garden suburb within the ACT through its spacious and highly-landscaped subdivision, intended for public sale to the higher socio-economic groups⁶.
- The subdivision of Red Hill provided larger block sizes than in any other area of Canberra. The large block sizes facilitated the development of a semi-rural landscape, including provision for domestic livestock and orchards, to supplement the limited availability of fresh produce at the time. Little evidence of this semi-rural use remains. The spacious blocks have precipitated the construction of substantial homes and diplomatic missions

⁵ The precincts also sometimes demonstrate elements of Spanish Mission

⁶ Entry to the ACT Heritage Register, *No 20052 Red Hill Precinct*, p2

within park-like settings, reflecting a variety of architectural styles and complimented by extensive private landscaping⁷.

- The Melbourne firm Oakley, Parkes and Scarborough won a 1924 competition to design the housing for the Blandfordia precinct in Forrest (Scarborough later left the practice which became known as Oakley and Parkes).
- The public domain landscaping of the precinct is associated with Thomas Charles Weston, Superintendent of Parks, Gardens and Afforestation, Canberra 1913-1926

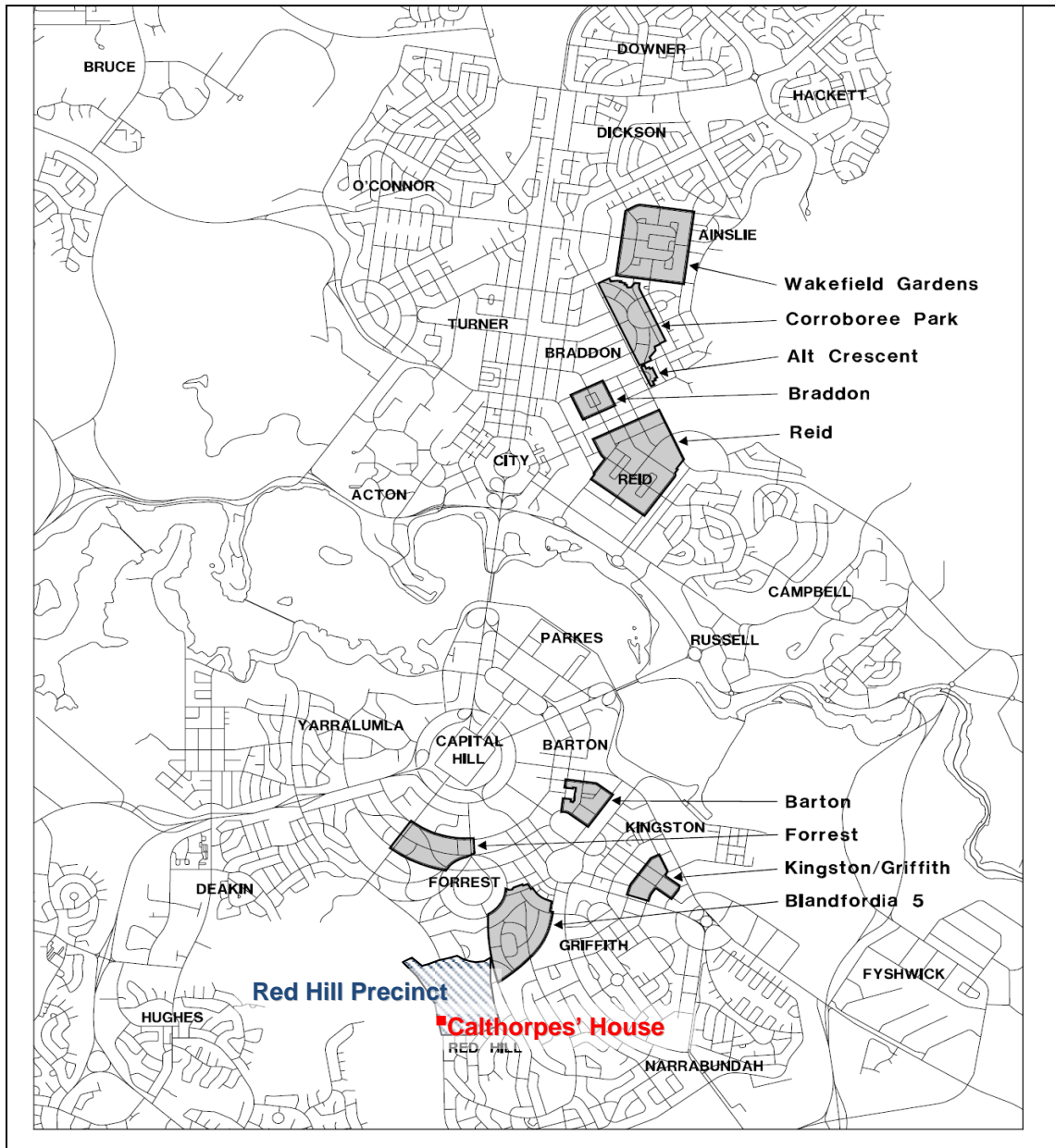


Figure 7: Canberra's Early Garden City Precincts

Source: *Entry to the ACT Heritage Register, 20024 Forrest Housing Precinct*
Red Hill Precinct and location of house added by EMA, 2009

⁷ Entry to the ACT Heritage Register, *No 20052 Red Hill Precinct*, p2

2.4 Red Hill

2.4.1 Overview

Residential settlements such as Red Hill were an integral part of the creation and planning of Canberra.

2.4.2 Red Hill Precinct

The Red Hill subdivision sits alongside the various Blandfordia subdivisions and is also contemporary with those of Telopea Park, Eastlake, Ainslie, Canberra (actually Limestone) Avenue and South Ainslie. The 1927 completion of the Calthorpes' House coincided with that of The Prime Minister's Lodge and the opening of Parliament House.

While Mugga Way Crescent, in its present alignment, is not specifically noted on Griffin's 1918 plan for Canberra⁸, its realisation was part of the city's formative urban development as was the 1920s and 1930s construction of the many notable houses along it. The intention of the Red Hill subdivision was to create large blocks for substantial houses for occupation by those in higher socio-economic groups. The blocks ended up being the largest within Canberra and enabled use by many of the earlier residents for semi-rural purposes such as orchards and poultry.

A 1929 aerial photograph from the former NCDC (Figure 8) clearly shows this major street along the lower eastern side of the Red Hill ridge with a large number of residences already completed on the upper side featuring characteristic semi-circular motor drives as a leftover from the horse carriage era.



Figure 8: 1929 Aerial Map of Canberra Showing Location of Calthorpes' House

Source: Royal Australian Air Force Map, March 1929, annotated by EMA, 2010

⁸ The Chair of the Federal Capital Advisory Committee, Sir John Sulman, planned the Red Hill subdivision in 1924 with the first blocks being sold at the end of the same year.

Together with numerous neighbouring residences the Calthorpes' House site retains its characteristic front hedging and mature trees to form a unified Mugga Way streetscape though, unlike its neighbours, it also retains virtually all of its 1920s site layout and gardens. Also unlike many of the neighbouring residences, the front hedge is kept low enabling the house to be seen addressing, and enhancing, the streetscape.

Archival records⁹ reveal that the nature reserve between the front hedge and Mugga Way also had Roman Cypress (*Cupressus decurrens*) plantings among the various gum plantings. The cypress are now missing but did reinforce the streetscape plantings and surrounding parks within the Red Hill subdivision as having come from the office of the Superintendent of Parks and Gardens¹⁰. The combination of exotic conifers and indigenous eucalypts became a unifying theme for many of the early Canberran public open spaces and, in this case, helped integrate the adjacent private exotic gardens and the woodland-dominated hill reserve behind.



Figure 9: Panorama 24 Mugga Way, 11 November, 1939

Source: Lewis, N, 1984 - 3 photos stitched together by EMA

2.5 Calthorpes' House

2.5.1 Overview

The block at 24 Mugga Way was leased to Darcy Mark Thompson on 18 December 1925. The block was slightly over 1 acre with 200m frontage on Mugga Way with a key condition on the lease being the erection of a residence of a value not less than £1200 within 2 years.

In August/September 1926 Thompson agrees to swap his block for Calthorpes' block at Block 3 Section 21 Blandfordia. This arrangement was approved by the Federal Capital Commission in September 1926.

2.5.2 The Calthorpe Family

The Calthorpe family comprised John Henry (Harry) Calthorpe, his wife Della (Dell) and two daughters, Dell (Del) and Allison Dawn (Dawn).

Harry Calthorpe was a successful stock and station agent. In 1917 Calthorpe joined with Bob Everson to purchase the McDonald and de Sallis Stock and Station Agency in Queanbeyan. In 1918 (with the departure of Everson) Calthorpe joined with Messrs GT and WG Woodger to form Woodgers and Calthorpe in Queanbeyan and erected their own saleyards. Calthorpe soon developed a reputation as an auctioneer and stock judge. The business boomed leading to the purchase of several local businesses, Sellar and Quodling (Cooma), AG Tooth and Co (Bombala) and Macarthur and Co (Delegate))

⁹ Specifically the 1939 panoramic image across the front of the site.

¹⁰ At this time it is likely that TCG Weston had been responsible for the subdivisional streetscape plantings as part of the broader 'Garden City' planning.

during 1928-29.¹¹ The following depression had a devastating effect on the business, although Calthorpe remained busy until his death in 1950.

Harry Calthorpe married Della Elizabeth Ludvigsen in 1917. They lived in Campbell St Queanbeyan before building their house at the corner of Lowe and Rutledge Streets Queanbeyan early in 1924.

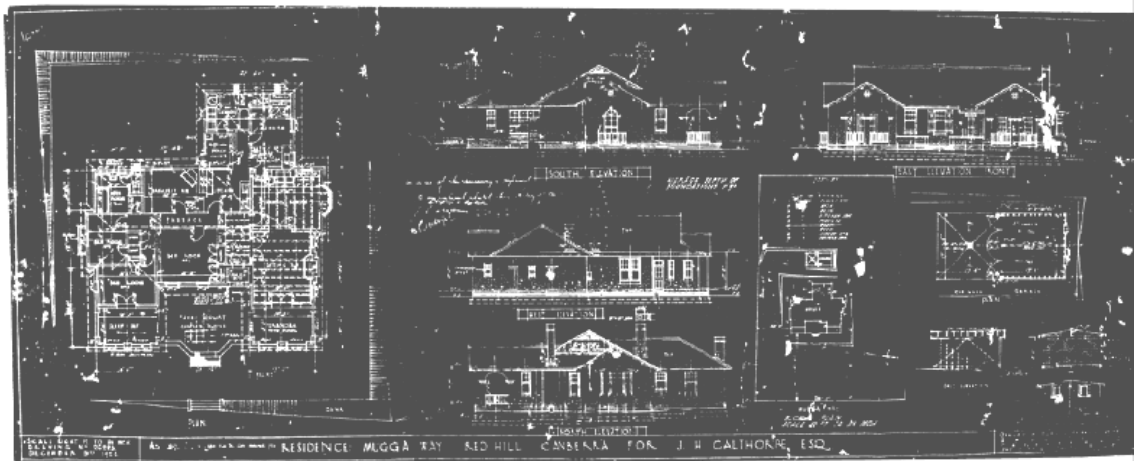
In 1926, at the urging of Della, Harry took up a lease in Red Hill and began the process of moving the family to the present house at Mugga Way. Della Calthorpe lived in the house at 24 Mugga Way until her death in 1979.

2.5.3 The House

The design of Calthorpes' House was not straightforward. Several sets of plans were prepared by Sir Charles Rosenthal before being approved for construction by the FCC in October 1926. However, plans were subsequently prepared by Oakley and Parkes and approved by the FCC on 20 December 1926. It is to these later plans that Calthorpes' House was built, virtually unchanged (refer Figure 10). However, in the 1984 CMP Lewis notes that

"A comparison of the original plan and the existing conditions reveals that several minor alterations were made during construction. Most noticeable amongst these are the deletion of a rear tool shed and cupboard opening into the maid's room and a rearrangement of the doorway leading from the kitchen to the passage."¹²

Changes were also made to the entry and bedroom cupboards.



Contract drawing for scheme four, Oakley and Parkes' final scheme which was erected substantially as shown. This plan is dated 20 December 1926 and the contract was signed on 13 January 1927. As built, the areas altered were the deletion of the rear toolshed on the north west corner, alteration of the kitchen/breakfast room link and rearrangement of the built-in wardrobes in the main bedroom.
 (D. Waterhouse collection, copy also held by Oakley, Parkes and Partners, Melbourne)

Figure 10: Original House Plans

Source: Lewis, N & Watts, P, "Calthorpes' Residence, Conservation Analysis, Conservation Plan and Museum Management Proposals" 1984 p25

¹¹ Lewis, N & Watts, P, "Calthorpes' Residence, Conservation Analysis, Conservation Plan and Museum Management Proposals" 1984, p10

¹² Lewis et al 1984, p20.

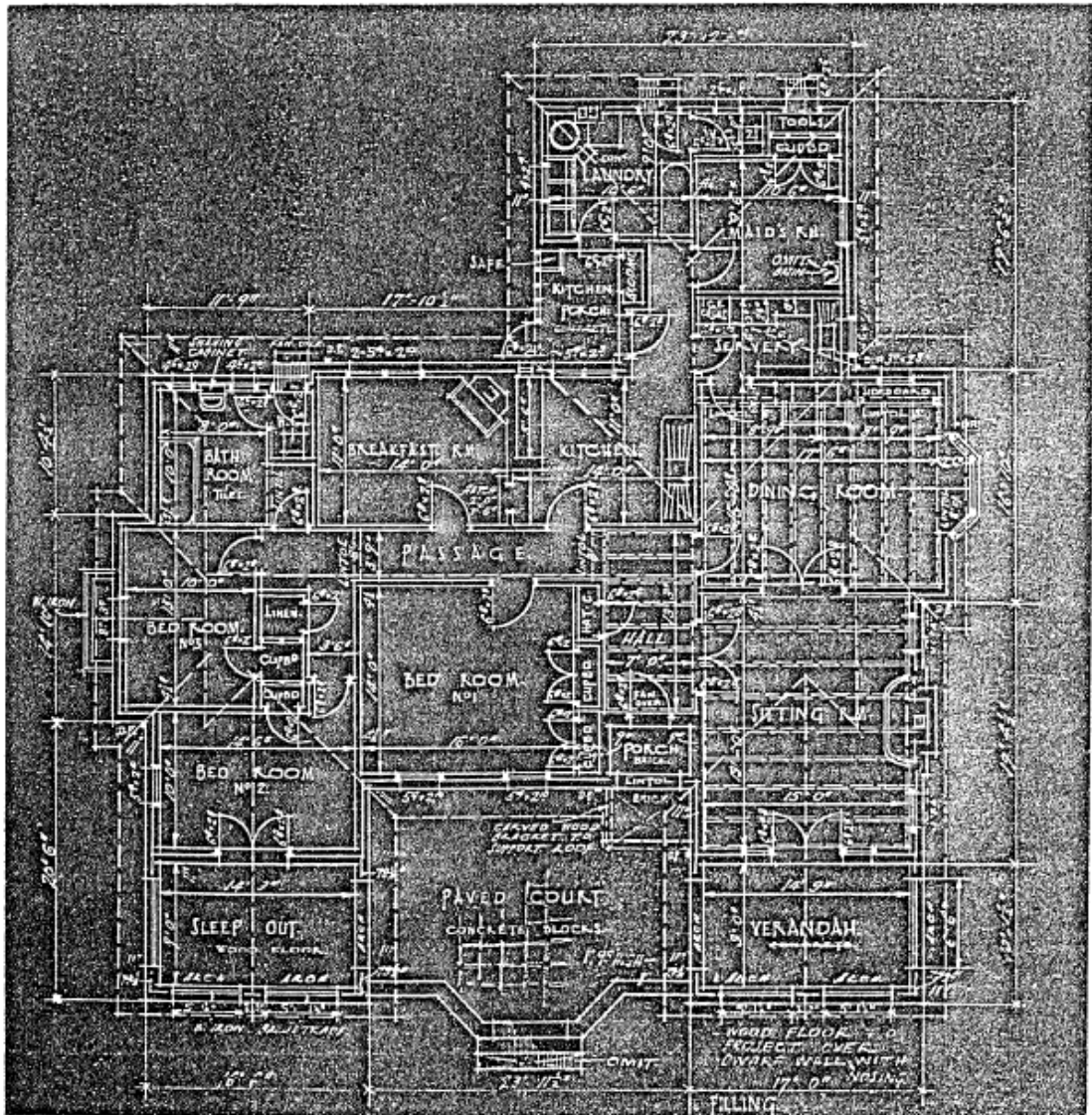


Figure 11: Original Floor Plan

Source: Lewis et al, 1984, p 97

The building permit was issued on 13 January 1927 and a mortgage of £2,500 issued by the Queensland National Bank Limited on 22 April 1927. It is presumed that this signalled commencement of construction.

A Certificate of Completion was issued on 27 July 1927. The total cost of the residence, as shown on the final account from Oakley and Parkes was £4,163 1s 7d.¹³

Following completion a number of alterations were undertaken. Late in 1927 or early 1928 Ken Oliphant prepared plans for the glazed verandah ends, a formal pergola and concrete paving at the rear of the house. The verandah was enclosed and the paving completed. The pergola as designed was not built (refer Figure 12).

¹³ Lewis et al 1984, p20.

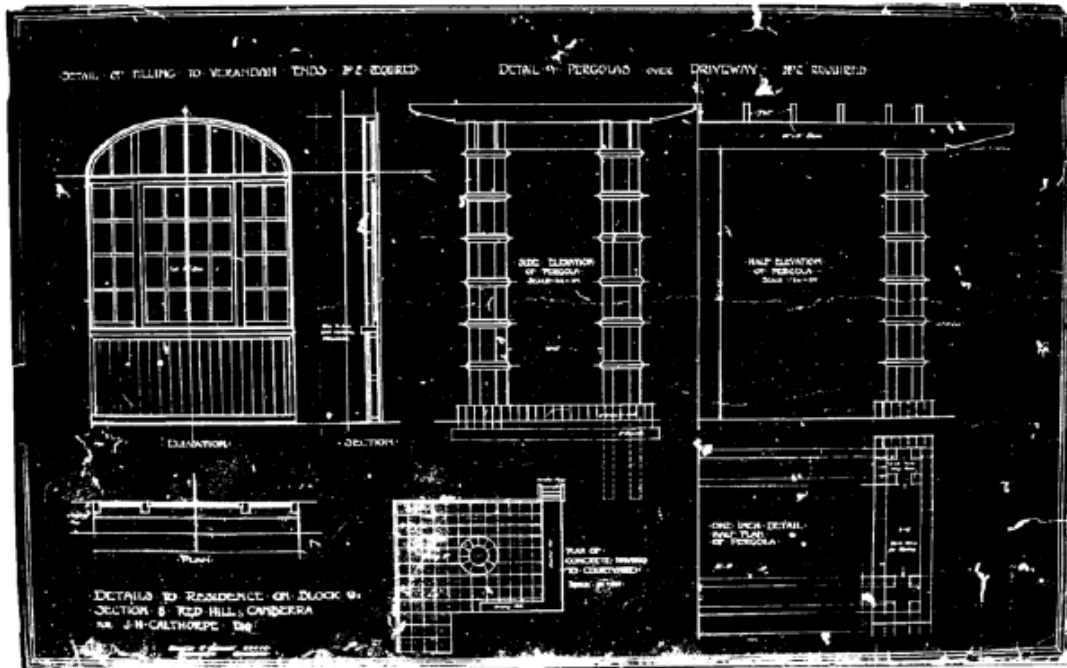


Figure 12: Drawing by Kenneth Oliphant for alterations to 24 Mugga Way

Source: Lewis, N & Watts, P, "Calthorpes' Residence, Conservation Analysis, Conservation Plan and Museum Management Proposals" 1984 p20

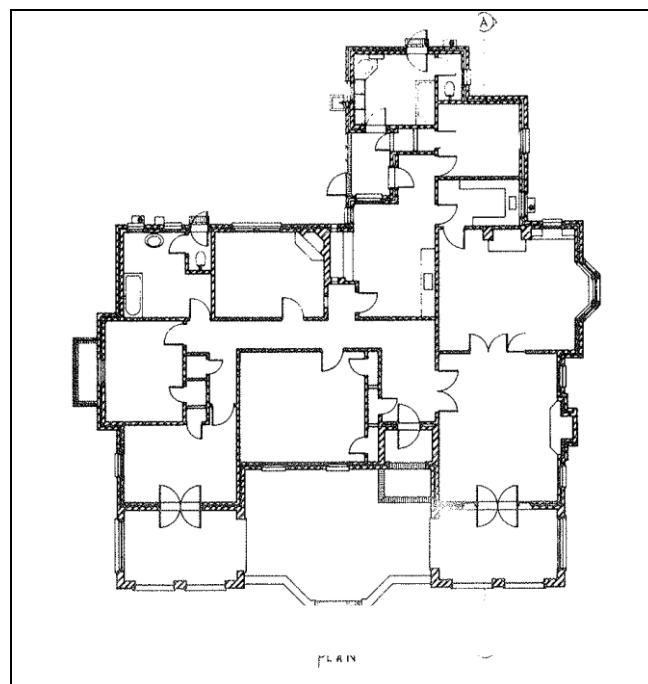


Figure 13: Floor Plan, Calthorpes' House

(Refer Figure 79 for room names)

Source: R Byrne and J Wojcikda, Marion Mahoney Griffith Measured Drawing Competition,

2.5.4. The Interiors and Furnishings

While some of the contents of the Queanbeyan house were transferred to Canberra, almost the entire contents of the new house were purchased from Beard Watson and Co, George St Sydney by Mrs Della Calthorpe on 9 July 1927. Mrs Calthorpe travelled to Sydney to attend a special sale and using a floor plan she ordered furnishings - curtains, blinds, carpets and linoleum - and other household items including furniture, bedding, linen, glassware and crockery. The total cost of the purchases was £705 19s 6d.

Staff from Beard Watson's travelled to Canberra to install these furnishings.

Note: that a separate study is being undertaken concurrently (refer Section 3.5).

SPECIAL SALE INVOICE

361 & 363 GEORGE STREET,
Sydney.

J.B. Calthorpe, Esq.,
361 & 363 GEORGE STREET,
QUEANBEYAN.

Bought of **Beard, Watson & Co. Ltd.**
CARPETS, LINOLEUMS, ARTISTIC FURNISHING FABRICS,
FURNITURE, BEDSTEADS, BEDDING, &c., HOUSEHOLD LINENS,
CHINA, GLASS AND KITCHENWARE.

REMOVALS AND STORAGE.

Date: 27/25/27 Particulars: Credits: Debits:

£ 241/10/- This invoice is subject to a Special Sale Discount of **25%** on the strict condition that payment is made on or before Saturday, 30th July, 1927.

12	9	Liquor Glasses	5/9	2 11 9
9	9	Cocktail "	8/-	3 12 0
9	9	Cherry "	6/-	2 14 0
9	9	Claret "	7/3	3 5 3
5	5	Tankards	7/3	1 16 3
1	1	Decanter		2 15 0
9	9	Dinner Plates	3/3	1 9 3
9	9	Judding "	3/-	1 7 0
9	9	Cheese "	2/6	1 2 6
9	9	Coups "	3/3	4 9 3
1	1	Wool Fish 10"		8 6
1	1	" " 12"		12 6
1	1	" " 14"		17 6
				17 6

Figure 14: Beard Watson & Co Invoice

Source: Bickford, A, *Calthorpes' House Museum Guide* 2003, p11

2.5.5 Grounds layout & Landscape Design

The 1984 report of Nigel Lewis *et al* stated that "architect Stanley Parkes prepared a site plan, which included a rough garden layout, and in essence the present garden followed this plan". In fact with only a few exceptions the current grounds layout closely follows the Parkes site plan (Figure 15) even to the extent of the idiosyncratic triangular island bed off the entrance drive and the curvilinear drive and side paths.

Obvious exceptions to the Parkes plan include the omission of the tennis court (though the gravel for it was actually delivered to the back area but then later dispersed over the site¹⁴), the omission of the crazy-paved path on the front axis through to the front garden roundel, the omission of the path to one of two other arbours – one to the side drive near the rear courtyard and one off the western corner of the house providing a transition from the northern garden and the more functional areas of the grounds.

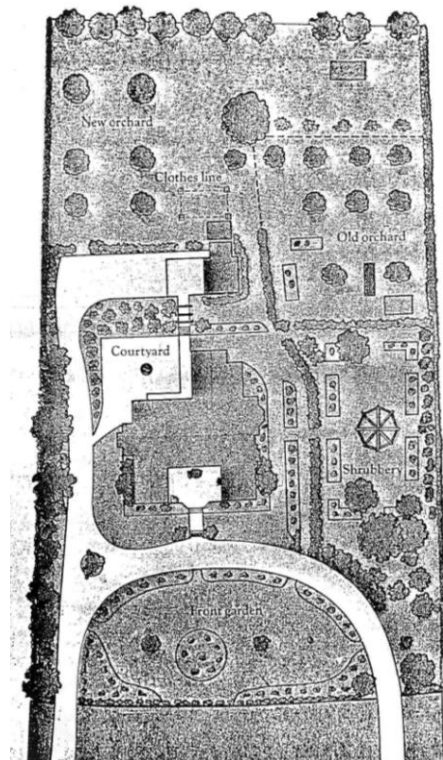


Figure 15: Original Grounds Layout

Source: Lewis, N, 1984 p33

¹⁴ Dawn Waterhouse, personal communication, 21.12.09

In the caption to the figure containing the Parkes site plan the Lewis report explains that, while signed in Stanley Parkes' hand, 25 July 1927, in an interview in the 1980s he could not recall designing the garden. This is understandable in the context of there now being a claim to another professional having undertaken the landscape design. At more recent interviews, Dawn Waterhouse has asserted that Alexander Bruce - and, possibly, with some involvement from Charles Weston - had been responsible for this component of the site development including the gravelling and granite-lined edgings of the drives.

It is entirely feasible that the Parkes and Oakley designs for the buildings as well as the immediate earthworks and layout of overall accessways quickly established the structure of the site while the more detailed layout of the northwestern lawn area and planting design (and, possibly, the layout of the southern functional areas) came from the National capital's future Superintendent of Parks and Gardens. Charles Weston left Canberra in December, 1926¹⁵ so, unless he had initiated some informal advice with the Calthorpes' prior to this date, it is more likely that, of the two, it was Alexander Bruce who may have advised on the design and planning of the grounds. In general terms the historical contributions of Weston were more towards the use of trees in the larger landscape (particularly pioneering the horticultural use of species) while Bruce's concerns were often for the more decorative horticultural applications such as massed displays of Flowering Cherry in spring and the massed effects of roses in summer¹⁶.

There is little documentary evidence of Weston ever having been involved with the design of residential grounds other than Government House though this doesn't mean that he didn't provide such advice.

Overall the Calthorpes' House grounds convey a typical interwar English approach to landscape design with the construction of a verdant, richly layered and, predominantly, exotic planting character contrasting dramatically with the dry woodland vegetation character behind the site. The use of many conifer species, along with some contrasting deciduous species, composed in a somewhat formal way is consistent with both the planting palette and style of Bruce and Weston at this time with strong resonances The Lodge and Government House.

Roses were another particular interest of both men, and that there are many such examples at the Calthorpes' House may not be pure coincidence. The Parkes site plan clearly establishes the intention for several garden structures in the form of arbours and these would have been the perfect vehicle for featuring appropriate roses. The two existing reconstructed rustic arbours both feature retained early climbing roses.

The basic organisation of the grounds follows a generally standard pattern with the front and side gardens providing a setting for the house with a clear division between these and the more utilitarian spaces behind. The upper side of Mugga Way is well exploited with the house sitting in a superior position enveloped in the theatre of the descending grounds.

Both side gardens effectively separate the grounds from those of each neighbour¹⁷ while the front garden is punctuated with stately vertical elements interspersed with low bedding displays and hedging intended to be both seen and allow an outlook. The main northwestern garden is currently more private and features a reconstructed version of the original rustic arbour surrounded by retained shrub and climbing roses.

To the rear of the house is a large service area where two orchards remain as well as the vestiges of the vegetable garden plots. The same area also had a large fowl house and

¹⁵ John Gray, Pers. Comm., 22.1.10

¹⁶ Dianne Firth, Pers. Comm., 21.1.10

¹⁷ The extent of privacy screening was much enhanced during the 1980s to help allay concerns of neighbours when the site was taken over as a house museum, Pers. Comm., Lainie Lawson, 18.1.10

run, a swing and a large four-post washing line with pulleys. In the middle of the rear yard near the back fence is the remarkable rare air raid shelter. Reconstructed timber lattice fencing from the 1980s¹⁸ remains in two places.



Figure 16: Entry Vista

Source: Geoffrey Britton, 2010



Figure 17: View back to house from carpark area

Source: Geoffrey Britton, 2010

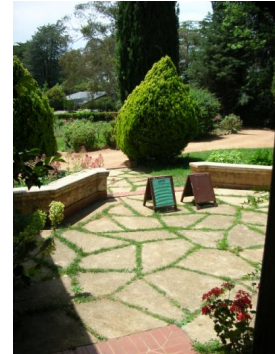


Figure 18: View from front doorway

Source: Geoffrey Britton, 2010



Figure 19: Entry Vista

Source: Geoffrey Britton, 2010



Figure 20: From North Porch to East Porch

Source: Geoffrey Britton, 2010



Figure 21: View from N/Porch

Source: Geoffrey Britton, 2010



Figure 22: View from E/Porch 1

Source: Geoffrey Britton, 2010



Figure 23: View from E/Porch 2

Source: Geoffrey Britton, 2010

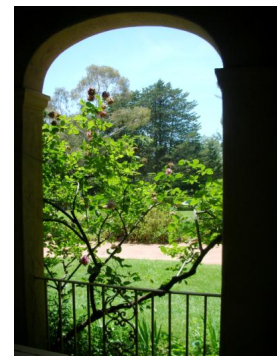


Figure 24: From E/Porch 3

Source: Geoffrey Britton, 2010

¹⁸ As part of a comprehensive restoration and reconstruction phase in the 1980s the earlier timber lattice fences were reconstructed based on the height and proportions of the originals, Pers. Comm., Lainie Lawson, 18.1.10



Figure 25: Front Steps

Source: Geoffrey Britton, 2010

The garden is designed around a number of components to provide both functionality and to set off the house. These include:

- The front driveway area
- The entry terrace and surrounding house platform garden
- The side garden
- The service courtyard and garage area
- The orchard and vegetable garden.

Construction of the garden began soon after the family moved in. The pergola was constructed on top of the steps between the house and garage and a rustic arbour constructed in the centre of the north garden. 37 varieties of roses, identical to those grown in the Calthorpes' Queanbeyan house were planted in the front (east) garden around the inner edge of the driveway.

There are garden beds on the outer side of the driveway, along side fences and a geometric layout around the arbour in the east garden.

Hedges were planted along the boundaries and to divide the orchard, vegetable garden and drying green from other areas.

Other miscellaneous structures were erected or placed in the area over the next 10 years including:

- A four post clothes line;
- A cubby house;
- A large fowl yard;
- A free standing aviary;
- A swing; and
- An air raid shelter was excavated.

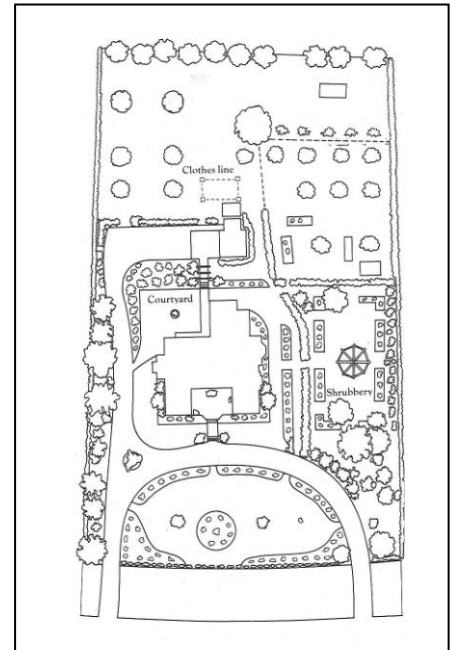


Figure 26: Garden Design

Source: Bickford, A, Calthorpes' House Museum Guide 2003, p11

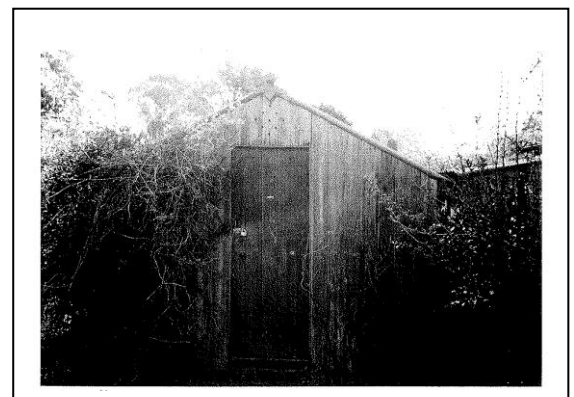


Figure 27: Cubby/Garden Shed

Source: Bickford, A, Calthorpes' House Museum Guide 2003, p11

2.5.6 Cubby House/Garden Shed¹⁹

During the 1920's many small huts were built in camp sites around Canberra to house workers attracted to the city as labourers in the building of the National Capital. By the mid 1930's most of the camps had been dismantled and the huts sold.

