

MUIR HOUSE AND STABLES
BERRY NSW

**CONSERVATION MANAGEMENT
PLAN**

PREPARED FOR

SHOALHAVEN CITY COUNCIL
BRIDGE ROAD NOWRA NSW



AUGUST 2001
REF: 0103: CMP

TROPMAN & TROPMAN ARCHITECTS

Architecture Conservation Landscape Interiors Urban Design Interpretation
55 LOWER FORT STREET SYDNEY NSW 2000 FAX (02) 9251 6109 PHONE (02) 9251 3250

Tropman Australia Pty Ltd ABN 71 088 542 885 ACN 088 542 885 Incorporated in New South Wales

Contents

1.0	Executive Summary	1
2.0	Introduction	2
2.1	Brief	2
2.2	Study Area	3
2.3	Methodology	5
2.4	Limitations	5
2.5	Author Identification	6
2.6	Acknowledgements	6
3.0	Documentary Evidence	7
4.0	Physical Evidence	16
4.1	Identification of existing fabric	16
5.0	Analysis of Documentary and Physical Evidence	21
5.1	Analysis of Documentary Evidence	21
5.2	Analysis of Physical Evidence	21
6.0	Assessment of Cultural Significance	22
6.1	NSW Heritage Assessment Criteria	22
6.2	Statement of heritage significance	23
6.3	Nature of significance	24
6.4	Items of significance	24
6.5	Heritage Assessment Matrix	24
6.6	Grading of significance	25
6.7	Definition of curtilage	29
7.0	Constraints and Opportunities	30
7.1	Physical constraints and requirements arising from the statement of significance	30
7.2	Procedural requirements (conservation methodology)	31
7.3	Constraints and requirements arising from the physical and documentary evidence	31
7.4	Constraints and requirements arising from the physical condition	32
7.5	External constraints	33
7.6	Opportunities and constraints arising out of ownership and use	34
8.0	Conservation Policy	35
8.1	Definitions	35
8.2	Conservation procedures at the site	36
8.3	Subject site	37
8.4	Subject building	39
9.0	Implementation Strategy	40
9.1	Immediate works	40
9.2	Future Works	40
9.3	Landscaping	40
9.4	Options for future use	41
9.5	Management	43
9.6	Funding opportunities	43

Appendices

Appendix A:	Historical Figures and Documentation
Appendix B:	Photographic Survey
Appendix C:	Schedule of Maintenance Works
Appendix D:	Proposed Colour Scheme
Appendix E:	Copy of the Burra Charter
Appendix F:	Consultant Brief

List of Figures

Figure No.1:	Location Plan
Figure No.2:	Subject Site
Figure No.3:	Subject Buildings
Figure No.4:	Levels of Significance - Subject Site
Figure No.5:	Levels of Significance - Subject Building
Figure No.6:	Proposed garden
Figure No.7:	Options for future use

1.0 Executive Summary

Conservation Management Plan for the Muir House and Stables, Berry

The overall aim of this Conservation Management Plan is to investigate and analyse the documentary and physical evidence available to formulate a statement of cultural significance, and to provide management guidelines to enable this significance to be retained in future use and development. It has been prepared for the Muir House and Stables, which are located on Prince Alfred Street in Berry for the Shoalhaven City Council.

The main points of this study can be understood by reading the following sections.

- **Analysis of Documentary and Physical Evidence (Section 5.0)**

This study, in brief, concludes that the Muir House is in relatively good condition however the stables building has structural damage which requires urgent attention. The original form and interior configuration of both buildings can be clearly understood.

It is critical that any works at the site be documented and implemented in a way that allows for the retention in-situ of the maximum amount of existing significant fabric.

- **Statement of Cultural Significance (Section 6.0)**

The Muir House and Stables have historic, aesthetic and technical/ research significance, all at a local level.

- **Constraints and Opportunities (Section 7.0)**
- **Conservation Policy (Section 8.0)**

This study suggests appropriate uses for the site, as well as various recommended actions which should be taken to conserve the existing site and structures.

Any present and/or future design proposals should be evaluated and reviewed in association with the conservation policies and recommendations provided in this report to ensure that the significant heritage values of the site and structures are retained and fully interpreted by the community.

In summary, we believe that if the site is carefully developed and regular maintenance is undertaken it can retain its heritage significance, be able to be interpreted as a former residence with associated outbuilding and may play an important function for the local community.

2.0 Introduction

2.1 Brief

The aim of this Conservation Management Plan is to assess the heritage significance of the subject site and use the findings of this assessment to provide conservation management guidelines to enable this significance to be retained in future use and development. The report has been prepared for the Muir House and Stables, 10 Prince Alfred Street, Berry, for the Shoalhaven City Council.

This report entails the following.

Documentary Research

- Of the site/institutions/families/people associated with the site.
- Of the development of the site over time ie. Dates of construction and past additions/alterations.

Physical Investigation

- Description of site and building (internal and external) and its setting.

Assessment of Significance

- Heritage assessment using State Heritage Inventory criteria.
- Significance ratings of building's fabric and setting.

Conservation Policy

- Conservation approach.
- Future development of the site.
- Physical conservation action recommended and other relevant issues such as use; investigation; etc.

Implementation Strategy

- Identification of immediate works required.
- Identification of future works recommended for the site.
- Identification of landscaping works required and recommended for the site.
- Options for future use of the site.

2.2 Study Area

For the purposes of this report the *place*, as defined in the Burra Charter (please refer to Section 8.1 of this report), is to be known as the study area.

2.2.1 SUBJECT SITE

The subject site consists of Lot 1, DP 572830, located at 10 Prince Alfred Street, Berry.

Please refer to Figure No.1 of this report.

2.2.2 SUBJECT BUILDINGS

The subject buildings consists of a Federation period weatherboard cottage known as Muir House which is located on the subject site and the smaller brick building located to the rear of the cottage, to be known as the stables building.

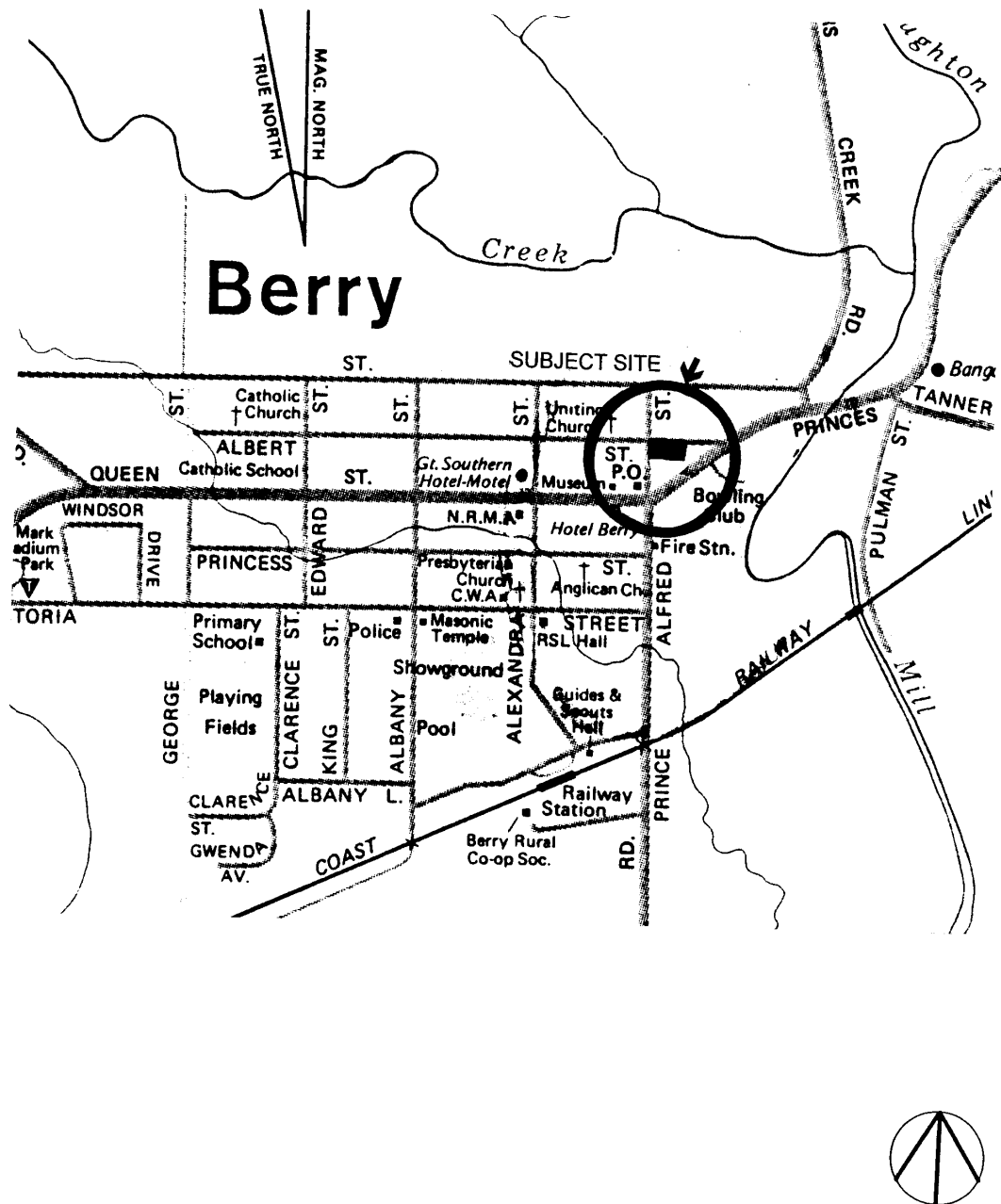


Figure No. 1: Location Plan

2.4 Methodology

The method follows that set out in the NSW Heritage Manual provided by the NSW Heritage Office and NSW Department of Urban Affairs and Planning and is in accordance with the ICOMOS *Burra Charter*. The method is outlined below.

Investigate the significance

- Investigate the historical context of the item of study area
- Investigate the community's understanding of the item
- Investigate the history of the item
- Investigate the fabric of the item

Assess the significance

- Summarise your knowledge of the item or study area
- Describe the previous and current uses of the item, its associations with individuals or groups and its meaning for those people
- Assess significance using the NSW heritage assessment criteria
- Check whether you can make a sound analysis of the item's to support the statement of heritage significance (use the identified historical themes, and the inclusion and exclusion guidelines provided in *Heritage Assessments* as a guide)
- Determine the item's level of significance (local or state)
- Prepare a succinct statement of heritage significance
- Get feedback
- Write up all your information

Manage the significance

- Analyse the management implications of the item's level of significance
- Analyse the constraints and opportunities arising out of the item's significance (including appropriate uses)
- Analyse owner and user requirements
- Prepare conservation and management recommendations
- If any obvious options are not suitable, explain why
- Get feedback from the community
- Analyse statutory controls and their relationship to the item's significance
- Recommend a process for carrying out the conservation and management strategies

2.4 Limitations

No intervention to fabric was undertaken.

2.5 Author Identification

TROPMAN & TROPMAN ARCHITECTS:

John Tropman	Director
	Heritage Conservation Architect
Melissa Ferguson	Geographer / Interpretation Planner
Monique Quinlan	Architect
Olivia Munroe	Architectural Assistant

SUB-CONSULTANTS:

RF Historical Research Service	
Robyn Florence	Historian

2.6 Acknowledgements

The authors would like to thank the following people for their contribution to this study:

- Mr Colin Severs

3.0 Documentary Evidence

The following historical background has been prepared by historian Robyn Florence.

3.1 Introduction

The early history of Berry differs from that of other country towns in New South Wales in that it began as a private estate town. The land on which the town of Berry began and is now situated was formerly part of the Alexander Berry- Edward Wollstonecraft Estate of Coolangatta.

The first settlers at Broughton Creek, as Berry was then known, were seven free sawyers employed by Alexander Berry in 1825.¹ A tannery began operations soon afterwards. By the 1840s a sawmill powered by a water wheel was established using water from Broughton Mill Creek by means of an earthen water race.²

As the land was opened up firstly by the Berry Estate to tenant farmers in the early fifties and then in the sixties, by settlers under the Robertson Land Act, Broughton Creek became the port of a very large area where dairy farms were established.

Bailliere records in his New South Wales Gazetteer of 1866 that a sizeable town had grown on the two ridges either side of the Broughton Mill Creek.³ On the Pulman Street side a Post Office, Schoolhouse, Tannery and two stores with saddlers and shoemaker's shop, smith's forge etc. existed with an Inn on the Queen Street site of the Berry Hotel.⁴

By 1868 the population had reached 300 persons and Broughton Creek became the headquarters of the Broughton Creek and Bomaderry Municipality.⁵

In 1873 Alexander Berry died and the estate passed to his younger brother David, who had been managing the Shoalhaven establishment since 1848. During the period of David Berry's residence at Coolangatta the town of Broughton Creek grew and flourished.

In 1883 Broughton Creek was surveyed and a plan for a town was made on the higher land on the western bank of the creek, where many businesses and houses were already established. The plan was for a rectangular pattern of streets, many of them being named after members of Royalty.

With the rise in population and the appearance of the town being laid out in a haphazard fashion David Berry arranged for a 'town' plan to be drawn in 1883. He located the town on the higher land on the western bank of Broughton Mill Creek, where many businesses and houses were already established.

The Berry streets, except for the older ones, which would have resisted change such as Wharf Road, were named after Queen Victoria and her children. Queen Victoria, of course, getting a double mention.

The original rectangular blocks of the town shown on the 1883 map were later split by extra streets and some were never developed. A proposed street that was shown on a 1912 map as York Street, opposite the Show ground gate and running through Prince Alfred Street, was never developed.⁶

¹ Brief History of the Town of Berry, Shoalhaven Historical Society Archives, S149a

² Lidbetter Mary L., *Historic Sites of Berry*, Berry & District Historical Society Inc., Revised Edition, Berry, 1993, p.3

³ Bailliere F.F., *The New South Wales Gazetteer*, F. F. Bailliere, Sydney, 1866, pp 86-87

⁴ Bailliere's Gazetteer 1866 op. cit.

⁵ The Broughton Creek and Bomaderry Municipality was incorporated in Gazette Number 261 of 26th October 1868

⁶ *Historic Sites of Berry*, op.cit., p. 19

The change in the town centre led David Berry to begin negotiating with the government for permanent government owned buildings such as the Post Office and a Court House to be built in his 'new' town. Unlike the government towns of Kiama and Nowra where the public buildings such as Post Office, Courthouse and Police Premises were built on land designated for that purpose, Broughton Creek being a private town had its development controlled by the Berry family from their homestead at Coolangatta.

He set aside land for an Agricultural Showground, and on each of the four-corners of the town, he gave land for Church of England, Presbyterian, Wesleyan and Roman Catholic Church buildings. The banks also asked for land on which to build and the townsfolk began requesting buildings for community use.⁷

He reluctantly sold land to the banking institutions but agreed to give the block of land at the corner of the Great Southern Road and Prince Alfred Street, then known as Wharf Road, for a Post & Telegraph Office. The postal inspector pleased with the site, stated in his letter of November 1883 "It is an excellent site one of the very best that could be obtained".⁸

David Berry died in 1889, and the following year, the name of the town was changed to Berry in honour of its generous benefactor. Of his large estate, one third representing the lands of Coolangatta was left to his first cousin once removed, John Hay. The remainder was left in bequests to St. Andrew's University, Scotland, the Presbyterian Church of Australia and for the founding of a hospital to serve the Shoalhaven district. John Hay and the executors were obliged to sell the land to meet the bequests.

By 1912 when the town land was put up for sale the outlying land of the Coolangatta Estate had been disposed of by subdivision and sale.

The town of Berry continued to flourish as a service centre for a predominantly saw milling and dairying district. The population was 1300 in 1984, with additional town blocks enlarging the town site from that laid out in 1883. Today Berry acts as a service centre for the farming district, as a dormitory suburb of the Shoalhaven and Illawarra and as a destination for tourists who are attracted by the antique shops, gift shops and tearooms.⁹

Berry retains a quiet residential character, is well maintained and attractive with its open parklands and magnificent trees, well justifying the name "Town of Trees", given by the Berry Chamber of Commerce in 1975.

3.2 Prince Alfred Street

Prince Alfred Street was one of the main thoroughfares of the town in the 1880s. Beyond the railway crossing, Prince Alfred Street merges into Wharf Road. It was firstly the road to the 'Double Wharf' on the junction of Broughton Creek and Broughton Mill Creek and later used by the horse-drawn bus as a route to the train. In later years it became the road for tourists travelling from the north who were heading to Shoalhaven Heads.

Prince Alfred Street at one time had many shops but now has become almost entirely residential.

The gate at the northern end of Prince Alfred street led to Geoghegan's Bacon Factory near Bundywalla Creek, where it operated from 1884, processing 300 pigs a week. This area is now the Berry Sporting Complex.

⁷ Cousins Arthur, *The Garden of New South Wales*, Producers' Co-op Distributing Society Ltd., Sydney, 1948, p. 262

⁸ *Historic Sites of Berry*, op.cit., p. 20

⁹ *Historic Sites of Berry*, op.cit., p. 4

3.3 Apex Park

The Berry Apex Club established Apex Park 1958 in Prince Alfred Street, beside the Princes Highway, complete with amenities.¹⁰ The Baby Health Centre was subsequently erected on this site and officially opened on 8th September 1962. On the corner of the park stands the Jim Priddle Memorial Clock together with the 1988 Bicentennial flagpoles.¹¹

Located on the corner of Albert Street, opposite Apex Park, were the premises of Mr Robinson, the coach painter while many years ago it is believed that Mr Edward Whiteman had his saddlery business on what is now Apex Park.¹²

3.4 The 'Muir' House

The land on which this cottage was erected originally formed part of the 4,000 acres (Portion 10) granted to Alexander Berry on the 9th October 1838.¹³ Alexander Berry died in 1873 and the estate passed to his younger brother David, who had been managing the Shoalhaven establishment since 1848. David Berry died in 1889, and the estate passed to his first cousin, John Hay who was obliged to sell off the land to meet bequests. In 1912 the town property was put up for sale and Dr Karl Goergs purchased this land which was part of Portion 10, containing 1 acre 1 rood 32½ perches, on 10th April 1912.¹⁴

Dr Karl William Randolph Goergs was born in Prussia and after immigrating to Australia became the local Medical Practitioner in Berry around 1906. He sold his property to William George Ulrick on the 10th June 1913 presumably so that he could finance the building of 'Rhodeside' his residence and surgery, which he had built in Queen Street in 1914.¹⁵ With the outbreak of World War I Dr Goergs changed his name to George. Illness forced him to retire in the 1920s. Carl William George died at Royal Prince Alfred Hospital in 1926 aged 66 years.¹⁶

George William Ulrick was still farming at Wattamolla when he purchased the property from Dr Goergs. He bought the Berry property as an investment so that he and his wife could live in town when he retired from farming.¹⁷

George William Ulrick was born at Rose Valley, near Kiama, on 13th July 1856 the eldest son of Adam Ulrick and his wife Mary Elizabeth Lehr. Adam and Mary were German immigrants who arrived in Australia in 1852 and first settled at Rose Valley, near Kiama. In the 1860s, when George was aged about 8 years of age, the family moved to Wattamolla where they selected land and took up dairy farming.¹⁸

The farm was situated just over Broghers Creek down Priddles Lane at Wattamolla. Despite the arduous nature of farm life George made time to take an interest in the development of the district. He was in the forefront of the movement to start a butter factory at Wattamolla and became one of its Directors.¹⁹

¹⁰ Bayley William A. *Shoalhaven*, Shoalhaven Shire Council, Nowra, 1975, p. 220

¹¹ Lidbetter op. cit. p. 68

¹² *Historic Sites of Berry*, op.cit., p. 35- Whiteman is mentioned in a poem written in the School of Arts Journal of 1893

¹³ LTNSW Certificate of Title Vol.1907 Folio 135

¹⁴ LTNSW Certificate of Title Vol. 1907 Folio 15

¹⁵ LTNSW Certificate of Title Vol 2506 Folio 1

¹⁶ NSWBDM CD-ROM Death Index

¹⁷ Berry Municipality Rate & Valuation Records

¹⁸ The Ulrick Family in Australian from 1852 compiled by Ron Ulrick – Berry Museum Archives

¹⁹ The Ulrick Family in Australian from 1852 compiled by Ron Ulrick – Berry Museum Archives

He also took an interest in Local Government and for many years was an Alderman of the Broughton Vale Municipal Council. Failing health eventually compelled him to withdraw from public life.

George married Helen (Ellen) Chisholm on the 7th October 1880 at Broughton Creek (Berry). Helen was born on 2nd September 1856 at Kiama, the daughter of the local Kiama policeman, John Chisholm and his wife, Helen (nee Muir). After their marriage the couple returned to the Wattamolla farm to live.

George and Helen had seven children: four sons and three daughters.²⁰ Their first child, Nelly May, was born on 24th August 1881 but sadly died on 5th May 1885 aged 3 years and 9 months. She was buried beside her grandparents Adam & Mary in the Wattamolla Cemetery.²¹ George William (Bill or Bunty) was born on 31st May 1883, followed by Adam Percival (Perce) on 7th November 1884, Ethel Pearl on 2nd October 1888, Jeanette Elizabeth on 2nd July 1890, Leslie Muir in 1892 and Ernest Roy in 1895.²²

According to his son Bill, George retired from farming on 31st December 1917 and moved to their town house 'Muir' in Princes Alfred Street. In those days house numbering did not exist and homes were named so that the postman, baker and delivery boy could find the address. It is assumed that Nellie Ulrick named the house 'Muir' in memory of her mother, Helen Muir.

On retirement the farm at Wattamolla passed to his eldest son George William 'Bill' Ulrick. Leslie Muir Ulrick had taken over the management of the 60-acre farm at Woodhill in November 1917 after his marriage on an annual rental of £39.²³ The remainder of the farmland was leased to his son Ernest Roy Ulrick at the yearly rental of £48.²⁴

George William Ulrick died, after a long illness, on the 19th January 1929. He is buried in the Church of England section of the Berry General Cemetery.²⁵ To his memory, the family placed a Stained Glass Memorial Window in St Lukes Church of England, Berry.

People who remembered George spoke of him as a steady and reliable man, thrifty and careful with money. A member of another branch of the family described him as the 'Quiet One'. Small in stature he was sometimes referred to as 'Wee George'.²⁶

Walsh & Monaghan of Nowra valued the property for probate purposes in 1929 and their report stated:²⁷

Property in town of Berry having an area of 1 acre 0 roods 29½ perches, bounded on the south and east by the Main South Coast Road, on the west by Prince Alfred Street, and on the north, by Albert Street.

The property is fenced with a two-rail fence and improvements consist of a weatherboard cottage of four rooms, kitchen, pantry, bathroom, small back and front verandahs. The rooms are pine lined and are in a very fair state of preservation.

There is a small-detached washhouse with three tubs, set-in copper and concrete floor; this structure is weatherboard and is not lined.

²⁰ The Ulrick Family in Australia from 1852 compiled by Ron Ulrick – Berry Museum Archives

²¹ Tilton Nancy, Headstone Transcriptions – Early Shoalhaven Burial Grounds 1984-6, Unpublished p. 11

²² Names recorded in Rev. Muzy's diary (B&DHS Archives); NSWBDM CD-ROM Birth Indexes

²³ Land comprised in Certificate of Title Volume 2724 Folio 212

²⁴ Land comprised in Certificate of Title Volume 2735 Folio 145

²⁵ Information from Headstones

²⁶ The Ulrick Family in Australia from 1852 compiled by Ron Ulrick – Berry Museum Archives

²⁷ State Records NSW Deceased Estate File No. 40275

There is a detached brick building with partition, one side used as a horse box, and the other as a buggy house. This is a good strong building.

The property was valued at £660. (Land £100, Cottage £450, Washhouse £30, and Buggy Shed £80).

His widow Nellie continued to live in the house until her death. She employed Elizabeth Davey to help with the chores. In November 1947 Nellie took ill and was nursed by her daughter Ethel Pearl Barrett until her death on the 17th February 1948 aged 91 years. Helen Ulrick was buried beside her husband in the Church of England portion of the Berry General Cemetery.²⁸

The property at that time was valued by Richard Alan Parsons, of J.N. King & Sons, of Nowra on the 27th February and the 3rd March 1948.²⁹

This property is situated in a most favourable position on the corner of Prince Alfred Street and Princes Highway Berry, and is immediately opposite the Post Office and has value from both business and residential point of view. The house of weatherboard with corrugated iron roof, lined and ceiled with pine on stone foundations, built about 30 years but in sound condition, needing paint on the exterior, served by town water and electricity. Main structure, 8.8 squares @ £50 = £444.00

The verandah (a) partly enclosed, 1.68 squares & (b) 28ft of open 6ft verandah valued at £58.16 and £28 respectively = £530/16/-.