The Calthorpe family purchased one of these huts as a cubby for Del and Dawn and located it in the northwest corner of the garden. It was furnished with a table and chairs, boxes for toys and a stove in which the girls cooked potatoes.

The hut was subsequently used as a garden shed and remains on the property.

2.5.7 Air Raid Shelter²⁰

Harry Calthorpe was an ANZAC veteran who fought briefly at Gallipoli before being invalided out of the army. While he remained a civilian in World War II he took on the responsible position of Air Raid Warden.

The air raid shelter was dug in 1943 when aerial bombardment was first felt by civilian populations. The shelter is a timber reinforced slit trench running approximately north south adjacent to the western boundary of the property approximately 30 meters from the house.

In his 1990 report Winston-Gregson describes the design of the shelter as follow:

"The concept of the shelter closely resembles a First World War II dug-out. The entrance is a steep throat shaped for rapid access, leading to an antechamber. The main chamber is placed at a right angle to the entrance to inhibit the penetration of shrapnel and debris while a timber partition separates the antechamber from the main chamber to deflect blasts and ricochets. A vertical shaft at the opposite end of the main chamber provides ventilation, secondary access and an emergency exit in case of collapse."²¹

Inspection of the shelter in 1990 revealed that it was in surprisingly good condition

"The extent of good surviving material was remarkable. The end walls, fascia, parapet and spreaders were discarded and the shaft lining was missing but the greater part of the fabric needed only localised repair. Conoforia had attacked the ends of the joists, some boards and the bases of the studs where the timber was damaged by fire or by tunnelling rodents. A young colony of termites caused considerable damage between the shaft ... but this area was affected by the fire. The roof decking was completely sound except where the malthoid had been penetrated by rabbits. There was no sign of wet rot or of excessive dampness."²²

¹⁹ Middleby, D., *Interim Conservation Report on the "Cubby House" at Calthorpes' House Museum, Red Hill*, 1990

²⁰ Winston-Gregson, JH, *Calthorpes' House Air Raid Shelter*, 1990, p2 -

²¹ Winston-Gregson, 1990, p4.

²² Winston-Gregson, 1990, p7



Figure 28: Partly uncovered shelter during repairs. Northern roof and northwestern wall are exposed showing the shaft.

Source: Winston-Gregson, 1990



Figure 29: The Restored Air Raid Shelter (photo facing Northwest 1 May 1990)

Source: Winston-Gregson, 1990



Figure 30: Interior as found, facing north (26 March 1990)

Source: Winston-Gregson, 1990



31: Interior after removal of detritus, facing south (29 April 1990)

Source: Winston-Gregson, 1990

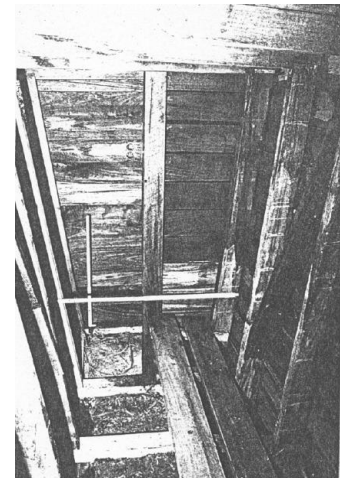


Figure 32: Interior as restored, facing south (1 May 1990)

Source: Winston-Gregson, 1990

2.5.8 From 1980s

Harry Calthorpe died in 1950 and Della remained in the house until her death in 1979. The family recognised the significance of the house at that time and looked for a way of keeping the property intact.

There was considerable public debate in the period leading up to the purchase of Calthorpes' House by the Federal Government in 1984. The public outcry about the demolition of the Capitol Theatre was a strong factor in the way events unfolded. Built in Manuka in 1927, the same year as Calthorpes' House, in February of 1980 the Capitol Theatre was demolished to make way for a new cinema complex. During the community protest against the demolition, the Capitol Cinema became a strong symbol of early Canberra and its social history.

This influenced Dawn Waterhouse to approach the Canberra Festival Office with an offer to open the family's house for public viewing during the 1980 Festival. While time was too short to allow this offer to be taken up, it led to an inspection of Calthorpes'

House by the ACT Heritage Committee chair, the then noted historian, Bruce Moore, and shortly after, by the Australia Heritage Commission. After the visit, Dr James Kerr, Assistant Director of the AHC, recommended the house and contents be nominated to the Register of the National Estate in recognition of its national importance and considerable interest as a national or Capital Territory museum. A letter from Director of the AHC, Max Bourke, to City Manger, Department of Capital Territories, on 14 July 1980 said that 'the interior furnishings and furniture are the most intact surviving collection of the period anywhere in Australia, and set as they are in their original context are of national significance'.²³

About this time, the Waterhouse family offered the property for purchase to the Commonwealth Government so that it could be preserved in its entirety as a museum.

In the early 1980s, leading historians, heritage and museum professionals strongly argued the case for the purchase and preservation of the house and its contents as a remarkable museum of social history of early Canberra.²⁴

Community representations were also made to the Commonwealth urging it to acquire the property.

In May 1983, at the invitation of Secretary of the ACT Heritage committee, Jennifer Cox, the Senior Curator of Decorative Arts at the National Gallery of Victoria, Terence Lane, visited the property to assess its potential as a house museum. On the 14 July, 1983, he wrote glowingly of the value and intactness of the house and collection, and its 'enormous potential' as a house museum. While he commented that a museum of 'Middle Australia' was not everyone's idea of what a house museum should be, he felt that 'it is only a matter of time before the architecture, interior design, garden design etc of the 1920s and 1930s are much more widely held values and appreciated. He went on to say that, 'if someone now has the foresight to ensure its preservation...the Calthorpes' Residence would be a peerless survivor of its time and class'.²⁵

In 1984, the property was nominated to the National Trust of Australia (ACT) by Dr D.F. Waterhouse, who was President at the time. The Trust placed it on its classified list.

Debate about the purchase of the property centred on the appropriateness of using community development funds for the purchase and running costs, as well as opposition from neighbours worried about the impact on privacy and increased traffic flow along Mugga Way. A report was prepared by conservation architect Nigel Lewis on the condition of the property, measures needed to conserve it, as well as proposals for how to manage it as a house museum.²⁶

The property was purchased from the Commonwealth on 19 December 1984 (see also Section 2.5.8 of this report) through a grant from the Community Development Fund.²⁷ After a year of preparation, it was opened as a house museum on 15 December 1986.

At the time the objective in acquiring Calthorpes' House was to conserve an important part of Canberra's heritage for the education and enjoyment of current and future generations. The significance of the property is that it is intact and the removal of the

²³ National Trust of Australia (ACT) Classification file on Calthorpes' House.

²⁴ See *Canberra Times*, 27 Jan 1985, p.16.

²⁵ National Trust of Australia (ACT) Classification file on Calthorpes' House.

²⁶ See for example 'Fight over funds for heritage home', *Canberra Times*, 15 Feb 1984; and 'Final negotiations to buy historic ACT house' *Canberra Times*, 20 Nov 1984.

²⁷ Dept of Territories, *Calthorpes' House Management Plan*, Canberra 1986, p2

contents or any portion of the interiors to another location would severely compromise its heritage importance²⁸.

The Department recognised that if it was to be conserved it must remain as a complete home and has not considered any use other than a museum operation. It has therefore been proposed that Calthorpes' House be accessible to groups as a social history museum operating within the context of a residential neighbourhood²⁹.

Following the acquisition, the following work was undertaken:

- A Conservation Analysis, Conservation Plan and Museum Management Proposal was prepared by Nigel Lewis and Associates in 1984
- A Management Plan was prepared by the Department of the Territories in 1986
- Conservation work was undertaken in 1985 by Philip Cox and Partners which included external repairs and maintenance, removing external paint and new limewash, some repairs internally particularly repainting the kitchen, addition of toilet and store at the back of the site. This work was awarded a Royal Australian Institute of Architects Conservation Award in 1987.

Since the opening of the House as a museum, the demands of museums such as this have changed considerably. Visitors are interested in information about the Calthorpes' - their interests and the ways in which the operation of the house altered in its sixty years as a private home.

The House is open to the public as a museum (from 1-4pm on weekends)³⁰. Visitors are free to explore the house and grounds or to participate in community programs covering various aspects of the House and its times. These programs have included: 1930s cooking; 1930s entertainment; collecting (based on the souvenirs of the Royal family and of Canberra's early years); Shirley Temple; life between the wars; life on the Home Front; and the development of domestic technology³¹.

School and holiday programs and experiential learning modules have also been developed to encourage students to understand and respect the value of our heritage. These modules are designed to develop appreciation of such skills as managing a wood stove effectively, keeping food fresh without a refrigerator, washing and ironing by hand, without machines³².

2.5.9 Oakley and Parkes

On 1 December 1923 The Federal Government advertised a competition for

*"...the subdivision, on modern, aesthetic and economic lines of a residential area south of the Molonglo River at Canberra, Federal Territory ... for the design of suitable types of residences, and for their location on the area"*³³

The competition attracted a field of some 50 leading architects including Joseland and Gilling (NSW), Irwin and Stevenson, (Vic), Rosenthal and Day (NSW) and Leslie Wilkinson (NSW). On 10 March 1924 the first prize was awarded to Percy Allport Oakley, Stanley T Parkes and John Francis Deighton Scarborough.

Oakley and Parkes visited Canberra early in September 1924³⁴ to arrange their affairs for the construction of the residences following official instructions to them dated 6

²⁸ Dept of Territories, *Calthorpes' House Management Plan*, Canberra 1986, p5

²⁹ Dept of Territories, *Calthorpes' House Management Plan*, Canberra 1986, p6

³⁰ <http://www.museumsandgalleries.act.gov.au/calthorpes/index.html>

³¹ Bickford, A, *Calthorpes' House Museum Guide*, ACT 2003, p 34

³² Bickford, A, *Calthorpes' House Museum Guide*, ACT 2003, p 34

³³ Lewis N et al 1984 p13

³⁴ Lewis N et al, 1984 *ibid.* p12

August 1924. John Scarborough's letter of 8 August 1924, officially assigning his interest in the Blandfordia project to Oakley and Parkes, is the first indication that Percy Oakley had taken Stanley Parkes into the partnership Oakley and Parkes.

The partnership was a productive one, with the two architects practicing together for over 20 years in both Canberra and Melbourne. The firm was one of the first to reflect the 1930's modernist movement in Melbourne³⁵ and following completion of the Blandfordia houses in 1936 also established a thriving practice in Canberra. In 1926 Kenneth Oliphant had been sent to represent the firm in Canberra and early in 1927 Oakley moved to Canberra to take over the role. Oakley was to stay in Canberra until 1929 when the depression caused a severe downturn in the building industry.

In Canberra the firm was involved in the Blandfordia precinct, designed and constructed the Prime Minister's Lodge, undertook a number of large residential commissions in and around Red Hill, including Calthorpes' House, as well as commercial work in the Melbourne and Sydney buildings.

³⁵ Bayside Architectural Trail Brochure,
http://www.bayside.vic.gov.au/Documents/Bayside_Architectural_Trail_Aug07.pdf

3.0 PHYSICAL EVIDENCE

3.1 Setting

The Red Hill Context

The local context of the Calthorpes' House site is dominated by the long, high Red Hill ridgeline that lies to the immediate west and south. Between the site and the lower eastern slopes of the ridge is an earth drain and embankment that is noted as being there as early as 1929. The general orientation of the site is to the northeast on a deep allotment of approximately seven metres elevation.

Within the allotment the natural slope of the native topography is mostly retained with only the house being sited on a large bench that resulted in a distinctive northern fill embankment and, to the south, a cut batter to define the rear courtyard. The garage and associated hardstand area also required a subtle amount of levelling.

The original native vegetation of the site, being on the mid to lower northeasterly slopes of Red Hill, would have been a grassy woodland dominated by *Eucalyptus melliodora* and *E. blakelyi*, similar to that extant in the adjacent Red Hill Reserve of Canberra Nature Park. A subordinate small tree layer exists, dominated by *Acacia dealbata*, *A. implexa*, *Allocasuarina verticillata* and *Exocarpos cupressiformis*. Scattered plants of *Cassinia quinquefaria* and *Indigofera australis* form a loose shrub layer. The ground layer is dominated by the grasses *Themeda australis*, *Austrodanthonia* species, and *Poa* species; the common forbs are daisies *Xerochrysum viscosum*, *Chrysocephalum semipapposum*, *Vittadinia muelleri*, and *Calotis* sp.; creeping saltbush *Einadia nutans*, flax lily *Dianella revoluta*, and matrush, *Lomandra* sp.

Of these species, an old Yellow Box (*Eucalyptus melliodora*) (and a young seedling Yellow Box) large Hickory Wattle (*Acacia implexa*) and two young Black Wattles (a. decurrens) remain within the site. The former was retained – already as a substantial tree - while the block was developed in 1927.



Figure 33: Rear of site showing recent installation of gate and fencing, the air raid shelter's emergency exit/ventilator and indigenous vegetation on Red Hill.

Source: Geoffrey Britton, 2010

Note: the fence was rebuilt with rabbit-proofing and some original components in 2009

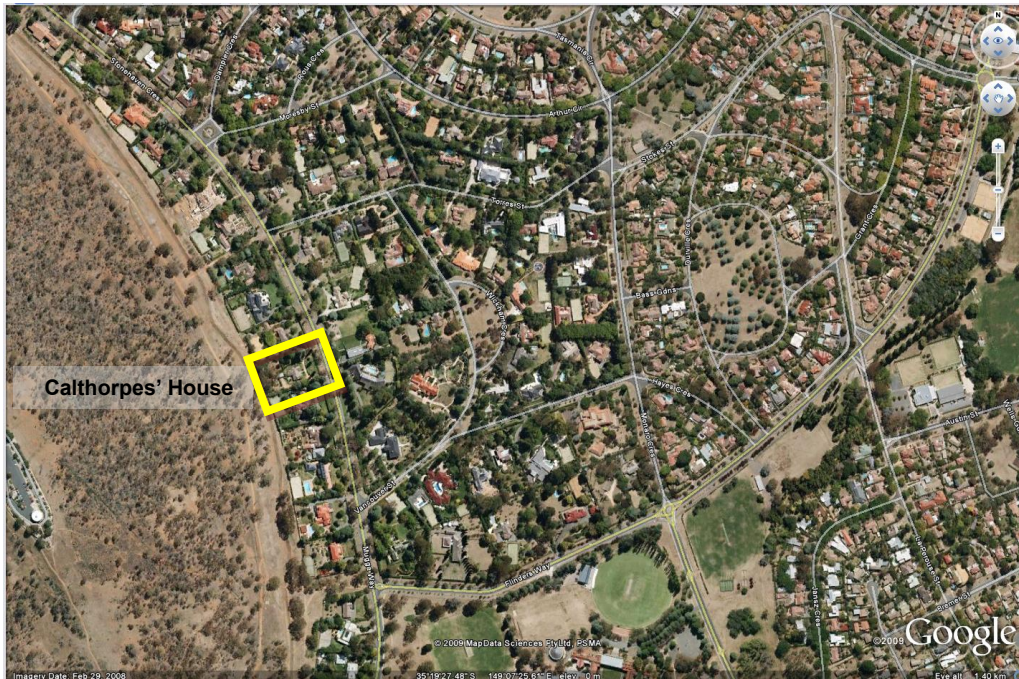


Figure 34: Red Hill Context

Source: Google Earth, January 2010

Mugga Way

Calthorpes' House is located at a rise on Mugga Way which is a bitumen sealed road with concrete kerb and gutter, 6m wide verges which are grassed with regular plantings of trees, mainly eucalypts, and a bitumen footpath close to the property boundary.



Figure 35: View to north along Mugga Way

Source: EMA 2009



Figure 36: View to south along Mugga Way

Source: EMA 2009

Adjacent houses are set within spacious grounds with extensive landscape which dominates the streetscape rather than the buildings.

- **26 Mugga Way**
A single storeyed rendered and painted house with terracotta tiled roof. The basic structure is similar to Calthorpes'. It is set back from the road with a high hedge and curved driveway with steel gates.

**Figure 37:**

Source: EMA 2009

- **25 Mugga Way**
A two storey painted house with concrete tiled roof. The house has been substantially altered and contains a mid height hedge and large garden to the south.

**Figure 38:**

Source: EMA 2009

- **23 Mugga Way**
The original two pavilion house which is rendered and painted with terracotta tiled roof is set back from the street and a new (c2004) two level house of stone with a metal roof is located on the south side of a large landscaped site. A mid height hedge exists along the street.

**Figure 39:**

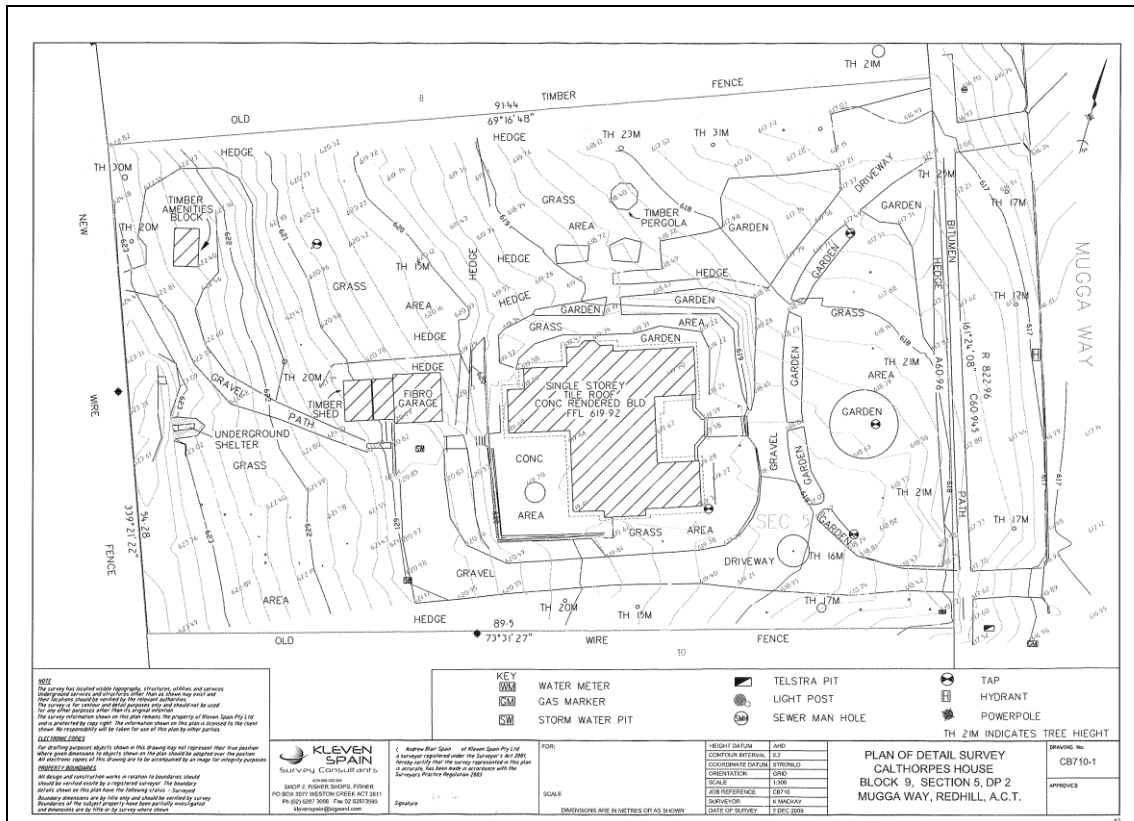
Source: EMA 2009

- **22 Mugga Way**
A two storey red brick house with terra cotta tiled roof. The original house has been altered. It is set back from the road with a high hedge and curved driveway.

**Figure 40:**

Source: EMA 2009

3.2 Site



3.2.1 Changes to the Grounds

Although, remarkably, much remains of the 1920s grounds layout and early fabric there have been a number of losses and changes over the past few decades. Within the gardens these changes have come principally through the appearance and establishment of many volunteer species (spread from plants within the grounds) and adventive species (spread from plants outside the site), often through bird dispersal, as well as the considerable size of mature plants, perhaps beyond what might have been expected.

The effect of these opportunists has been to confuse the earlier clarity, composition and purpose of the original plantings and, in some instances, it has changed the perceived scale of the garden spaces (the northern formal garden for example).

Other changes to the grounds are listed below:-

- A car park of about four spaces has been added to the northern corner;
- The fowl house/yard has been removed (though some physical evidence remains);
- The aviary has gone;
- The children's swing (and seesaw) has been removed;
- The four-post clothesline has been removed (one post was reinstated, two others are stored nearby and the fourth was not seen);
- A line of eucalypts was recently removed along the back fence for various management reasons and these included two *Eucalyptus bicostata*;
- A Yellow box has had major boughs trimmed;

- The *Salix capraea* in the northern garden has had to be removed as have several large conifers in the same area, including a very tall, unsafe *Cypressus Arisonica*;
- An *Exochorda* sp. noted as being along the drive near the *Calocedrus* within the last two decades has gone³⁶;
- Earlier fences have been mostly removed/deteriorated though the timber lattice type has been reconstructed along the northwestern boundary and the western side of the northwestern orchard/vegetable plots;
- Painted, lapped paling fences were added in the 1980s for neighbour privacy reasons though not on the actual site boundary (and are now mostly in disrepair);
- A new strained wire fence (with chicken mesh infill) has been added to the rear boundary with a new galvanised double gate and concrete threshold;
- Some of the granite-lined edges have been displaced or lost;
- Formerly crisp edges to lawn areas have been lost;
- Some hedges have become overgrown;
- Many volunteer species have begun to appear throughout the grounds;
- A curved stone memorial seat and birdbath have been added to the northern garden though plantings associated with this have gone;
- Drainage infrastructure has been added;
- Irrigation has been added; and
- A storage shed and amenities building have been added.



Figure 42: 1980s lattice fence under assault from various weeds.

Source: Geoffrey Britton, 2010

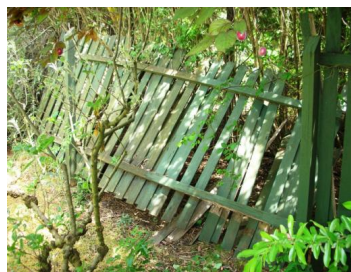


Figure 43: One of the 1980s lapped fences (N/W) in need of repair.

Source: Geoffrey Britton, 2010



Figure 44: Former fowlhouse

Source: Geoffrey Britton, 2010



Figure 45: Invasive SSP should be removed from entry wall.

Source: Geoffrey Britton, 2010



Figure 46: This path is actually an intrusive element

Source: Geoffrey Britton, 2010



Figure 47: Existing intrusive handrail needs to be replaced.

Source: Geoffrey Britton, 2010

³⁶ Elaine Lawson, Pers. Comm., 18.1.10



Figure 48: Intrusive Electrical Installation

Source: Geoffrey Britton, 2010

3.2.2 2009 Survey of the Grounds

As part of this CMP upgrade a survey was undertaken of the grounds that included a review of the plant species along with an assessment of age. This latter aspect was further corroborated on site with Dawn Waterhouse, Elaine Lawson and Graham Williams. The plant inventory is included at Attachment 3 and shows that many of the extant plantings actually date to either the original phase of site development or soon after. A further list of fruit trees and vines registered under the Plant Diseases Regulations as growing at the place is contained in Attachment 4 and a list of roses growing at the House is contained in Attachment 5.

Two old *Vitex agnus-castus* remain – one near the northern porch and one at the western end of the northern garden - that are uncommon in Canberra at this age. A fine *Calocedrus decurrens* – formerly identified as *Sequoia sempervirens* in earlier documentation - from the 1920s also remains as a valuable specimen and the provenance of this tree is potentially interesting as it is known that excess plants from the failed Eastwood plantation near Duntroon were taken to Yarralumla Nursery for eventual reuse elsewhere in the 1920s³⁷. Several *Camellia* cultivars at the front of the house, along with two elegant urns, have direct connexions to the former Waterhouse family home *Eryldene*. The two *Rhododendron* cultivars against the southern side of the house were bought from Ruth Lane-Poole³⁸.

Overall aspects of the grounds that lend the place its distinctive landscape character include the various mature trees (particularly large conifers), the many hedges used as external 'walls' to define the outdoor 'rooms', the various spaces of differing scale throughout the grounds, numerous lawns, feature shrubs including laurestinus, woodbine and roses, the extensive orchard area and the many bedding areas.

Apart from the multi-layered plantings there are many other landscape details that contribute to the charm and interwar character of the place. These elements include the reconstructed timber lattice fencing to the west of the old orchard and vegetable garden plots and along the north-western side boundary (though about one metre inside the actual boundary), the remains of the original strained wire side boundary fences with their narrow iron 'twist' dropper posts³⁹ (and occasional chamfered top concrete posts), the timber

³⁷ Dianne Firth, Pers. Comm., 21.1.10

³⁸ Ruth Lane Poole, wife of the Charles Lane Pool, the first Commonwealth forrester, is well known for creating the distinctive interior style for the first official residences for both the Prime Minister and Governor General. Further information can be found at <http://uncommonlives.naa.gov.au/contents.asp?slID=25>

³⁹ At least two of these 'twist' posts remain (not part of the fences) in the main grounds – one at the location of the old *Salix capraea* and one near the amenities building at the rear of the site.

hipped-top clothesline posts⁴⁰ with one retaining its pulley hardware, the gravel driveways and the angular granite edging.

Other important components of the original construction include the crazy-patterned concrete paving at the front and the neatly executed red brick step flights and threshold detailing to the front, southeastern side and rear of the house. The reconstructed rustic timber arbours also maintain an important constituent of the interwar landscape character.

Beyond these more detailed considerations there are other attributes of the Calthorpes' House site that contribute to its distinctive ambience – its idiosyncratic fill batter to the northern corner of the house, its company with other early (albeit modified) houses along Mugga Way Crescent and its constant relationship to the sentinel ridge of Red Hill as a backdrop.

The grounds also play an important role in relation to the principal rooms of the house... This is especially evident from the two projecting front wings where the picturesque garden views reinforce the spacious and restful setting and, particularly when plants are in flower, as a point of interest. However the dining room and bedrooms also enjoy favourable outlooks to parts of the grounds.

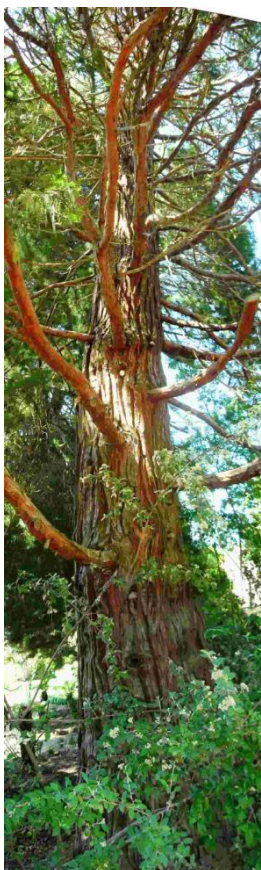


Figure 49: Calocedrus

Source: Geoffrey Britton, 2010



Figure 50: Vitex near side of porch.

Source: Geoffrey Britton, 2010



Figure 51: Clothesline posts

Source: Geoffrey Britton, 2010

⁴⁰ One post remains at the side of the cubby house and two other posts are leaning against the southern lattice fence. The fourth post was not sighted.



Figure 52: Early "twist" dropper.

Source: Geoffrey Britton, 2010



Figure 53: Concrete post and stay.

Source: Geoffrey Britton, 2010



Figure 54: NWTH fence

Source: Geoffrey Britton, 2010

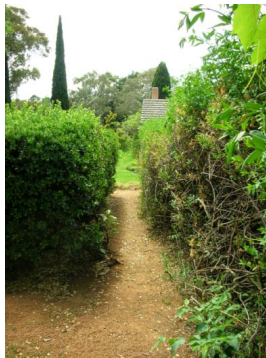


Figure 55: A former path recovered in the 1980's.

Source: Geoffrey Britton, 2010



Figure 56: 2nd reconstructed arbour with retained roses.

Source: Geoffrey Britton, 2010



Figure 57: Former triangular bed has lost most of its defining edging.

Source: Geoffrey Britton, 2010



Figure 58: Bomb shelter

Source: Geoffrey Britton, 2010



Figure 59: Metal sheeting showing pressed metal roof tile pattern.

Source: Geoffrey Britton, 2010



Figure 60: Cast iron post and timber at rear boundary.

Source: Geoffrey Britton, 2010



Figure 61: One of the former vegetable plots in west orchard

Source: Geoffrey Britton, 2010



Figure 62: Existing sweet pea frame.

Source: Geoffrey Britton, 2010



Figure 63: Part of 1980s reconstructed fence to north orchard.

Source: Geoffrey Britton, 2010



Figure 64: Bare rear bed needs replanting.

Source: Geoffrey Britton, 2010



Figure 65: Runoff near the gravel drive needs monitoring and the drain cleared.

Source: Geoffrey Britton, 2010



Figure 66: Front east.

Source: Geoffrey Britton, 2010



Figure 67: Front view

Source: Geoffrey Britton, 2010



Figure 68: Front from side

Source: Geoffrey Britton, 2010



Figure 69: North/western formal garden

Source: Geoffrey Britton, 2010



Figure 70: Service panorama

Source: Geoffrey Britton, 2010



Figure 71: Rear Court

Source: Geoffrey Britton, 2010



Figure 72: South Orchard Panorama

Source: Geoffrey Britton, 2010



Figure 73: West Orchard

Source: Geoffrey Britton, 2010



Figure 74: Rear Southwest

Source: Geoffrey Britton, 2010



Figure 75: Back Shed

Source: Geoffrey Britton, 2010



Figure 76: From Red Hill reserve

Source: Geoffrey Britton, 2010

3.2.3 Oral Evidence

In December 2009 an informal on site interview was held between Dawn Waterhouse, Dr Ben Wallace and Geoffrey Britton during which many interesting aspects of the grounds emerged and many others were clarified. Some of these points of discussion include the following:-

- That Alexander Bruce (Superintendent of Parks and Gardens for Canberra following TCG Weston) and, possibly, Weston had been involved with the planning and design of the grounds;
- Urns at the front entrance came from *Eryldene* about 1943;
- The front lemon (in an *Eryldene* urn) replaced an earlier camellia;

- Mrs Della Calthorpe had a preference for fragrant plants such as jonquils (not daffodil), lily-of-the-valley, stocks, snapdragon, honeysuckle, the oak-leaved pelargonium.
- Other plants that were commonly planted within the grounds (particularly for foliage effects as well as flowers) included delphinium, gypsophila, japonica (*Chaenomeles*), hollyhocks, nasturtium and grape hyacinth;
- Two *Rhododendron* cultivars were bought from Ruth Lane-Poole and planted at the side of the eastern porch – they are flowered red and puce though Della wanted pink!;
- The two front dwarf conifers (*Thuja orientalis* 'Aurea Nana', either side of the entry steps) were replaced in the 1980s;
- The former fowl house was in the far back (southern) corner of the site [its approximate extent was paced out] and included a semi-circular metal component as shelter – part of which was observed on site as debris;
- The location of the former swing was indicated;
- The extent of the former clothesline was indicated;
- The extent and contents of various kitchen garden plots were indicated;
- A young dogwood in memory of Doug Waterhouse was identified in the southern orchard area;
- *Cotinus* (rhus) along with Rowan and berries were used for floral displays;
- A large ornamental plum tree at the head of the northwestern garden has beneath it the scattered ashes from both Mrs Della Calthorpe and Dr Doug Waterhouse.

In a telephone conversation with Geoffrey Britton on 20 January, 2010 Dawn Waterhouse confirmed the earlier advice about Bruce and, possibly, Weston having been involved with the early planning, design and implementation of the grounds. She also noted that Weston was involved with the design of the grounds for the nearby JC Brackenreg residence on Monaro Crescent⁴¹.

In a site meeting on 18 January, 2010 with Geoffrey Britton, Ben Wallace and the first Curator of Calthorpes' House, Elaine Lawson, it was mentioned that there was previously a Pearl Bush (*Exochorda* sp.) along the driveway near the *Calocedrus*. While no longer evident this was a significant plant.

⁴¹ As the Senior Inspector for Stock and Lands one of James Carrington Brackenreg's concerns was the control or eradication of rabbits and this was of direct interest to Charles Weston who had responsibility for restoring the indigenous vegetation as well as establishing the extensive plantings for the new Capital. (John Gray, Pers. Comm. 21.1.10) It is possible that Brackenreg and Weston were known to one another socially as well as professionally.