Stables 16ft x 14ft of 9" solid brick walls with feed rooms, half earth floor, half brick flagged floor with hipped iron roof £60

After the death of his mother, Bill Ulrick, the eldest son, gave up farming at Wattamolla and took over the Prince Alfred Street property. Bill had married Irene May McLachlan in 1916.³⁰ Of their children a son Harold William was accidentally killed on 12th May 1951 aged 20 years. A daughter Hazel Jean died on 2nd February 1966 aged 45 years. She had married James Callaghan.³¹

George William 'Bill' Ulrick died on July 1953 aged 70 years and was buried in the Church of England section of the Berry General Cemetery.³² After his death the property passed to his wife, Irene.

Shoalhaven Shire Council staff began negotiations with the Estate Trustees in 1958 to acquire the property for additions to the Rest Park. It was decided to subdivide the property so that Irene could continue to live in the cottage. Shoalhaven Shire Council approved the subdivision in September 1958. The property was subdivided into two lots. Lot A contained 1 rood 18¼ perches and the cottage while Lot B contained 3 roods 21¼ perches. Lot B was to be transferred to Shoalhaven Shire Council to join the Rest Park but owing to a clause in the Will of G.W.Ulrick the trustees were unable to sell any of the land.

²⁸ State Records NSW Deceased Estate File No. 123957

²⁹ State Records NSW Deceased Estate File No. 123957

³⁰ NSW BDM Indexes on CD-ROM

³¹ Information from Headstone – Uniting Section – Hazel Jean Callaghan; Anglican Section H W Ulrick

³² Tilton Nancy, Headstone Transcriptions – Early Shoalhaven Burial Grounds 1984-6, Unpublished p. 43

Irene May Ulrick continued to live in the house until her death on 9th May 1972 aged 80 years. She is buried beside her husband in the Berry General Cemetery.³³ After her death Shoalhaven City Council began negotiations with the executors of her estate to purchase the property for the extension of Apex Park. Mr Ian Callaghan, acting for the trustees was unable to sell the cottage at that time but sold the adjacent block of land to Council in 1973 for £4,000.³⁴

A report and valuation from Walsh & Monaghan (Nowra) dated 17th July 1973 states that the land is situated on the eastern side of Prince Alfred Street, adjoining Apex Park, just off the Princes Highway, and in close proximity to the Berry Commercial Area.³⁵

Electricity and town water are available to the land, but at present, there is no sewerage. Prince Alfred Street is tar sealed but not kerbed and guttered. The site has a total area of approximately 23 perches (581 square metres) and the site is paling fenced, cleared and grassed.

On 16th September 1975 Mr Ian Callaghan, a farmer of Jaspers Brush, executor of the estate notified Council that he was selling the property and gave Council first option to purchase. Walsh & Monaghan were called upon to prepare a report and valuation. The valuation was prepared on 15th October 1975 and the property was described as: -

³³ Information from Headstone

³⁴ Ordinary Meeting of Council 22nd October 1973 Minute 1439

³⁵ Shoalhaven City Council File 72/3715

After negotiations with Mr Callaghan, Council purchased the property for \$16,500 in December 1975.³⁶

REPORT & VALUATION

Part Lot 1 is a regular shaped allotment having a frontage of approximately 16.96 metres (55'6) to Princes Alfred Street, a rear boundary of 16.96 metres (55'6) adjacent to Apex Park and side boundaries of 38.1 metres (125') one of which fronts Albert Street.

Prince Alfred Street is tar sealed kerbed and guttered, whilst Albert Street, is tar sealed but not kerbed or guttered.

The site has a total area of approximately 646 square metres (25½ perches)

Electricity and town water are available to the property but at present there is no sewerage. Whilst the property does not possess a septic system, I believe sewer will be available to the Berry township within the next twelve months.

IMPROVEMENTS

Erected on the land and wholly within the boundaries as shown on the attached sketch plan is a 60 year old weatherboard cottage with a galvanised roof together with numerous detached buildings. Erected on sandstone piers, the cottage is in quite good order and shows no signs of neglect. The exterior of the building is badly in need of painting and some repairs and there are no stormwater drains to carry the roof water to the Street. The interior of the building is predominantly pine lined and ceiled and has been painted and is quite fair order. Comprising a main area of approximately 94 square metres plus verandahs of 32 square metres the cottage offers accommodation of 3 bedrooms, lounge room, kitchen, bathroom and pantry.

The cottage offers no special features and the P.C. Items which include a disused fuel stove, stainless steel sink, small 'Vulcan' electric stove, C.I.P.E. bath and an electric bath heater are of average standard only.

Adjacent to the cottage fronting Prince Alfred Street is a weatherboard garage with a galvanised iron roof which measures 6 metres x 3.7 metres (20' x 12'). This building is unlined but has a concrete floor and has utility value.

At the rear of the residence is a weatherboard laundry and attached toilet which measures 4 metres x 3 metres (13' x 10'). This structure is unlined but has a concrete floor and includes 3 concrete tubs. Fronting Albert Street is an aged brick and galvanised iron car shelter and shed (disused stables) which measures 6 metres x 4.5 metres (20' x 15'). This shed is used for storage purposes and has some utility value. Also on the land are a few old galvanised iron sheds, which add not value to the property.

The boundary fencing of the property is in poor order and the ground improvements generally show some signs of neglect.

	Assessment
Cottage	\$8,000
Garage	500
Car shelter and shed, laundry & W.C. and old shed	500
Fencing and ground improvements	250
Land	\$5,750
Total	\$15,000

³⁶ Shoalhaven City Council File 72/3715

Once the necessary paperwork was completed a Mr Taylor who had been renting the unfurnished cottage from Mr Callaghan at \$25 per week leased the cottage from Council at the same rate.

The next tenant was Mr Trevor John Parsly, a clerk, who rented the property from 16th March 1976 at \$26 per week.

Col Severs became caretaker of the property and leased the property from the Shoalhaven City Council. He lived here with his wife Beryl, and children, Bruce and Jenny. Sadly Beryl died but Col still resides in the house.

Shoalhaven City Council uses the property as a work depot.

3.5 Bibliography

- | | |
|-------------------|---|
| Bailliere F.F. | <i>The New South Wales Gazetteer</i> , F. F. Bailliere, Sydney, 1866 |
| Bayley William A. | <i>Shoalhaven</i> , Shoalhaven Shire Council, Nowra, 1975 |
| Cousins Arthur | <i>The Garden of New South Wales</i> , Producers' Co-op Distributing Society Ltd., Sydney, 1948 |
| Lidbetter Mary L. | <i>Historic Sites of Berry</i> , Berry & District Historical Society Inc., Revised Edition, Berry, 1993 |

3.6 Unpublished Sources:

- | | |
|--------------|--|
| Tilton Nancy | <u>Headstone Transcriptions – Early Shoalhaven Burial Grounds 1984-6</u> –
Nowra Museum |
| Ulrick Ron | <u>The Ulrick Family in Australia from 1852</u> – Berry Museum
Archives |

3.7 Acknowledgements

I wish to thank Mr Ron Ulrick for permission to quote from his research material 'The Ulrick Family in Australia from 1852' which is held in the Berry Museum. Special thanks to June Robson, Berry & District Historical Society, for her valued assistance in the preparation of this report. I also wish to acknowledge the assistance given by John Flett, Lorraine McCarthy and Records staff at Shoalhaven City Council.

4.0 Physical Evidence

4.2 Identification of existing fabric

The physical evidence of the subject site was investigated through non-intrusive observation of the fabric.

4.1.1 STREETSCAPE

The subject site is located at the intersection of Prince Alfred and Albert Streets. Prince Alfred Street is a relatively quiet residential street. Albert Street is also relatively quiet. Residential buildings are present to the southern side of the street, the other side is taken up with an orchard and open land.

The block of land which is bounded by Albert Street, Prince Alfred Street and the Princes Highway is taken up, with the exception of the subject site, by Apex Park. Immediately adjacent to the subject site on Prince Alfred Street is children's play equipment which is part of the Apex Park.

4.1.2 SUBJECT SITE

The subject site consists of a block of land at the intersection of Albert Street and Prince Alfred Street. The site contains the subject buildings (Muir House and stable building) and a concrete slab located to the rear of Muir House which is the remains of the laundry and attached toilet/bathroom. A weatherboard garage has been constructed to the south of the Muir House.

The site is fenced to Prince Alfred Street by a timber paling fence and to Albert Street by an early privet hedge (*Ligustrum lucidum*).

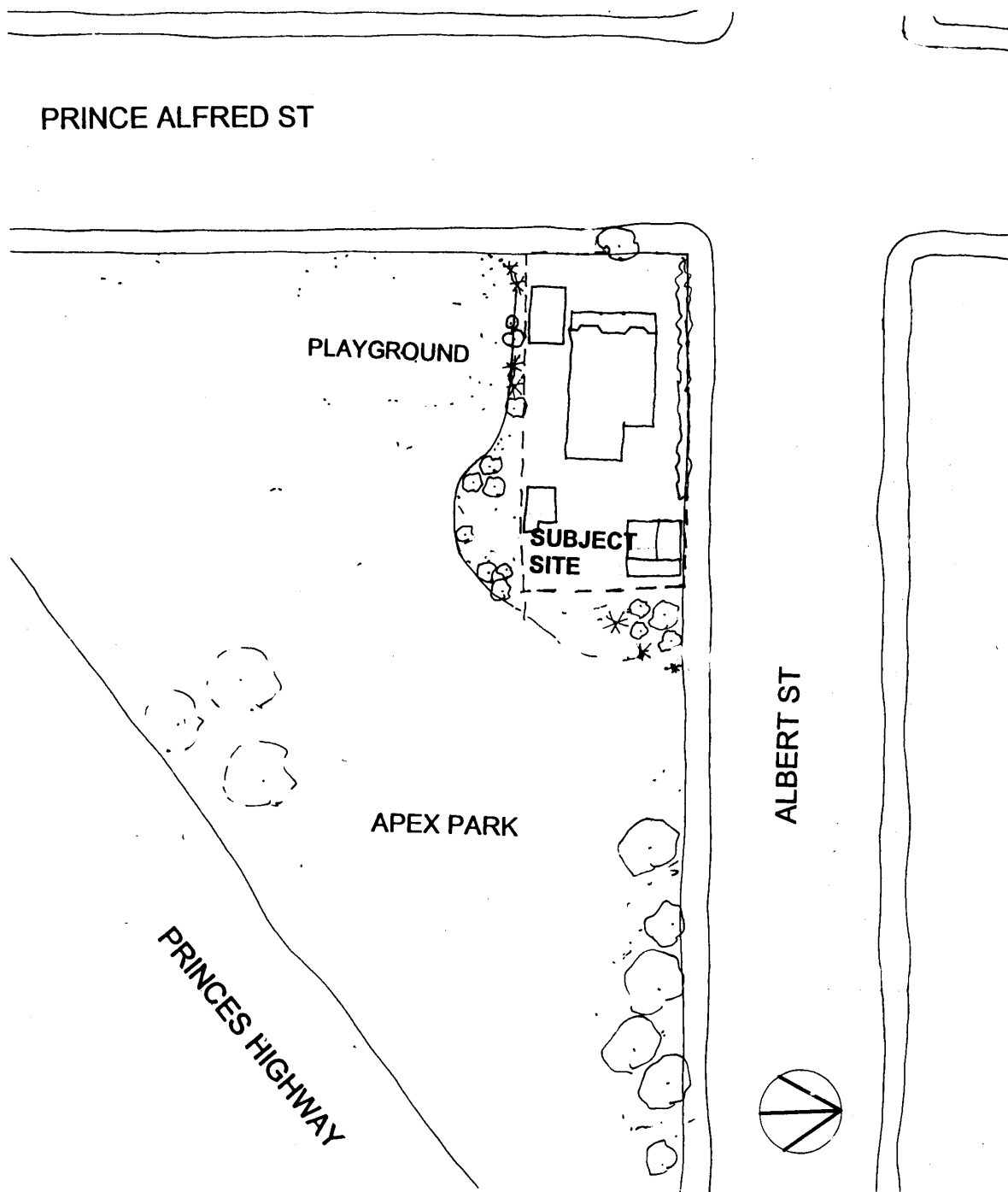


Figure No.2: Subject site

4.1.3 SUBJECT BUILDING

4.1.3.1 MUIR HOUSE

Exterior

The Muir House is a single storey Federation Queen Anne style house. It has a symmetrical facade and is constructed of timber weatherboards on sandstone piers. The building has a corrugated iron hipped roof with a carved timber bargeboard and finial to the gable over the entrance. The verandah to the front of the building which is supported by timber posts has ornamental timber brackets and carved timber frieze work over the entry door which has a highlight window. On either side of the timber framed entry door are bay windows with coloured glass panels to the main glazing panels and carved timber sill valances. The verandah is floored with timber boards and the building has a single chimney.

The skillion verandah to the rear of the building has been enclosed in one section to form a laundry space with fixed pane windows with coloured glass panels.

Interior

The interior of the subject building consists of an entry hall (S1), three bedrooms (S2-S4), a lounge room (S5), kitchen (S6), pantry (S7), bathroom (S8) and laundry (S9).

The walls and ceiling are mainly timber lined and painted. The door architraves are timber and the doors are timber with four panels. The entry hall (S1), lounge (S5), and two front bedrooms (S2 and S3) have picture rails with decorative timber pieces. The kitchen and other bedroom (S6 and S4 respectively) do not have picture rails but have smaller decorative timber pieces. The kitchen and bedrooms have a simple timber cornice while the lounge room has a more elaborate carved timber cornice.

The main bedroom (S2) has a timber floor covered in early linoleum which is in good condition and a double hung bay window with coloured glass panels. The other bedroom to the front of house (S3) has a carpeted floor and also has a bay window with coloured glass panels. The third bedroom (S4) has a linoleum covered floor.

The lounge room (S5) has a carpeted floor and the fireplace has a timber mantle and stone hearth. The door from the lounge room to the entry hall has a highlight window.

The floor of the kitchen (S6) is covered with linoleum and the fireplace contains an oven with a stone hearth. The door leading from the kitchen to the rear verandah has a screen door with a highlight window.

The floor of the bathroom (S8) and laundry (S9) area is tiled.

Please refer to Figure No.3.

4.1.3.2 STABLE BUILDING

Exterior

The stable building is constructed from reinforced double face garden coursed brick at the bottom with single face brick at the top. The building has a corrugated iron gabled roof and 'Lysaght' corrugated iron lean-to to the rear. To the rear of the building is a trap window and there is a hole in the wall which is consistent with the use of the building as a blacksmiths shop.

Interior

The interior of the stables building is divided into three spaces. It appears to have been rendered which indicates a previous use as a place for storing perishable substances; in this case the building was possibly used as a creamery. An iron leg rope ring for tying either a horse or cow is present in the northern end of the building. The flooring is of hardwood timber which has been circular sawn.

Please refer to Figure No.3

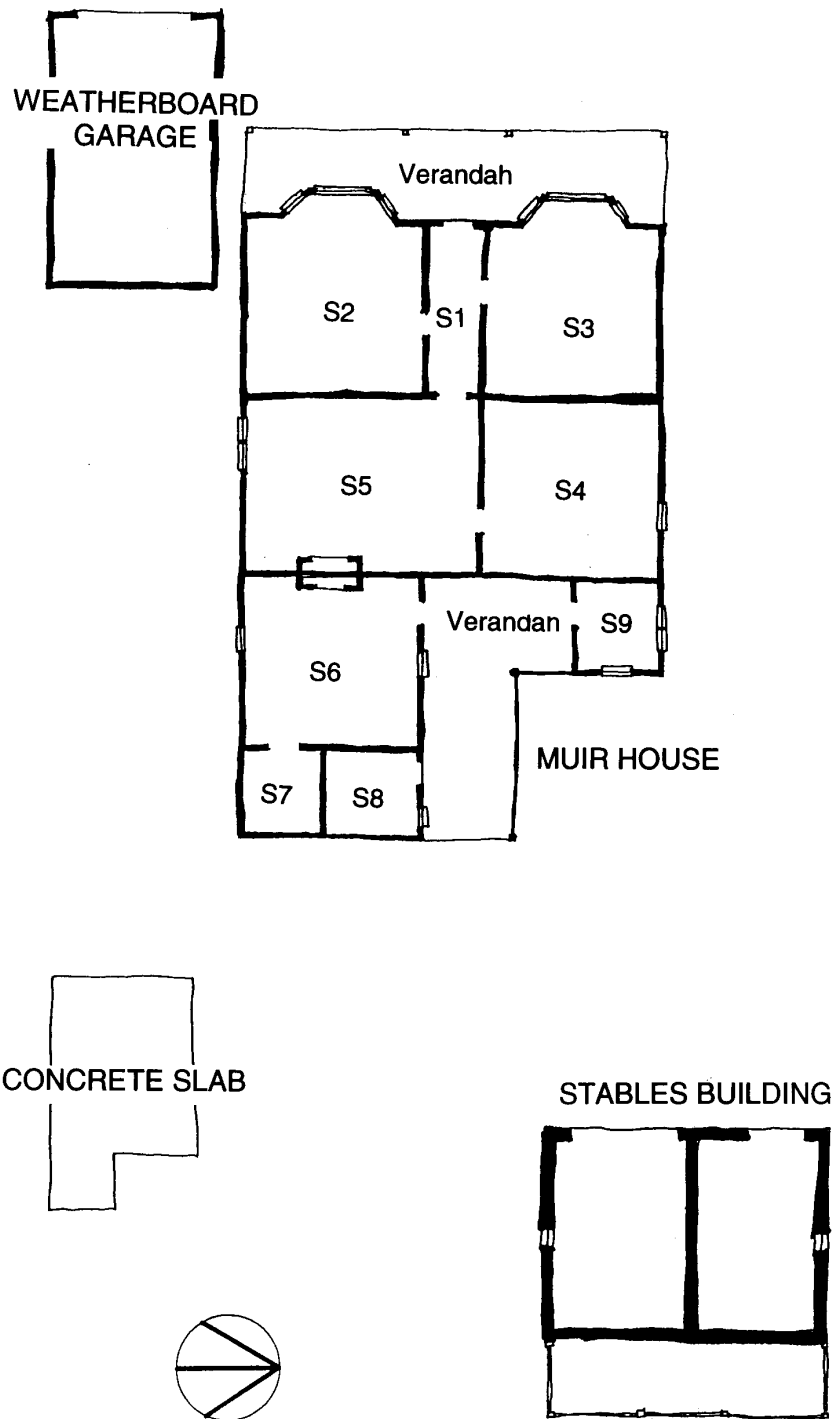


Figure No. 3: Subject Buildings

5.0 Analysis of Documentary and Physical Evidence

5.1 Analysis of Documentary Evidence

A substantial amount of documentary evidence has been discovered as a result of research undertaken for the purposes of this report. Information has been discovered which identifies that the property was surrounded by a timber two rail fence. The cement foundations which are present to the rear of the subject building are the remains of a small detached weatherboard washhouse which contained three tubs set in copper. Documentary evidence also confirmed that the stables building was indeed used as a horse box on one side and as a buggy house on the other.

5.2 Analysis of Physical Evidence

Much of the original fabric of the site has been retained, allowing a clear confirmation of the documentary evidence of the site.

A number of the original features of the subject buildings provide clues as to the original uses of the structures.

The interior of the stables building has been rendered at some point in its history. This indicates that the structure may have been used as a place to store foods and may have been a creamery. An iron ring, used for tying a horse, remains in place in the stables building. This confirms the documentary evidence which states that the structure was used as a stable and buggy house. A hole in the wall remains in the stables building which confirms oral history that the building was used as a blacksmiths shop at some time during its history.

There is physical evidence remaining of the original two rail timber fencing which once surrounded the property (with the exception of the area to the front of the house which was, and still is, fenced with a timber paling fence).

No evidence has been discovered as to who was responsible for the construction of the house. It is assumed that the doctor, Carl William George, was responsible. This conclusion has been drawn based on the fact that the detailing of the residence is relatively fine for a cottage of the time in a country town.

6.0 Assessment of Cultural Significance

6.1 NSW Heritage Assessment Criteria

This assessment of cultural significance for the Muir House and Stables has been based on the following criteria and guidelines contained in the NSW Heritage Manual produced by the NSW Heritage Office and NSW Department of Urban Affairs and Planning.

State significance means significance to the people of NSW.

Local significance means significance within the local government area.

An item will be considered to be of state (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets **one or more** of the following criteria.

- Criterion (a) -** an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural and natural history of the local area);
- Criterion (b) -** an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural and natural history of the local area);
- Criterion (c) -** an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- Criterion (d) -** an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- Criterion (e) -** an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (f) -** an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (g) -** an item is important in demonstrating the principal characteristics of a class of NSW's
- cultural or natural places; or
 - cultural or natural environments.
- (or a class of the local area's
- cultural or natural places; or
 - cultural or natural environments.)

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register

6.2 Statement of heritage significance

The Muir House and Stables are of **local** significance for the following reasons:

- 6.2.1 The subject site is significant to the Berry area as it is located on what was one of the two main streets of the Berry township at the time of construction of the cottage. This street firstly led to the 'Double Wharf' and later was used by the horse-drawn bus as the way to the train.
- 6.2.2 The subject site retains evidence of a previous structure, which was the washhouse.
- 6.2.3 The subject site and building is significant to the Berry area as the Muir House and stables have a strong association with the Ulrick family. The family was well known in the Berry area and members of the family continuously occupied the building for approximately 58 years.
- 6.2.4 The Muir House retains enough of its fabric to be a good example of a c1910 Federation period cottage which has a number of examples of rather fine detailing which are unusual for a simple cottage in the Shoalhaven area at the time. The building is relatively intact and retains good integrity.
- 6.2.5 The Muir House and stables building are significant to the Shoalhaven area as it is illustrative of typical construction techniques for the period.
- 6.2.6 The stables building was used for activities which were once commonplace in the Shoalhaven area.
- 6.2.7 The construction techniques and finishes used in the stables building provide evidence of former uses of the structure.

6.3 Nature of significance

6.3.1 HISTORICAL SIGNIFICANCE

The Muir House and Stables have historical significance for their association with the Ulrick family who were well known in the area and continuously occupied the building for approximately 58 years. The subject site is located on what was one of the two main streets of the Berry township at the time of construction of the cottage.

6.3.2 AESTHETIC SIGNIFICANCE

The Muir House has aesthetic significance as a good example of a c1910 Federation period cottage which has a number of examples of rather fine detailing which are unusual for a simple cottage of the time.

6.3.3 SOCIAL SIGNIFICANCE

Not applicable

6.3.4 TECHNICAL / RESEARCH SIGNIFICANCE

The Muir House and Stables has technical / research significance as the Muir House building is illustrative of typical construction techniques for the period and the construction techniques and finishes used in the stables building provide evidence of former uses of the structure. The site retains evidence of a previous structure on the site which was the washhouse.

6.4 Items of significance

6.4.1 Following are individual elements located within the subject site which are considered to be of significance:

- Early privet hedge (*Ligustrum lucidum*)
- 'Muir' sign

6.4.2 Following are individual elements located within the subject buildings which are considered to be of significance:

- Early linoleum located within the Muir House in area S2
- Iron ring in the stable building
- Stained glass windows
- Decorative timber cornice and frieze corner blocks
- Timber joinery and carpentry including timber floor, skirting, picture rails, cornice, timber ceiling.

6.5 Heritage Assessment Matrix

Value	Representative	Rare
Historical	Local	
Aesthetic	Local	
Social		
Technical/Research	Local	

6.6 Grading of Significance

Considering the physical and documentary evidence gathered, the Statement of Significance and various constraints, requirements and opportunities, the grading of significance is possible.

This grading of significance has been based on the NSW Heritage Manual provided by the NSW Heritage Office and NSW Department of Urban Affairs and Planning.

Exceptional significance (Fulfil criteria for local or State listing)

Rare or outstanding item of local or State significance.

High degree of intactness.

Item can be interpreted relatively easily.

High significance (Fulfil criteria for local or State listing)

High degree of original fabric.

Demonstrates a key element of the item's significance.

Alterations do not detract from significance.

Moderate significance (Fulfil criteria for local or State listing)

Altered or modified elements.

Elements with little heritage value, but which contribute to the overall significance of the item.

Little significance (Does not fulfil criteria for local or State listing)

Alterations detract from significance.