3.3 Building

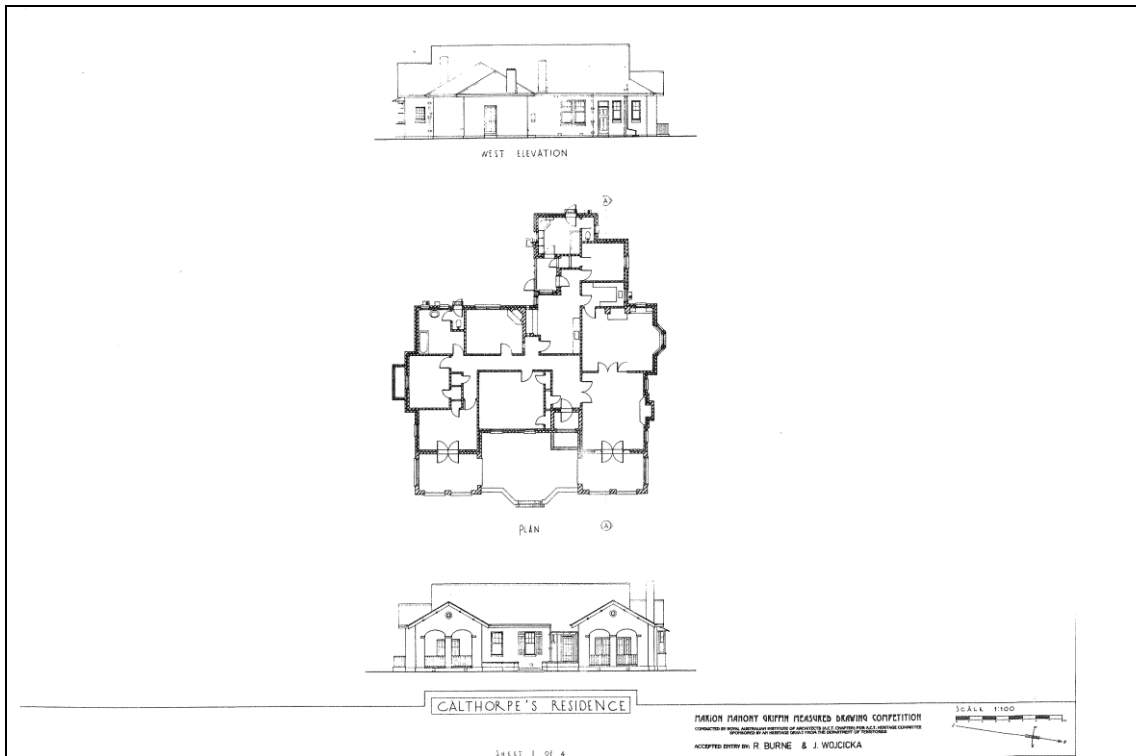


Figure 77: Floor Plans

Source: R Byrne and J Wojcikda, Marion Mahoney Griffith Measured Drawing Competition,

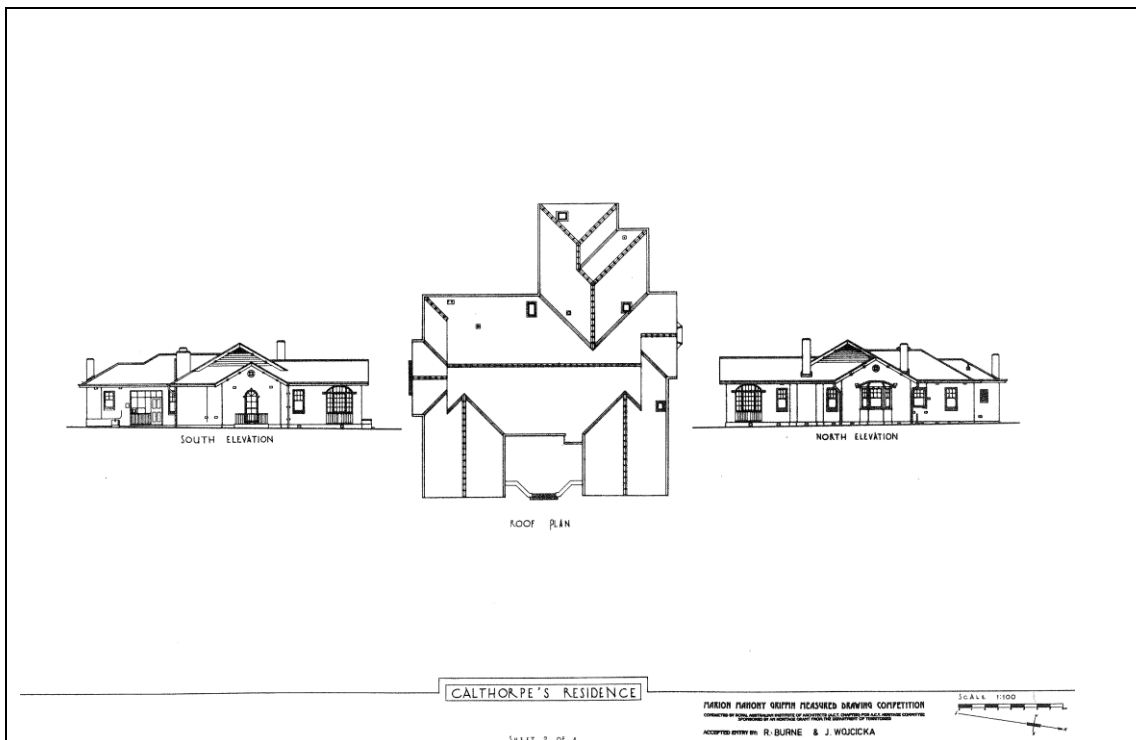


Figure 78: Elevations

Source: R Byrne and J Wojcikda, Marion Mahoney Griffith Measured Drawing Competition,



Figure 79: Elevations

Source: R Byrne and J Wojcikda, Marion Mahony Griffith Measured Drawing Competition,

3.3.1 Exterior

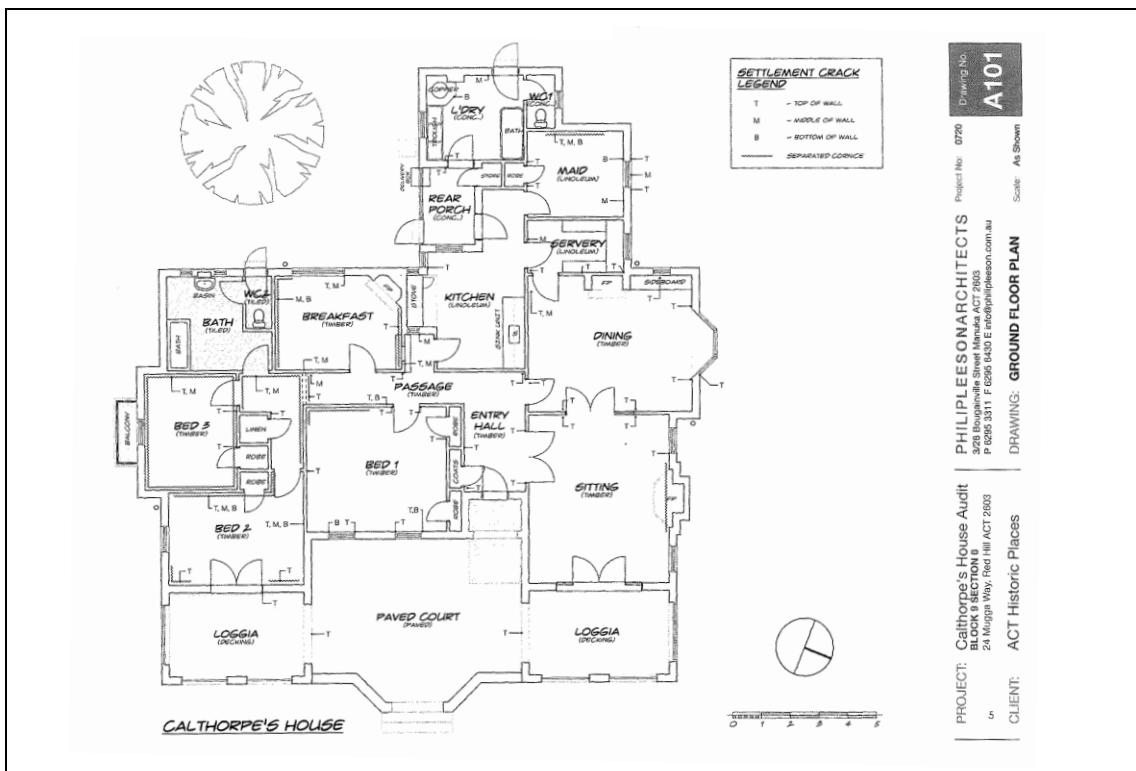


Figure 80: Site Survey

Source: Leeson, P., 2007 p5.

3.3.1.1 DESCRIPTION (refer Figures 81-88 and Attachment 7)

The basic rectangular form has a large hipped and gable roof covering the main rooms. The sitting room and bedroom 2 project slightly and transverse gables project to cover arcaded loggias. These originally had an open portico appearance, although their glazing at the ends has slightly detracted from this effect.

Subsidiary gables, over bedroom 3 and the dining room bay window give a stepped effect to the overall massing of the front elevation, and add a picturesque note to the house when viewed from other parts of the garden.

From the rear, the house is much less formal, with the functional laundry/service area projecting asymmetrically, further articulated by the deletion of the tool store shown on the architect's original plan.

The external walls are finished in a coarsely trowelled render finish, a further Mediterranean influence. This is relieved by regular rectangular fenestration and the two arcaded loggias. Light wrought iron balustrading encloses the arcading yet does not dominate visually and thus detract from the bold arcading. The symmetrical disposition is upset slightly by the offset front door, but this is neatly compensated by the provision of timber shutters on the central window (in bedroom 1)⁴².



Figure 81: Front

Source: EMA 2009



Figure 82: Rear, south west

Source: EMA 2009



Figure 83: From north west

Source: EMA 2009



Figure 84: Cubby House

Source: EMA 2009



Figure 85: Garage

Source: EMA 2009



Figure 86: Wood Shed

Source: EMA 2009

⁴² Lewis, N et al, 1984, *ibid*, p 44

**Figure 87: Toilet/Store***Source: EMA 2009***Figure 88: Air Raid Shelter***Source: EMA 2009*

3.3.1.2 CONDITION – EXTERIOR

The following is the Executive Summary of the condition of the house drawn from the Philip Lesson Physical Survey and Dilapidation Audit undertaken in July 2007⁴³ modified to reflect the current situation. Full details are provided in the report with comments to update it to 2009 in Attachment 6.

- The exterior is generally sound. All paint finishes are much weathered and in need of repainting (note: trim is about to be done). The main walls need painting soon. The bottom of the painted walls above the red brick base course is very chalky and shows evidence of salt leaching. This may be caused by water from the irrigation heads which are placed very close to the walls. If the water is from a bore it may have a high salt content.
- The bay window in the Dining Room was leaking badly in 2007 but the shingle roof has since been completely replaced on top of a waterproofed plywood lining. The flashing which folds off the wall over the shingles was made longer.
- The shingles in the northern gable end were also in poor condition in 2007 but have also been replaced.
- The roof has undergone comprehensive repairs, including replacement of broken tiles, re-pointing hips and ridges, re-pointing gable ends, re-seating loose and lifted tiles, repair of valley and chimney flashings. Oregon batons were replaced, sarking installed and re-pointing carried out. This has addressed the water entry problems that existed in 2007. Note also that many of the water stains on ceilings etc are from past leaks caused by water tanks and pipework which is no longer there.
- The Cubby House is in poor repair. However repairs and replacement of original fabric may have a detrimental impact on heritage significance.
- The garage and wood shed have been left unpainted in recent years. This is exacerbating weathering.

3.3.2 Interior

3.3.2.1 DESCRIPTION (refer Figures 89-102, Section 3.5 and Attachment 7)

The most significant aspect of this property is the intactness of the interior rooms and their contents. Most of the rooms have seen only minor changes since the house was first built and furnished.

The warmth in colour and finishes of the entry, sitting and dining rooms is created by panelled wood, rich ochre wall finishes, polished boards and furniture. These colours and finishes are relieved superbly by the geometric patterned carpets with black and pink as

⁴³ Leeson P, 2007 ibid p2

predominant colours, jacquard upholstery fabrics, rich velvet curtains and lace curtains. Even glazed doors between rooms are softened with fixed lace curtains over all glazed surfaces. The detailing is more elaborate in these areas, with the use of shelves at door height instead of a picture rail, panelling and ceiling beams. This dark finished timber contrasts with the ochre coloured sand finished walls.

The strongest impressions provided by this part of the house is of a rich warmth and comfort without ostentation that makes a dramatic impact on most people accustomed to modern decor and fashions, even when these involved Victorian revival themes.

The bedrooms make subtle contrast to the living rooms with more feminine characteristics in terms of carpet, colours, patterns, soft cream wall colours and drapes. The emphasis on timber finishes is somewhat reduced being confined to door and window joinery, polished boards and stained timber skirtings, architraves and picture rails. These follow the practice of other leading Melbourne architects of the period by using a moulding that repeats on each of these elements and is visually linked by the picture rail running continuously around the room and forming the top section of the architrave above doors.

The bathroom and kitchen areas make a dramatic contrast to the areas already described. Instead of warm colours and eclectic revival influences, these rooms speak very clearly of the advances in building technology of the period. White walls and ceilings combined with expanses of white tiles create an almost clinical atmosphere. Door furniture and switch plates finished in Florentine bronze elsewhere have been chrome plated. Woodwork and cupboards are all painted in a satin ivory white finish.

The back porch and laundry are finished in unpainted red brick with a granolithic concrete floor and heavy paint colours for trim that were originally employed for exterior trim as well.

While many people who have lived through this period describe houses decorated in this manner as 'brown houses', this provides a misleading impression. Through the careful combination of flat ochres and polished timber, use of accent colours of pink and blue and the rich blending of different fabrics a very warm feeling has been achieved which is still maintained because of the care with which the house has been treated.



Figure 89: Sitting Room

Source: EMA 2009



Figure 90: Kitchen

Source: EMA 2009

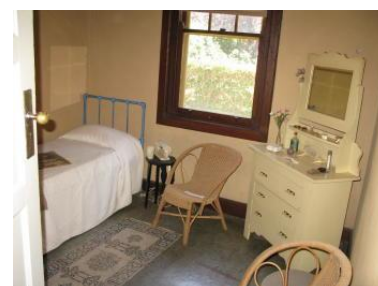


Figure 91: Maid's Room

Source: EMA 2009



Figure 92: Servery

Source: EMA 2009



Figure 93: Passage

Source: EMA 2009



Figure 94: Bedroom 1

Source: EMA 2009



Figure 95: Breakfast Room

Source: EMA 2009



Figure 96: Bedroom 2

Source: EMA 2009



Figure 97: Bedroom 3

Source: EMA 2009



Figure 98: Bathroom

Source: EMA 2009



Figure 99: Bathroom

Source: EMA 2009



Figure 100: Laundry

Source: EMA 2009



Figure 101: Garage/Office

Source: EMA 2009

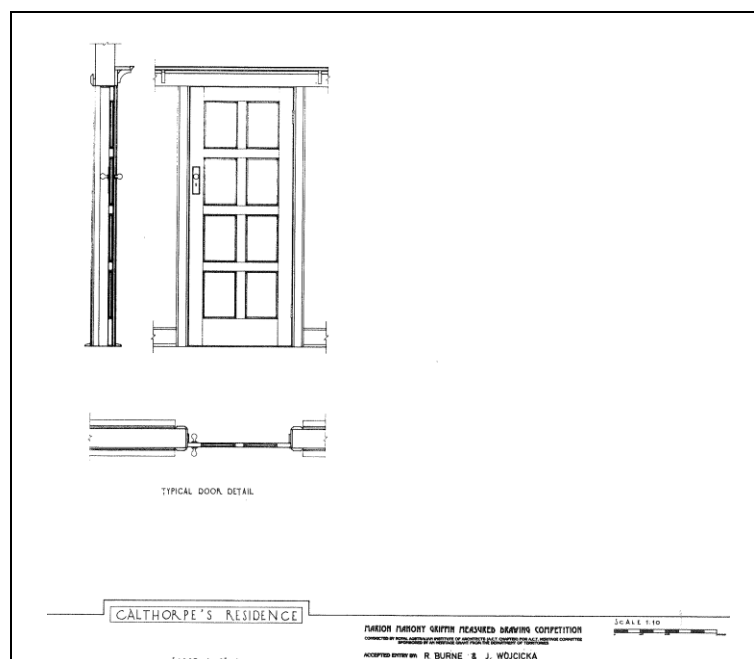


Figure 102: Typical Door Detail

Source: R Byrne and J Wojcik, Marion Mahoney Griffith Measured Drawing Competition

3.3.2.2 CONDITION – INTERIOR

The following is the Executive Summary of the condition of the house drawn from the Physical Survey and Dilapidation audit undertaken in July 2007⁴⁴ modified to reflect the current situation. Full details are provided in the report with comments to update it to 2009 in Attachment 6.

- Water entry has been solved by the recent roof works. The major problem is settlement cracking. This is mainly in internal walls. The cracking is not major and not structurally significant. See Structural Report in Appendix. However it is unsightly. These are currently undergoing repair.

⁴⁴ Leeson P, 2007 ibid p2

- Apart from cracks and water staining, interior paint work is highly discoloured. A certain degree of repainting is currently underway together with crack repair.
- Interior items such as curtains, blinds, linoleum, lamp shades etc are EXTREMELY fragile, and frankly falling apart. A philosophical rethink about keeping them is currently under consideration.

3.4 Condition and Integrity

Since the 2007 Physical Survey and Dilapidation Audit essential maintenance work has been implemented or is in hand to be undertaken in the next 6 months. At the end of this period the building will be in good condition but will require continuous and ongoing maintenance. Set out below is a list of known changes to the building since it was initially constructed.

Late 1927	Enclosure of ends of verandah (loggia) designed by Ken Oliphant.
1927-37	Four post clothes line. Cubby House (c1935). Wood shed. Large fowl yard. Free standing aviary. Swing and see-saw. Air raid shelter.
1938 – 85	New back door and handle to back porch. Cooker replaced. Power outlets installed in kitchen for stove. Coke fired hot water system removed and new hot water system installed. Laundry taps changed. Bedroom 1 – power point and light switch added or replaced. Bedroom 1 – repainted c1974 and frieze removed below picture rail. Exterior repainted. Breakfast room and kitchen repainted. Bathroom repainted. Bathroom basin taps replaced. Kitchen taps replaced. New power outlet in Scullery c1940. Toilet flusher replaced with lever. Toilet seat replaced. Fowl house/yard removed. Aviary removed. Children's swing and see-saw removed. 4 post clothes line removed. The <i>Salix capraea</i> in the northern garden has had to be removed as have several large conifers in the same area. Earlier fences have been partly removed/deteriorated including a whole length of the timber lattice type from the southern side of the northern orchard/vegetable plots. Some of the granite-lined edges of drive have been displaced or lost. Formerly crisp edges to lawn areas have been lost.

- Some hedges have become overgrown.
A curved stone memorial seat and birdbath have been added to the northern garden though plantings associated with this have gone.
- 1985 External repaint.
External repairs and painting.
Internal repaint of kitchen.
Some repair to crack in Bedroom 1.
Conversion of garage to Interpretation Centre/Office.
Construction of Toilet and Store at back of property, including extension of gravel paths.
Creation of parking area at front of site at north end.
GPO (and phone line?) added in Dining Room.
GPO added in Sitting Room.
Phone line added in kitchen.
Painted, lapped paling fences were added in the 1980s though not on the actual site boundary (and are now mostly in disrepair).
- 1985-2007 Rebuild Gazebo to north garden.
Rebuild pergola between house and garage.
Creation of swales to gravel drive and path to redirect water flow.
Installation of irrigation system (2003).
Air condition and heating (2004).
Erection of second storage shed (2006).
Security and fire detection systems installed (2008)
- 2008-9 Repair to roof.
Aerial flashing main diverted to avoid tree.
New shingles to gables.
Repair to air raid shelter.
Repair render and repaint walls and ceiling of Kitchen, Scullery, Dining Room, passage, Bedrooms 2 and 3 (Bedroom 1, Entry and Breakfast Room to be done in 2010)
New drainage and sumps installed.
Replace flyscreen to back porch.
Removal of line of eucalyptus trees along back fence and cypresses in north garden.
A new strained wire fence (with chicken mesh infill) has been added to the rear boundary with a new galvanised double gate and concrete threshold. This incorporated some component of the original rear fence.
Re-gravelling of driveway.
External GPO added to north garden.
Repair and replace concrete in Kitchen courtyard
- 2010 Repair to Cubby House, Wood Shed, Garage and Loggias.
(scheduled) Termite damage in Garage and Woodshed repaired April/May 2010

3.5 Contents/Collection

The contents are an integral part of the house and are subject to a separate assessment by Jennifer Forest⁴⁵.

While these are separate studies they should be read in conjunction for a full appreciation of the significance and conservation of the property.

⁴⁵ Forest, Jennifer, *Calthorpes' House Collection - Conservation & Management Plan 2010*, February 2010,

4.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE

4.1 Criteria

The criteria that currently are applicable for the ACT Heritage Register are those specified in Section 10 of the *Heritage Act 2004*.

ACT HERITAGE CRITERIA

The following criteria are specified in Section 10 of the *Heritage Act 2004* as that to be adopted for assessing places in the ACT for the Heritage Places Register.

A place or object has *heritage significance* if it satisfies 1 or more of the following criteria (the *heritage significance criteria*):

- (a) it demonstrates a high degree of technical or creative achievement (or both), by showing qualities of innovation, discovery, invention or an exceptionally fine level of application of existing techniques or approaches;
- (b) it exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;
- (c) it is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practiced, is in danger of being lost or is of exceptional interest;
- (d) it is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations;
- (e) it is significant to the ACT because of its importance as part of local Aboriginal tradition;
- (f) it is a rare or unique example of its kind, or is rare or unique in its comparative intactness;
- (g) it is a notable example of a kind of place or object and demonstrates the main characteristics of that kind;
- (h) it has strong or special associations with a person, group, event, development or cultural phase in local or national history;
- (i) it is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes;
- (j) it has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or potential use as a research site or object, teaching site or object, type locality or benchmark site;
- (k) for a place—it exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements;
- (l) for a place—it is a significant ecological community, habitat or locality for any of the following:
 - (i) the life cycle of native species;
 - (ii) rare, threatened or uncommon species;
 - (iii) species at the limits of their natural range;
 - (iv) distinct occurrences of species.

4.2 Analysis of Site

4.2.1 Conservation Analysis

Fortunately a considerable number of archival photographs exist of the grounds from the Calthorpe Family collection and are supplemented by a series of aerial photographs (of varying scales and resolution) from 1929 onwards. Photographs reviewed were either from those used in the 1984 report or from the black album kept in the Breakfast Room.

The following analysis selectively uses copies of the archival photography to establish the form and elements within the early grounds of the Calthorpes' House for the purpose of informing the assessment of significance.

4.2.2 Late 1920s Photography



Figure 103: Mid 1927 – Earth banks not grassed, though hoses being used to water side garden

Source: Lewis, N, 1984



Figure 104: c August 1927 – Front Hedge Planted

Source: Lewis, N, 1984



Figure 105: c 1927 – the formal side garden – a rectangular lawn surrounded by neat beds of shrubs or trees, with central rustic arbour.

Source: Lewis, N, 1984



Figure 106: Spring 1928 – detail of arbour, new hedges and paling fence.

Source: Lewis, N, 1984



Figure 107: Early 1929 – Climbing roses evident on arbour, rectangular lawn manicured, surrounding area slated to be later developed into shrubbery, hedges established separating vegetable garden with an open paling fence across block behind garage

Source: Lewis, N, 1984



Figure 108: c 1929-30 – Bank created by cut into sloping ground already planted, green privet hedge separating orchard well established and fowl yard in back of orchard and young fruit trees visible.

Source: Lewis, N, 1984



Figure 109: Spring 1928 – steps up to garage, rustic pergola apparently with young banksia roses on either side. This was planted as a dense shrubbery especially on right to screen garage.

Source: Lewis, N, 1984

Several photographs noted as being from 1927 (including two taken in sleet or snow) establish that the grounds layout was already effectively completed to the front and northwestern areas at least. The northwestern garden was defined by a precise rectangle of broken beds featuring trees or shrubs in each with the original circular rustic arbour forming a central feature. Lawn surrounded the rectangular bedding on all four sides. On the lower, north-eastern side a triangular space (lawn) was defined by the lower beds, the curving planter beds along the drive and a series of individual feature plants continuing the line of the northern side of the rectangle.

Most of the clarity of this layout has now been lost on most sides from a combination of invasive periwinkle and much overgrown boundary vegetation.

The 1927 photography also reveals that the existing old Yellow Box was retained as a mature tree within the rear grounds. Considerable mature woodland vegetation is shown behind the site along with the embankment for the open drainage channel.

The timber lattice fence is difficult to see in the photography with the driving sleet or snow though the rhythmic pattern of the posts is evident and photography from 1928 and 1929 clearly shows that this fencing had been built.

Among the earliest plantings (by mid-1927) was the line of roses in the border garden of the curving front drive. By the end of 1927 most of the other 'structural' plantings (hedges, trees and most shrubs) had been completed. Photographs attributed to c. 1929-30 showing 'Auntie Kath Taylor' and family also confirm that orchard plantings had been undertaken and reveal the form and approximate extent of the fowl run in the extreme southern corner. It appears as a fully enclosed, netted structure supported by tall posts and high enough to walk under.

4.2.3 1930s Photography



Figure 110: c1930 - Banks grassed, triangular plot planted, planting around house established

Source: Lewis, N, 1984



Figure 111: c1930 – hedge planted between house and side garden, garden plots around driveway established, specimen trees planted.

Source: Lewis, N, 1984



Figure 112: c1930 – Front hedge thickening

Source: Lewis, N, 1984



Figure 113: 11 November 1939 – Rear bank of cut area, green hedge fully established, fruit trees, climbing rose on south wall of house. Note the maintenance and aviary.

Source: Lewis, N, 1984



Figure 114: Panoramic view of 24 Mugga Way, 11 November, 1939

Source: Lewis, N, 1984

By the time the panoramic view was taken in 1939 (this photo is shown on the cover; the large format colour version is displayed in the hallway at Calthorpes' House) the grounds are looking outstanding with all of the intended effects of enclosure, definition, opulence and precision being handsomely realised.

A c.1930 photograph reveals that the present cypress is missing from the triangular bed in the driveway. This may be because an earlier planting had failed or it simply hadn't been planted out with the other cypresses at this stage. The 1939 photography shows a young fastigiate cypress in this bed and surrounded with what appears to be a compact, dwarf conifer at each of the three apices.

The 1939 panorama confirms that the southern side of the garage drive was fully edged with angular granitic stone, as was the bed and bank around the rear courtyard, the triangular bed and the lower side of the front motor drive. Where there was lawn the edge is kept immaculately trimmed and straight with almost military precision. The same image shows the small aviary (for a canary)⁴⁶ placed at the head of the garage drive, the mature 'Lady Hillingdon' climbing rose above the southeastern balcony looking absolutely magnificent, the young *Calocedrus decurrens* at the side drive already exerting itself into the driveway, a number of fruit trees in the orchard and the front garden roundel with a bold composition including an unknown conifer(?) in the middle.

In the background a consistent hedge about 2m high is shown along the northern boundary with various emergent trees and, interestingly, within the nature strip area there are several upright conifers that no longer exist. The front hedge appears to be very low and inconsistent but the massed rose display along the front boundary is spectacular. A pair of large shrubs (*laurestinus*) – now no longer there - define the axial entry into the front garden.

⁴⁶ Dawn Waterhouse, pers. comm., 21.12.09

4.2.4 1940s Photography



Figure 115: 19 July 1949 – The mature garden – front garden thinned, roses dominant, cypresses mature

Source: Lewis, N, 1984



Figure 116: 19 July 1949 – Specimen trees mature, front garden beds thinned, hedge between house and side garden mature

Source: Lewis, N, 1984



Figure 117: 19 July 1949 - Hedge providing some screening, cypresses approaching maturity. Golden cypresses continue to grow and destroyed original scale and design intent of the garden.

Source: Lewis, N, 1984



Figure 118: Late 1940s – the garden at maturity showing planting in bank on edge of the house platform, dense shrubbery around house, and the lawn still well maintained on house platform.

Source: Lewis, N, 1984

Most of the 1949 photography dates from winter with a thick snow cover and where the garden is, understandably, looking bare in many places. The images do clearly show the granite-edged driveway including the upper edge on the northern side that has now been curtailed for the present car park.

The *Calocedrus decurrens* is shown as a very substantial tree after 20 years and the cypress cultivar on the northern end of the front garden is shown at about 3m high.

A 1945 aerial image is included with the 1984 Lewis report that captures the full development of the line of large houses along Mugga Way Crescent. Many of these allotments include orchards and other semi-rural uses within the rear grounds. Also evident are tennis courts and semi-circular driveways along with extensive gardens as 'pleasure grounds'. Such embellishments perfectly realised some of the intention for the original Sulman subdivisional plan for Red Hill.

4.2.5 1980s Photography



Figure 119: View from the northern arm of the front drive showing the 'house platform' garden lawn and rockery, 1984. The large eucalypt at the rear is behind the garage and has not grown appreciably since 1927 (refer earlier photographs).

Source: Lewis, N, 1984



Figure 120: View from the south drive across the front of the house, showing the low side of the 'house platform' garden, the roses around the front drive (on the right) and the large cypresses in the side garden, 1984.

Source: Lewis, N, 1984



Figure 121: Looking along the north side of the 'house platform' garden towards Mugga Way, 1984. Note how the geraniums have taken over the edge of the house, the overgrown broom of the side garden (on the left) and the scale of the cypress trees toward Mugga Way.

Source: Lewis, N, 1984

Three colour photographs from 1984 were included in the 1984 report and show the grounds at a point approaching an overgrown state. The first is from the north with the existing mature rose in front of the northern porch and the existing *Vitex agnus-castus* at the side. The northern face of the front fill batter is well planted out with various perennials for texture and colour.

A second 1984 image is taken from the side drive looking across the front of the house and shows a fine composition of mainly very full conifers, most of which have since been removed or replaced. The lawn edge looks very indistinct compared with the same areas in the 1939 photography.

The final image is from near the bay window of the dining room looking to Mugga Way Crescent. It reveals a large Spanish Broom (now missing) at the corner of the rectangular bedding layout in the northern garden and the existing scented pelargoniums along the house walls.

4.2.6 Discussion

A review of archival photography indicates that almost all of the grounds layout and planting had been completed by the end of 1927. The 2009 review of the present grounds confirms that much of what was observed in the early photography – layout and key plantings - still remains. This level of intactness has been consistently recognised as a remarkable attribute of the Calthorpes' House site.

A review of aerial photography reveals that almost all other early allotments along Mugga Way are unable to demonstrate the same degree of intactness and this is likely to be the case for the majority of other subdivisional areas in Canberra contemporary with the Calthorpes' House.

Other early blocks in the Red Hill area where there remain important houses and substantial remnants of the early grounds include the Federal Capital Commission residence at the corner of Moresby Street and Mugga Way Crescent, the John Deane House (with another 1927 Ken Oliphant design) a few doors up from the Calthorpes' House on Mugga Way Crescent and the former Brackenreg block on Monaro Crescent.

None of these contemporary grounds are intact as all have undergone building changes, loss of orchards and vegetable gardens. Some front gardens do retain their earlier designs. However an attribute that immediately sets the Calthorpes' House apart from these other places of significance is that the former only ever had one family in residence and this has certainly contributed to the continuity and outstanding integrity of its varied fabric including the grounds, buildings, interiors, furnishings, ephemera and substantial documentary record.

4.3 Analysis of Building

4.3.1 The House

During the 1920's domestic architecture in Australia was dominated by several diverse influences:

- The California bungalow
- English cottage forms
- The influence of Walter Burley Griffin, particularly his adaption of the Prairie style
- William Hardy Wilson's advocacy of a return to earlier colonial styles with Regency and Georgian influences.

While Oakley and Parkes appear to have drawn on colonial sources through the use of regular 12 paned windows their design for Calthorpes' House shows a much stronger influence of Spanish Mission and Mediterranean design, especially through the inclusion of transition spaces between indoor and outdoor.

"Calthorpes' residence was neither revolutionary or reactionary in its design. Prevailing architectural influences were adopted and the design carefully handles with elegant use of projecting loggias. Externally the house is completely intact, with only its original painted finish altered. As an individual specimen of Mediterranean influenced architecture, Calthorpes' residence remains as one of many such examples throughout Australia."⁴⁷

This assessment does not address the contents of the House which are being separately assessed.

4.3.2 The Architects

Oakley and Parkes were practicing separately until the competition for Blandfordia 4 (Forrest) when they joined together and then won the competition from 50 entrants including leading architects of the day such as Joseland and Gilling (NSW), Irwin and Stevenson (Vic), Rosenthal and Day (NSW) and Leslie Wilkinson (NSW).

JS Murdoch (Chief government Architect) comments that the work has fallen into safe and good hands. Shortly afterwards, Murdoch invited Oakley and Parks to design the Prime Minister's Lodge.

From these projects, Oakley and Parkes established a thriving Canberra practice which included Calthorpes' House. Calthorpes' House was considered to be one of their better

⁴⁷ Lewis, N et al, 1984, *ibid* p 96

projects and was one of 5 selected for Royal Victorian Institute of Architects exhibition on domestic architecture. Their Canberra architect was Ken Oliphant who also designed the loggia infill and went on to become a leading architect in Canberra.

The firm was well respected in Melbourne and Canberra but not at the forefront of innovation or outstanding creativity.

4.4 Social Significance

4.4.1 Concept and Definitions

Social value refers to the current attachment to place by a community or cultural group. The 1988 Guidelines to the Australia ICOMOS Burra Charter define social value as:

*The qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.*⁴⁸

The most comprehensive Australian analysis of the concept to date is Chris Johnston's work for the Australian Heritage Commission (AHC) in she defines social value as:

*...about collective attachment to places that embody meanings important to a community.*⁴⁹

In relation to the ACT Heritage Register, a place has social significance when the following (Criterion d) is fulfilled:

(d) It is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations.