Difficult to interpret.

Intrusive (Does not fulfil criteria for local or State listing)

Damaging to the item's heritage significance.

6.6.1 SUBJECT SITE

The zones of significance are indicated on the site plan and are rated according to intactness from the highest level, one (1) down to the lowest, five (5).

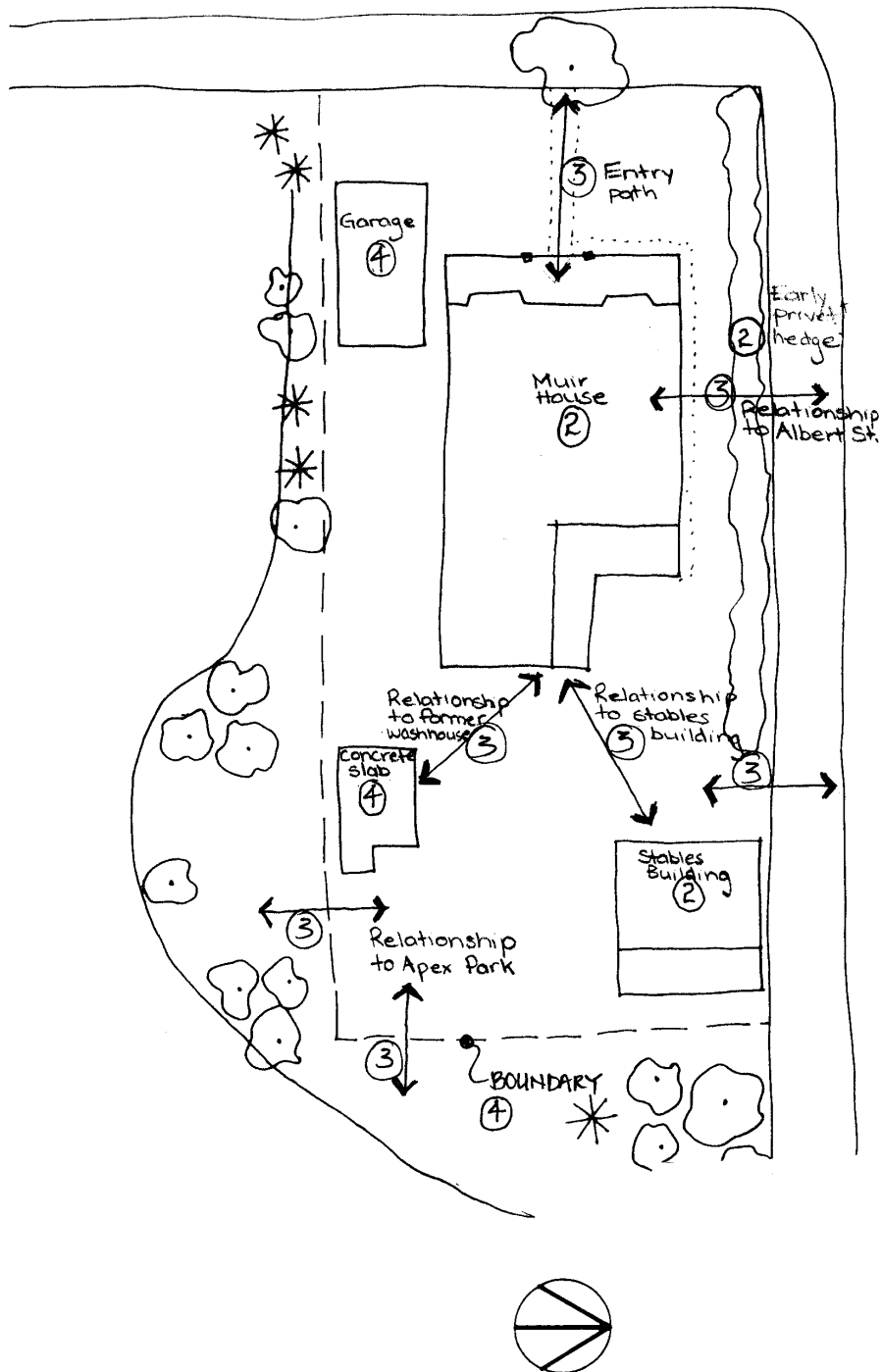
6.6.1.1 EXCEPTIONAL SIGNIFICANCE (CATEGORY 1)

6.6.1.2 HIGH SIGNIFICANCE (CATEGORY 2)

6.6.1.3 MODERATE SIGNIFICANCE (CATEGORY 3)

6.6.1.4 LITTLE SIGNIFICANCE (CATEGORY 4)

6.6.1.5 INTRUSIVE (CATEGORY 5)



LEGEND

- 1 ~ Exceptional significance
- 2 ~ High significance
- 3 ~ Moderate significance
- 4 ~ Little significance
- 5 ~ Intrusive

Figure No. 4: Levels of Significance - Subject Site

6.6.2 SUBJECT BUILDING

The zones of significance are indicated on the floor plans and are rated according to intactness from the highest level, one (1) down to the lowest, five (5).

Because of the limited nature of this assessment, this grading of significance is only an approximate based on the following considerations.

- (i) Period of Construction
- (ii) Architectural and historical quality
- (iii) Architectural integrity

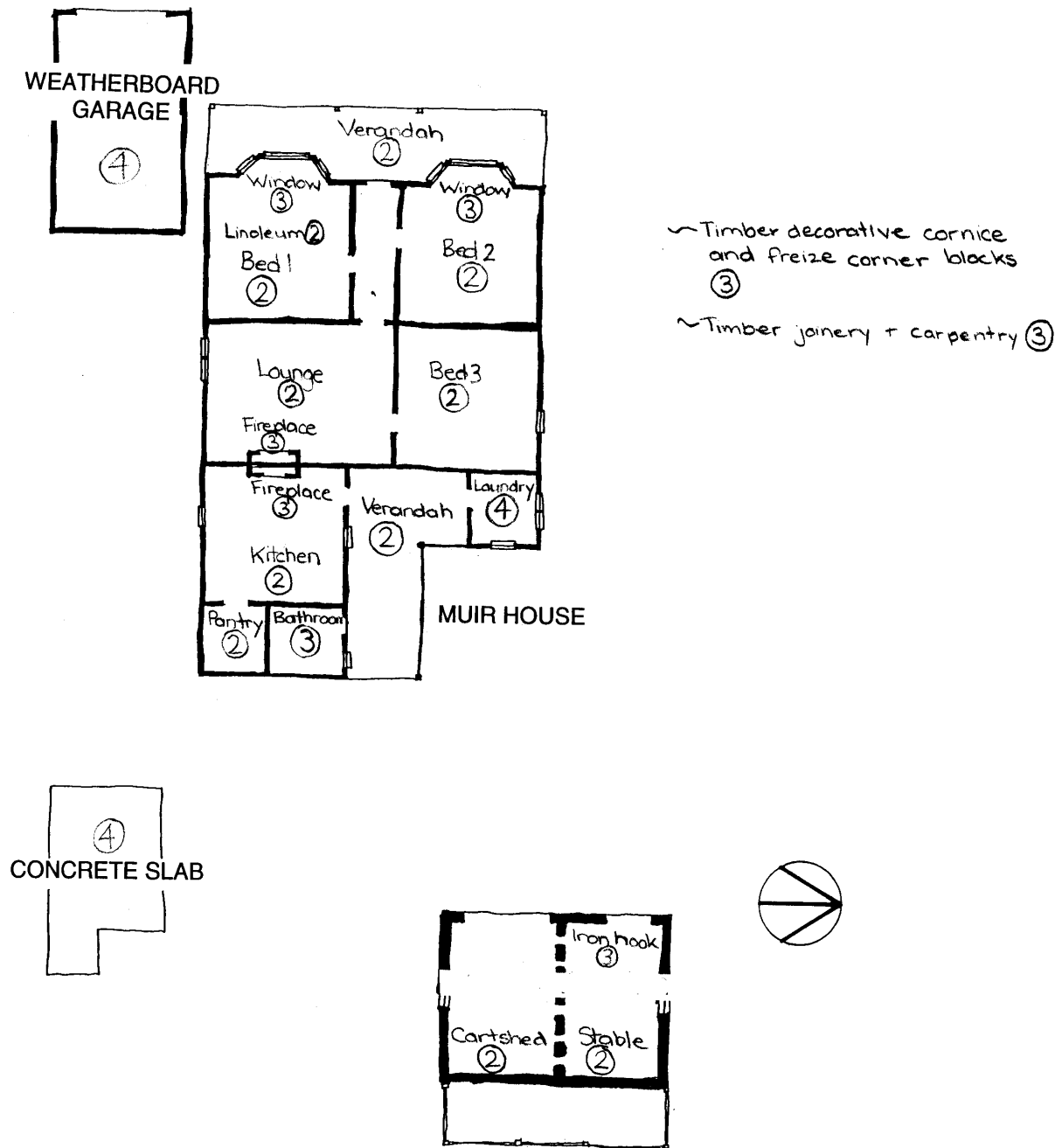
6.6.2.1 EXCEPTIONAL SIGNIFICANCE (CATEGORY 1)

6.6.2.2 HIGH SIGNIFICANCE (CATEGORY 2)

6.6.2.3 MODERATE SIGNIFICANCE (CATEGORY 3)

6.6.2.4 LITTLE SIGNIFICANCE (CATEGORY 4)

6.6.2.5 INTRUSIVE (CATEGORY 5)



LEGEND

- 1 ~ Exceptional significance
- 2 ~ High significance
- 3 ~ Moderate significance
- 4 ~ Little significance
- 5 ~ Intrusive

Figure No.5: Levels of Significance - Subject Building

6.7 Definition of curtilage

An analysis of the documentary and physical evidence has determined that the existing boundaries of the subject site (please refer to Figure No.2) form an appropriate curtilage for the subject buildings (including the house and stables building).

However, the curtilage for the subject buildings should ideally be expanded to include Apex Park which was originally part of the subject site. Consideration of proposals for development in the surrounding area especially the existing Apex Park and the relatively open land to the north of the site on the opposite side of Albert Road should take into account the significance of the subject site.

Although Apex Park has become an individual element, its former relationship to the Muir House and Stables should be able to be interpreted. The planting of Apex Park is not sympathetic to the subject building and does not enhance its significance. The structure of the park alienates the subject building from the rest of the block and does not allow the Apex Park area to be interpreted relating to the house and stables building.

The vista from the entry via road into Berry should be enhanced. At present, the plantings around the Muir House make it appear to be an intrusion into Apex Park, rather than being a part of the whole site.

7.0 Constraints and Opportunities

This section outlines the main constraints and opportunities which need to be addressed in the conservation management policy for the site and building.

7.1 Physical constraints and requirements arising from the statement of significance

- 7.1.1 No activity should be allowed that will confuse the fact that the Muir House and Stables constitute an important component of the cultural development of the Berry area and the Shoalhaven district.
- 7.1.2 The subject site's early planning, detailing and design features should be conserved.
- 7.1.3 The subject buildings should be conserved as an example of a Federation period residential building and an early out building which has had a number of uses.
- 7.1.4 Significant landscape elements and plantings should be retained and conserved.
- 7.1.5 Significant fabric should be retained in-situ and conserved.
- 7.1.6 Associated items of significance should be retained in-situ and conserved.
- 7.1.7 No activity should take place which could destroy a potential archaeological resource. This applies to the areas below and in the vicinity of the subject site.
- 7.1.8 Any new building, services, landscaping or activities on the site or in the vicinity of the site should have regard to the setting and design of the property and to the scale, style and character of adjacent development.

7.2 Procedural requirements (conservation methodology)

Since the subject site is of cultural significance, any work at the site or in the vicinity of the site should be done in accordance with the principles of the Australia ICOMOS Burra Charter. In particular the following procedural requirements (conservation methodology) should be noted.

Burra Charter

- Article 3-** *Conservation work should be based on a respect for existing fabric. It should not distort the evidence provided by the fabric.*
- Article 13-** *Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric and only if returning the fabric reveals the cultural significance of the place.*
- Article 15-** *Restoration is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.*
- Article 16-** *Contributions of all periods must be respected.*
- Article 20-** *Adaptation is acceptable where the conservation of the site cannot otherwise be achieved, and where adaptation does not substantially detract from its cultural significance.*
- Article 23-** *Existing fabric should be recorded before any disturbance.*
- Article 24-** *Study of the site by any disturbance of the fabric or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the conservation of the place.*

7.3 Constraints and requirements arising from the physical and documentary evidence

It is reasonable to assume that more evidence, both physical and documentary may come to light as a result of further research or during the implementation of major conservation works at the site. This may include information on early decorative schemes, archaeological information, or further evidence revealed, for example by intervention to the fabric or from other resources. This new information should be taken into account when making any decisions regarding the future of the item.