For the National Heritage List, under Criterion (g), social significance is defined as:

*(g) the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*⁵⁰

The ACT Heritage Register (Criterion d) has been used as the most relevant for this project. Reference is also made to the National List criterion (g) social value as appropriate.

The criterion refers to 'community or cultural group'. In this report we use 'community' as short-hand to include 'cultural group'. We have adopted a broad definition of communities and cultural groups as those that can be defined by shared culture, beliefs, ethnicity, activity or experience; or communities defined by a geographic area, for example, residents of Canberra or Australia.

4.4.2 Research Methods

Assessing social significance involves researching the associations, meanings and values attributed to the place by particular communities and cultural groups. This research typically involves various forms of community consultation and social science research techniques.

In assessing social significance it is necessary to:

- identify the communities or cultural groups with a potential association;

⁴⁸ *The Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS 1999.

⁴⁹ Johnston, Chris, 1992, *What is Social Value? A Discussion Paper*, Canberra, AHC; and Australian Heritage Commission 1994, *Method Papers: East Gippsland and Central Highlands Joint Forest Projects, Volume Two – Cultural Values*, AHC and Department of Conservation and Natural Resources, Victoria.

⁵⁰ Australian Heritage Council, Guidelines for the Assessment of Places for the National Heritage List, Australian Government, www.environment.gov.au/heritage/ahc/publications.

- research and document the nature of the association;
- undertake analysis of the available evidence to establish whether that association gives rise to social value and at what threshold level; and hence
- does it have social significance when assessed against the heritage criteria.

IDENTIFYING ASSOCIATED COMMUNITIES

Potential associations and meanings attributed to places arise primarily from direct experience of a place. Based on previous limited assessments of significance of Calthorpes' House in the 1980s, the particular communities identified as being most likely to have associations with it are:

- Canberra community; and
- Australian (national) community.⁵¹

This study has further researched and documented these aspects, as well as extending the social value research more widely to identify other communities or cultural groups likely to have current attachments to Calthorpes' House. While there may be debate about whether some of these can be considered to form communities in their own right, the approach adopted has been to be inclusive, rather than exclusive.

Additional communities or cultural groups identified as worthy of research are:

- historians, heritage and museum tradespeople and professionals;
- Canberra Museums and Galleries staff, guides and volunteers – now and in the past;
- descendents of Harry and Del Calthorpe, their friends and visitors, and the people who worked for the family;
- people of Dawn's generation
- residents of Mugga Way / Red Hill;
- tourists and visitors; and
- school and other interest groups who visit for educational, general and special programs.

SOCIAL VALUE RESEARCH

As part of this project, a program of consultation and research to identify social value was developed. Information was gathered from a number of different sources, as follows:

- community workshop held at Calthorpes' House (see Attachment 8);
- heritage focus group drawing on a range of interest groups and staff of ACT Museums and Galleries (see Attachment 8);
- interviews with staff of ACT Museums and Galleries, selected heritage practitioners and Calthorpe family descendents;
- media and tourism sources;
- relevant files kept by the ACT Museums and Galleries and the National Trust (ACT); and
- review of previous studies (eg. Lewis 1984; Management Plan 1986)

4.4.3 Evidence of Social Value

Table 4.1 provides an overview of the range of communities identified as having an association with Calthorpes' House and the use of different sources of evidence used for each in assessing social value.

⁵¹ See *Calthorpes' House Management Plan*, Dept of Territories, 1986, p. 3; Lewis 1984, Register of the National Estate, entry for Calthorpes House, 24 Mugga Way, Red Hill, ACT (13374); see also Max Burke, Director, AHC to City Manager, Dept. of Capital Territory, 14 July 1980, National Trust (ACT) classification file on Calthorpes' House.

Table 4.1: Summary of associated communities and evidence of social value

Community or cultural group	Association	Evidence source
People connected to the Calthorpes' residence 1927-1979	<ul style="list-style-type: none"> • Living or working there, visiting and taking part in social activities • Sharing memories, stories, cultural values and traditions • Safeguarding a legacy of the past – strong continuity and some changes • Working in a close domestic family environment, eg. Mary McDonald (Sloan) • Being part of early Canberra social life – people who were family friends and frequent visitors • Belonging to the local community of Mugga Way and early inner suburbs – neighbours and social networks 	<ul style="list-style-type: none"> • Community workshop • Heritage focus group • ACT Museums and Galleries records, eg, oral history interviews
Friends of Early Canberra	<ul style="list-style-type: none"> • Belonging to a small, closely-knit community who share personal memories of Canberra in the 1920s-1940s • Taking part in the building of early Canberra's community and social landscapes • Pride in living in the early National Capital 	<ul style="list-style-type: none"> • Community workshop • ACT Museums and Galleries records
Staff, advisory bodies and volunteers at Calthorpes' House Museum, circa 1985-2010	<ul style="list-style-type: none"> • Managing an extraordinary and challenging house museum • Working as a guide or volunteer, sharing passion and knowledge • Ensuring community and expert views are heard in management, eg. ACT Historic Places Advisory Committee 	<ul style="list-style-type: none"> • Community workshop • Heritage focus group • ACT Museums and Galleries records
Canberra residents	<ul style="list-style-type: none"> • Part of the campaign to save house as a unique museum of social history • Shared memories and stories over several generations • A much-loved local landmark • Educational, social, cultural activities over 25 years or more • Interesting and enjoyable place to bring visitors and friends 	<ul style="list-style-type: none"> • Community workshop • Heritage focus group • National Trust (ACT) records • ACT Museums and Galleries records • Local media • Visitor's books
Australian residents	<ul style="list-style-type: none"> • Part of a visit to the National Capital • Connections to early history of Canberra and link to Australian history • Evocative of ordinary domestic family life throughout interwar Australia 	<ul style="list-style-type: none"> • Media • Visitor and tourism sources • Visitor books
Educational and special interest groups	<ul style="list-style-type: none"> • Popular for local and interstate school visits, especially early primary years • Chance to connect with history, experience a past lifestyle and value system • Memories of intergenerational experiences 	<ul style="list-style-type: none"> • Interviews • Community workshop • Heritage focus group • ACT Museums and Galleries records

	<ul style="list-style-type: none"> Educational tours for specialist groups, eg. textile conservators, museum and heritage tertiary courses House, garden and collection as benchmark and reference point in domestic technologies, period design, conservation techniques etc. 	
Heritage tradespeople and professionals, heritage interest groups, eg. National Trust	<ul style="list-style-type: none"> Part of campaign to save the house as public museum remarkable in its completeness, authenticity and integrity Work on the house by leading tradespeople and professionals Ongoing use as exemplar of best practice in many areas of heritage conservation Pride in working with unique and beautiful fabric, design and materials Architectural prominence for original house design and conservation works Long association with Yates Australia seed business: sponsored annual plantings and plant replacement, pruning demonstrations, etc. (ended 2006) 	<ul style="list-style-type: none"> Heritage focus group Interviews Professional journals and publications National Trust (ACT) records Media
Tourists and visitors	<ul style="list-style-type: none"> Visitors from interstate, overseas Connections to Australian history and culture Shared experience and memories of a recent past which resonates with many 	<ul style="list-style-type: none"> Visitor books and statistics Visitor and tourism information and websites

COMMUNITY CONSULTATION

A program of community consultation was designed for this project to seek views and gather first-hand information from the range of communities and cultural groups associated with Calthorpes' House.

Community workshop

A community workshop held at Calthorpes' House on Thursday 18 March 2010 was attended by 25 people including Calthorpe family members/descendents; ACT Museums and Galleries staff, guides and volunteers; members of Friends of Early Canberra (community interest group associated with the house museum) and members of the project team for this CMP. A list participants and a record of findings is at Attachment 8.

Heritage focus group

Members of a range of special interest groups who have an association with Calthorpes' House were invited to a heritage focus group session on 29 March at the Canberra Museum and Gallery. Representatives from groups such as the *Canberra and District Historical Society* and the *National Trust of Australia (ACT)* attended. A list of participants and a record of findings is at Attachment 8.

In addition, a questionnaire was sent to members of the *Canberra and District Historical Society* and the two responses received were included in the analysis of outcomes from the community consultation.

OTHER RESEARCH

A range of other sources were researched as part of the project. These are described below, with brief summaries of the information gathered and its use in the assessment of social value.

Media

The electronic and paper media both portrays and influences popular perceptions and views; it is instructive to see how Calthorpes' House has been portrayed in the media, and how much coverage it receives. This research can help to evaluate the extent and nature of community associations and also the meanings that Calthorpes' House represents, both locally and nationally.

Limited research into media clippings on file at ACT Museums and Galleries and the National Trust of Australia (ACT) indicates that there was considerable local media coverage in the *Canberra Times* of the public debate leading up to its purchase by the Federal Government in 1984; in particular, the views of prominent historians, heritage and museum professionals were quoted in support of the great potential of the proposed house museum as a time capsule of early twentieth century social history of local and national importance.⁵²

After the purchase by the Federal Government, articles closely followed the preparations of what was regarded as a very special museum of ordinary family and domestic life, a comparative rarity at a time when many museums focussed on famous people and grand lifestyles.⁵³ From the opening of the museum in 1986, there is relatively frequent coverage of events and special programs, often accompanied by photographs of locals and visitors enjoying themselves.⁵⁴ Articles also appear in a range of professional journals about the restoration and conservation of the house, garden and collection, often highlighting these activities as exemplars of best practice in the field.⁵⁵

Visitor and tourism sources

Calthorpes' House is featured in a range of brochures, guides, tour itineraries and websites available to interstate and overseas visitors, highlighting its significance as part of the nation's heritage, as a treasure trove of early twentieth century domestic and social history, for its early Canberra architecture and design and also a range of special interest programs. A selection of these tourism and visitor sources are as follows:

- *Calthorpes' House Museum Guide* by Anne Bickford, ACT 1987, updated 2003, also information on education programs, exhibitions and events at ACT Museums and Galleries website at www.museumsandgalleries.act.gov.au.
- Information at Canberra airport and the Canberra and Region Visitors Centre
- Numerous mainstream tourism attraction and product websites mention Calthorpes' House, see for example www.canberra.com.au; and www.ozforkids.com/attraction_calthorpeshouse.htm.
- Australian Capital Tourism's *Visit Canberra - Home of the Australian Story* website at www.visitcanberra.com.au.
- Included on Track 2 (The Limestone Plains), one of four self-drive routes that lead to Canberra's historic places, landscapes and communities, developed by the ACT

⁵²See for example *Canberra Times*, 15 Feb 1984 'Fight over funds for heritage home' and 20 Nov 1984 'Final negotiations to buy historic ACT house.'

⁵³*Canberra Times* 20 Nov 1984, p. 12; 'Opening up doors to past', 27 January 1985, p.16; Peter Waterman, 'Festival fun in the ACT', *Sunday Tasmanian*, 22 Feb 1998; 'Old Canberra Town', *Cairns Post* 20 June 1998; Kylie Winkworth, 'Remarkable record of domestic history', *Canberra Times* 5 November 1989.

⁵⁴See for example '75th birthday at Calthorpes' House', *Canberra Times* 12 August 2002.

⁵⁵See for example E. Lawson, 'The Restoration of the Garden at Calthorpes' House; an Exercise in Restraint', *Australian Garden History Journal*, Vol.2, No.2, Sept/Oct 1990.

Heritage Unit, see *Canberra Tracks* brochure and website at www.tams.act.gov.au/canberra_tracks.

- Featured in *Watermark Architectural Guide to Canberra Architecture* as part of the architectural and urban landscape heritage of Australia's capital (Andrew Metcalf Sydney 2003).
- Located on *Map of Significant Canberra Architecture* produced by the Royal Australian Institute of Architects, ACT Chapter. This is a compilation from the Register of Significant Twentieth Century Architecture.

ACT Museums and Galleries records

Since its opening in 1986, there has been a strong emphasis on educational and community programs at Calthorpes' House; 25 years of records reflect the high level of community interest and attachment created through this longstanding use as a public museum. The introduction of a program of special days has provided opportunities for visitor to connect with the many engaging themes relating to the house, its residents and period of Canberra's history. These have included themes as diverse as period decoration and design, domestic technology, heritage roses and garden days, depression-era cooking and recipes, music and various children's experiences.

The files record the strong public response to the amazingly-varied and innovative programs showcasing the house, the gardens and collections, and the many stories and memories connected with them. Popular events with Canberrans and visitors included seasonal events, such as the children's Christmas parties hosted by Dawn Waterhouse each year for many years, to 'winter warmers', when the housekeeper, Jean Abbott produces home-grown cooking using the 1930s wood stove and recipes of the time. These programs demonstrate the enduring interest in specialist topics, such as the varied techniques and practices used on-site to conserve the house and garden, its fabrics and furnishings, and diverse collections ranging from war memorabilia to Dawn's collection of Shirley Temple songbooks.

The visitors' books kept since 1986 provide a fascinating record the museum visitors, recording their names and addresses, often with a short comment on their visit. While most visitors come from the Canberra region, significant numbers were from interstate or overseas. Visitor statistics kept by ACT Museums and Galleries show that while numbers have fluctuated from year to year, in most years there has been between 3000 and 6000 visitors. While these figures may seem modest, in view of the restricted visiting hours and group size set to conserve the house and its collections, they show a steady visitation over the life of the museum.

National Trust of Australia (ACT) records

The classification file on Calthorpes' House documents the strong role of heritage agencies and professionals in the public campaign to persuade the Commonwealth Government to purchase Calthorpes' House for use as a museum in the early 1980s. As this history is largely unwritten, a brief account from these records has been included in this report (see Section 2.5.8 page 25).

4.4.4 Analysis of Evidence of Social Value

A key step in determining social significance is that the evidence of social value is analysed and assessed against the relevant local, State or National heritage criteria. The use of a framework of indicators of social significance is helpful in breaking down the likely value into more specific groupings. The framework in common use by heritage professionals is based on that developed by Context Pty Ltd using the Register of the

National Estate criteria for the Regional Forest Assessment projects.⁵⁶ This framework is sufficiently inclusive to be applied to the ACT Heritage Register Criterion (d) and has been used in this project.

Concepts in common in both criteria are that a place is highly valued by the community or cultural group for spiritual, cultural or social associations. The ACT criteria also include religious and educational associations. Educational associations can be considered as an aspect of special community attachment developed from long use and association. Religious associations can be considered as part of spiritual or cultural associations.

INDICATORS OF SOCIAL VALUE

The significance indicators used in this study are as follows:

Important to the community as a landmark, marker or signature

This indicator is about the associations and meanings that a place may have because of its role as a landmark, signature place or icon for a community, one that for a particular community marks their place in the world, physically and symbolically.

Importance as a reference point in a community's identity or sense of itself

This indicator is about associations and meanings that help to create a sense of community identity, such as places that represent spiritual or traditional connections between past and present, that reflect important collective community meanings, that are associated with events having a profound effect on a community, that symbolically represent the past in the present, or that represent attitudes, beliefs or behaviours fundamental to community identity.

Strong or special community attachment developed from long use or association

This indicator is designed to recognise that a place that provides an essential community function can, over time, gain strong and special attachments through longevity of use or association, especially where that place serves as a community meeting place, formally or informally. Places defended at times of threat fall into this grouping.

THRESHOLDS

Threshold indicators are, in general terms, related to the relative strength of association, the length of association and the relative importance of the place to the identified community.

The evidence required to establish social significance is that the place is recognised and valued by an identifiable community or cultural group, and that their associations with the place and the social, cultural or spiritual values arising from this association are able to be documented and assessed against the criteria using agreed indicators.

It is proposed that threshold indicators for the ACT Heritage Register are where there is an enduring community or cultural group association, possibly with some discontinuity if the association is very long, the place is well known within and across the relevant community and is highly valued by that community.

For the National Heritage List it is necessary to determine if the place is of *outstanding heritage value to the nation*. This is a challenging test and it is proposed that to meet this threshold, a place should have:

- Strongly shared values within and across the national community, that is for Australians as a whole; or
- Strongly shared values across and within a community or cultural group that is nationally recognised, that is known beyond their immediate location; and
- The place represents and is connected to a nationally recognised story or theme.

APPLYING THE INDICATORS TO CALTHORPES' HOUSE

⁵⁶AHC 1994; see also Walker, M. 1998 *Protecting the Social Value of Public Places*, Australian Council of National Trusts, ACT.

The following discussion is based on the social value research undertaken as part of this project including a community workshop and focus group session, research into media, tourism and other records and review of previous studies. The discussion and analysis focuses on the communities and cultural groups identified in the research, and applies the indicators of social value and threshold measures to be reached for the ACT Heritage Register and National Heritage List.

Important to the community as a landmark, marker or signature

There is considerable evidence from previous studies and community consultation undertaken as part of this study that Calthorpes' House is highly valued, both by the Canberra community as well as interstate visitors to the National Capital. It is widely perceived as one of only a small group of public and private buildings and landscapes that represent Canberra at the time of the opening of Parliament House in 1927. Such places include Old Parliament House itself, the Manuka Swimming Pool and Capitol Theatre (demolished in 1980), the Causeway Hall, the Sydney and Melbourne Buildings, the Hyatt Hotel and Hotel Kurrajong, and East and West Blocks. They also include the layout of the Griffin plan which gave shape to the contours and landscape of the inner city and suburbs, with Red Hill as one of the vantage points from which to appreciate the early twentieth-century Canberra plan.

Completed in 1927 as one of the earliest private residences on Mugga Way nestled at the base of the Red Hill parklands, Calthorpes' House is a highly-valued element of the landscape of early Canberra. There is strong evidence of the wide currency of this view, which was emphasised by many participants at the community workshop and focus group held as part of this project. These special associations are also well-documented in the many histories of early Canberra⁵⁷. Media and tourism sources also highlight Calthorpes' House as a showcase of the early history and heritage of the region, and one of the visitor attractions of the National Capital.

Based on this range of evidence, Calthorpes' House reaches the threshold against this indicator for the ACT Heritage Register.

It is likely that this importance of Calthorpes House as a landmark or signature of early Canberra will only increase in the future, especially with the Canberra Centenary celebrations coming up in 2013.

There is some evidence that the wider Australian community regards Calthorpes' House as an important marker of the building of the National Capital, and especially as a place where ordinary people live alongside the institutions of national government and culture. However, more research would be required to understand how widely the place is recognised outside of Canberra in order to say with confidence that this value reaches the threshold of 'outstanding' value for the National Heritage List.

Importance as a reference point in a community's identity or sense of itself

For Australian's growing up in the 1920s to 1940s, Calthorpes' House is within living memory; for many of this older generation, it is also an important reference point in their identity and sense of self.

There is a strong sense of connectedness with the era and people's own life stories are often bound up with the stories of Calthorpes' House. For example, members of the Friends of Early Canberra who attended the community heritage workshops spoke of their strong emotional attachment to Calthorpes' House as a place where they would often meet to share stories and reminisce about the past. They also expressed a strongly-shared love of living in Canberra and a sense of its distinct history. Many also

⁵⁷ See for example J. Gibbney, *Calthorpes' Canberra – the Town and Community in 1927*, 1986.

felt that because of the strongly interactive and evocative nature of the museum, these feelings are able to be shared both across generations and with the numerous visitors from all parts of Australia and overseas.

People at the community workshop and focus group also felt that the special programs and school visits provide unique opportunities for many, even those from different cultures, to interact with the past lifestyles, values and technologies represented at Calthorpes' House. The strong tradition of volunteer guiding enables these evocative stories to be told and retold to visitors in small interactive groups. The ongoing involvement of Dawn Waterhouse (nee Calthorpe) in presenting and interpreting the house and its collection through her rich treasure-trove of personal memories was also mentioned by several workshop participants as an important factor.

These strong ongoing associations are compelling evidence of the immense importance of Calthorpes' House to a sector of the Canberra community closely associated with the house, family and museum. Through the presentation and interpretation of the house as a museum of middle class life in Canberra and Australia, these associations and values are also shared more widely with local, interstate and international visitors. At the community workshop and focus group, several participants had visited the museum as a child and returned later with their own children. Many also felt that the qualities of ordinary, everyday family and domestic life presented at the museum opened up the experience to overseas visitors and non Anglo-Australian cultures.

It is evident that Calthorpes' House is an important reference point of community identity for Canberrans; the more challenging task is to assess the social significance to a national, or even an international, community. This would require considerably more research and is beyond the scope of this project. However, on the available evidence, the place reaches the threshold against this indicator for the ACT Heritage Register.

For the heritage and museum sector, Calthorpes' House is an important reference point for the many different tradespeople and professionals who have worked at the house museum, and even for some who haven't, but refer to it as a benchmark in their professional practice.

Architects and designers, for example, regard Calthorpes' House as an important example of the 'Early Canberra House' style.⁵⁸ Since its opening in 1986 as a house museum, it has won recognition and awards as a leading exemplar of 1920s design style and for the high standard of conservation works and techniques used at the site. The Australian Institute of Architects has recognised the exceptional qualities of the place through inclusion on its Register of Significant Twentieth Century Architecture and through a 1987 award for conservation.

The house museum is described in many professional journals and publications as an exemplar of best practice in many different areas of professional practice, from period garden restoration to conservation of its remarkable textiles and interiors. Notably, it is also the subject of multiple case studies and examples in the Australia ICOMOS *Illustrated Burra Charter*, and is featured in both the 1992 and 2004 editions.⁵⁹ Aspects which are highlighted



Figure 122: Doug Waterhouse (Santa) and his wife Dawn introduce children to a program about Christmas in the 1920s.

Source: Jill Waterhouse, 1993

⁵⁸See for example Ken Charlton, *Federal Capital Architecture 1911-1939*, 1984; and Andrew Metcalf, *Canberra Architecture*, The Watermark Press, Sydney 2003.

⁵⁹ Marquis-Kyle and Walker, 1992 & 1994, Australia ICOMOS.

include: the contribution and training of volunteers at the property; the sensitive re-use of the house as a museum, including minor changes to the garage for use as an interpretative display of the early social history of Canberra; the participation of Dawn Waterhouse, the former owner, in the interpretation; and the remarkable assemblage of household furniture and other objects kept and conserved when the place became a house museum.

Based on this evidence, Calthorpes' House demonstrates high significance and reaches the threshold against this indicator for the ACT Heritage Register.

As a widely recognised example of best practice approaches to heritage management, conservation, presentation and interpretation, and also an exemplar in several fields of heritage practice used in the Australia ICOMOS *Illustrated Burra Charter*, it is also likely to reach the 'outstanding' threshold for the against this indicator if it was to be considered for the National Heritage List.

Strong or special community attachment developed from long use or association

Those who lived and worked at Calthorpes' House during its more than eighty years of existence, firstly as a family residence and then as house museum, have often formed strong attachments with the place. For the close-knit community who lived and worked at the Calthorpe family residence, or visited as friends of the family, the house museum is a rich source of stories and memories of middle class family life in Australia in the 1920s and beyond. The house museum and its collection reflects a life of socialising and visiting, domestic chores, playing with friends in the cubby house, living through a depression and two world wars and participating in local and national events impacting on community life and connecting Canberra to the wider world. Oral histories recorded with Dawn Waterhouse (nee Calthorpe) and Mary Sloan (nee McDonald) depict these past experiences and the strong feelings they continue to generate in the present⁶⁰

Such feelings of strong attachment are also often shared by the volunteer guides and staff who currently manage the house museum and present it to its many audiences. At the community heritage workshops, for example, both current and former staff commented on how special it was to work at Calthorpes' House and how they still feel a strong attachment and visit whenever possible.

These feeling are often also expressed by tradespeople, museum and heritage professionals, especially those who have worked at the property over an extended period. The many professional reports listed in the references to this report and held in the records of ACT Museums and Galleries reflect the range and longevity of professional work at Calthorpes' House.



Figure 123: Dawn Waterhouse comes up the step to greet First Curator, Elaine (Lainie) Lawson and Professor Manning Clarke, one of the many academics who supported the House Museum concept.

Source: Jill Waterhouse, c1980s

⁶⁰ See for example oral histories of Dawn Waterhouse and Mary McDonald (Sloan) held at ACT Museums and Galleries; see also Dawn Waterhouse, *Chortles, Chores & Chilblains*, ACT, 2002



Figure 124: Calthorpes' House housekeeper, Jean Abbott, cooking jam on the wood stove at Calthorpes' House

Source: ACT Museums and Galleries



Figure 125: 'Winter warmers' special program at Calthorpes' House.

Source: ACT Museums and Galleries

In the early 1980s, it was leading historians and heritage professionals who led the public campaign to persuade the Department of Territories to purchase the property when it was offered for sale to the Federal Government on the death of Della Calthorpe in 1979. The personal involvement of prominent historians and national heritage bodies was noted by Minister for Territories, Gordon Scholes, at the opening of Calthorpes' House in 1985; it was also highlighted in a speech by Dawn Waterhouse on that occasion⁶¹. Many active in the campaign argued strongly that as a museum of social history, Calthorpes' House would be of considerable local and national importance.

Many Canberrans have a strong personal affection for Calthorpes' House as an intriguing venue for local events and special programs, from wedding and birthday celebrations, to Spring and Autumn Garden Parties with period music. There are a whole host of regular activities which change with the seasons, taking advantage of aspects of the house or collection, for example, 'Winter Warmers', with depression-era recipes cooked on the old wood stove, or music and songs around the ever-popular pianola. There is also a strong aesthetic appreciation of Calthorpes' House based on the rich sensory experiences of smell, taste, sounds, period lighting, heating and cooking on wood fires.

A particular strong association with Calthorpes' House has developed through the outstanding success of its education and special interest programs, a distinct social value that supports long-term attachment.

Education programs have been a strong feature since the house museum was first opened in 1986. Participants at the community workshop and focus group strongly emphasised the importance of these education programs for making connections between current visitors and the values and way of life of previous generations. Several of the guides spoke of the excitement and strong engagement of children who come on the school visits, often returning with parents and other family members. Others emphasised the great pleasure that the house gives to people of all ages and



Figure 126: An event with Friends of Early Canberra

Source: Jill Waterhouse, c2000

⁶¹ See ACT Museums and Galleries records.

backgrounds. There was strong agreement that the house museum is a highly important and successful education tool for present and future generations. This view is also strongly supported by evidence of the variety of community programs and the community enjoyment and support for them over a long period in the ACT Museums and Galleries records.

This evidence from multiple sources confirms that Calthorpes' House reaches the threshold for the ACT Heritage Register for attachment developed from long use in educational programs and visits. This value may also be of outstanding significance to



Figure 127:

Source: ACT Museums and Galleries

Australians generally, though further research would be needed to demonstrate this conclusively.

Calthorpes' House is also an important reference point and benchmark for tradespeople, heritage and museum professionals, and heritage interest groups such as the National Trust of Australia, many of whom argued for its purchase as a house museum, as an exemplar of best practice in heritage conservation in Australia and internationally.

4.5 Comparative Analysis

The value of Calthorpes' primarily lies in the integrity of a 1920s house from the building, fittings and garden. It provides a representation of 1920s design and living. There is nothing its equal in the ACT.

Other 1920s house museums in Australia are:

4.5.1 Dobell House⁶², Wangi NSW 1920s

The original section of what is now Dobell House, was built in the 1920s and was irregularly added onto over the next 40 years, first by Dobell's father, Robert and later by William Dobell, after he bought it from his father's estate in 1942 and subsequently took up residence with his eldest sister.

The original house, known then as "Allawah", is thought to have been designed by Dobell while he was an apprenticed architect. It was built using sand and gravel from the foreshore and cement powder brought in by barge. It is a unique example of an original 'lake house', having been added onto numerous times, normally as extra space was needed. The many changes in floor levels are a result of the various additions over time.



Figure 128: Dobell House, Wangi, NSW

Source: <http://www.dobellhouse.org.au>

⁶² <http://www.dobellhouse.org.au/history.htm>

The Committee purchased the building for \$14,500 and the furniture and memorabilia for \$50. Lady Casey, wife of the then Governor General of Australia and friend of Dobell, sent a cheque for the \$50 to purchase the remaining contents. Much of this furniture, including a Brinsmead grand piano, thought to have been given to Dobell by Camille Geysen in return for painting his portrait, and the house, have been restored by Federal, State and Local Government grants and loans. The piano is now the centre-piece of musical entertainment in Dobell House

Dobell House is heritage listed on the Local Environment Plan of the Lake Macquarie Council and has been on the Register of National Estate since 1999

Compared with Calthorpes' House the house is altered and retains some but not a complete fitout of original items. The main significance is its association with Dobell.

4.5.2 John Curtin's Home⁶³, Cottesloe WA 1923

Houses and their furnishings can suggest a great deal about the people who inhabit them. John Curtin's house, which was constructed in 1923 reflected not only his own financial circumstances and his and his wife's domestic taste, but also shows us something about the relatively tranquil pace of life in his adopted city, Perth, and the ideas people had about domestic and personal space.

The interpretation of Curtin's house owes much to recorded family memory and to earlier heritage assessments, but there is also an element of imagination.

Houses change with use, rooms acquire different functions from those first planned and not all changes are documented or accurately recalled, so even such a modest home as 24 Jarrad Street, Cottesloe challenges the historian to produce a reasonable story of its use.

Compared with Calthorpes' House the house is altered but it does demonstrate some aspects of 1920s life. The main significance is its association with John Curtin.

4.5.3 National Trust Houses

There are few 1920s National Trust classified houses available for public access. The only one known about is Mulberry Hill in Langwarren South Victoria (late 1920s).

The National Trust property, Mulberry Hill is a delightful American colonial style residence, was built in the late 1920's. It was the home of noted artist Sir Darryl Lindsay and his wife Joan, best remembered as the author of the Australian classic novel "Picnic at Hanging Rock"⁶⁴.



Figure 129: John Curtin's Home, Cottesloe WA

Source:

<http://john.curtin.edu.au/curtinhouse/index.html>



Figure 130: Mulberry Hill, Victoria

Source:

<http://www.visitvictoria.com/displayobject.cfm/objectid.000C78D5-7B9C-1A0B-9AB580CF8F3C0000>

⁶³ <http://www.ntwa.com.au>

⁶⁴ <http://www.visitvictoria.com/displayobject.cfm/objectid.000C78D5-7B9C-1A0B-9AB580CF8F3C0000/>

The Lindsay's' personal collection of artworks and Georgian furniture are an outstanding feature of the house. Its rural setting and commanding views of Westernport Bay complete the experience of the visit.

The house is representative of the time but not with a complete original collection. Most of its significance is from the association with Darryl Lindsay.

4.5.4 1920s Canberra Gardens

The survival of the Calthorpes' grounds layout and much of its gardens highlights a rarity within Canberra from its formative period. Records of some other 1920s gardens also exist and it is worth considering these in comparison to the Calthorpes' site.

In 2004 the Australian Garden History Society fortuitously documented five (then) extant gardens in another early subdivision within Canberra – that of Ainslie (formerly known as the Canberra Avenue subdivision) at the footslopes of Mount Ainslie. The gardens are within allotments found at Corroboree Park, Lister Crescent and Higgins Crescent.

The AGHS publication⁶⁵ states “the precinct first appeared in the 1925 Plan for Canberra and is accredited to Sir John Sulman”. For each garden a comprehensive plant list is given that documents the range of species that had survived and each recorded allotment has a scaled plan showing the layout of the grounds and location of the house and outbuildings. Recordings were made between 1998 and 2003 although by 2004 at least two of the sites had been sold and the grounds substantially altered.

The first observation that can be made is that these Ainslie allotments are generally smaller and more modest than the deliberately large allotment and generously proportioned, and grandly portrayed, house on the Calthorpes' site. Also, unlike the latter it is unlikely that the Ainslie examples would have benefited from the professional design input of someone of the calibre of Alexander Bruce. A comparison of site layouts emphasises this difference further.

Another observation is that, while the Ainslie subdivision deliberately worked a distinctive curvilinear layout around a group of locally indigenous woodland trees in order to ensure an interesting feature and retain as much of the local landscape character as possible, none of the five Ainslie gardens ever seem to have had indigenous plants. The Calthorpes' site still features an earlier Yellow Box that predates the Red Hill subdivision.

However, a review of the species lists soon reveals much more common ground that is to be partly explained by the limited number of plant sources in early Canberra as well as the limited horticultural choices owing to Canberra's harsh environmental conditions of hot, dry summers and, often, freezing and frosty winters.

Common plant species between the Ainslie examples and the Calthorpes' garden include *Lonicera fragrantissima*, *Nerium oleander*, *Daphne odorata*, *Chaenomeles japonica*, *Cotinus coggyria*, *Euonymus japonica* along with the inevitable roses, Camellias and Rhododendrons. The Ainslie gardens bear evidence of the access these places had to the government nursery at Yarralumla with species such as *Prunus blireana*, *Pyrus* spp., other orchard trees, *Thuja orientalis* and other conifers.

A final observation is that Lister Crescent remains distinguished by its original lines of Roman Cypress (*Cupressus sempervirens*) largely as Charles Weston intended whereas Mugga Way, in front of the Calthorpes' site, now lacks its sentinel cypresses.