7.4 Constraints and requirements arising from the physical condition

7.4.1 GENERALLY

Generally, the subject building retains sufficient of its fabric to allow interpretation of its early configuration. Many early design features remain in place.

7.4.2 STRUCTURAL STABILITY

The general condition of the house building appears to be sound. The southern wall of the stables building shows evidence of a major structural fault.

It should be noted that a detailed structural engineers study has not been prepared in conjunction with this study. Regular monitoring and repair of damaged structures as necessary is essential.

7.4.3 WATER DAMAGE

There is no visible water damage to the structure of the buildings however the guttering above the front steps to the verandah of the Muir House is leaking. It should be noted that no intervention into fabric has been undertaken as part of this study.

7.4.4 PEST INFESTATION

No evidence of pest infestation has been able to be detected. It should be noted that a detailed pest infestation study has not been prepared in conjunction with this study.

7.4.5 PEDESTRIAN ACCESS

Pedestrian access to the site is currently available from Prince Alfred Street. Access to the rear yard is also possible from Albert Street.

7.4.6 VEHICLE ACCESS, CAR PARKING AND DELIVERY

Vehicle and delivery access are currently available from Prince Alfred Street and also from Albert Street. Car parking is available in both of these streets and the subject site also contains a single car garage.

7.5 External constraints

7.5.1 STATUTORY HERITAGE CONSTRAINTS

Approval from the following authorities is required before major changes are made to the items included in their heritage registers.

7.5.1.1 NSW Heritage Council

The subject site is not listed on the State Heritage Inventory.

7.5.1.2 Shoalhaven City Council

The subject site is listed in the City of Shoalhaven Local Environmental Plan 1985.

7.5.1.3 Department of Urban Affairs and Planning

The subject site is listed in the Illawarra Regional Environmental Plan.

7.5.2 NON-STATUTORY HERITAGE CONSTRAINTS

The following are non-statutory lists with no legally binding requirements. However, a listing on these registers is generally regarded as being an authoritative statement about the heritage significance of an item.

7.5.2.1 Australian Heritage Commission

The subject site is not listed on the Register of the National Estate.

7.5.2.2 National Trust of Australia (NSW)

The subject site is not listed on the National Trust Heritage Register.

7.6 Opportunities and constraints arising out of ownership and use

7.6.1 OWNERSHIP

The site is owned by the Shoalhaven City Council.

The owners require maximum use of the site whilst retaining and conserving the heritage significance and values. They would like to see the site amalgamated with Apex Park as it was in the past and return to community use.

The site is classified as 'community land' categorised as a 'park' pursuant to the Local Government Act 1993. Thus, under the Local Government Act 1993, it has a number of requirements, guidelines and constraints which apply to it.

- *[s35] What governs the use and management of community land?*
Community land is required to be used and managed in accordance with the following:
 - *the plan of management applying to the land*
 - *any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land*
 - *this Division*
- *[s36G] Core objectives for management of community land categorised as a park*
The core objectives for management of community land categorised as a park are:
 - *to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
 - *to provide for passive recreational activities or pastimes and for the casual playing of games, and*
 - *to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

The guidelines for categorisation of land as a park are as follows:

Land should be categorised as a park under Section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

The subject site is currently leased under a residential tenancy agreement.

7.6.2 USES

From the time of construction of the Muir House it has been used as a residential dwelling. Following are the present uses of the site.

7.6.2.1 The Muir House

The Muir House continues to be used as a residential dwelling.

7.6.2.2 The Stables Building

The stables building is now used as a depot for Shoalhaven City Council.

8.0 Conservation Policy

The following is a conservation policy arising out of the Statement of Significance, the Physical Condition and other constraints (refer to Section 7). An approach should be chosen for the subject site that allows as many as possible of these conservation policies to be implemented.

The implementation of this policy will allow the clear interpretation of the significance of the site and the most appropriate way of caring for the significant fabric.

8.1 Definitions

Following are the definitions of conservation terms as used in the Burra Charter.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

(For the purposes of this report the *place* is to be known as the study area).

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all the physical material of the *place* including components, fixtures, contents and objects,

Conservation means all the process of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the *cultural significance* of a *place*. Such as use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

8.5 Conservation procedures at the site

8.2.1 BURRA CHARTER CONSERVATION METHODOLOGY

Generally, treat the site as being of cultural heritage significance, and consequently guide works and activities at the site by the provisions of the Australia ICOMOS Burra Charter.

8.2.2 MANAGEMENT OF THE SITE

Manage the site in a way which allows the maximum of this policy to be implemented and followed.

The policies outlined in this document should be adopted as the guide to future planning and work at the site.

8.2.3 CONSERVATION TEAM

Personnel skilled in disciplines of conservation practice, including professionals, skilled building and engineering trades, etc shall be engaged as appropriate to advise or implement conservation works at the site.

Personnel involved in the documentation and implementation of works at the site should be recorded for future reference.

8.2.4 SYSTEMATIC RECORD

Carry out, catalogue and archive systematic surveys of the site, before, during and after any works in accordance with NSW Heritage Office and NSW Department of Urban Affairs and Planning Guidelines.

Any new information that comes to light during and after works at the site shall be recorded in a report, a copy of which shall be held at the archive of the site.

8.2.5 ARCHIVE OF THE SITE

Assemble, catalogue and make readily available to the public for inspections, copies of all known historical drawings, pictorial documents and written records relating to the site in a permanent archive of the site.

8.2.6 REVIEW THIS CONSERVATION MANAGEMENT PLAN

This report shall be consulted and specific proposals for the site assessed in the light of the recommendations of this report. Revise this Conservation Management Plan after major works have been carried out at the site and otherwise at regular intervals, firstly five (5) years from its adoption.

8.2.7 DOCUMENTATION OF CONSERVATION WORKS

Any proposed works to heritage items shall be documented in a way that allows scrutiny by others before they are executed and can be retained for posterity. The documentary or physical evidence upon which conservation decisions are made for each part of the element should be cited. A copy of the documentation, including schedules and drawings, shall be held at the archive of the site.

8.2.8 ARCHAEOLOGICAL FINDS

Assemble, catalogue and safely house all archaeological finds that have been or are in the future removed from the site.

8.2.9 INTERPRETATION

The Muir House should be easily interpreted as being a residence. Any future uses should assist this interpretation.

Significant structures which were previously located on the site such as the weatherboard washhouse should be interpreted.

8.2.10 COMMUNITY INVOLVEMENT

The local community should be given the opportunity to participate in and contribute to decisions which are made about the use and management of the site.

8.2.11 FUNDING

Avenues for funding and sponsorship should be explored.

8.6 Subject site

8.3.1 The relationship between the Muir House, the stables building and the footings of the former washhouse should be conserved.

8.3.2 Any development in the vicinity of the subject site should be carefully considered to ensure that it does not negatively impact on the significance of the subject site.

8.3.3 All sub-surface areas below and adjacent to the site should be considered to have archaeological potential.

8.3.4 Generally, any new interventions should be carefully designed to avoid any disturbance of archaeological items potentially located on the site and adjacent areas

8.3.5 In the event of any disturbance has to take place, a suitable heritage consultant should be engaged to assess, record and monitor the works.

8.3.6 The privet hedge (*Ligustrum lucidum*) should be retained and conserved.

The hedge should be replanted with small leaf privet to ensure the hedge remains as the original plants become senescent. If privet is deemed to be an unacceptable species, the hedge should be replanted with a species which is very similar in appearance.

Note: Privet hedge *Ligustrum lucidum* is a declared noxious weed under Category 4B of the Noxious Weeds Act 1993, however, the Act says, in part, that it is allowed provided it is prevented from flowering and fruiting. To comply with this requirement, the hedge should be trimmed on a regular basis.

8.3.7 Timber post and rail fencing, with two rails, should be constructed around the whole of the subject site and include Apex Park, except to the front of the subject building which should retain its picket fencing.

The existing childproof fencing to Prince Alfred Street is unsympathetic to the subject site and alternatives should be considered which are in keeping with the original post and two rail fencing type. Post and rail fencing will allow the park and house sites to be interpreted as being related.

8.3.8 The existing fencing which separates the subject site from Apex Park should remain in place, even if the two sites are amalgamated into one.

8.3.9 A small cottage garden should be established to the front of the Muir House.

Please refer to Figure No.6

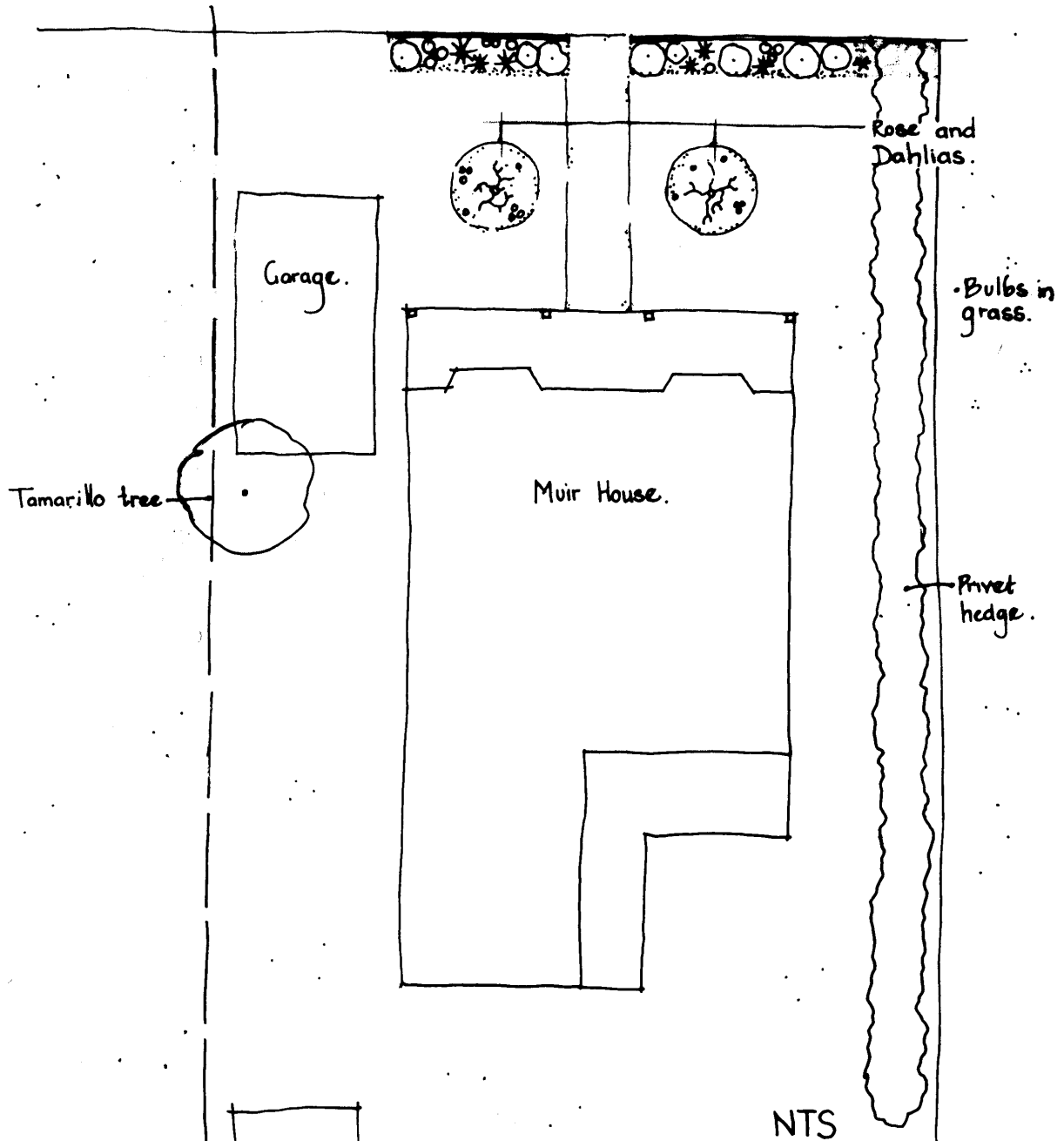


Figure No.6: Proposed garden

8.4 Subject building

- 8.4.1 The character of the Muir House, which is that of a Federation period residential dwelling with rather fine detailing, should be conserved.
- 8.4.2 The character of the stables building, which is of an early building which has had a number of different uses, should be conserved.
- 8.4.3 Any new use of the subject building should relate to the historical use of the building as a residence.
- 8.4.4 Any new works to the building should be carefully designed so as to not interfere with the significance of the building and have limited impact on significant fabric.
- 8.4.5 Original and early significant fabric of the Muir House and stables building should be conserved. This includes but is not limited to the following:

Externally

- Brickwork
- Timber including but not limited to the freize, gable, finial, weatherboards
- Steps
- Windows
- Chimney
- Eaves
- 'Muir' sign

Internally

- Flooring
- Skirting
- Walls
- Picture rails
- Ceiling
- Doors
- Joinery
- Decorative timber cornice and frieze corner blocks
- Linoleum

- 8.4.6 New interventions including repairs should be reversible, sympathetic and clearly interpreted by means of introduced interpretive devices or by method of style of construction, as new work.
- 8.4.7 A new laundry and bathroom facility should be constructed on the location of the washhouse.