Compared with the extant early Ainslie sites the Calthorpes' site demonstrates its larger capacity for a front driveway, generous reception gardens, formal gardens, large orchards

⁶⁵ Somers, Anne, *Early Ainslie Gardens*, Australian Garden History Society, Canberra, 2004

as well as space for a tennis court (although never implemented), evidence of a professional designer having organised the grounds spaces, plant compositions and choice of more unusual species. It is generally in a different league to the Ainslie examples.

A different comparison is found in The Prime Ministers' Lodge which was also completed in the same year and authored by the same Melbourne-based architects. As with the Calthorpes' site it is recorded that the grounds of The Lodge were largely set out in accordance with the architect's design⁶⁶.

Federal Capital Commission annual reports for 1926 and 1927 note that the Parks & Gardens Branch of the FCC – of which TCG Weston was Superintendent to 1926 and Alexander Bruce thereafter to the 1930s - was responsible for the grounds plantings while the Roads and Bridges Branch was responsible for the construction of the layout of the grounds (which included some substantial cut and fill).

With most of the landscape design of The Lodge grounds firmly attributed to Weston and although an early design plan has not been located⁶⁷ a site plan from 1950 records the layout of the site and, helpfully, includes a list of existing plant species that are referenced back to the plan. Included on this list are many species common in Canberra at that time.

The majority of The Lodge plantings also coincide with those of the early Ainslie gardens: such as *Cotoneaster*, *Euonymus*, *Forsythia*, *Lonicera*, *Nerium*, *Platanus*, *Photinia*, *Prunus*, *Rhus*, *Syringa*, *Weigela*, *Chaenomeles*, *Choisya* and *Nandina* however there are also a few species that are interestingly mutual only between The Lodge grounds and the Calthorpe site. These plant species include *Calocedrus decurrens* (noted on the 1950 plan by the former name of *Libocedrus decurrens*), *Exochorda grandiflora*, *Vitex agnus-castus*, *Arbutus unedo*, *Sorbus aucuparia* and *Cupressus arizonica*.

These latter several plants are somewhat common today and likely would have appeared in other early Canberra gardens but the *Exochorda* and *Vitex* are not common and especially from this early period. While many of these plants obviously came from the same few early Canberra nursery sources there is a sense in which Weston and Bruce were also trying to give The Lodge 'something special' and this appears to have carried over into the Calthorpe site⁶⁸.

Both The Lodge and the Calthorpe sites demonstrate a similar clear design rationale to show off the residence from the entry or street using a prominent raised building platform then framing the finely crafted principal house elevation with large trees while ensuring the front ground plane is low yet ornamental and the backdrop to the house is visibly well vegetated to complete the composition.

In both cases mature locally indigenous woodland trees were skilfully retained near the buildings and exploited to give scale and emphasis to the main view composition – such as the Yellow Box at the rear of the Calthorpes' house (and, of course, the 'borrowed' scenery of the Red Hill woodland beyond) and Blakely's Red Gums at the front and side of The Lodge. In the case of The Lodge, many more older woodland trees were originally retained within the grounds which is something that Charles Weston was particularly noted as doing wherever possible.

⁶⁶ *Australian Home Beautiful* 7 June 1926 p 65

⁶⁷ In his PhD thesis on Weston, John Gray notes (p.164) that Weston's drawings for The Lodge have not been found.

⁶⁸ Of course The Lodge, understandably, also had other special plantings to further distinguish it from residences of lesser status. These included *Azara microphylla*, *Sambucus nigra* and *Cupressus governiana* as well as an extensive grounds layout featuring generous areas for lawns, croquet, bordered walks, orchards, vegetable gardens and plantations.

A result of this inclination to both retain indigenous vegetation and introduce very hardy exotic species (especially conifers) was the creation of a distinctive hybrid landscape character where a lively, theatrical cast of European plants mix with more subtle local species yet where the latter help integrate the whole with the broader landscape context of woodland hills and ridges. In their earlier states (as seen in archival photographs) the Calthorpes' site and The Lodge both strongly demonstrated this characteristic Weston predilection.

Early photographic evidence of The Lodge also shows that there were long bordered walks featuring roses which have already been noted as a keen interest of both Weston and Alexander Bruce.

In summary there are various parallels between the contextual, spatial, topographic and horticultural realisation of both The Lodge and Calthorpes' grounds that suggests the mutual involvement of at least one of the former Parks and Gardens Superintendents. Dawn Waterhouse (nee Calthorpe) often talks about cuttings being given as gifts making some plants very common.⁶⁹

On this basis the Calthorpes' grounds should be regarded not only as a rare representative of largely intact interwar gardens within Australia but that they also have the status of being professionally planned and designed.

4.6 Australian Historic Themes

Calthorpes' House and Garden represent the following Australian historic themes:

- 3.22 *Lodging people*
- 4.1.2 *Making suburbs*
- 4.1.4 *Creating capital cities*
- 4.6 *Remembering significant phases in the development of settlements, towns and cities.*
- 8.12 *Living in and around Australian Homes*
- 8.13 *Living in cities and suburbs*

4.7 Analysis against Criteria

The following assessment is against the ACT Heritage Criteria⁷⁰:

- a) *it demonstrates a high degree of technical or creative achievement (or both), by showing qualities of innovation, discovery, invention or an exceptionally fine level of application of existing techniques or approaches*

Although the house was designed by award winning architects, the design does not demonstrate a high degree of technical or creative merit.

- b) *it exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;*

Although representative of a 1920s house and garden, and valued by the community for that link and its aesthetic qualities, it is considered not to exhibit outstanding qualities sufficient to meet the threshold for this criterion.

⁶⁹ Personal Communication with John Armes, ACT Museums and Galleries

⁷⁰ ACT Heritage Criteria <http://www.search.act.gov.au/>

- c) *it is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practised, is in danger of being lost or is of exceptional interest;*

Calthorpes' House is, in every way, evidence of the 1920s residential garden layout and design, a way of life, taste and representative of the period which is no longer practiced. This type of house is in danger of being lost as few other examples remain. It is of exceptional interest.

One of the first large, private gardens established in Canberra that remains largely intact it is a fine example of an interwar suburban villa garden in Australia with the compartmentalisation of spaces and classical character references typical of earlier British mansion gardens.

It largely retains its layout based on Stanley Parkes' site plan as well as garden structures and plantings based on those evident in early photography⁷¹ and verified by physical evidence. It provides a valuable record of 1920s site and subdivisional planning, taste, priorities and domestic landscape character. The integrity of its layout, spaces and plantings supplement the outstanding intactness and richness of its buildings, interiors, house contents and archival record.

The Calthorpes' House site makes an important contribution as part of the early urban development of Canberra within the Red Hill conservation area and is an excellent example of 1920s development based on the John Sulman concept for the Red Hill subdivision as part of Canberra's Garden City plan. It also has an important relationship with the Red Hill Reserve as its traditional backdrop and the grounds provide an integral setting for the house as a type of garden villa. The site also has an important relationship to the TCG Weston-influenced Mugga Way Crescent streetscape.

Calthorpes' is probably the best preserved 1920s house in Australia and is unique to Canberra.

- d) *it is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations;*

Calthorpes' House is highly valued as a marker or signature of early twentieth-century Canberra by many Canberrans and interstate visitors to the National Capital. It is one of only a small group of contemporary buildings and landscapes that represent Canberra and its communities at the time of the opening of Parliament House in 1927.

For many older Australians, there is a strong sense of connectedness and people's own life stories are bound up with Calthorpes' House. These memories and stories have been shared across generations of visitors, making Calthorpes' House an important reference point in current community identity for both young and old.

A strong and special attachment has developed for those who have lived and worked at the House, both as a family residence and as a house museum. This is reflected in the passion and commitment of staff and volunteer guides, notably including Dawn Waterhouse who grew up in the house, to retelling its stories, thus strongly evoking past lifestyles, values and tastes as represented at the house museum.

⁷¹ Further evidence may emerge to confirm the commissioning of a specific garden design.

A particular strong association with Calthorpes' House has developed through the outstanding success of its education and special interest programs, a distinct social value that supports long-term attachment.

Many Canberrans also have a strong personal affection for Calthorpes' House as an intriguing venue for local events over more than 25 years. There is also a strong aesthetic appreciation of the rich sensory experiences of smell, taste, sound, period lighting, heating and cooking on wood fires associated with these events.

- e) *it is significant to the ACT because of its importance as part of local Aboriginal tradition;*

N/A

- f) *it is a rare or unique example of its kind, or is rare or unique in its comparative intactness;*

Calthorpes' is rare and a unique example of a 1920s residence and garden including its collection and retains a high degree of intactness. This integrity is higher than any other example of 1920s residence in Australia.

Individual elements within the grounds that are rare include:

- the two original plantings of *Vitex agnus-castus* and components of the original timber clothesline – both of which are uncommon from the 1920s in Canberra;
- old specimens of *Calodendrus decurrens* within private gardens are also uncommon in Canberra; and
- the surviving 1940s air raid shelter is certainly rare within Canberra and, within a private domestic context, probably rare nationally.

- g) *it is a notable example of a kind of place or object and demonstrates the main characteristics of that kind;*

Calthorpes' is a notable example of the 1920s federal capital architecture with its coarsely trowelled render finished in earth colours, tiled roof, shingle gables, arched verandahs, wrought iron railings and balconies, shuttered windows, dark timber lined walls, double hung window with upper sash six panes lower sash single pane.

- h) *it has strong or special associations with a person, group, event, development or cultural phase in local or national history;*

Calthorpes' has strong association with award winning architects Oakley and Parkes who were also architects for the Prime Minister's Lodge. Their Canberra architect was Ken Oliphant who also designed the loggia infill and went on to become a leading architect in Canberra.

The house also has strong association with owner Harry Calthorpe, a leading auctioneer of the period when Canberra was being established.

Historical associations with important people and places: A direct link between the design of the grounds in the late 1920s has been attributed to Alexander Bruce MBE that puts the site alongside the grounds of The Lodge and Government House as other contemporary landscape designs bearing his influence. It also places the Calthorpes' House landscape design at a time when Bruce (already Deputy Superintendent of Parks and Gardens) was in the process of taking over from Weston as the National Capital's Superintendent of Parks and Gardens.

The grounds also have direct connections, through the Waterhouse family, to *Eryldene* in Gordon, NSW in the *Camellia* plantings and urns as well as to Ruth Lane-Poole (who also consulted on interiors at The Lodge and Government House) through the purchase of two cultivars of *Rhododendron* (that survive on the south-eastern side of the house).

- i) *it is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes;*

N/A

- j) *it has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or potential use as a research site or object, teaching site or object, type locality or benchmark site;*

Because of its representativeness, Calthorpes' House has provided and will continue to provide information about a design and way of life of the 1920s for all those who have the opportunity to experience it. This provides a greater understanding of the cultural history of the ACT. It is an excellent research, teaching and benchmark site.

- k) *for a place—it exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements;*

N/A

- l) *for a place—it is a significant ecological community, habitat or locality for any of the following:*

- (i) *the life cycle of native species;*
 (ii) *rare, threatened or uncommon species;*
 (iii) *species at the limits of their natural range;*
 (iv) *distinct occurrences of species.*

N/A

4.8 Statement of Significance

Calthorpes' House, the building, its interior, contents and garden layout, spaces and planting represents a complete example of the 1920s design and lifestyle. It is considered to be the best 1920s example in Australia which survives relatively unchanged. As such it has excellent educational value as part of the formative years of Canberra's development.

Calthorpes' House is highly valued as a marker or signature of early twentieth-century Canberra by many Canberrans and interstate visitors to the National Capital. It is one of only a small group of contemporary buildings and landscapes that represent Canberra and its communities at the time of the opening of Parliament House in 1927.

For many older Canberrans, there is a strong sense of connectedness and people's own life stories are bound up with Calthorpes' House. These memories and stories have been shared across generations of visitors, making Calthorpes' House an important reference point in current community identity for both young and old.

The Calthorpes' House site makes an important contribution as part of the early urban development of Canberra within the Red Hill conservation area and as excellent example of 1920s development based on the John Sulman and TCG Weston concept for the Red Hill

subdivision as part of Canberra's Garden City plan. It also has an important relationship with the Red Hill Reserve as its backdrop and the grounds provide an integral setting for the house as a type of garden villa.

Individual elements within the grounds that are rare: Within the grounds there are also details of individual note. These include the two original plantings of *Vitex agnus-castus* and the considerable extent of surviving timber lattice fencing – both of which are uncommon from the 1920s in Canberra. Old specimens of *Calocedrus decurrens* within private gardens are also uncommon in Canberra. The surviving 1940s air raid shelter is certainly rare within Canberra and, within a private domestic context, probably rare nationally

Calthorpes' is representative of Canberra Architecture of the 1920s and retains a large number of features including:

- coarsely trowelled render finished in earth colours,
- tiled roof, shingle gables,
- arched verandahs,
- wrought iron railings and balconies,
- shuttered windows,
- dark timber lined walls, and
- double hung window with upper sash six panes lower sash single pane.

Calthorpes' House has strong association with award winning architects Oakley and Parkes, Ken Oliphant and with owner John Henry (Harry) Calthorpe who was a leading auctioneer and head of a prominent early Canberra family.

The garden design has direct associations with Alexander Bruce MBE, Superintendent of Parks and Gardens.

Note: Contents comment to be added.
May amend social values when fully assessed.

4.9 Significance of Elements

The following details help clarify the elements of significance associated with the site, buildings and landscape. They are divided as suggested by JS Kerr in the Conservation Plan into the following levels:

- **Exceptional**
- **Considerable**
- **Some or Contributory**
- **Little**
- **Intrusive or Non-Contributory**

Elements that are exceptional and considerable are considered intrinsic to the significance of the place.

The assessment is based on the elements' contributions to the integrity and significance of the site and its significance.

The place (house and grounds) is of Territory, if not National significance and worthy of continuation of its listing on the ACT Heritage Register. The following table details the relative significance of the components within the context of ACT Heritage:

Exceptional (Intrinsic)	Considerable (Intrinsic)	Some	Little	Intrusive
<ul style="list-style-type: none"> • All original 1927 unaltered fabric (refer Section 3.4 of what has changed) plus Cubby House, Wood Shed and an Air Raid Shelter. • Contents/Collection (to be confirmed) • Original plantings of <i>vitex agnus-castus</i> • All original 1927 site layout (access ways, paved spaces, edgings and including the northeastern formal garden attributed to Alexander Bruce) • Gravel driveway • Crazy patterned concrete paving • Red brick steps 	<ul style="list-style-type: none"> • All altered fabric but reconstructed to original details (refer Section 3.4) • Remaining evidence of clothesline and original fences • Associational values with Oakley and Parkes, Ken Oliphant, John Henry (Harry) Calthorpe and Alexander Bruce • Original plantings of <i>Calocedrus decurrens</i> • Back door • Three cookers • All early surviving conifers including the <i>Calocedrus decurrens</i> along with the early orchard trees, pinoak, early hedges, roses and other surviving early plantings • Early strained fencing with twist droppers • Laundry & copper. 	<ul style="list-style-type: none"> • Pergola between house and garden • Gazebo to north garden • All altered fabric that is sympathetic such as taps, toilet flushers, toilet seat • Associational values through Waterhouse family to Eryldene and Ruth Lane Poole. • Restructured timber lattice • Missing elements of original garden such as clothes line, timber lattice fence, aviary, fowl yard and timber swing 	<ul style="list-style-type: none"> • Altered/added power points and switches • Hot water system • Fitout/changes to garage – all cosmetic • Parking area at front of house • Drainage grates • Garden shed • Irrigation system • Swales in drive and paths 	<ul style="list-style-type: none"> • Security system • Fire protection • Toilet and Store • Air conditioning system • Key cabinet • Sound system/stereo • Concreted safe • Telephone points • Bollards • External power outlet • Modern heaters • Matting.

5.0 OPPORTUNITIES AND CONSTRAINTS

This section outlines the requirements set down by legislation and those that arise from the Statement of Significance. This will place certain controls on the place which are considered in the policies in Section 6.

5.1 Australian Heritage Council Act 2003 (AHC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

This Act is not applicable to Calthorpes' House.

5.2 ACT Heritage Council

Calthorpes' House is in the ACT Heritage Register so the full requirements of the Heritage Act 2004 apply.

Proposed work on the place will require referral of the proposal by the Approval Authority to the Heritage Council for advice. Work in progress has been agreed to include maintenance, and no approval is required. Heritage Guidelines will specify the conservation objectives applicable to the place and its constituent parts. Nevertheless, all proposals for change to the place should involve consultation with the ACT Heritage Council.

Under the Heritage Act 2004, the ACT Heritage Council has identified intrinsic features of significance and set out specific requirements for the conservation of the Calthorpes' House. The grounds are included in the list of intrinsic features contributing to the cultural significance of the place and the following specific conservation requirements are given that relate to the grounds:-

- i) That Calthorpes' House continue to operate as a house museum.
- ii) That the collection of objects associated with the House, remain with the House.
- iii) That the gardens surrounding the House be conserved so as to reflect the period of occupancy of the House by the Calthorpe family.
- iv) That the conservation of the property follow the 1984 Conservation Plan and any subsequent amendment of that plan approved by the ACT Heritage Council.
- v) That the day to day operation of the property as a house museum be guided by the 1986 Management Plan and any subsequent amendment of that plan approved by the ACT Heritage Council.

Part three of these requirements indicates the need to conserve the grounds on the basis of its consistency with the period of occupancy of the family. An implication arising from this requirement is that missing structures known to exist at this time should be reinstated by either restoration (where original fabric remains on site) or reconstructed based on documentary, physical and oral evidence.

Structures that might be considered in this case would be the four-post clothesline, a fowl enclosure and a children's swing. Other structures that require attention as part of a compliance with the Heritage Act include the conservation of the site perimeter fences and internal timber lattice fence separating the northern orchard area from the rear service area.

Further opportunities exist to enhance an appreciation of the place's significance, while complying with the requirements of the Heritage Act, by ensuring the earlier clarity of the 1927 design is again apparent. To achieve this all mass-planted beds adjoining the gravel drive need

to be neatly edged with the angular granitic stone and lawn areas adjoining the gravel drive need to be given a neat cut edge as shown on the 1939 panoramic photograph.

Additionally the main northern garden originally had a precise formal design layout that has been slowly eroded and confused. There is an opportunity to interpret this important component of the grounds by restoring the design and recovering something of the earlier spatial scale.

Supporting this, a concerted program of horticultural maintenance needs to be applied across the site to remove adventive species such as the periwinkle and english ivy, reduce the number of volunteer plants, replace known early plantings that are now missing, renovate overgrown hedges and ensure the viability of key plantings are enhanced by appropriate horticultural practices.

As a publicly accessible museum the grounds need to be maintained with public safety in mind. This means that all large trees will require regular monitoring as established in the 2008 Plan of Management for Major Trees. Monitoring will also be required for other things that can fall down, the potential for slips and falls, and items or areas that visitors may fall over or off.

5.3 National Trust of Australia (ACT)

Calthorpes' House has been classified by the National Trust. The National Trust will be keen to see that the place is appropriately conserved.

5.4 Australian Institute of Architects

Calthorpes' House has been included on the Institute's Register of Significant Twentieth Century Architecture. The Institute will be keen to see that the place is appropriately conserved.

5.5 Burra Charter

The Australian ICOMOS Charter for places of cultural significance (the Burra Charter, as adopted in November 1999) provides specific guidelines for the treatment of places of cultural significance.

This study has been prepared in accordance with those principles. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. Guidelines relevant to Calthorpes' House are:

- The significant elements of the site should be conserved and managed in a manner which does not place the item at risk (Article 2)
- Conservation works and changes on the site should be based upon a policy of minimal intrusion and change and should not distort an appreciation of the original fabric (Article 3)
- Conservation works should be based upon best practice using traditional techniques in preference to modern adaptations (Article 4)
- Conservation and future use to consider all aspects and relative degrees of significance (Article 5)
- The policy for managing the place must be based on an understanding of significance (Article 6)
- The use of the building has generally been constant throughout its life and so a similar use in the future should continue. (Article 7)

- Calthorpes' House is part of the heritage landscape of the area which needs to be identified. However, there are opportunities for change while conserving the main significance of the site. (Article 8)
- Buildings to be conserved should generally be retained in their current location (Article 9)
- Contents which contribute to the cultural significance should be identified and retained (Articles 10 and 11).
- Conservation, interpretation and management of a place should be facilitated in a manner which provides for the participation of people for whom the place has special association and meanings (Article 12)
- Co-existence of cultural values to be respected (Article 13)
- Conservation, preservation, restoration, reconstruction, interpretation and adaptation are all part of the ongoing conservation of the place and should follow accepted processes (Article 14–25)
- This study is part of the conservation process. More detailed studies of the site may be necessary before any new major works occur to particular elements of the area (Article 26)
- The impact on the significance should be considered before any change occurs (Article 27)
- Existing fabric should be recorded before disturbance occurs. Disturbance of significant fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place (Article 28)
- The decision making procedure and individuals responsible for policy should be identified (Article 29)
- Appropriate direction and supervision should be maintained through all phases of the work and implemented by people with appropriate knowledge and skills (Article 30)
- A log of new evidence and additional decisions should be kept (Article 31)
- Copies of all reports and records relating to the significance and conservation of the place should be placed in a permanent archive and be made publicly available (Article 32)
- Significant items from the site should be recorded, catalogued and protected (Article 33)
- Adequate resources be provided for conservation work (Article 34)

5.6 Arising from the Statement of Significance

The general requirements are:

- Elements of exceptional significance must be retained, conserved and maintained in accordance with the Burra Charter.
- Elements of considerable significance should be retained and conserved in accordance with the Burra Charter. Minor adaptation may be considered provided significant fabric is conserved and careful recording occurs.
- Elements of some significance should be retained but could be removed, adapted or reconstructed especially to allow for the conservation of the place as a whole. Any change to be preceded by full recording.

- Elements of little significance should be retained but could be removed in part or in full or adapted provided impact on the other elements of significance is minimised and only after full recording.
- Elements identified as intrusive should be removed if and when practicable to reduce the adverse impact on the overall significance of the place or to conserve elements of greater significance.

It is important to note that some elements have been identified as being of exceptional significance and whilst certain elements would in isolation, ordinarily be considered of less than exceptional significance; in their current context (contributing to the sum significance of the place) they derive a greater level of significance. It is important that there is no loss through attrition and change of component elements to the extent that the overall exceptional significance of the place could be diminished.

5.7 Building Controls

These will apply which means that proposed building work will require planning approval through the ACT Planning and Land Authority and a building approval to ensure compliance with the Building Code of Australia.

This is a normal process and will be no different with the proposed heritage listing except that under the *Heritage Act* (refer Clause 5.2) additional controls will apply.

5.8 Disability Access

As the place is available for public events, access for people with disabilities is generally required under the Building Code of Australia and should be provided as there is a risk of a complaint under the Disability Discrimination Act. While access to the house could be relatively easily provided, there are no accessible toilet facilities and the grounds are not access friendly. A separate report is being prepared to address this issue.

5.9 Sustainability

While sustainability factors such as minimizing energy consumption need to be considered for all places, including ACT owned places, no changes to the existing place is recommended.

5.10 Existing Heritage Listing

Constraints arise under the ACT Heritage Act 2004 where the current entry to the ACT Heritage Register details a number of specific requirements. These are:

“In accordance with s54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the retention of the heritage significance of the place:

- i) That Calthorpes' House continue to operate as a house museum.
- ii) That the collection of objects associated with the House, remain with the House.
- iii) That the gardens surrounding the House be conserved so as to reflect the period of occupancy of the House by the Calthorpe family.
- iv) That the conservation of the property follow the 1984 Conservation Plan and any subsequent amendment of that plan. Any amendment of the 1984 Conservation Plan shall be approved by the ACT Heritage Council.
- v) That the day to day operation of the property as a house museum be guided

by the 1986 Management Plan and any subsequent amendment of that plan approved by the ACT Heritage Council.”⁷²

These are still applicable but may be amended subject to ACT Heritage Council approval of this or future Conservation Management Plans.

5.11 ACT Government

As owners of the property and a publicly accessible Heritage Place, the ACT Government is keen that the place is conserved appropriately and in line with best practice without placing undue pressure on budgets.

⁷² ACT Heritage Citation No20011, *ibid*, p2

6.0 CONSERVATION POLICY

Note: Policies do not cover contents as these are being separately assessed (Refer Section 3.5).

6.1 Introduction

The purpose of conservation policy is to provide heritage guidelines in the form of policies to guide the ongoing protective care of places or items of significance. The policies should be sufficiently flexible to recognise the constraints and requirements (such as providing for public access to the House), accommodate compatible change and at the same time enable the character and significance of the place to be retained and conserved. In general, each policy statement is followed by an explanation to clarify and assist in its understanding.

6.2 Overall Conservation Objective

The overall conservation objective presented in the following policies is to ensure that Calthorpes' House and garden are conserved as a public asset preferably by the ACT Government.

An overview of this is that preservation of existing fabric is of high importance.

Any work or change must at all times continue the objective of presenting the house and gardens as a 1920s representative place.

6.3 Features Intrinsic to Significance

The features considered intrinsic to the significance of Calthorpes' House are those listed as of exceptional and considerable significance in Clause 4.9.

6.4 Conservation Planning Practice

CONSERVATION OBJECTIVE 1: To ensure that any decisions or actions which will impact on the significance of the place are based upon professional conservation planning principles.

Policy 1.1 *The statement of significance detailed in Clause 4.8 should be adopted as one of the bases for guiding the ongoing management and change to the site.*

The ACT Heritage Register details should be amended to include the statement of significance from this report and references to this CMP.

Policy 1.2 *All works which will impact on the place should be undertaken in accordance with the principles of Australia ICOMOS including the Charter for the Conservation of Places of Cultural Significance (Burra Charter).*

It is important that experienced conservation practitioners and tradespeople are involved in any future works in the Precinct and that sound conservation principles are applied to any work.

Further explanation of some of these issues is included in Section 5.5.

Policy 1.3 *The policies and recommendations included in this CMP should be endorsed as a guide for the future of the site.*

For the ongoing protective care of Calthorpes' House there needs to be an accepted position which guides the future of the place. Where proposed work is in accordance with the CMP then there is unlikely to be an adverse impact on the heritage significance of the place. However statutory approvals as indicated in Section 5 will apply.

In addition to the overall conservation objective (refer Section 6.2), the *Heritage Act* permits the establishment of heritage guidelines for the conservation of the heritage significance of places. The policies in the following sections have been prepared to form the Specific Requirements or Heritage Guidelines for Calthorpes' House.

6.5 Retention of Cultural Significance

CONSERVATION OBJECTIVE 2: To minimise the loss of the historical integrity of Calthorpes' House.

Policy 2.1 *Calthorpes' House should be conserved.*

As a significant place, it is important to ensure that ongoing maintenance and management occurs to ensure that the significant building and garden are kept in reasonable condition. (Refer Section 7).

Policy 2.2 *Items of exceptional significance must be conserved.*

Refer Section 4.9 for what is included under this heading.

The items listed 'exceptional significance' must be retained and conserved in accordance with the Burra Charter. No adaptation should occur unless it has minimal impact on the cultural significance of the place.

Policy 2.3 *Items of considerable significance should be conserved.*

Refer Section 4.9 for what is included under this heading.

The items listed 'considerable significance' should be retained and conserved in accordance with the Burra Charter. Minor adaptation may be considered provided significant fabric is conserved and careful recording occur. The items should be retained as is, subject to essential maintenance. The items should not be removed unless essential for the operation of the place.

Policy 2.4 *Items of some significance should be conserved as far as practical*

Refer Section 4.9 for what is included under this heading.

The items listed 'some significance' should be retained but could be removed, adapted or reconstructed to allow for the conservation of the place as a whole. Any change to be preceded by full recording. If altered they may replicate original details, current details or be new sympathetic details.

Policy 2.5 *Items of little significance should be retained, but can be adapted to suit changing requirements or be removed, provided that the impact on the other items of significance is minimised.*

To maintain effective use of the building some areas may need to be upgraded. The items of little significance can be changed including demolition to suit ongoing needs for the place. Existing elements should be recorded prior to any change and the impact on the other elements of significance be minimised.

Where changes occur, reconstruction of original details is appropriate or modern but sympathetic details can be adopted.

Policy 2.6 *Items considered intrusive should be removed when the opportunity permits.*

In any general maintenance, upgrading or major refurbishment the items considered intrusive should be considered for removal so that the significance of the building is enhanced. Other policies will apply for the detail that will ensue

Policy 2.7 *The building should have a program implemented to appropriately conserve the fabric by regular inspections and maintenance.*

As the building is in reasonable condition this action is essential if the building is to be appropriately conserved. (Refer Section 7 for specific details).

This will ensure the ongoing protective care of the building.

Policy 2.8 *The demolition of all or part of features intrinsic to the significance (refer 6.3) shall not be permitted except in exceptional circumstances.*

Prior to any demolition works being approved to an identified heritage element it must be demonstrated that:

- (i) The element is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition;
- (ii) Or the existing condition of the element poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition.

Policy 2.9 *There is to be no upgrading that involves changes to any significant fabric without prior consultation with the ACT Heritage Council*

Removal of fabric of exceptional or considerable significance (refer 4.9) should be minimised. New work should not affect items of exceptional significance. In areas of lower significance, there may be opportunities to improve the building.

This does not prevent on-going maintenance (refer Policy 2.9).

Upgrading works should reflect or be sympathetic to original details.

Policy 2.10 *The building can be repaired and maintained provided there is no significant impact to features intrinsic to the significance.*

Generally maintenance should be done to retain the original fabric, but if any element is deteriorating it must be maintained.

Maintenance may also result in some original material in poor condition being replaced. Poor condition means rotten and decayed. It does not mean damaged as a result of its age. The original areas of the building are old and the patina that exists is part of its history. Wholesale replacement to new condition is not acceptable. Essential replacement however is acceptable but when replacing original fabric new details should match original details without conjecture. When replacing non-original fabric the options are to return the building to a known earlier state, replacing it to match existing details or adding new material in a sympathetic way.

Policy 2.11 *Retain the special association with the place to strengthen the social significance.*

Retain and respect significant associations and meanings attributed to the place.

Involve communities for whom there are special associations in decisions that may impact on this aspect of significance.

Maintain an up-to-date register of associated people / communities and contact details (same as Lanyon) and potentially re-establish the Friends of Calthorpes' House as for other Canberra museum houses.

6.6 Use

CONSERVATION OBJECTIVE 3: Ensure ongoing use conserves the heritage values of the place and the associative values and meanings...

Policy 3.1 *The house and gardens continue as a Museum House open to the public.*

In order to respect its cultural significance, Calthorpes' House should be managed in a way that retains its character as a domestic family residence and preserves the existing fabric, makes provision for communities to maintain special associations by providing access, use of defined spaces or for a defined period and provides ongoing access for original family members and staff, and their descendents

6.7 Managing Change to the Building

CONSERVATION OBJECTIVE 4: To retain the existing and historical forms details and character of the place and significant elements while allowing ongoing effective use as a museum. Changes to the building not to be permitted unless essential for the ongoing conservation of the house, garden and contents.

Policy 4.1 *Changes to the building are not permitted unless in exceptional circumstances.*

The exceptional circumstances could include any work essential for the ongoing preservation of the house, garden and contents. This could also include where existing fabric is damaged and no exact replica is available. This may extend to such items as incandescent light bulbs, or replacement of security system, fire alarms or electrical wiring if faulty.

Policy 4.2 *Original details and finishes must be recorded prior to any change or alterations. Recording should be undertaken by a heritage specialist and recording data submitted to the relevant heritage authority.*

Correct conservation process is to record by means of drawings and photographs buildings or details before they change. These should be archived with the ACT Heritage Council.

Any evidence uncovered during the execution of the work should similarly be recorded.

Policy 4.3 *The current colour scheme should be retained.*

The current colour scheme to remain unless there is clear evidence of the original colour scheme and the change is considered essential for the integrity of the buildings. Repainting should be minimized internally to retain the integrity.

Policy 4.4 *Temporary structures are possible but must preserve and protect all significant elements and the significance of the place.*

Any temporary structure must not affect the significance of the place.

All elements of the site to be protected during the installation, use and removal of temporary structures.

Temporary structures shall not remain in place for more than 2 months unless prior approval is given. (Existing sheds are excluded)

Policy 4.5 *Conflicting policies or possible differences to the policies to be implemented by a defined process.*

The suggested process is:

- Clearly setting out the differences of the proposal with reference to the CMP.
- Defining the objectives of the action proposed.

- Articulating a full range of options to meet the objectives and the impact on the heritage values of each.
- Try to reach a conclusion of the best action to meet the objectives and minimising the impact on heritage values.
- Presenting the information to ACT Heritage for comment and decision.

Should this situation arise, advice should be sought from an experienced conservation practitioner.

6.8 Conservation of the Grounds

CONSERVATION OBJECTIVE 5: The grounds of the Calthorpes' House represent a crucial and integral component of the overall place and, in view of their high degree of intactness, individual aspects of value and important associations, should be conserved according to International best practice.

Policy 5.1 *As part of the conservation of the grounds ensure that the original topographic character and earlier earthworks interventions – including the natural slope, 1920s cut and fill formations and the 1940s air raid shelter mound – are respected and that no other earthworks are permitted within the grounds that have the capacity to detract from an appreciation of the earlier features.*

On the basis of the review of documentary, physical and oral evidence it is clear that the grounds of the Calthorpes' House have considerable cultural value as a record of interwar site and subdivisional planning, taste, priorities and domestic landscape character. The remarkable integrity of its layout, spaces and plantings supplement the outstanding intactness and richness of its buildings, interiors, house contents and archival record. On account of this value the grounds should be conserved.