This would enable the sections of the verandah that have been enclosed to contain the laundry and bathroom facilities to be reopened. A sheltered walkway from the house to the new structure may be constructed in consultation with a heritage architect.

9.0 Implementation Strategy

This implementation strategy is not prescriptive, rather it is intended as a set of recommendations for the implementation of the conservation policy. Any other proposals for the site should comply with the conservation policies contained in Section 8 of this report.

9.1 Immediate Works

9.1.1 General conservation works should be undertaken immediately by Council to prevent further deterioration of the significant fabric of the building.

The works should follow the recommendations of the Schedule of Maintenance Works contained in Appendix C of this report. All works should be done in accordance with the conservation policies contained in Section 8 of this report, especially policy 8.2.3.

9.1.2 General maintenance should be undertaken on a regular basis, beginning immediately.

9.1.3 The leaking gutter located to the front of the subject building over the steps should be immediately repaired.

9.2 Future works

9.2.1 Reinstall timber post and rail fencing with two rails.

9.2.2 Replace metal roller door on the garage with a more sympathetic timber door.

9.2.3 Adopt the proposed colour scheme for the site which is contained in Appendix D of this report.

9.3 Landscaping

Landscaping of the site should be undertaken in accordance with the conservation policies contained in Section 8 of this report as follows:

- Retain and conserve the privet hedge (*Ligustrum lucidum*) (8.3.6)
- Reinstall timber post and rail fencing (8.3.7)
- Retain existing fencing separating the subject site from Apex Park (8.3.8)
- Install a small cottage garden (8.3.9)

9.4 Options for future use

The feasibility of these options should be investigated with close reference to the constraints and requirements of this Conservation Management Plan and the conservation policies contained in Section 8 of this report.

9.4.1 GENERALLY

The use of the Muir House and stables building may be integrated with Apex Park which is a community park located adjacent to the subject site. If the subject site is amalgamated into Apex Park the fence around the subject site should not be removed. A gate should be installed to give access from the park into the subject site.

A new structure to contain laundry and bathroom facilities may be constructed if additional facilities are required if the subject building is to be used for community purposes.

Consideration should be given to replanting the fruit trees outside the front of the subject site along Prince Alfred Street. These trees, which are evident in a number of other areas in the surrounding blocks, give the area a residential feel and their presence should be retained by replanting as the original (or early) trees become senescent. Appropriate species may include the following:

- Flowering cherry *Prunus*
- Persimmon *Diospyros*
- Pear *Pyrus*

9.4.2 RESIDENCE

Ideally, the subject building should continue to be used as a residence, possibly for a caretaker. This will ensure that the building is maintained to an appropriate standard. The stables building may continue to be used as a storage area however care needs to be taken that the condition of the building does not deteriorate.

9.4.3 COMMUNITY USE (MEDICAL)

The use of the building for community medical use is appropriate as it would involve relatively little intervention into the significant fabric of the building and would not require that the spaces be altered. A medical use would be sympathetic to the history of the site, having been owned by a doctor early in its history and probably built by the same.

9.4.4 COMMUNITY USE (GENERAL)

The building may be used for general community purposes such as meetings of community groups, education and arts & crafts. Care should be taken, however, that the building is fully used to ensure that it remains maintained.

9.4.5 VICTORIAN HOUSE MUSEUM AND VISITORS INFORMATION CENTRE

The Muir House and stables building may be developed into a house museum, which interprets to visitors the way of life in a country town like Berry at the turn of the century. It may also be used as a Visitors Information Centre, associated with the park. Investigation would need to be undertaken in regards to whether these would be economically feasible options based on potential visitor numbers.

Note: If the Muir House is to be used as a public building disabled access to the building should be provided. Access may be made available via a pathway running down the northern side of the garage with a ramp onto the verandah.

Please refer to Figure No.7

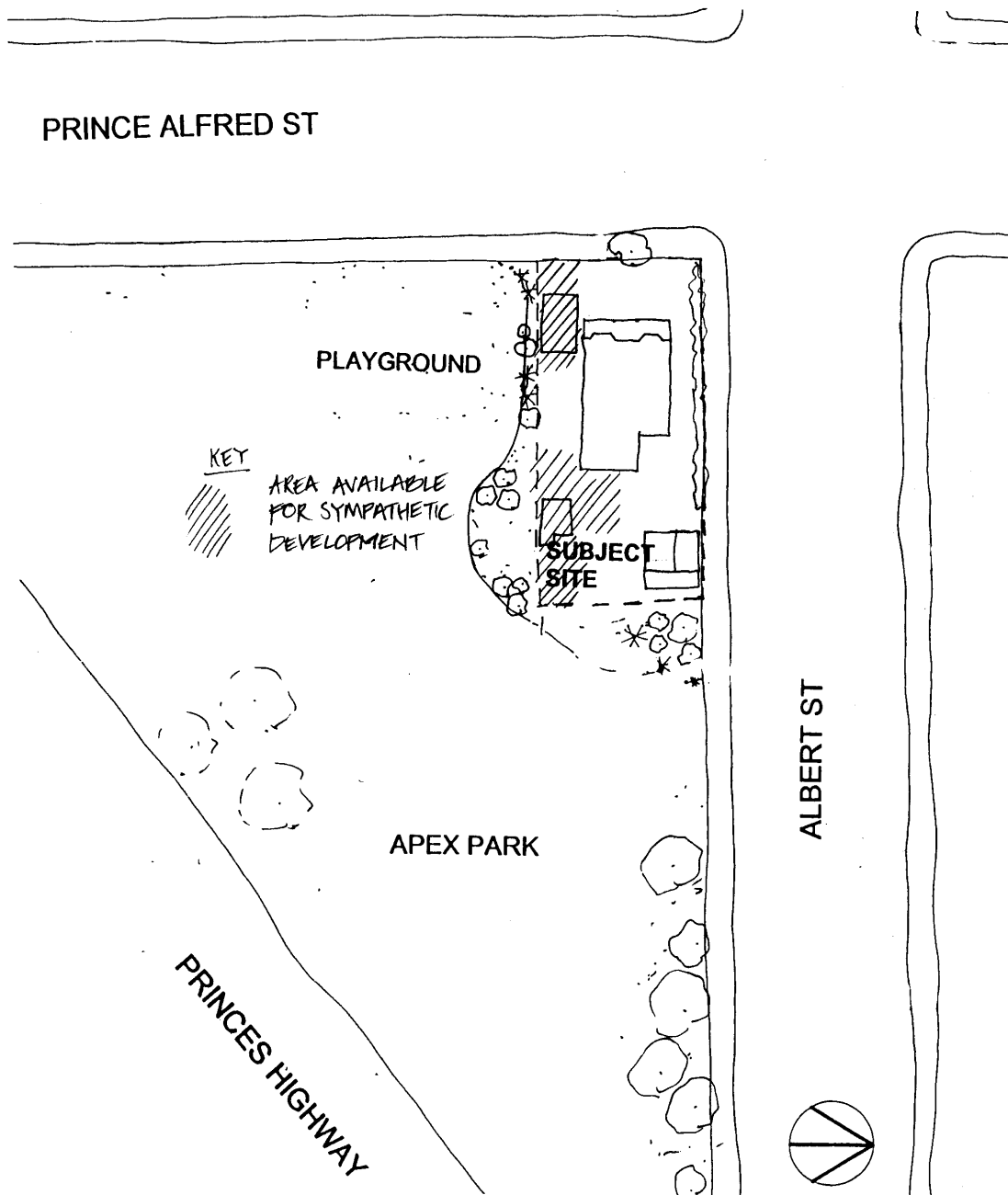


Figure No.7: Options for future use

9.5 Management

Future day-to-day management of the site should be undertaken in close consultation with the local community. This will empower the community and enable Shoalhaven Shire Council to determine the best use of the subject site.

9.6 Funding Opportunities

The Shoalhaven City Council may be eligible for grant funding to assist them to meet the costs of conservation at the site. Possible sources of funding include:

- NSW Heritage Office program – next running towards the end of 2001
- Local Council grants

It should be noted that competition for the Heritage Office funding is very strong and the NSW Heritage Office prefers that adaptive reuse occurs at a site such as the Former Pyree School to allow it to be run at a revenue neutral (or profit) for Council rather than relying on grants.


Appendix A

Historical Figures and Documentation

CERTIFICATE OF TITLE.

New South Wales. CANCELLED ☒

App. No. 10111
Reference to last Certificate
Vol. 1907 Folio 15



REGISTER BOOK.
Vol. 2365 Folio 6

Karl Wilhelm Kaudeloh Goergs of Berry Medical Practitioner Transfers under Instrument of Transfer
from Alexander King and David William Kirkcaldy R.A. 12760 is now the proprietor of an estate in fee simple
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such
encumbrances, liens, and interests as are notified hereon, in that place of land situated
in the Municipality of Berry Parish of *Endargoth* and County of *Merriam*
containing *One acre, twenty nine and one half perches or hundred* as shown on the plan hereto and annexed and also
as shown on the plan endorsed on said Instrument of Transfer R.A. 12760 and being part of Four hundred acres (Four
hundred) situated on the public map of the said parish deposited in the Department of Lands originally granted to
Alexander King by Letters Patent dated the ninth day of October one thousand eight hundred and thirty eight

In witness whereof, I have hereto signed my name and affixed my Seal, this *Twenty* day of *May* one thousand nine hundred and *twelve*

Signed the *12* day of *May* 1913
in the presence of *[Signature]*

[Signature]
Deputy Registrar General.

NOTIFICATION REFERRED TO.

A 33621 TRANSFER dated *10th June 1913*
by the said *Karl Wilhelm Kaudeloh Goergs* to *George Ulrick* of *Berry* Farmer.

Produced and entered *21st* of the land within description at *25* o'clock in the *evening* of the *10th* day of *June* 1913

[Signature]
REGISTRAR GENERAL

APPLICATION BY TRANSMISSION

By P-22 24 26
Under *Section 125 of the Act*, under

Proprietor of the Land within description in pursuance of the above Application. Produced *10th February* 1913 and entered at *10* o'clock in the *evening* of the *10th* day of *February* 1913

[Signature]
REGISTRAR GENERAL

1913/12/26

Albert St
1A Or 24p
Coast Rd
South
Scarc 100/10 to an apt.

Figure 1

Original Land Title grant to Karl Goergs in 1912.
It also shows the transfer of the land to George Ulrick in 1913.

Figure 2 The subsequent transfers of the Land Title Certificate.

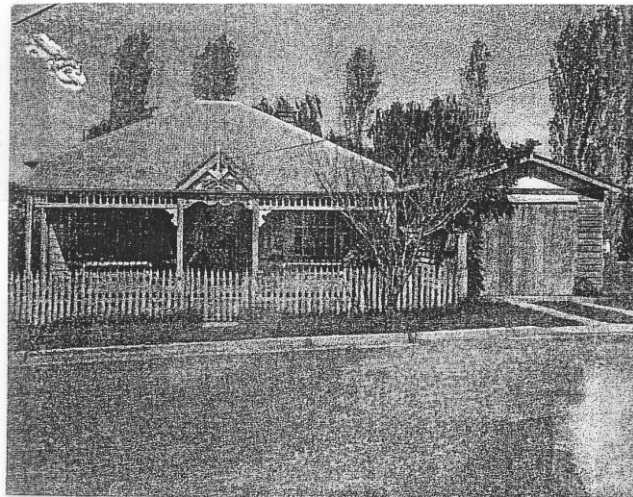


Figure 3	Site Plan of the property.
Figure 4	Original photograph of the property.