Policy 5.2 *Consistent with the third part of the ACT Heritage Council's specific requirement for the Calthorpes' House site, the conservation of the grounds should emphasise the period of occupancy of the Calthorpe family.*

As the principal value of the grounds reflects the period of the Calthorpe family occupancy – and particularly during the second quarter of the 20th century – the conservation of the grounds should be managed to mainly interpret this period. However this is not to suggest that all development of the grounds past 1950 is to be ignored and excluded, as important associations – eg. through Della Calthorpe, Del Coleman and Dawn Waterhouse and with the Waterhouse family - were continued into the 1950s and 1960s.

The archival record establishes that the grounds were probably at their height about the middle of the century in terms of demonstrating the original design where layout and spatial planning could be clearly 'read', plantings were still generally where they were intended and not considerably overgrown and the overall grounds were very well

maintained. There is an obvious need to reinstate something of the earlier clarity and crispness within the grounds yet without removing the charm and mature, established character of the grounds. A sensitive, careful and strictly evidence-based approach is required.

Policy 5.3 All existing structures and 'hard' landscape elements that contribute to the interwar character of the place should be conserved.

Within the grounds there are numerous structures and 'hard' landscape elements that contribute to the interwar character of the place. These include the original angular granitic stone motor drive edgings and bank supports, the motor drive gravel surfacing, the crazy-patterned concrete pavement, the red brick step flights and feature paving, reconstructed timber lattice and early strained wire fencing (together with the iron 'twist' dropper posts), the timber clothesline posts and reconstructed rustic arbours.

Policy 5.4 Early grounds elements that are now missing or diminished (listed below), but would contribute to an understanding of the use of the place during the principal period of residence, should be restored or reconstructed based on archival, physical and oral evidence.

A number of structures and grounds elements were known to exist, even until relatively recently, that contributed to the interwar character of the grounds and demonstrated how the place functioned during the second quarter of the 20th century. These included the four-post clothesline, the timber lattice fence to the north of the outbuildings that helped enclose the northern orchard and kitchen garden plots, the fowl yard enclosure, an aviary and a timber swing between the fowl yard and the air raid shelter⁷³.

The original four-post clothesline (the location of which is shown on p.20 of the 1986 Management Plan) should be restored by reinstating the original hipped-top timber posts spliced and bolted onto new bases secured into the ground. If the fourth post cannot be found it should be replaced with a well-seasoned, dressed ironbark post of similar form and dimensions. In order to protect the vulnerable hipped tops of the posts a protective tin cap should be fitted and secured to each. The posts should be left unpainted. Hardware - including part of the pulley system for raising and lowering the washing lines - remaining on the one intact post (near the cubby) should be professionally conserved.

The distinctive stone-edged triangular island bed within the motor drive has lost its original layout and definition and should be restored by replacing the granite edging and replanting the apices as shown on archival photographs.

⁷³ The timber cross-member that once supported the swing is apparently now used as an entrance lintel for the air raid shelter (Dawn Waterhouse, 21.12.09).

- Policy 5.5** *Where the opportunity permits, the ruled divisions into the surface of the rear courtyard concrete pavement should be reinstated as shown on the original 1927/1928 Kenneth Oliphant plan.*

The surface of the rear courtyard of the house currently has various sections of concrete repairs but now lacks the unified consistency of the original surface with its important ruled joints as shown on Kenneth Oliphant's 1927/1928 plan. (The same plan also shows the front porch side infill and a timber arbour that was actually built behind the house and since replaced by the current rustic one.) The courtyard surface jointing pattern is important in psychologically dividing up the space, reproducing an original detail and softening the otherwise austere nature of the concrete. This area is also valued for children's games such as hopscotch.

- Policy 5.6** *Other than those mentioned above no new structures should be introduced to the grounds with the exception of temporary shelters for museum-related functions, temporary installations as part of curated exhibitions or interpretation projects for the place, temporary enclosures relating to necessary conservation works or traditional ephemeral garden elements such as climber frames.*

- Policy 5.7** *The existing arrangement of sundry star-picket posts and chicken wire mesh for the sweet peas around the Dining Room bay should be replaced with a neat fence of tomato stakes and chicken mesh to a uniform height below the window sills.*

- Policy 5.8** *While other arbours are shown on the original Parkes' site plan these should not be reconstructed as they were never built and thus, never formed part of the site design finally intended by the Calthorpe family.*

- Policy 5.9** *All plantings noted in the survey of plants (Appendix A) as original or early, or elsewhere noted as being of particular associational value, should be conserved in their original locations on the site.*

- Policy 5.10** *The northwestern formal garden layout, spatial qualities and form represents a major original feature of the 1927 grounds design and should be restored on the basis of archival and physical evidence. This should include the removal of the existing path link to the car park as such an element was never intended in the original design.*

Only a part of the northwestern garden design is shown in the original Stanley Parkes site plan - a circular element (presumably the main arbour) within a path located on an axis from the dining room bay. The central arbour was certainly built by 1927 though it ended up being part of a more formal garden design and unrelated to the house bay axis. This northwestern garden is indicated to be part of the design for the grounds by Alexander Bruce.

The whole of this executed design, clearly shown in the snow-clad photographs of 1927, was surrounded by lawn with a generous sense of space. The northwestern boundary edge planting has now grown so far into the space as to obscure the original layout. Extensive areas of

periwinkle have likewise obscured the layout on several sides. It is highly desirable to recover the full layout extent of this important design feature.

The integrity of this important design has been further eroded by the opening up of the northeastern (lower) side and the addition of a path linking it with the car park. The space should be more private and not linked to the car park. As part of the restoration of this space it would be desirable to close off the lower opening and reinstate the earlier intended enclosure providing it with much needed spatial definition.

Policy 5.11 *Where known from evidence, replace key missing plantings such as the *Cedrus arizonica* near the *Salix capraea*: and the *Exochorda* near the *Calocedrus* after making arrangements to enhance its horticultural viability by thinning overhead foliage to allow more sun access.*

Policy 5.12 *The two younger *Cedrus arizonica* trees along the northeastern boundary are later progeny of the original planting and should be removed.*

Policy 5.13 *Reinstate two *laurestinus* either side of the front axial path to the front garden as shown in the archival record.*

Policy 5.14 *Maintain and enhance the present level of dense screening along the neighbouring sides of the grounds.*

Policy 5.15 *No more on site car parking spaces should be constructed beyond those already existing.*

Additional on-site car parking should not be provided beyond that already existing. Zones within the site designated in the 1986 Department of Territories Management Plan report (p. 20) as possible new parking areas should not be pursued. The northern ornamental lawn area is an important part of the total grounds and, together with the main front garden, equates to a suburban equivalent of traditional pleasure grounds. In the present case it is a key part of the garden component for the garden villa.

Likewise the earlier suggestion of using parts of the former orchard area for car parking is inappropriate. It is important that this key component of the utilitarian part of the grounds remains intact to its original extent and for its original uses. A principal aspect of significance for the Calthorpes' House site is its intactness and this applies as much to the various functional zones of the grounds as to the house, its outbuildings and interiors.

The present small car park in the extreme northern corner of the site, while not ideal for the conservation of the grounds, is reluctantly tolerated as a means of enhancing the other conservation goals of facilitating visitor access and safety. It has, however, compromised part of the adjacent formal garden by opening up a pathway that never existed and this should be rectified in any restoration endeavours for the formal garden.

- Policy 5.16** *As part of the restoration of the northern formal garden, prune back as required surrounding foliage to maximise light to the existing western Vitex and generally improve horticultural conditions to enhance the survival of this important species.*

6.9 Setting

CONSERVATION OBJECTIVE 5: To retain the existing relationship of Calthorpes' House to its setting.

- Policy 6.1** *Ensure that the continued management of the 'public' corridor of the Mugga Way streetscape maintains an appropriate setting for the Calthorpes' House (and other listed heritage places along this street) by retaining its historic character, width, grass cover, plantings, materials, furniture and fixtures.*
- Policy 6.2** *Where consistent with safe access and egress to the Calthorpes' site, consider the replanting of some of the Roman Cypresses – or, to distinguish later replacements from the original historic plantings, equivalent indigenous species such as Callitris - to the front reserve as evident in archival photography.*
- Policy 6.3** *Ensure that the continued management of the Red Hill Reserve behind the site maintains an appropriate scenic setting for the Calthorpes' House (and other listed heritage items within the 1924 Red Hill subdivision) by retaining its indigenous/rural landscape character without intrusive structures and other inappropriate additions.*

The Oakley and Parkes design for the Calthorpes' House (as a 1920s example of a garden villa) was designed to be appreciated within a generous garden setting. The site, along with its contemporary neighbours, was intended to be appreciated within the context of the Mugga Way streetscape and the rural/natural backdrop of the Red Hill Reserve. These design elements are integral to Sir John Sulman's (and TCG Weston's) interpretation of the 'Garden City' concept.

Archival photography – and in particular, the 1939 panorama – shows that conifers as well as gums were also planted within the front street reserve as part of the overall subdivisional planning of Red Hill. Along with the plantings of similar species within the Calthorpes' and neighbours' grounds the effect of this coordinated and integral approach was to firmly imprint the character 'Garden City' philosophy across both private and public domains. It is highly desirable that this historic approach to city planning and urban design is maintained and reinforced with the appropriate restoration of missing reserve plantings.

- Policy 6.4** *The existing verge area in front of Calthorpes' House to be retained and conserved as is.*

6.10 Archaeological Control

There is no known archaeological interest in the site so there is considered no need for any archaeological watching brief for any work on site.

7.0 MANAGEMENT

Note: Management of furniture and loose items is being separately addressed in the Calthorpes' House Collection Conservation and Management Plan by Jennifer Forrest.

7.1 General

What follows are suggested management issues through which the conservation policy is capable of being implemented. This includes day-by-day management, decision-making responsibilities, and the means by which regular maintenance is provided to maintain the cultural heritage values of the place.

The following strategy is recommended to ensure the maintenance of the cultural significance of the place, that the fabric is properly cared for and adequate provision is made for care and maintenance, and some interpretation for the understanding of the place is achieved.

7.2 Objectives

The objectives of management of the place are primarily:

- Conservation of the significant fabric and spaces.
- Interpretation of building and significance of the place.
- Control over use.
- Commitment to on-going upkeep and maintenance.

7.3 Ownership

Continuation of the ownership by ACT Government and Management by ACT Historic Places (or similar organisation) is recommended.

7.4 Heritage Registers

ACT Heritage Council should update the details on the ACT Heritage Register to those within the approved CMP.

7.5 Updating of CMP

Regular review and updating are part of the conservation process. If more information and detail comes to hand a review is desirable to ensure the CMP suits the current needs of the time. The review will also include the Management in which the effectiveness of the current proposal can be assessed. A review every 5 - 10 years is recommended.

7.6 Procedures for Work

A clear procedure should be adopted for unforeseen possibilities in which professional advice and as required the approval of the ACT Heritage Council is sought before proceeding. Refer Section 8.

7.6.1 General Work and Maintenance

As an item of work is being considered, the following process is suggested for each element that may be affected:

Check integrity

The element is original to 1920s unless listed in Section 3.4

Determine the level of significance	Refer Section 4.9
Follow general policies for conservation	Generally change is not supported (Policy 4.1) and maintenance to be minimum necessary to conserve the fabric (Policy 2.9) but policies guiding work on items on different levels of significance are defined in Policies 2.2 – 2.6

7.6.2 Unforeseen Events

If an unforeseen event or proposal occurs then the procedure to follow is:

- Check this CMP to see if any policy provides clear advice. If so act accordingly.
- If there is no clear advice within the CMP to deal with the issue, consider the significance of the place and/or element and seek advice from a Conservation Practitioner.
- Put proposal to the ACT Heritage Council to meet legislative requirements.
- Amend the CMP as necessary.

If there appears to be conflicting policies that apply to any proposal then no action should proceed without professional advice and clarification by the relevant heritage authority.

7.7 Building

7.7.1 General

It is essential that the place be well maintained. This will require, from time to time, replacement of deteriorated elements. This can occur provided the same details are replicated. This includes such items as:

- Replacing rotten timber
- Replacing rusted gutters and downpipes
- No materials to be replaced unless essential.
- All work to be carefully undertaken and executed to a first class workmanship standard.
- This will ensure the best long term preservation of the house.

Temporary stabilisation by the addition of new elements is possible if this preserves existing fabric in a cost effective way and the addition is obvious on inspection and can ultimately be removed.

There will be occasions when elements will require replacement (eg taps, light fittings). When this occurs replacements to match the existing if at all possible even with the use of second hand material. If not possible a sympathetic replacement to be added (one which is of similar design) and details are to be recorded.

7.7.2 Inspections

A regular check of the building by an experienced conservation practitioner from within the ACT Government or a consultant should occur to ensure it is appropriately maintained. The list below outlines what should occur.

- A biannual inspection (each 6 months) should include:

- Inspect roof, gutters and downpipes to ensure that the building is waterproof and rainwater is effectively discharged away from the building. Gutters should be cleaned monthly.
- Inspect the whole building to ensure that there is no borer or rodent activity, including implementation of treatments as necessary to reduce the risk of future borer / rodent infestation.
- The current pest control program shall be confirmed and improved as required.

An annual inspection should include the following items:

- Inspect windows and doors to ensure that they are intact and operate correctly.
- Inspect the exterior of the building generally to ensure that it maintains its structural soundness.
- Inspect all painted surfaces to ensure that they remain in sound condition. This particularly applies to the exterior and timber surfaces.
- Inspect fences to ensure they are in good condition.
- Inspect all services (plumbing, sewer, water supply, gas, electrical) to ensure they are operating correctly and safely.
- Inspect the interior of the building to ensure it maintains its structural soundness and weatherproofness. Secure loose/squeaky floorboards.
- Discussions with grounds staff, managers and operators to list any items they have noticed.

Any maintenance work identified from inspections should be programmed for rectification. As and when required the stormwater and sewer lines should be cleaned out to ensure their on going and effective use.

A reporting system is essential and records of all work done are retained.

7.8 Interpretation

Interpretation of the site should be promoted to reinforce the significance of the site. This should include the following items:

- Continue to promote and interpret the place as currently exists with new possibilities developed as opportunities arise.
- Develop an interpretation plan that responds to existing publics and also considers how to engage with new ones
- Utilise the commitment and experience of staff and guides in developing this
- Get feedback from visitors and regularly review and update the plan
- Continue to involve the former owner, Dawn Waterhouse, in the interpretation
- Continue to implement an active program of educational activities linked to the school curriculum and the needs of special interest groups
- Support the volunteers with ongoing training and access to technical advice and support
- Consider implementing a program of seminars and workshops involving appropriate museum and heritage tradespeople and professionals across the 3 properties
- Consider strengthening the connections with other 1927 places by periodic exhibitions, interpretation and themed itineraries.

7.9 Conservation Work

The 2007 Audit identified work under urgent, overdue and routine categories.

Some of the work has been implemented and other work needs to be programmed and undertaken as required.

- Urgent work to be implemented within 1 year
- Overdue work to be implemented within 1-2 years
- Routine work to be monitored and implemented when necessary.

URGENT

- Remove adventive species
- Restore main northwestern formal garden
- Restore triangular bed at driveway
- Restore crisp cut edges to lawns and beds
- The rear boundary now looks very austere and exposed and should, with respect to fire precautions, be replanted with appropriate species in order to recover some thing of the earlier boundary definition
- Rear store area and compost beds should be tidied to give a neatly organised appearance
- Paint 'Brunswick Green' the existing white post and electrical boxes and conduit behind the old Plum Tree under which family ashes are scattered and remove the orange 'witches hats'
- Replant existing bare areas of the rear bed behind the former maid's room

MID TERM

- Reconstruct clothesline layout
- Reconstruct the chicken enclosure (though not necessarily with livestock)
- Repair existing fences
- If a handrail is still required for liability reasons, replace the coarse pipe handrail to stone steps near Dining Room bay with a finer, minimal version of a high standard of design and painted dark grey to keep it visually recessive

LONG TERM

- Reconstruct timber lattice fence on the southern side of the orchard/vegetable garden area

It is essential that an annual inspection be undertaken (refer Section 7.7.2) with the preparation of maintenance work for the forthcoming year(s) and then funding provided to undertake the work.

7.10 Safety

Consistent with its desirable community use as a cultural venue the site needs to be made safe and associated risks minimised.

This includes regular inspection and pruning of mature trees under the guidance of a suitably experienced arborist.

Another safety concern is parking, particularly if there is high visitation for particular events. Safe parking on adjacent public areas will need to be established and managed as required.

7.11 Grounds Maintenance

7.11.1 Horticultural Management

NOTE: an annotated site plan will be prepared for the final report to assist in the presentation of landscape options.

The following horticultural tasks are an important part of the process of restoring the integrity of the grounds and should be carried out, under instruction, by competent people with experience working in the context of landscapes of high cultural significance.

- Identify original plantings of species that have since volunteered elsewhere, then remove volunteer specimens eg. *Cotoneaster*, *Sorbus*, *Pyracantha*, valerian, *Ceratostigma*;
- Remove all plants of adventive species including *Celtis australis*, periwinkle and english ivy;
- Cut back hedges to 'regenerative' level and re-develop to appropriate proportions and form;
- Remove threatening branches overhanging drives and paths;
- Prune trees and shrubs to give definition, according to horticultural context;
- Prune *Arbutus* 'hedge' to re-define original individuals – remove volunteers;
- Valerian (*Centranthus ruber*) should be reduced to 'original' plantings, and removed elsewhere - particularly from house walls and foundations;
- Prune and remove excess plants of boundary hedges and plantings;
- Identify original specimens of the *Cotinus* 'hedge', prune to redefine and remove volunteer individuals;
- North house gardens, front hedge gardens and front drive border mass-planted areas defined and maintained;
- Two local native volunteers in the western corner, *Eucalyptus melliodora* sapling, and two saplings of *Acacia decurrens*, should be retained and 'encouraged'. The eucalypt is a potential replacement for the old specimen, an important element in the backyard and link to the adjacent native woodland. The acacia was, according to Dawn Waterhouse, originally present, in roughly the same position, which she and her sister 'played underneath', and replacements are appropriate for this reason and the link to the adjacent native woodland.

7.11.2 Maintenance Manual

As part of the 1980s restoration of the Calthorpes' House grounds a detailed list of instructions was drawn up in order to guide the upgrading and ongoing maintenance of the gardens to a high standard. This documentation should be used as a basis of devising a maintenance manual for the grounds.

It should also take into account the list of known annuals and perennials preferred by Mrs Calthorpe (note lists on p. 41 of this report) and generally aim to reproduce the crispness and high standard of presentation apparent in the 1939 panoramic photograph of the site.

The maintenance manual should include all relevant details such as differential mowing regimes, mowing heights, edging types and standards, fertilisers, topdressing, watering, pest control as well as seasonal work programs. All horticultural management should be based on sustainable principles.

As part of the long term management of the grounds, a comprehensive maintenance manual should be devised in association with CMAG staff and should include (but not be limited to) the following:-

- Cyclical maintenance
- Lawns
- Roses
- Trees
- Hedges
- Annuals
- Edgings
- Beds
- Orchards
- Vegetables/kitchen garden coordinated with curator for use of vegetables (as well as cut flowers and foliage) in the house on a regular basis
- Other groundcovers
- Shrubs and perennials
- Weeding
- Monitoring irrigation
- Monitoring drainage system
- Propagation of key plantings, when needed, in order to maintain genetic continuity of original plantings
- Maintaining cut edges to beds and lawns
- Maintaining driveway gravelling, monitoring runoff and clearing gravel and other material from around drainage grates
- Repairing fences as required

7.12 Recording

A detailed recording is essential. This is to include:

- Detailed photographic record
- Inventory of all objects in the house as at December 2009. This is being prepared on the Vernon database.
- Record of where objects from the house from 1985 but have since been removed are located.
- Oral history record of life in the house from the Waterhouse family. This also to validate the details in this report and also advise on recollections of original details eg colours.

7.13 Visitor Access

7.13.1 Visitors

The current operation is considered appropriate. The House is open between 1pm and 4pm on weekends, except for special bookings and events. Group sizes are restricted to protect the original fabric and visitors are required to wear foot protection while in the house.

7.13.2 Access for People with Disabilities

This is subject to a separate report but will need to be implemented.

7.13.3 Visitor Numbers

This is difficult to advise on but the current operating hours and usage appears satisfactory as a means to protect the original fabric. This will need to be monitored to ensure original fabric survives.

The House cannot sustain large groups (a maximum of 30 on site is suggested). This means control of the numbers within the house at any one time to which is as exists.

7.13.4 Bookings

The current need to book for week day groups or functions is supported. The weekend opening times for unbooked visits is considered acceptable but will need to be consistently monitored.

7.13.5 Length of Visits

These are not controlled except for pre-booked tours or events. This is considered acceptable.

7.14 Privacy for Neighbours

The current arrangements are adequate. No changes to existing provision are considered necessary. Landscape to be maintained to ensure privacy to neighbours is maintained.

7.15 Security

Maintain the current or upgrade to a similar security system which includes motion detection within the house.

7.16 Further Research

When the opportunity arises it is recommended that further research be undertaken into areas of enquiry such as those listed below where there is the possibility of clarifying and enhancing some aspects of significance for the place. This would include consideration of a more planned approach to recording oral histories with key subjects and the development of links with tertiary institutions ongoing research into key aspects of social history related to Calthorpes' House, eg changes in housekeeping and domestic technologies; aspects of the collection.

During the course of this project some important questions have arisen where future answers through appropriate research may further enhance our understanding of the significance of the Calthorpes' site. These questions include:-

- The exact nature and extent of involvement of Alexander Bruce (and, possibly, TCG Weston) with the planning and design of the Calthorpes' House grounds;
- Further details of the Sulman plans for the Red Hill subdivision (and Weston's influence on plant choices) as a key part of the Canberra Garden City concept; and
- The provenance of the early plantings - particularly the conifers such as the *Calocedrus decurrens*, *Vitex* and *Exochorda* - and possible connexions to early Canberra nurseries.

- A comparative review of the Federal Capital Commission residence at the corner of Moresby Street and Mugga Way Crescent, the John Deane House on Mugga Way Crescent and the former JC Brackenreg block on Monaro Crescent be undertaken to establish the extent to which the remaining early grounds are intact.

7.17 Training in Conservation

Short courses/induction sessions for grounds maintenance and interpretation personnel to help guide future maintenance of the grounds.

7.18 Friends of Calthorpes' House

Consideration could be given to introducing a program of Friends for the three historic properties managed by Canberra Museum and Gallery to assist with guides, volunteers and fundraising. This could potentially contribute to the grounds at the Calthorpes' House being kept at the high level of maintenance evident in 1939 and, after restoration, in the late 1980s and 1990s.

7.19 Public Safety

For the safety of the visiting public, staff, volunteers and contractors there should be regular monitoring of all large trees within the grounds. Monitoring is also required to areas prone to slips, trips and falls. The risk of entering the Air Raid Shelter and Cubby House needs constant monitoring

8.0 DO'S AND DON'TS⁷⁴

The following are provided to guide all those associated with Calthorpes' House.

8.1 General

DON'T	WHY	DO
Don't let tradesmen work on site without being aware of the significance of the building.	Unnecessary damage may occur which could have an impact on heritage value.	Do ensure all workmen on the site are aware that they are entering a heritage site, and need to respect and conserve the building in accordance with the CMP. Maintenance can occur as required; changes needs to consider the CMP policies.
Don't let non-experienced heritage practitioners work on the building.	Unnecessary damage may occur which could have an impact on heritage value.	Do establish a clear link with professionals or ACT Heritage officers for advice on issues as and when they arise.
Don't let ill informed people manage the building.	Unnecessary damage may occur which could have an impact on heritage value.	Do keep copies of the CMP with ACT Heritage, ACT Historic Places and on site.
Don't ignore maintenance.	Unnecessary damage may occur which could have an impact on heritage value.	Do undertake regular inspections.
Don't damage or remove significant historical fabric;	The physical fabric of Calthorpes' House is important in itself as it tells the story of a 1920s family home in Canberra.	Do have an understanding of the significant fabric prior to undertaking any work.
Don't make unnecessary alterations	This may result in irreversible changes or loss of significant fabric.	Do only repair as much of the historic fabric as is necessary (eg floorboard, window sash, architrave) rather than total replacement. Carefully piece in new work respecting the original fabric and undertake work in a logical order.
Don't allow works to be undertaken without maintaining a record	Original and early building elements tell us about the house, garden and lifestyles and are an irreplaceable resource and each change contributes to the story of the building.	Do keep carefully maintained records of the work undertaken. These should be retained by the building owner for future reference.

⁷⁴ Adapted from Environment Resources Management Australia, Do's and Don't Handbook, July 2009

DON'T	WHY	DO
Don't introduce inappropriate materials to the building.	The introduction of a modern material into historic fabric may be incompatible and cause unanticipated long term damage.	Do repair historic materials with the same or similar materials – 'like with like' -. If the same material is no longer available, seek the most compatible option.
Don't remove historic building elements from site unless absolutely necessary.	Historic building elements can be damaged in transit, lost or stolen.	Do ensure there is a process in place to ensure the physical care and security of the element if removal is required.
Don't attempt to repair or conceal every knock or dent in historic fabric inside and outside.	Evidence of the use of a historic building can be an important part of its history and contributes to it 'patina' or quality of age.	Do repair as little as necessary and retain as much as possible.
Don't replace existing profiles of mouldings, cappings, downpipes or gutters with modern profiles.	The significance of historic buildings is linked to their original details.	Do replace significant details with matching or similar profiles.
Don't ignore building faults.	It is better to fix a problem before it worsens.	Be vigilant and report leaks through walls, windows or roofs, signs of termites, rot or borer or any other signs of decay of building fabric to the Manager, ACT Historic Places.

8.2 Setting

DON'T	WHY	DO
Don't let trees and vegetation physically impact on the building.	Trees, while aesthetically valuable can cause damage to historic building fabric through their root growth disrupting foundations and branches physically impacting on walls and roofs.	Consider the impact of the growth and physical impact of existing trees on building fabric and the potential for damage by the growth of new trees.
Don't allow garden beds, surrounding paved or grassed areas to build up around the foundations and cover sub floor vents.	Soils against subfloor vents reduce air flow and can encourage dampness and subsequent timber rot in these areas.	Reduce high garden beds around the building.

DON'T	WHY	DO
<p>Don't position garden irrigation in close proximity to building foundations.</p>	<p>Over watering can cause foundations to settle or for the minerals in the water to corrode or rot building fabric.</p>	<p>Position irrigation systems far enough away from the building that water won't accumulate around building footings or on walls of the building.</p>

8.3 Building Exteriors

DON'T	WHY	DO
<p>Don't seal or block up under floor or roof ventilation openings.</p>	<p>Ventilation is important to maintaining airflow through floors and ceilings and reduces the risk of dampness, rot and termite activity.</p>	<p>Ensure ventilation openings remain open.</p>
<p>Don't allow downpipes or overflows from plant and equipment to fall on the ground around a building or structure.</p>	<p>Dampness is a major contributor to the deterioration of historic building fabric.</p>	<p>Do unobtrusively connect to the nearest underground stormwater reticulation system.</p>
<p>Don't run services or fix new fixtures or equipment on external wall and roof areas.</p>	<p>Fixings may damage historic building fabric and the installation of new equipment may impact aesthetic values.</p>	<p>Carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations or locate equipment independently of the building or structure.</p>
<p>Don't use circular sanders on external timber surfaces.</p>	<p>Circular sanders cannot be properly controlled and can result in the formation of unsightly and damaging circular indents on timber surfaces. There is also a health risk associated with the removal of lead paints from historic timber work.</p>	<p>Sand areas by hand prior to painting wearing appropriate personal protection and ensuring waste material is properly disposed of.</p>
<p>Don't use naked flame to remove paint from timber.</p>	<p>The heat from the flame can ignite dust or rubbish in wall cavities without the operator of the flame knowing. Hot air strippers are a safer alternative but these too can generate hot air sufficient to ignite dust etc in wall cavities if overzealously operated.</p>	<p>Sand areas by hand where possible wearing appropriate personal protection and ensuring waste material is properly disposed of.</p>

DON'T	WHY	DO
<p>Don't replace galvanised steel roofs with zincalume or 'Colorbond' and do not mix zincalume and 'Colorbond' with galvanised steel products (cubby house and garage)</p>	<p>Galvanised iron (galvanised steel the modern equivalent) and the associated galvanised rain water goods are the traditional building material that was introduced into Australia in the mid 19th century which gave buildings' historic character This cannot be replicated with zincalume or 'Colorbond'. Zincalume and 'Colorbond' require a significantly different assembly technology that relies on pop rivets and silicone where galvanised steel is soldered in the traditional way. Mixing different metals also causes corrosion.</p>	<p>Replace 'like with like'.</p>
<p>Don't use chemicals or high pressure cleaning methods to clean the building.</p>	<p>Some cleaning methods can cause damage to a building or feature.</p>	<p>Test a small area prior to cleaning the entire surface, and use neutral pH cleaners and low pressure water washing.</p>
<p>Don't wait a long time before removing graffiti.</p>	<p>The earlier you attempt to clean it, the easier it will come off.</p>	<p>Work on a test section and begin cleaning with detergent and warm water as soon as possible after the graffiti appears. If unsuccessful, poulticing may be necessary.</p>
<p>Don't paint surfaces in new or inappropriate colour schemes.</p>	<p>Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.</p>	<p>Repaint in original colour schemes or seek advice where required.</p>
<p>Don't fix signage to historic fabric, or mask significant features with obtrusive signage.</p>	<p>This results in damage to and/or loss of important historic fabric and detracts from the aesthetic significance of the place.</p>	<p>Where possible, use freestanding signs or signage which will not involve fixings that penetrate significant fabric.</p>

8.4 Interiors

DON'T	WHY	DO
<p>Don't remove evidence of original planning, construction systems door and window furniture or services (eg cast iron ceiling vents and fireplaces).</p>	<p>Evidence of past building layout and technologies can tell us how a place was used.</p>	<p>Leave the evidence where it is and work around it.</p>
<p>Don't run services or fix new fixtures or equipment on internal wall and ceiling areas.</p>	<p>Fixings may damage historic building fabric and the installation of new equipment may impact on aesthetic values.</p>	<p>Carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations. If in doubt seek advice.</p>
<p>Don't make new openings on historic fabric for services.</p>	<p>This results in loss of significant fabric which is unable to be recovered.</p>	<p>Where possible, use existing, voids, conduits and ducts for the installation of new services.</p>
<p>Don't install visually obtrusive services in prominent locations, or mask significant features.</p>	<p>This detracts from the aesthetic qualities of the place.</p>	<p>Select less visible areas such as sub floor areas and storerooms, and less prominent elevations for the installation of new services.</p>
<p>Don't paint surfaces in new or inappropriate colour schemes.</p>	<p>Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.</p>	<p>Repaint in original colour schemes or seek advice where required.</p>
<p>Don't close the building for extended periods</p>	<p>Lack of ventilation in the house may affect existing materials and fabric.</p>	<p>Open the house at regular intervals (1-2 times per week for a few hours) even if closed to the public.</p>

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ATTACHMENT 1 BRIEF

Consultant Brief
Conservation Management Plan Update
Calthorpes' House, 24 Mugga Way, Red Hill, ACT

1 Background

Calthorpes' House is owned by the ACT Government and managed by ACT Historic Places, an arm of the Cultural Facilities Corporation.

The house was built in 1927 by Harry and Dell Calthorpe, and was one of the first privately built residences in the ACT. The property remained in the Calthorpe family until it was purchased by the ACT Government in 1984. The house, furnishings and personal effects have survived remarkably intact, providing an impressive heritage experience. There is an established period –style garden which has matured, and its original design is still recognisable.

The house remains as the setting for many of the furnishings and household effects which the Calthorpe family brought from their home in Queanbeyan. It contains an impressive collection of the family's possessions, which accumulated in the house as members of the Calthorpe family progressed with their lives. The property is a notable house museum, which is heritage listed by both Commonwealth and Territory agencies.

An audit of the condition of the fabric of the buildings was prepared in 2008. This includes a Structural Engineer's assessment of the building.

Since the property has been in public ownership, conservation of the building has been limited, until recent major work. Electrical services have been upgraded, and a security system has been installed. Ultra violet film has been applied to the glazing. Sarking and new battens have been installed in the roof, and roof plumbing repaired. Cracking in five rooms has been repaired, and some areas of limewash have been applied. The stormwater system has been replaced, and the driveway re-gravelled.

The property has been managed to control the impact of visitation, and to minimise the impact of natural light.

Some members of staff have detailed knowledge of the management and care of the buildings and collection over several years. This stock of knowledge will be available to the consultants.

2 1984 Conservation Management Plan

A CMP was prepared for Calthorpes' House in 1984 by Nigel Lewis and Associates in conjunction with Peter Watts, and is attached for reference.

The document has served as a useful reference and management resource, but it is now out of date. Much of the background material is still accurate, but all of the material needs review.

A brief Tree Management Plan has been prepared to satisfy the requirements of Territory and Municipal Services.

3 Consultant Brief

The brief for this consultancy is to update and replace the 1984 CMP, and to prepare a document that complies with current ACT legislative requirements and current heritage conservation practice. It is intended that duplication be minimised, but the revised CMP should be a 'stand alone' document. Repetition of parts of the 1984 text is acceptable, with the appropriate acknowledgements.

The revised CMP shall provide;

- An executive summary

Investigation and assessment

- A brief review of the historical analysis.
- A review of the aesthetic and technical significance of the place.
- An investigation of social values for the place.
- An assessment of landscape significance.
- A review of the description and integrity of the building, grounds and immediate setting.
- Assessment of heritage significance in terms of the statutory criteria.
- A statement of significance.

Conservation Policy and Strategies

- Heritage policy objectives.
- Implications arising from significance.
- Legislative requirements.
- Implication of condition and integrity of the place.
- Management implications.
- Opportunities and constraints that apply to the place in terms of the Burra Charter.
- Statements of Conservation Policy for;
 - > Buildings and grounds
 - > Landscape
- Opportunities and constraints which prepare the place for a new era as a house museum.

Graphic input

The CMP shall include a site plan and floor plan and other graphic material to support the text. These 'base' drawings are available to the consultant, and should be used with the appropriate acknowledgements.

4 Extent of the Study

The limits of the study shall be the property boundaries, and including the house, garage and lean-to, cubby and bomb shelter. The garden, having both hard and soft landscape elements is to be included in the CMP.

A brief appraisal of the immediate setting, comprising the nearby slopes of Red Hill, Mugga Way and the nearby neighbourhood is required. This is to explain the significance of the setting in general, and to recommend a curtilage which will require

Careful management so as to minimise adverse effects on the heritage values of Calthorpes' House.

5 Archaeology

The site has been extensively disturbed, and it is thought that Indigenous archaeology will not be required by the CMP. It is not anticipated that any historical archaeology will be required by the study. The CMP shall identify any potential archaeology that might emerge the conduct of the CMP. Such matters will be considered as an extension to the study if required.

There is no record of the subfloor being accessed during the life of the building. It is known that occasional access has been made for electrical and plumbing work, for short term needs. There is one access hole, but access is limited. There is potential for archaeological interest in this area.

6 Collection

ACT Historic Places will engage separately, consultants to address matters relating to the conservation of the collection. These will include furniture, textiles, carpet, paper and moveable objects.

7 Fees

A maximum lump sum fee of \$40,000 (plus GST) is available for the project.

Payment schedule

- Appointment of consultant; 10% of fee
- Submission of first draft 50% of fee
- Submission of 90% complete draft 30% of fee
- Completion of final iteration 7.5% of fee
- Completion of project 2.5% of fee

8 Program

- Appointment of consultant; (.....date)
- Submission of first draft 10 weeks (.....date)
- Comments on first draft 4 weeks (.....date)
- Submission of 90% complete draft 10 weeks (.....date)
- Comments on 90% draft (including HPAC input) 8 weeks (.....date)
- Completion of final iteration 31st May 2010
- Submission to ACT Heritage Council (subject to meeting schedule)
- Completion of project to address amendments required by ACT Heritage Council

9 Output

- First draft 3 hard copies
- 90% draft 3 hard copies plus pdf copy for distribution
- Final iteration 6 hard copies plus pdf copy for distribution
- Revisions after Heritage Council input: 1 hard copy plus pdf copy for distribution

10 Attachments

The following references are provided;

On cd:

Consultant Brief

CMP Nigel Lewis and Associates - 1984

Condition Audit of Building by Philip Leeson Architects - 2008

11 Further references available at ACT Historic Places

Access Archaeology, (Winston-Gregson, J) 'Calthorpes' House 'Air Raid Shelter'
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Oakley and Parkes, Architectural Specification for Residence
Architectural drawings stored at Calthorpes' House.

Philip Cox and Partners 'Report on Calthorpes' House' 1985

Philip Cox and Partners ; several documents and files relating to conservation of
Calthorpes' House since the 1980s.

CMAG files on works to and grounds

Calthorpes' House museum guide (revised)

ATTACHMENT 2 ACT HERITAGE REGISTER CITATION



ACT Heritage Council

Entry to the ACT Heritage Register**Heritage Act 2004****20011. Calthorpes' House**

Section 5 Block 9

RED HILL

This document has been prepared by the ACT Heritage Council.

This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the **Heritage Act 2004**), as the case may be, is taken to be registered under the **Heritage Act 2004**.

Conservation Requirements (including Specific Requirements), as defined under the **Heritage Act 2004**, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

Information restricted under *the old heritage places register or old heritage objects register* is restricted under the **Heritage Act 2004**.

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11. Calthorpes' House, Red Hill [V56]¹**Location**

District of Canberra Central, Division of Red Hill, Section 5 Block 9, as identified in Figure 11 and indicated on the Territory Plan Map by the Heritage Places Register Overlay H11.

Features Intrinsic To The Heritage Significance Of The Place

The place comprises:

- a) cement rendered double brick dwelling with terra-cotta tiled roof and double garage;
- b) entire household contents, including fittings;
- c) the garden and all trees within the property boundary;
- d) wood shed, cubby house; and
- e) air-raid shelter.

Statement Of Significance

Calthorpes' House, with its virtually intact contents and gardens, is significant as an architectural, stylistic, social history, technological, town planning, garden design and conservation resource. It reflects the social and domestic values and concerns of a suburban family over a fifty year period. The survival of so many of the original 1920s furnishings and domestic objects in their historically correct context makes the collection unique and of national importance. It presents an encapsulation of the way of life of a Canberra family during the city's first development phase.

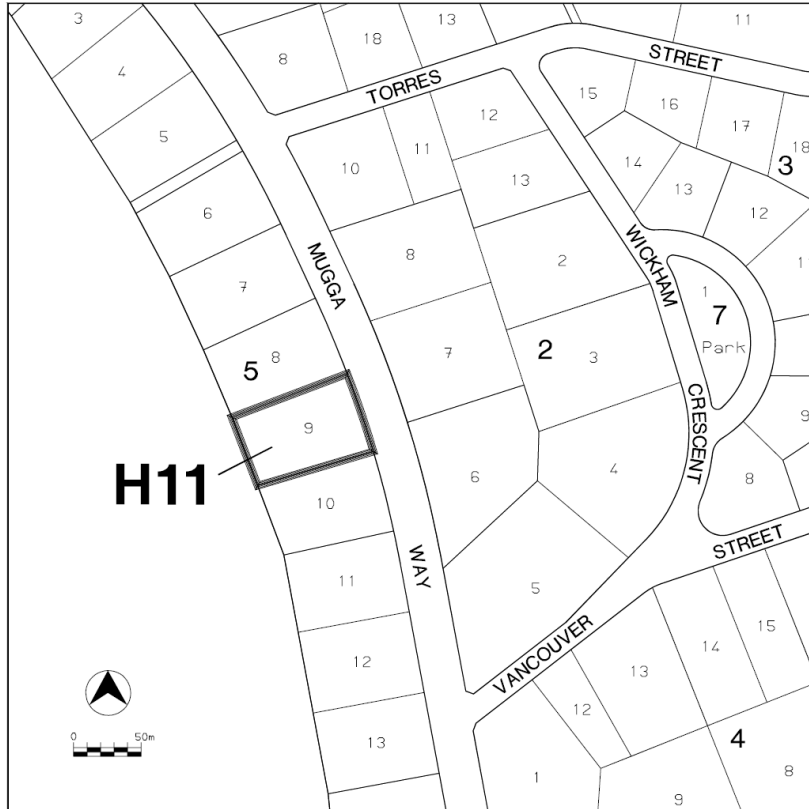
Specific Requirements:

In accordance with s54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the retention of the heritage significance of the place:

- i) That Calthorpes' House continue to operate as a house museum.
- ii) That the collection of objects associated with the House, remain with the House.
- iii) That the gardens surrounding the House be conserved so as to reflect the period of occupancy of the House by the Calthorpe family.
- iv) That the conservation of the property follow the 1984 Conservation Plan and any subsequent amendment of that plan. Any amendment of the 1984 Conservation Plan shall be approved by the ACT Heritage Council.
- v) That the day to day operation of the property as a house museum be guided by the 1986 Management Plan and any subsequent amendment of that plan approved by the ACT Heritage Council.

¹ [V56: Added to Heritage Places Register 27/09/1996 (Variation Number 56)]

Figure 11: Calthorpes' House, Red Hill



ATTACHMENT 3 PLANT INVENTORY

CALTHORPES' HOUSE PLANTINGS**TREE SURVEY KEY**

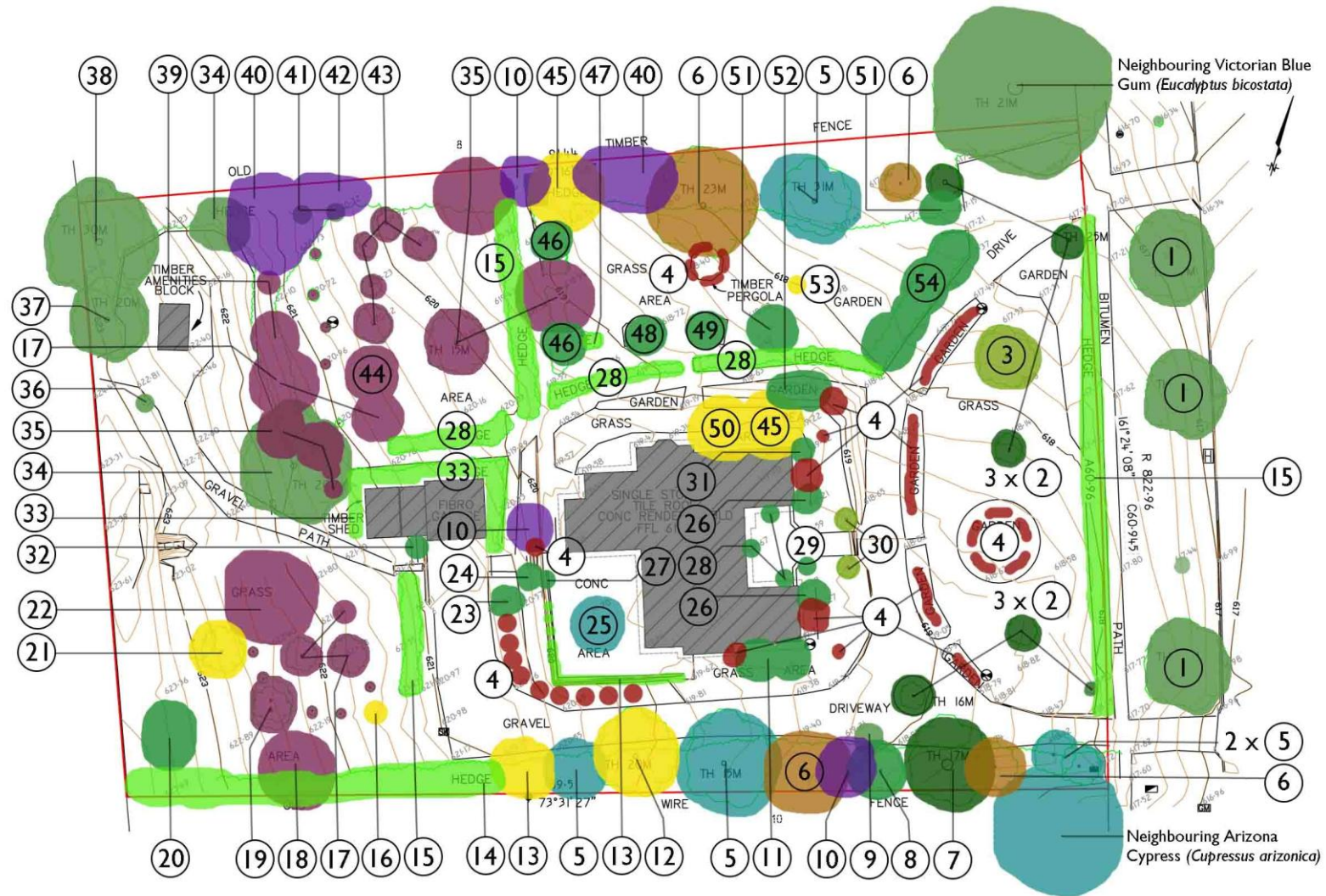
1	Brittle Gum	<i>Eucalyptus mannifera</i>	Mature street trees + recent plantings
2	Roman Cypress	<i>Cupressus sempervirens</i>	
3	Cypress cultivar	<i>Chamaecyparis pisifera</i> 'Crippsii'	Ailing plant
4	Rose cultivars	<i>Rosa</i> cvv.	
5	Arizona Cypress	<i>Cupressus arizonica</i>	
6	Pinoak	<i>Quercus palustris</i>	
7	Incense Cedar	<i>Calocedrus decurrens</i>	
8	Oleander	<i>Nerium oleander</i>	
9	Hickory	<i>Acacia implexa</i>	
10	Rockspray Cotoneaster	<i>Cotoneaster lacteus</i>	
11	Rhododendron	<i>Rhododendron</i> cvv	
12	Rowan	<i>Sorbus aucuparia</i>	
13	Japanese Barberry	<i>Berberis thunbergii</i>	
14	Mixed hedge	<i>Cotinus coggyria</i> , <i>Cotoneaster lacteus</i> , <i>C. sp.</i> , <i>Sorbus aucuparia</i> , <i>Ligustrum sinensis</i>	
15	Small-leafed Privet	<i>Ligustrum sinensis</i>	
16	Flowering Dogwood	<i>Cornus florida</i>	In memorium DF Waterhouse
17	Apricot	<i>Prunus ameniaca</i>	
18	Plum?	<i>Prunus</i> sp.	
19	Nashi Pear	<i>Pyrus pyrifolia</i>	
20		<i>Rosa banksiae</i> + <i>Lonicera japonica</i>	
21	Hackberry	<i>Celtis australis</i>	
22	Jap./Mex. Blood Plum	<i>Prunus salicina</i>	
23	Evergreen Barberry?	<i>Berberis pruinosa</i>	
24	Honeysuckle	<i>Lonicera japonica</i>	
25	Colorado Bl. Spruce	<i>Picea pungens</i> var. <i>glauca</i>	
26	Camellia cvv.	<i>Camellia reticulata</i> cvv.	Refer to plant database
27	Chinese Trump. Vine	<i>Campsis grandiflora</i>	
28	Jap. Spindle tree	<i>Euonymous japonica</i>	
29	Daphne	<i>Daphne odorata</i>	
30	Book Leaf Cypress	<i>Platyclusus orientalis</i> cv.	
31	Mex. orange blossom	<i>Choisya ternata</i>	
32	Lilac cv.	<i>Syringa vulgaris</i> cv.	
33	Yellow Jasmine	<i>Jasminium mesnyi</i>	
34	Yellow Box	<i>Eucalyptus melliodora</i>	
35	Cherry Plum	<i>Prunus cerasifera</i>	
36	Kurrajong	<i>Brachychiton populneus</i>	
37	Argyle Apple	<i>Eucalyptus cinerea</i>	
38	Victorian Blue Gum	<i>Eucalyptus bicostata</i>	
39	Pear	<i>Pyrus communis</i>	
40	Cotoneaster	<i>Cotoneaster serotinus</i>	

41	Black Wattle	<i>Acacia decurrens</i>
42	Small leaf. Cotton.	<i>Cotoneaster microphylla</i>
43	Apple cvv.	<i>Malus cvv.</i>
44	Peach	<i>Prunus persica</i>
45	Chaste tree	<i>Vitex agnus-castus</i>
46	Lilac cv.	<i>Syringa vulgaris cv.</i>
47	Blackberry	
48	Firethorn	<i>Pyracantha coccinea?</i>
49	Laurestinus	<i>Viburnum tinus</i>
50	Flowering Dogwood	<i>Cornus florida</i>
51	Fragr. Honeysuckle	<i>Lonicera fragrantissima</i>
52	Smoke bush	<i>Cotinus coggyria</i>
53	Pussy Willow	<i>Salix capraea.</i>
54	Strawberry Tree	<i>Arbutus unedo</i>

NOTE Refer to Plant Database for details of groundcovers, perennials etc.

CALTHORPES' HOUSE
Conservation and Management Plan

09G0



CALTHORPES' HOUSE PLANTINGS

Genus	Species	Common Name	Locality	Intro. Vintage
Acacia	implexa	hickory wattle	SE, front drive; NW orch; loc. native	local native vol.
Acacia	decurrens	black wattle	NW boundary; 2 volunt. saplings	local native vol.
Anemone	sp	cv pink	SE front hse gdn	orig
Aquilegia	spp	hyb cvs	front hedge gdn; N hse wall gdn	orig
Arbutus	unedo	Strawberry tree	row NW front drive	orig
Asparagus	officinalis	edible asparagus	NW gdn	orig/early/adv.?
Aster	sp	hyb cvs	N hse wall gdn; front gdns	orig
Bellis	perennis	English Daisy	front hedge gdn	orig
Berberis	julianae #	wintergreen barberry	hedge betw bk tce & shed drive	orig
Berberis	thunbergii		hedge around bk tce	orig
Brachychiton	populneum	kurrajong	2 nr bomb shelter	adventive
Calocedrus	decurrens	NB. Thought to be a Sequoia in past documentation	SE, front drive	orig
Camellia	reticulata	white & pink	hse front	orig
Camellia	reticulata	bicolor cv	pot front veranda	orig ?
Campsis	grandiflora	Chinese trumpet v.	W arbor	orig
Celtis	australis	hackberry, nettle tree	various; lge spec in W orchard	adventive
Centranthus	ruber	pink valerian	NW hse; invasive	orig
Ceratostigma	plumbaginoides		W hse gdns	orig
Chaenomeles	japonica	Jap. flowering quince	2 front gdn; original	orig
Chamaecyparis	obtusa	'Crippsii'	one front lawn, N	orig/early
Choisya	ternata	Mex. orange blossom	front drive; 1960's	later addition
Chrysanthemum	cv	Mother's day daisy	S front hse gdn; SE hse gdn	orig/early
Citrus	limon	lemon	front veranda - orig pot	
Convallaria	majalis	Lily-of-the-valley	S hse wall	orig
Cornus	capitata	dogwood; S orch.	mem. Doug Waterhouse	later addn
			under Vitex N hse	volunteer
Cotinus	coggyria	Smoke tree	E N tce	orig
Cotoneaster	serotinus	lvs glauc above	S drive edge	orig
Cotoneaster	lacteus #	not glaucous	S drive edge	orig
Cotoneaster	microphyllus		1 lge plant NW lawn boundary	orig
Cupressus	arizonica	Desert cypress	front lawn	orig
Cupressus	sempervirens	Medit. Cyrress	front gdns	orig
Dahlia	sp	hyb cvs	front hedge gdn	orig
Daphne	odorata		front hse gdn; frot drive border	orig

Genus	Species	Common Name	Locality	Intro. Vintage
Delphinium	spp		front hedge gdn; N hse wall gdn	orig
Dianthus	cv	Carnation	front drive border	later
Dianthus	barbatus	Sweet William	front hedge gdn	orig
Digitalis	purpurea	foxglove & hybs	front hedge gdn	orig
Dimorphotheca	pluvialis	African daisy	various	orig
Escholtzia	californica	California poppy	N hse wall gdn	orig
Eucalyptus	melliodora	Yellow box; one lge &	1 sapling NW of orch (volunteer)	orig native veg
Eucalyptus	cinerea	Argyle Apple	NW cnr (rare local native sp)	
Eucalyptus	bicostata	Vic. bluegum	extreme NW corner	sixties?
Euonymus	japonica	some variegated	N tce/path hedge; hse front entry	orig
Euphorbia	cognata #		N hse wall gdn	orig
Gerbera	jamesonii	hyb cvs	N & front hse gdns	orig
Gladiolus	psittacina		N hse wall gdn; fr hedge gdn	orig
Gypsophila	paniculata	cv	N hse wall gdn	orig
Hedera	helix	ivy	various; invasive	adventive
Heuchera	x brizoides	hybs; coral bells	N & front hse gdns	orig
Hydrangea	macrophylla	cv	SE front hse gdn	orig
Iris	unguicularis	Algerian iris	N hse path border, NW lawn tce	orig
Iris	germanica	Common flag iris	N hse path border, NW lawn tce	orig
Jasminum	polyanthum	Pink Jasmine	NW cnr hse	orig
Jasminum	mesnyi	Yellow Jasmine	hedge N&W shed	orig
Lathyrus	odoratus	cvs sweet pea	N hse wall gdn	orig
Leucanthemum	superbum	Shasta daisy	N hse wall gdn; front drive border	orig/early
Ligustrum	chinensis	sm lf privet	fr hedge, ctyd tce hedge, etc	orig
Lobularia	maritima	alyssum	N hse wall gdn; front hedge gdn	orig
Lonicera	fragrantissima	sterile; Frag. honeys.	N tce	orig
Lonicera	japonica	Japanese honeys.	various	orig
Lupinus	sp	lupin hybrid cvs	front hedge gdn; N hse wall gdn	orig
Mahonia	x media		various; weedy	orig
Malus	'Granny Smith'	apple	orchard	orig
Malus	'Jonathon'	apple	orchard	orig
Mentha	spicata	mint	SE hse gdn	orig
Narcissus	spp	daff., jonquil	N hse wall gdn	orig
Nepeta	x faassenii #	catmint	N hse wall gdn	orig
Nerium	oleander	oleander	east S drive	orig
Nigella	damascena	love-in-a-mist	not original - weedy	later/vol.

Genus	Species	Common Name	Locality	Intro. Vintage
Papaver	nudicaule	Iceland p.	front hedge gdn	orig
Pelargonium	quercifolium	oak-leaf geranium	front gdn, N hse wall gdn, hse front	orig
Phlox	subulata	alpine phl.	N hse wall gdn	orig/early
Photinia	serrata		NW gdn	orig
Picea	pungens	var. glauca	centre bk tce; one only	1970s
Platyclusus	orientalis	Dwarf Arbor vitae cv	hse front, each side steps	orig/early
		'Aurea nana'		
Prunus	armeniaca	apricot	orchard	orig
Prunus	cerasifera	'Nigra'	lwr orchard; numerous volunt. pls.	orig
Prunus	lusitanica		NW cnr orchard	orig/adventive
Prunus	salicina	Japanese / Mexican	blood plum; bird cherry; orchard	orig
Prunus	persica	peach	orchard	orig/repl.
Pyracantha	coccinea #	or cv; Firethorn	back tce/shed drive, N lawn	orig
Pyrus	communis	'Williams' pear	orchard	orig
Pyrus	pyrifolia	Nashi pear	orchard	orig
Quercus	palustris	Pin oak	E N boundary, 1 lge, 1 sm vol.	orig
Rhododendron	hybrid	paler pink cv	S hse wall	orig
Rhododendron	hybrid	darker pink cv	S hse wall	orig
Rosa	standard	Alistair Clark rose	1930's - front circle orig	orig
Rosa	'Iceberg'		1960's	later addition
Rosa	indica/rubiginosa	dog rose/briar	NE hse	orig
Rosa	'Mr Lincoln'		front rose gdns	orig
Rosa	'Peace'		front rose gdns	orig
Rosa	'Pascali'		front rose gdns	orig
Rosa	'Gold Medal'		front rose gdns	orig
Rosa	'Sea Foam'		front rose gdns	orig
Rosa	'Cecile'		NE cnr hse	orig
Rosa	'Cloth of Gold'		NE cnr hse	orig
Rosa	'Lady Hillingdon'		S hse wall	orig
Rosa	'Ballerina'		courtyard S & W margin	early/repl.
Rosa	cv	Alistair Clark rose	courtyard S & W margin	early/repl.
Rosa	banksiae	Banksian rose	SW corner, over chook hse	orig/early
Salix	capraea	pussy willow	centre lawn tce; one only	orig
Salvia	coccinea	Red salvia	front drive border	later
Scabiosa	columbaria		N hse wall gdn	orig
Solidago	sp	hyb cvs; goldenrod	N hse gdn	orig
Sorbus	aucuparia	Rowan	NW; numerous volunteers	orig

Genus	Species	Common Name	Locality	Intro. Vintage
Syringa	vulgaris	cv; Lilac	row at W edge lawn tce; S shed	orig
Vinca	major	perwinkle	NE, various; invasive	adventive
Viola	tricolor	Johnny jump up	front hedge gdn; N hse wall gdn	orig
Viola	sp		S hse wall	orig
Vitex	agnus-castus	Chaste tree;2 specs.	NE corner hse	orig
		butterfly attract. tree	NW cnr lawn tce - poor condition	orig
Vitis	vinifera	ornamental grape	W side of shed	orig

Key to Planting Locations (see following table)



Calthorpes' House plantings: by locality, bed etc

area/genus species common name locality intro. vintage

1 street verge (street)

Eucalyptus	mannifera	brittle gum	street	original	
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2 front hedge (frHedge) (partly replaced when gas line put in early 1980s)

Ligustrum	sinense	small leaf privet	frHedge	original	L. ovalifolium, obtusifolium, japonicum are
					possible alternatives
Pyracantha	coccinea	red firethorn	frHedge	volunteer	also yellow-fruited specimens

3 front hedge garden north & south (frHgedg)

Aquilegia	spp	hyb cvs	frHge gdn	original	
Aquilegia	spp	hyb cvs	frHge gdn	original	
Aster	hyb cv		frHge gdn	original	
Bellis	perennis	Eng. Daisy	fr hedge gdn	original	
Chaenomeles	japonica	Jap.flowering. quince	frHge gdn	original	
Dahlia	sp	hyb cvs	frHge gdn	original	
Delphinium	spp		frHge gdn	original	
Dianthus	barbatus	Sweet William	fr hedge gdn	original	
Digitalis	purpurea	foxglove & hybs	fr hedge gdn	original	
Lobularia	maritima	alyssum	frHge gdn	original	
Lupinus	hyb/cv	lupin	frHge gdn	original	
Narcissus	jonquilla	jonqil	frHge gdn	original	
Papaver	nudicaule	Iceland p.	fr hedge gdn	original	
Pelargonium	quercifolium	oak-leaf geranium	frHge gdnS	original	
Viola	tricolor	Johnny jump up	frHge gdn	original	

area/genus	species	common name	locality	intro. vintage
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4 front lawn round rose garden (RoseGdn)

Rosa	'Gold Medal'		front rose gdns	original	
Rosa	'Iceberg'		front rose gdns	1960's	
Rosa	'Mr Lincoln'		front rose gdns	original	
Rosa	'Pascali'		front rose gdns	original	
Rosa	'Peace'		front rose gdns	original	
Rosa	'Sea Foam'		front rose gdns	original	

5 front lawn (frLawn)

Chamaecyparis	obtusa 'Crippsii'		frLawn	1984	
Cupressus	sempervirens	Medit. cypress	frLawn	original	4 trees on lawn, 1 at S drive/front dr intersec

6 front drive border garden (driveBdr)

Choisya	ternata	Mex. orange bloss.	driveBdr	1960's	
Chrysanthemum	odorata		driveBdr	original	
Dianthus	cv	Carnation	driveBdr	later	
Gypsophila	paniculata	cv	driveBdr	original	
Rosa	standard	Alistair Clark rose	driveBdr	original	
Salvia	coccinea	Red salvia	driveBdr	later	

7 south boundary (Sbdry)

Acacia	implexa	hickory wattle	Sbdry	volunteer	local native sp
Calocedrus	decurrens	incense cedar	Sbdry	original	
Cotinus	coggryia	Smoke bush	Sbdry	original	top end of drive
Cotoneaster	glaucophyllus	lvs glauc above	Sbdry	original	
Cotoneaster	lacteus ?	not glaucous	Sbdry	original	
Cupressus	arizonica	Desert Cypress	Sbdry	original	

area/genus	species	common name	locality	intro. vintage	
Hedera	helix	ivy	Sbdry	original	various; invasive
Nerium	oleander	oleander	Sbdry	original	
Sorbus	aucuparia	Rowan	Sbdry	original	1 lge; volunteers elsewhere

8 house SE corner (hseSE)

Anemone	hybrid	pink windflower	SE front hse gdn	original	
Camellia	japonica	'Mrs Henry Boyce'	pot front veranda	original	ex Eraldine 1943
Chrysanthem.	cv	Mother's day daisy	hseSE	orig/early	
Chrysanthemum	odorata		hseSE	original	
Citrus	limon	lemon	pot front veranda	original ?	replaced camellia 1977
Convallaria	majalis	Lily-of-the-valley	S hse wall	original	
Heuchera	x brizoides	hybs; coral bells	hseSE	original	
Hydrangea	macrophylla	cv	hseSE	original	
Mentha	spicata	mint	hseSE	original	
Mentha	spicata	mint	hseSE	original	
Platycladus	orientalis cv	book leaf cypress	hseSE	1984	
Rhododendron	hybrid	paler pink cv	S hse wall	original	
Rhododendron	hybrid	darker pink cv	S hse wall	original	
Rosa	'Lady Hillingdon'		S hse wall	original	
Viola	sp	violet	S hse wall	original	

9 house front north (hseFrN)

Camellia	reticulata	'Alba Plena'	hseSE	original	ex Eraldine 1943
Gerbera	jamesonii	hyb cvs	hseNE	original	
Jasminum	polyanthum	Pink Jasmine	NW cnr hse	original	
Leucanthemum	superbum	Shasta daisy	hseSE	orig/early	
Pelargonium	quercifolium	oak-leaf geranium	hseSE	original	

area/genus	species	common name	locality	intro. vintage	
Platyclusus	orientalis cv	book leaf cypress	hseSE	1984	
Rosa	'Cecile Brunner'		NE cnr hse	original	
Rosa	'Cloth of Gold'		NE cnr hse	original	

10 house northeast (hseNE)

Cerastium	tomentosum	Snow-in-summer	hseNE	original	
Iris	unguicularis	Algerian iris, winter iris	hseNE	original	
Iris	germanica	Common flag iris	hseNE	original	
Rosa	rubiginosa	dog rose/briar	hseNE	original	
Solidago	hyb cv ?	goldenrod	hseNE	original	by E-W path

11 northern drive/path hedges (NdrPatHdge)

Arbutus	unedo	Strawberry tree	NdrPatHdge	original	some volunteers
Cotinus	coggyria	Smoke bush	NdrPatHdge	original	some volunteers
Salix	capraea	pussy willow	NdrPatHdge	orig/early	
Vinca	major	perwinkle	NdrPatHdge	orig., advent.?	volunteers elsewhere

12 north boundary East (NbndryE)

Cotoneaster	glaucophyllus	grey leafed cotoneaster	Nbndry	original	possibly volunteers here
Cotoneaster	lacteus ?	rockspray cotoneaster	Nbndry	original	possibly volunteers here
Cupressus	arizonica	Desert Cypress	Nbndry	original	
Quercus	palustris	Pin oak	Nbndry	original	1 lge spec, 1 sm
Vitex	agnus-castus	Chaste tree	Nbndry	original	

area/genus	species	common name	locality	intro. vintage
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13 gazebo lawn (gzbLawn)

Asparagus	officinalis	edible asparagus	gzbLawn	orig/early	
Cerastium	tomentosum	Snow-in-summer	gzbLawn	original	
Lonicera	fragrantissima	fragrant honeysuckle	gzbLawn	original	
Pyracantha	coccinea ?	or cv; red firethorn	gzbLawn	original	
Pyracantha	angustifolia ?	yellow firethorn	gzbLawn	original	

14 north & west house gardens (HseGdnN/W)

Aquilegia	hyb cvs		HseGdnN/W	original	
Aster	hyb cv		HseGdnN/W	original	
Centranthus	ruber	pink valerian	HseGdnN/W	original	invasive in stone walls etc
Ceratostigma	plumbaginoides	Chinese plumbago	W hse gdns	original	
Delphinium	hyb cvs		HseGdnN/W	original	
Digitalis	purpurea & hybs	foxglove	HseGdnN/W	original	
Dimorphotheca	pluvialis	African daisy	HseGdnN/W	original	various other
Escholtzia	californica	California poppy	HseGdnN/W	original	
Euphorbia	cognata #	euphorbia	N hse wall gdn	original	
Gerbera	jamesonii	hyb cvs	HseGdnN/W	original	
Gladiolus	dalenii	parrot lily	N hse wall gdn	original	
Heuchera	x brizoides	hybs; coral bells	HseGdnN/W	original	
Lathyrus	odoratus	cvs sweet pea	HseGdnN/W	original	
Leucanthemum	superbum	Shasta daisy	HseGdnN/W	orig/early	
Lobularia	maritima	alyssum	HseGdnN/W	original	
Lupinus	hyb/cv	lupin	HseGdnN/W	original	
Muscari	armeniicum	grape hyacinth	HseGdnN/W	original	
Narcissus	spp	daffodil, jonquil	HseGdnN/W	original	

Nepeta	x faassenii	catmint	HseGdnN/W	original	
Nigella	damascena	love-in-the-mist	HseGdnN/W	later/advent.	weedy
Pelargonium	quercifolium	oak-leaf geranium	HseGdnN/W	original	
area/genus	species	common name	locality	intro.	vintage

Phlox	subulata	alpine phl.	HseGdnN/W	orig/early	
Scabiosa	columbaria		HseGdnN/W	original	
Viola	tricolor	Johnny jump up	HseGdnN/W	original	
Vitex	agnus-castus	Chaste tree	HseGdnN/W	original	

15 courtyard & adjacent gardens (crtyd)

Berberis	pruinosa ?	evergreen barberry	crtyd	original	
Berberis	thunbergii	japanese barberry		original	
Campsis	grandiflora	Chinese trumpet vine	crtyd W arbor	original	
Ligustrum	chinensis	small leafed privet	crtyd hedge, etc	original	various volunteers
Mahonia	x media ?	mahonia	crtyd hedge, etc	original	various volunteers elsewhere
Picea	pungens v. glauca	Colorado blue spruce	crtyd	1970s	
Pyracantha	coccinea ?	firethorn	crtyd/shed drive hedge	original	
Rosa	'Ballerina'		crtyd S & W margin	early/repl.	
Rosa	cv	Alistair Clark rose	crtyd S & W margin	early/repl.	

16 central N/S hedges (NShdgs)

Euonymus	japonica	Japanese spindle tree	N tce/path hedge; hse fr entry	original	path hedge from front drive to shed
Iris	unguicularis	Algerian iris	NShdgs		
Iris	germanica	Common flag iris	NShdgs		
Photinia	serratifolia	Chinese photinia	NShdgs	original	various volunteers
Syringa	vulgaris cv.	Lilac	NShdgs	original	
Vitex	agnus-castus	Chaste tree	NShdgs	original	

17 N orchard (Norchd)

Malus	x domestica	Granny Smith' apple	Norchd	original	
Malus	x domestica	'Johnathon' apple	Norchd	original	

area/genus **species** **common name** **locality** **intro. vintage**

Prunus	cerasifera 'Nigra'	purple-leafed plum	Norchd	original	
Prunus	persica	peach	Norchd	original	
Prunus	salicina	Jap/Mex blood plum;bird	cherry;SW orchard	original	
Pyrus	communis	pear	Norchd	original	
Vitis	vinifera	Isabella grape	Norchd	original	3 plants persisting at lower end of area

18 S orchard & SW corner (SW)

Cornus	florida	flowering dogwood	SW	later addn	mem. Doug Waterhouse tree
Malus	'Granny Smith'	apple	SW orchard	original	
Malus	'Jonathon'	apple	SW orchard	original	
Prunus	salicina	Jap/Mex blood plum;bird	cherry;SW orchard	original	
Prunus	armeniaca	apricot	SW	original	
Prunus	dulcis	almond	SW	original	now dead
Prunus	persica	peach	orchard	orig/repl.	
Pyrus	communis	`Williams' pear	orchard	original	
Pyrus	pyrifolia	Nashi pear	orchard	original	
Rosa	banksiae	Banksian rose	SW corner, over chook hse	orig/early	

19 garage area Grge

Jasminum	mesnyi	Yellow Jasmine	Grge	original ?	hedge N side shed
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Syringa	vulgaris cv.	Lilac	Grge	original	
Vitis	vinifera	ornamental grape	Grge - W side of shed	original	

20 Euc. melliodora & thicket (melThkt)

Acacia	decurrens	black wattle	NbdryW	from orig. veg	2 volunteer saplings
Acacia	implexa	hickory wattle	NbdryW	volunteer	1 saplinglocal native sp
area/genus	species	common name	locality	intro. vintage	

Cotoneaster	glaucophyllus	lvs glauc above	melThkt	volunteer	
Cotoneaster	microphyllus	small lf cotoneaster	NbdryW	original	1 lge plant NW lawn boundary
Eucalyptus	melliodora	Yellow box;	melThkt	orig veg	1 lge tree & 1sapling
Photinia	serratifolia	Chinese photinia	NbdryW	original	various volunteers
Prunus	cerasifera 'Nigra'	purple-leafed plum	melThkt	old volunteers	several under Euc.melliodora

21 northwest corner (NW)

Brachychiton	populneum	kurrajong	2 near bomb shelter	volunteer	
Celtis	australis	hackberry, nettle tree	various; lge spec orch possib	early/adven?	
Eucalyptus	cinerea	Argyle Apple	NW cnr (rare locally native sp)	orig(Weston)	
Eucalyptus	bicostata	Vic. bluegum	extreme NW corner	sixties?	

Species found to be volunteers from plantings or adventive from exterior sources

area/genus	species	common name	locality	intro. vintage	
Acacia	decurrens	black wattle			
Acacia	implexa	hickory wattle			
Arbutus	unedo	Strawberry tree			
Berberis	pruinosa ?	evergreen barberry			
Brachychiton	populneum	kurrajong	2 near bomb shelter	adventive	native in district
Celtis	australis	hackberry, nettle tree			
Cornus	florida	flowering dogwood			
Cotinus	cogyria	Smoke bush			
Cotoneaster	glaucophyllus	lvs glauc above			
Cotoneaster	lacteus ?	rockspray cotoneaster			
Hedera	helix	ivy	Sbdry	original	
Ligustrum	chinensis	small leafed privet			
Lonicera	japonica	Japanese honeysuckle	various	original ?	
Lonicera	fragrantissima	fragrant honeysuckle			
Mahonia	x media ?		various; weedy	original	
Nerium	oleander	oleander			
Nigella	damascena	love-in-the-mist			
Photinia	serratifolia	Chinese photinia			
Prunus	cerasifera 'Nigra'	purple-leafed plum			
Pyracantha	coccinea ?	firethorn			
Sorbus	aucuparia	Rowan	Sbdry	original	1 lge; volunteers elsewhere
Sorbus	aucuparia	Rowan			
Vinca	major	perwinkle	NdrPatHdge	original	
Vinca	major	perwinkle			

**ATTACHMENT 4 LIST OF FRUIT TREES AND VINES REGISTERED
UNDER THE PLANT DISEASES REGULATIONS, 1938**

PARTICULARS OF FRUIT TREES AND VINES.

Name.	Number of Fruit Trees and Vines.
Apple	6
Pear	4
Quince	-
Peach	7
Nectarine	3
Plum	2
Apricot	4
Cherry.. .. .	-
Fig	1
Almond	5
<i>Specify any other</i>	2 Flowering Peach, 1 Plum.
Vines—	
Grape	5
<i>Specify any others</i>	-

NOTE.—For provisions of Plant Diseases Regulations regarding **Renewal of Certificates of Registration and notification of disposal or transfer of Orchard or Nursery see Back hereof.**

Source: Nigel Lewis & Associates, *Calthorpes' Residence, Conservation Analysis, Conservation Plan and Museum Management Proposals*, 1984, p33

**ATTACHMENT 5 LIST OF ROSES GROWING AT CALTHORPES' HOUSE
as at 10 May 1924**

Mrs H. Calthorpe Sucanbetan 10/5/24

A..... Yves Bruhen Y.....

B..... Laurent Carle Z..... Mad-Jules Grelez

C..... ~~Hoosier Beauty~~ AA..... Mrs Herbert Stevens

D..... The General BB..... Rhea Reid

E..... Gwen Nash CC..... Lady Hillington ~~Dead.~~

F..... Mad-Jules Bouche DD..... Frau K. Druschki ~~(Snow G-) Dead.~~

G..... Mrs A.R. Wadell EE..... George Dixon

H..... Radiance FF..... White Maman Cochet

I..... Mad-abel Chateney GG..... La France

J..... Aspirant M. Rouyer HH..... Pink Maman Cochet Clg.

K..... Gruss au Taplitz II..... Australian Beauty. Clg.

L..... Bella Siebrecht JJ..... Mad-Segend Weber

M..... Mad. Butterfly KK..... Pink Maman Cochet.

N..... General Macarthur LL..... Pink Dorothy Perkins. Clg.

O..... Dean Hele (Std No letter... Mad-Edouard Herriett.

RXXXXXXXXXX

P..... Golden Ophelia

Q..... Lucien Chaure

S..... Hadley

T..... Gustav Grunewald

U..... Killarney

V..... Ethel Somerset

W..... Sev. of Stella Gray

X..... Red Radiance

Source: Nigel Lewis & Associates, *Calthorpes' Residence, Conservation Analysis, Conservation Plan and Museum Management Proposals*, 1984, p34

ATTACHMENT 6 CONDITION REPORT UPDATE

1.0 PHYSICAL EVIDENCE

The following are comments and an update of the July 2007 Physical Survey and Dilapidation Audit prepared by Philip Leeson Architects, as recorded in December 2009.

2.0 MAIN HOUSE

2.1 Exterior

Item	Page reference	Condition
External Walls	7	Wasp nests have been removed. Irrigation causes wetting of lower section of walls in many areas.
Bed 2 Loggia	9	Wasp nests have been removed.
Roof	9	Roof has been repaired and largely re-roofed with existing tiles.
Eaves	9	Wasp nests have been removed.
Gables	10	These have been re-shingled.
Barges	10	These have been repaired and repainted.
Garage doors	19	The threshold timber is rotten.
Garage roof	19	Roof requires repainting.
Woodshed external walls	25	Water damage appears to be from rising damp or build up of garden material against walls.

2.2 Interior

Item	Page reference	Condition
Laundry doors and hardware	40	Jamb has been sanded to ease door.
Maid's Room doors and hardware	45	Knob has been repaired
Kitchen Walls	49	Walls have been re-rendered and painted.
Kitchen Ceiling and cornices	49	Have been repaired and painted
Kitchen doors and hardware	49	Knob now latches correctly.
Kitchen Fireplace	51	The missing tiles should be repaired or replaced.
Kitchen Plumbing	51	The tap is no longer loose.
Servery walls	55	Walls have generally been repaired and painted but low level wall damage remains.
Dining walls	59	Walls have been repaired and painted.
Dining ceiling and cornice	59	Have been repaired and painted.
Dining windows and hardware	59	Timber should be touched up.
Dining fireplace	60	Mantle has been secured.

Item	Page reference	Condition
Passage walls	71	Walls have been repaired and painted.
Passage ceiling and cornice	71	Have been repaired and painted.
Bedroom 2 Walls	79	Walls have been repaired and painted.
Bedroom 2 ceiling and cornice	79	Have been repaired and painted.
Bedroom 3 Walls	83	Walls have been repaired and painted.
Bedroom 3 ceiling and cornice	83	Have been repaired and painted.
Bathroom walls	87	Have been repaired but tile work is outstanding.
Bathroom ceiling and cornice	87	Have been repaired and painted.
Bathroom doors and hardware	87	Edge of door has been planed to enable it to close.
Bathroom medicine Cabinet	88	Paper lining is failing and coming loose.

3.0 TOILET BLOCK

This was excluded in the 2007 audit but is detailed below.

The structure is a timber framed building lined with fibrocement with a gabled CSI roof with exposed timbers and no gutters.

Internally, toilet walls are lined with Fibrocement. Concrete slab floor has vinyl finish. The block has a modern fitout.

Windows to west are clear anodised aluminium sliding.

Doors to east are ledged and braced with vertical boards and barrel bolt.

The building is generally in good condition although one pane on the west side has a hole.

Paint is weathering especially to fascias and exposed timbers.

4.0 GARDEN SHED

A Colorbond garden shed is located within shrubs on the northern side. It is well concealed and in good condition.

5.0 IRRIGATION

The irrigation system needs adjustment so it does not spray on the walls of the house. This work is urgent.

ATTACHMENT 7 PHOTOGRAPHS

Eric Martin & Associates (December 2009)



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IMG_8382.JPG



IMG_8383.JPG



IMG_8384.JPG



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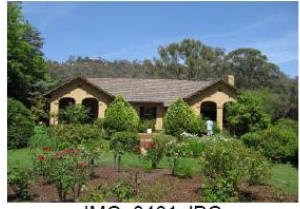
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Geoffrey Britton (late 2009)



V1: Entry Vista



V2: View back to house from carpark area



V3: View from front doorway



V4: Entry Vista



V5: From N/Porch to E/Porch



V6: View from N/Porch



V7: View from E/Porch 1



V8: View from E/Porch 2



V9: From E/Porch 3



V10: Front Steps



V11: Front Panorama



V12: Front garden



V13: Front



V14: Back Fence



V15: 1980's lattice fence under assault from various weeds.



V16: One of the 1980's lapped fences (N/W) in need of repair.



V17: Former fowlhouse



V18: Invasive SSP should be removed from entry wall.



V19: This path is actually an intrusive element.



V20: Existing intrusive handrail needs to be replaced.



V21: Intrusive Electrical Installation



V22: Calocedrus



V23: Vitex near side of porch.



V24: Clothesline Posts



V25: Early "twist" dropper.



V26: Concrete post and stay.



V27: NWTH fence



V28: A former path recovered in the 1980's.



V29: 2nd reconstructed arbour with retained roses.



V30: Former triangular bed has lost most of its defining edging.



V31: Bomb shelter



V32: Metal sheeting.



V33: Cast iron post and timber at rear boundary.



V34: One of the former vegetable plots in W orchard



V35: Existing sweet pea frame.



V36: Part of 1980's reconstructed fence to N orchard.



F37: Bare rear bed needs replanting.



F38: Runoff near the gravel drive needs monitoring and the drain cleared.



F39: Front east.



V40: Front view



V41: Front from side



V42: North/western formal garden



V43: Service panorama



V44: Rear Court



V45: S/orchard panorama



V46: W/orchard



V47: Rear SW



V48: Back Shed



V49: From Red Hill reserve

Jill Waterhouse Personal Collection



Sale of 24 Mugga Way , 1984. The Hon Gordon Scholes in centre



Robin Walmsley (in centre)



Dawn Waterhouse comes up the step to greet First Curator, Elaine (Lainie) Lawson and Professor Manning Clarke, one of the many academics who supported the House Museum concept. (c1980s)



An event with Friends of Early Canberra (c2000)







Doug Waterhouse (Santa) and his wife Dawn introduce children to a program about Christmas in the 1920s. (1993)



Photograph taken in 1991



Calthorpes' Family Photograph Album (provided by John Armes)



- (A new corner - 24 / 11990 way.





*Auntie Kath Taylor
1929.*



Del, Tidals, Dawn Auntie Kath cousin Judy

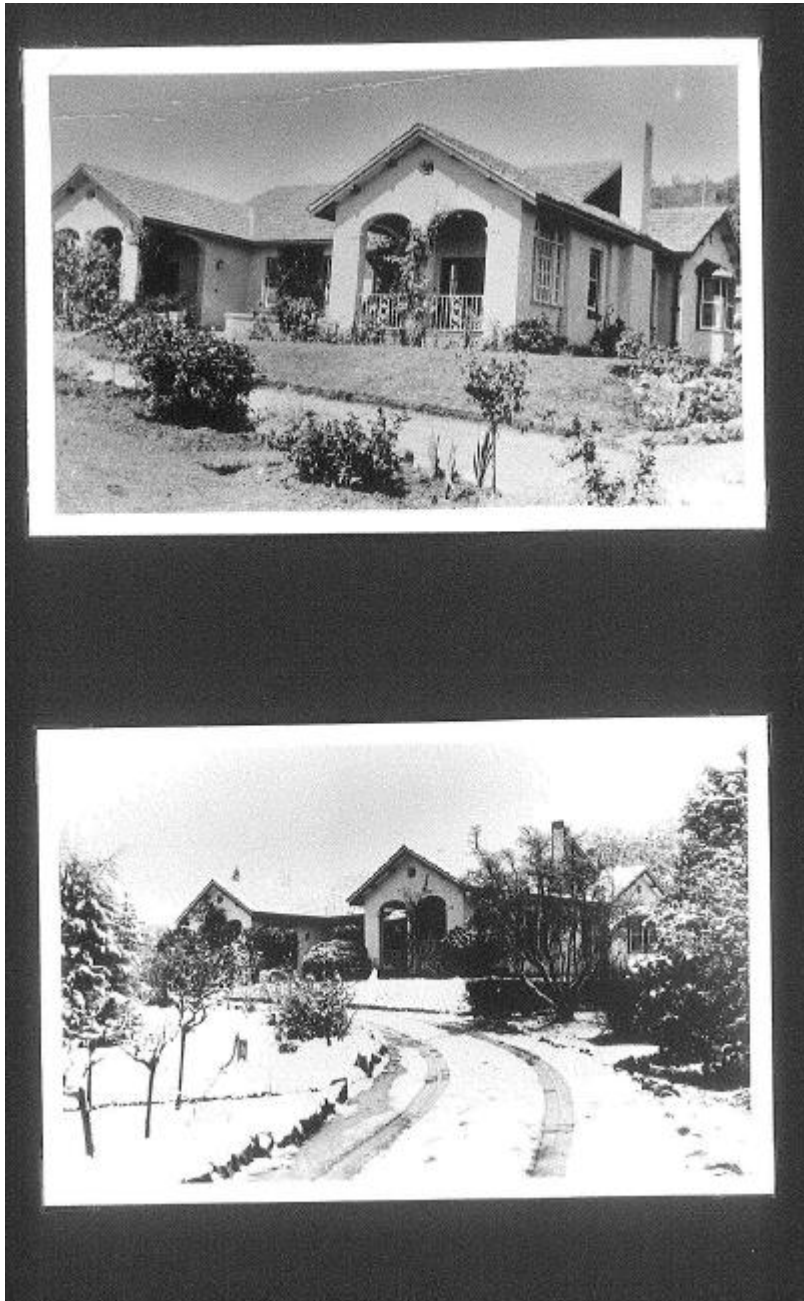


Dad, the first in Bullentale costume



Dawn - dolls picnic







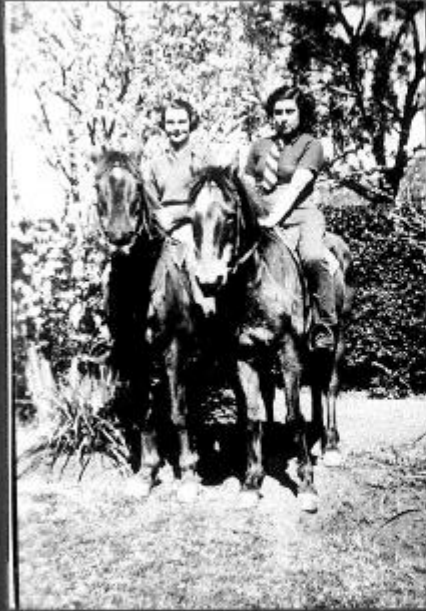
*The twin Bonwells.
next door neighbors
& constant playmate*



Nan



Pat



Andrew Paul & Dawn
on Sebastian



Jean Dinner

School friends



Dawn - aged 15



Del's son in father's army
Cap: Paul Anatolovich



Grand daughter gill



a birthday party.

Loose Photos in Album



ATTACHMENT 8 SOCIAL VALUE RESEARCH

8.1 SOCIAL VALUE COMMUNITY WORKSHOP AT CALTHORPES' HOUSE, 18 March 2010.

LIST OF PARTICIPANTS

Attendees

Jean Abbott, Housekeeper
 Mary Anne Anderson, Guide
 Jenny Bowling, Guide
 Helen Campbell, Friends of Early Canberra
 Robert Campbell, Friends of Early Canberra
 Sophie Chessell, Staff – Education Programs
 Margaret Cornwall, Friends of Early Canberra
 Jennifer Elton, Collections Manager
 Beverley Finlayson, Guide
 Ellen Gibbon, Former staff,
 Anne Heard, Volunteer Guide
 Allison Jones, Guide
 Elaine Lawson, Former staff - curator 1985-2001
 Pam Pickering, Family friend
 Ann Podobnik, Staff
 Adele Rosalky, Former guide,
 Jean Sheaffe, Friends of Early Canberra
 Dawn Waterhouse, daughter of Della Calthorpe
 Jill Waterhouse, grand daughter of Della Calthorpe
 Helen Woodger, Friends of Early Canberra
 Laurel Yeend, Friends of Early Canberra
 John Armes, Canberra Museum and Galleries
 Eric Martin, Project Team
 Sandy Blair, Project Team
 Mary Hutchinson, Project team

Apologies

Beth Mansfield
 Caroline Knott
 Beryl Quartel
 Jean McLennon

OUTCOMES: SOCIAL VALUES COMMUNITY WORKSHOP 18 MARCH 2010

Table 8.1: Summary of Participant Responses

Association	Why important	What is important	Comments
80 years of connection with family - Harry Calthorpe was a good friend of my father	<ul style="list-style-type: none"> Memories of growing up in the district Associated with important events, eg. 	Longevity of house, garden, people, stories.	
Gatherings of Old Canberrans	<ul style="list-style-type: none"> A meeting place for Old Canberrans 	<ul style="list-style-type: none"> People and memories Oral histories 	
Supervisor of architectural conservation work	<ul style="list-style-type: none"> The role of the house in ACT history Intact nature of building collection and grounds Importance of 	All of it – the combination of elements defines its nature	It's special to know the surviving family members and to see Calthorpe family and friends reminiscing

	conservation for future generations		together.
Volunteer guide (5 years)	<ul style="list-style-type: none"> • Personal connection it provides with the Calthorpe family and Canberra's history • Being able to share the experience with so many visitors - to hear their stories and to witness their delight and pleasure is fantastic! • Responds to the needs of visitors and taps into their memories. 	All of it - people appreciate the amount of knowledge that guides can share with them Connections it makes with children, eg. playing old games like marbles, hopscotch.	Most important that visitors can experience most of the house closely – not separated by lots of barriers!
55 years knowledge of house and family. Recent friend of Dawn	<ul style="list-style-type: none"> • The encapsulation of an era • A piece of history for the younger generation 	Everything	I'm so glad Calthorpes' House is now a heritage home and... appreciate the heritage sector taking so much care of it.
Historian, heritage professional	<ul style="list-style-type: none"> • A time capsule of 1920s and early Canberra • Events in the house and garden • Important example of best practice in house museums and conservation • Reflects strong love of Canberra and sense of its distinct history 	<ul style="list-style-type: none"> • Especially the stories, images • Fresh flowers in the house • House keeping – old style • Sounds of children enjoying the place on school visits 	
Long-term close friendship with family. Father was business partner of Harry Calthorpe in Woodgers and Calthorpes'	<ul style="list-style-type: none"> • Role of Calthorpes' House in local history – it's vital to our community' • It's a true reflection of what life and our society was like for many people in our community in the 1920s and '30s 	All aspects	
Guide of 12 years - many personal connections with Canberra's history	<ul style="list-style-type: none"> • A wonderful reflection of many people's lives • Value to school children who are very excited about life in the 'olden days' – often bring parents back to see it • Increasing value as a living social and historical document. 	<ul style="list-style-type: none"> • All – especially qualities of a 'living museum' – pianola playing, fresh flowers, fuel stove burning, radio on. • Aware of need to balance this with conservation. 	I hope it will stay open for many, many years as an encapsulation of social/domestic life in early Canberra and a reminder of its history.
Cultural Facilities since late 1990s	<ul style="list-style-type: none"> • Value of object collection and house, its contents • Stories that go with them. 	<ul style="list-style-type: none"> • All aspects work together to give meaning to the experience of the house. • Stories important to tell as part of programs. 	Importance of caring for Calthorpes' house into the future – how best to maintain, as well as use for education?
Guide approx 12 years	<ul style="list-style-type: none"> • Collection of domestic objects dating from 1920s as invaluable insight into a 	The restriction on visiting group size provides for strong	My hope is that the collection will continue to be valued by future

	<ul style="list-style-type: none"> past way of life Pleasure that house gives to people of all ages and backgrounds Valuable educational tool in rapidly changing world. 	interaction between visitors and guides.	generations.
Grand daughter – spent time in house after birth in 1945, in 1950s and as sole resident 1976-79	<ul style="list-style-type: none"> Calthorpes is distinct because intact and lived in by one family. 		Value of Calthorpes' will increase with passage of time until totally reassessed in 200 years time.
Friends of Early Canberra – since 1987	<ul style="list-style-type: none"> It brings back happy memories through items and utensils, such as the old stove, as we had the same brands in our house in Flinders Way 	<ul style="list-style-type: none"> The house and garden In the early days everyone had a vegetable garden. 	
Guide 8 years-interest in Australian and local history, stories and storytelling	<ul style="list-style-type: none"> A record of a key point in Australian and Canberra history Unlimited potential of objects to produce connections and appeal to different interest. 	All – particularly stories and people.	Making the museum homely requires certain things to happen but people love it!
Family friend 50 years, now visitor, often bringing my grandchildren and Canberra visitors.	<ul style="list-style-type: none"> A home of pre war vintage in its entirety – rare now and important educationally Ambience and contents evoke vivid memories of my youth and knowing houses with identical appliances etc confirms its authenticity. 	The whole goes toward making a complete picture - it is necessary to keep alive the vitality and difference of a museum of this kind.	<ul style="list-style-type: none"> Importance of a dedicated band of volunteers in making the place friendly. Present-day manager continues practices of the owners – careful housekeeping.
Knew the Calthorpe girls at school!	<ul style="list-style-type: none"> It represents the beginning of my life in Canberra Shows future generations how we lived I love driving my visitors past Calthorpes' House Mugga Way was and still is 'the' street of Canberra. 	Memories, stories, house and garden, street and Mugga Way.	The parking situation worries me!
CMP team - conservator when first became a house museum and ongoing advice	<ul style="list-style-type: none"> Representative of a whole of life experience of a 1920s place Conservation award in 1985 Very strong educational tool for future generations. 	The whole – building, garden, furniture, fittings and the life stories that go with them.	Important to keep some activity in the house and garden that are 'of the house – eg cooking.
Associated with house from 1985 – first curator	<ul style="list-style-type: none"> A window into a way of life that has passed A springboard for understanding Canberra life from 1927 How the everyday, domestic and sensory experiences open up the possibility of connections and stories beyond 	<ul style="list-style-type: none"> All eggs of aspects important – the level of details about them is what makes the place unique. The garden and its domestic scale, use for 	The balance between access and responsible conservation is a tricky one to manage but it is really important to emphasise the house as a lively home as much as a historically important artefact.

	Canberra and Anglo-Australian culture.	pruning demonstrations, reference as period garden	
Housekeeper since 1985 - cooking demonstrations on wood stove	<ul style="list-style-type: none"> A special personal bond with house and family. 	People always comment on how they love the smells when I cook in the house.	
I was there when the house was being built, I lived there and now help with the museum.	<ul style="list-style-type: none"> Importance to the history of Canberra. Formation of group of 100 early Canberra residents to meet twice yearly at house since 1988. 	<ul style="list-style-type: none"> All listed aspects equally important Music is often neglected – pianola is important Also cooking smells – these are a must! 	<ul style="list-style-type: none"> Issue of ongoing meetings of early Canberra residents Grateful home is maintained so well and guests welcomed to a home not a museum!
<ul style="list-style-type: none"> Education and Community Programs since 1998 Attended programs as child with parents 	<ul style="list-style-type: none"> Making connections through interpretation, sharing history – even across different cultures Interest of visitors, listening and sharing life experience Coherence and richness of the collection. 	<ul style="list-style-type: none"> Sounds and smells a great way for children to connect with the house The family stories as a valuable way to build empathy. 	A great resource!
Staff – 3 years	Historical and social significance in the early life and development of Canberra.	All aspects important to provide complete record of full range of activities associated with the house and its occupants.	Crucial to promote house as widely as possible – as a house museum and for relevance to Canberra's history.

8.2 HERITAGE FOCUS GROUP, CANBERRA MUSEUM AND GALLERY, 29 March 2010.

LIST OF PARTICIPANTS

Attendees

Don Aitkin, Cultural Facilities Corporation
 Ione Conquistador, Collections Management, heritage consultant
 Rosanna Hindmarsh, ACT Historic Places Advisory Committee
 Peter Haynes, Director, ACT Museums and Galleries
 Margaret Fleming, Former staff – Education Officer
 Mike Hodgkin, National Trust of Australia (ACT)
 Elaine Lawson, First Curator at Calthorpes' House
 Dr Joy McCann, Senior Historian, Museum of Democracy at Old Parliament House
 Dale Middleby, Senior Curator, Social History, ACT Museums and Galleries
 Greg Peters, ACT Historic Advisory Committee and heritage consultant
 Marilyn Truscott, Canberra and District Historical Society
 Jill Waterhouse, granddaughter
 John Armes, Assistant Director, Canberra Museums and Galleries
 Sandy Blair, Project Team
 Jennifer Forest, Project Team
 Mary Hutchinson, Project Team
 Eric Martin, Project Team

Apologies

Prof Ken Taylor, Australian National University
 Prof John Mulvaney
 Max Burke, Australian Garden History Society
 Ken Charlton, Institute of Architects, RSTCA and Heritage Committee

Responses from Canberra and District Historical Society

A questionnaire was sent out to members and the two responses received were included in the analysis.

OUTCOMES: HERITAGE FOCUS GROUP 29 MARCH 2010

Table 8.2: Summary of participant responses

Association	Importance	Aspects	Comments
Historian at OPH – similarity between CH and OPH – period, memories, local community relationship with place	<ul style="list-style-type: none"> One of a number of early 20th century reference points defining nature of early Canberra Invokes sense of connectedness for older Canberrans with the era People's own life stories bound up with story of CH Each generation values CH differently but has continuous demonstrated value across generations. 	Tangible and intangible: the atmosphere, sense of place, memories, stories in context	Strength of social value in shared deep valuing over generations (even though each generation brings different cultural values, perspectives, meanings) can be demonstrated in visits, use as educational resource, memories kept alive through formation of associated groups.

Guide 1986-1992	Essential piece of the historic tapestry of Canberra as the home of a prominent family in the founding years	<ul style="list-style-type: none"> Authenticity of the whole Well-documented, original collection Breadth of collection provides many access points 	The house provokes the range of human emotions and touches the personal in most of us
Furniture and interiors conservator (10 years); also introduction of special interest groups eg family history society	<ul style="list-style-type: none"> Reference point to styles of interiors of the period, completeness, originality, condition. A reminder of my grandparents' era – objects remind me of visiting them. 	The holistic collection	At times I find myself re-interpreting the collection, wondering about how it will be interpreted by future generations.
Education team, staff	<ul style="list-style-type: none"> Unique as a whole collection of its type Compares very well with like places in Australia – best practice interpretation, presentation and completeness 	Textiles – rare to find carpets, curtains, blinds and all the owner's clothes and accessories over time in one house, collection.	
Collections manager (5 months)	<ul style="list-style-type: none"> Own identification with large sections of collection – reminder of grandparent and their friends. Collection and furnishings provide a snapshot in time 	House, garden, collection, complete interiors	Education programs a very good resource – link between past and present and help our children better understand their city's history
ACT Historic Places – conservation of CH; personal interest in historic architecture	<ul style="list-style-type: none"> Inspires a sense of connection with past lifestyles and personal experiences. My response as a custodian deepens as I share my reaction to CH with other professionals and visitors. <p>Compares more than favourably as a 20th century heritage place and intact combination of architecture and a collection.</p>	The combination of aspects inspires strong emotion in many visitors	
Grand daughter, lived in house with parents briefly 1950s and on own 1976-79	<ul style="list-style-type: none"> In 1980s and 1990s no similar house museum in UK Time capsule of 1920s but some elements from 1970s – layers Caters for existing communities of interest (eg architects) and creates communities (eg forming 'Friends of Early Canberra) 		<ul style="list-style-type: none"> The family still has objects for discussion, even if not for the collection The pianola is one of focal points of house – maintenance must be priority
Child growing up in Canberra; member of campaign to save CH as museum	<ul style="list-style-type: none"> Personal sense of continuity Example externally of entire Mugga Way of the time. An epitome of what a house museum can be but often isn't! 	<ul style="list-style-type: none"> All of it Mugga Way as it was The personal stories which bring life – without them the place can risk 	

		stasis and being a museum not a home	
Educator (1991-2003); visitor – bringing others to visit	<ul style="list-style-type: none"> • A whole package - an intact survivor • Reflects a whole living experience and gives insight in to one family... who loved their house and surrounds • Something for everyone to learn • Fun that is part of the house 	<ul style="list-style-type: none"> • It's the togetherness and interdependence of every part of it • Garden – to be able to grow vegetables and connect with tastebuds of visitors who have never picked a pea or podded it! • Furniture, furnishing, ephemera • Dawn's stories of growing up in the house. 	
Near neighbour since 1988 – house of similar period; Heritage Places ACT – preservation of CH as place of 'local and national social interest'	<ul style="list-style-type: none"> • Pleasurable memories evoked by visits for older and younger generations • The detail and organisation of the household • How much possessions were valued and treasured • The accoutrements of a comfortable lifestyle of the period 	All	A unique resource of national significance
National Trust ACT – since 1985	<p>It is unique as a complete collection: house, garden package/time capsule'</p> <p>Educational tool to inform newer generations about life in the 1920s – on this basis of national significance</p> <p>A place representing the people of Canberra – Canberra a place where people live, not just the National Capital</p>	All of it – except neighbourhood which has changed so much.	Unique in Australia for its completeness – house, garden, context all associated with the one family and are of the same period

8.3 LIST OF PEOPLE INTERVIEWED/CONSULTED ABOUT SPECIFIC ASPECTS

Meredith Walker, Heritage Consultant
Jill Waterhouse, Calthorpe family descendent
Sophie Chessell, ACT Museums and Galleries, Education Programs
Beth Mansfield, ACT Museums and Galleries
Ken Taylor, Australian National University, ACT
Linda Young, Deakin University, Victoria

Information was sought to fill gaps in the research as follows: ACT Museums and Galleries staff, Sophie Chessell (Education and public programs) and Beth Mansfield (visitor statistics); Dawn Waterhouse and Jill Waterhouse (identification of associated communities, 1980s campaign to purchase the house as a house museum); and heritage practitioners Linda Young, Ken Taylor and Meredith Walker (comparison with other house museums in Australia, overseas professional involvement at the site).