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

Appln.No.10141
Prior Title Vol.12296 Fol.44

TORRENS TITLE
Register
Vol. **12605** Fol. **89**
Edition issued 6-11-1974

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

J. J. J.
Registrar General.

PLAN SHOWING LOCATION OF LAND
LENGTHS ARE IN METRES

ESTATE AND LAND REFERRED TO
Estate in Fee Simple in Lot 1 in Deposited Plan 572830 at Berry in the Shire of Shoalhaven Parish of Coolangatta and County of Camden, being part of Portion 10 granted to Alexander Berry on 9-10-1838.

FIRST SCHEDULE
IAN GALLAGHAN of Berry, Farmer

SECOND SCHEDULE
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Figure 5

A 1974 Certificate of Title showing the 1958 subdivision of the land into two lots.

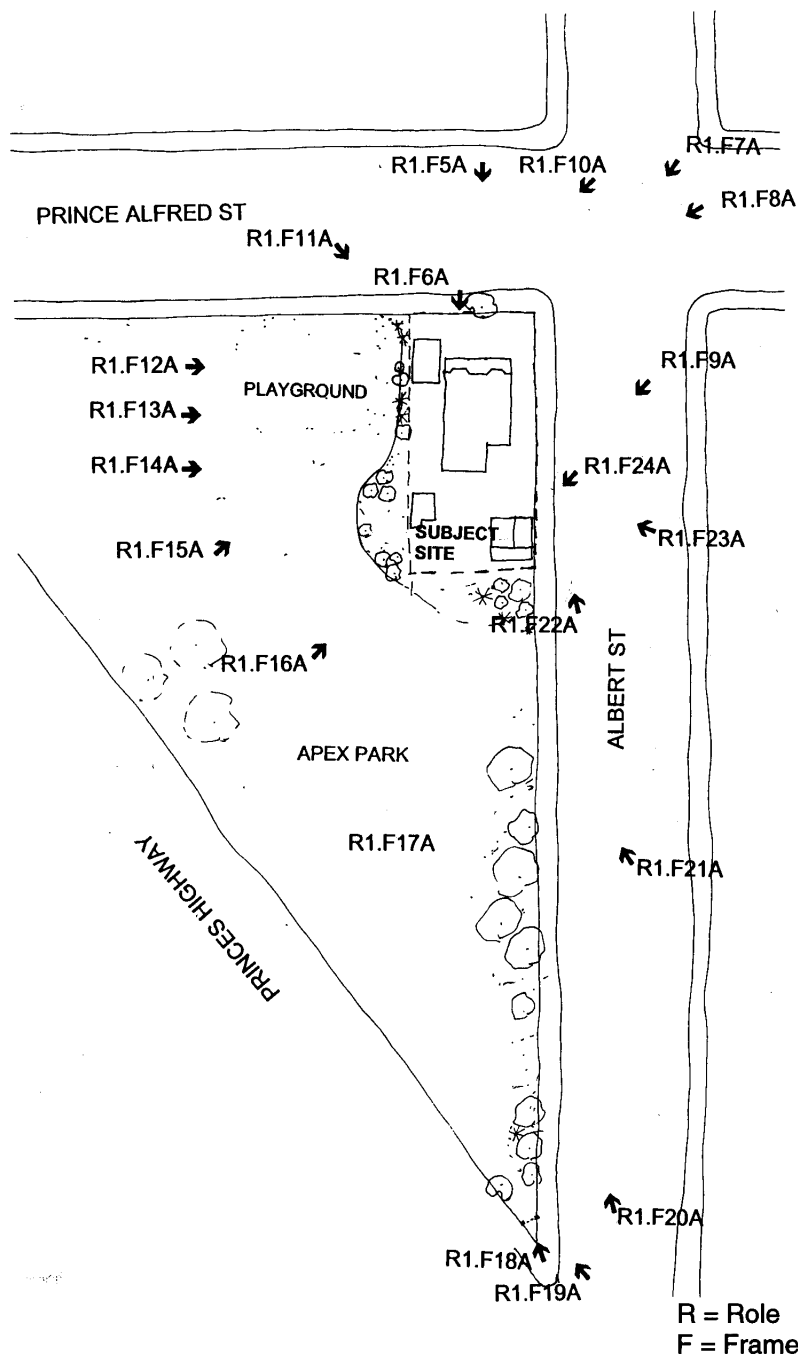


Figure 6 1980 Aerial photograph showing the Muir House, and the Park.

Appendix B

Photographic Survey

Insert Photographic Catalogue



**TROPMAN &
TROPMAN
ARCHITECTS**

Architectural, Heritage Conservation, Landscape,
Interiors, Urban Design, Interpretation
WYONG HOUSE 55 LOWER FORT STREET
SYDNEY NSW 2000
FAX:9251 6109 PHONE:9251 3250

**MUIR HOUSE AND STABLES, BERRY.
SITE PLAN NTS**

PHOTOGRAPHER: JT

CAMERA: NIKON

FILM TYPE: FUJICHROME

FILM NUMBER/ REFERENCE: rOLL 1

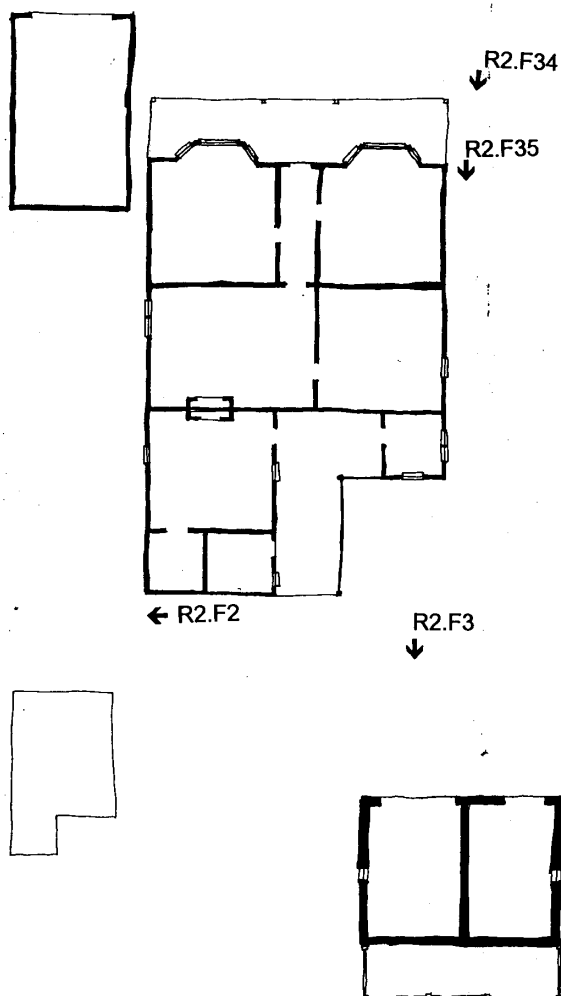
DRAWING SOURCE: TROPMAN & TROPMAN ARCHITECTS

DATE: 09-5-01

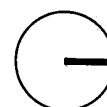
LENS: 52MM

PAGE 1 OF 4

MAY. 0103



R = Role
F = Frame



**TROPMAN &
TROPMAN
ARCHITECTS**

Architectural, Heritage Conservation, Landscape,
Interiors, Urban Design, Interpretation
WYONG HOUSE 55 LOWER FORT STREET
SYDNEY NSW 2000
FAX:9251 6109 PHONE:9251 3250

**MUIR HOUSE AND STABLES, BERRY.
PLAN – SUBJECT SITE NTS**

PHOTOGRAPHER: JT

CAMERA: NIKON

FILM TYPE: FUJICHROME

FILM NUMBER/ REFERENCE: rOLL 2

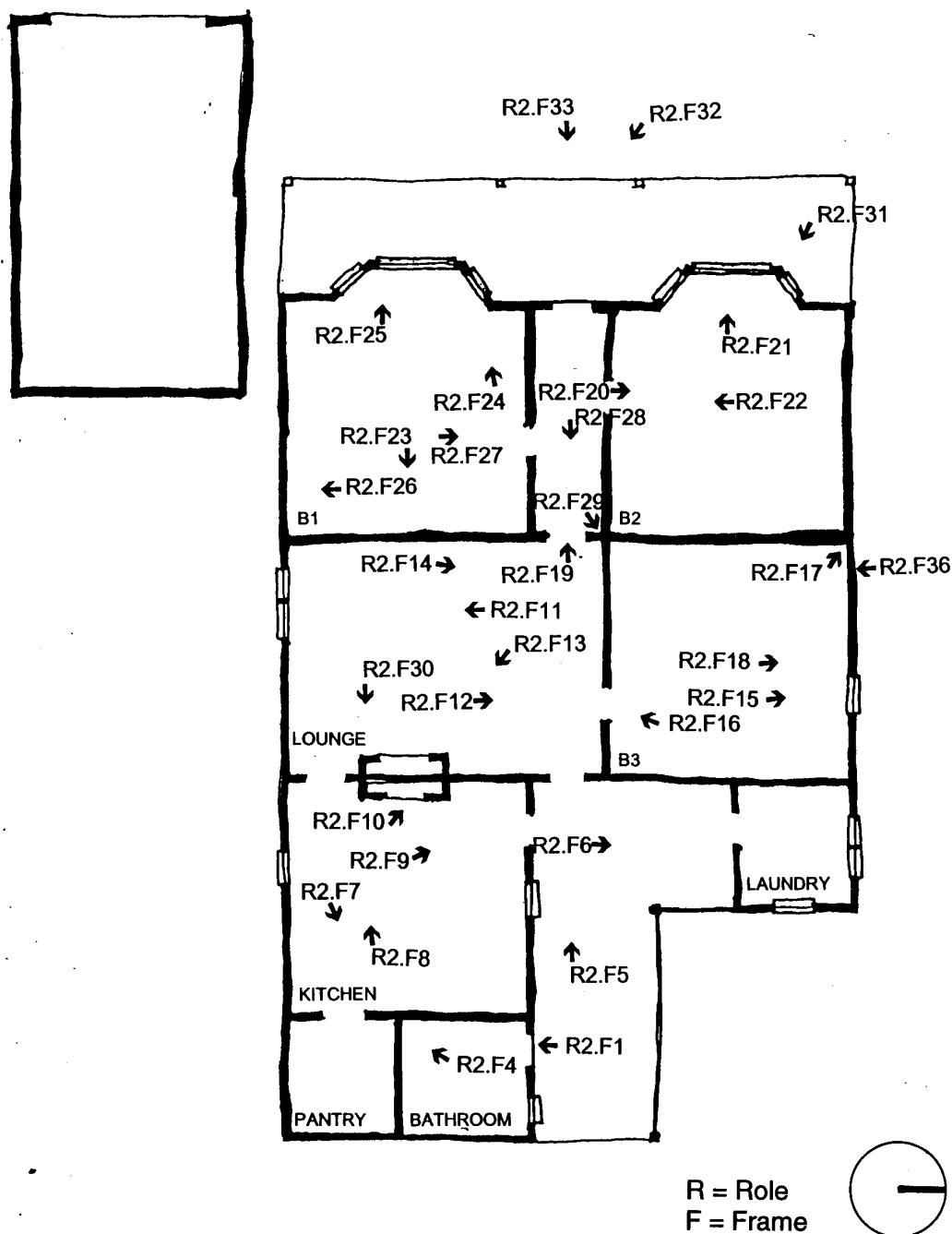
DRAWING SOURCE: TROPMAN &TROPMAN ARCHITECTS

DATE: 09-5-01

LENS: 52MM

PAGE 2 OF 4

MAY. 0103



**TROPMAN &
TROPMAN
ARCHITECTS**

Architectural, Heritage Conservation, Landscape,
Interiors, Urban Design, Interpretation
WYONG HOUSE 55 LOWER FORT STREET
SYDNEY NSW 2000
FAX: 9251 6109 PHONE: 9251 3250

**MUIR HOUSE AND STABLES, BERRY.
PLAN – MUIR HOUSE NTS**

PHOTOGRAPHER: JT

CAMERA: NIKON

FILM TYPE: FUJICHROME

FILM NUMBER/ REFERENCE: rOLL 2

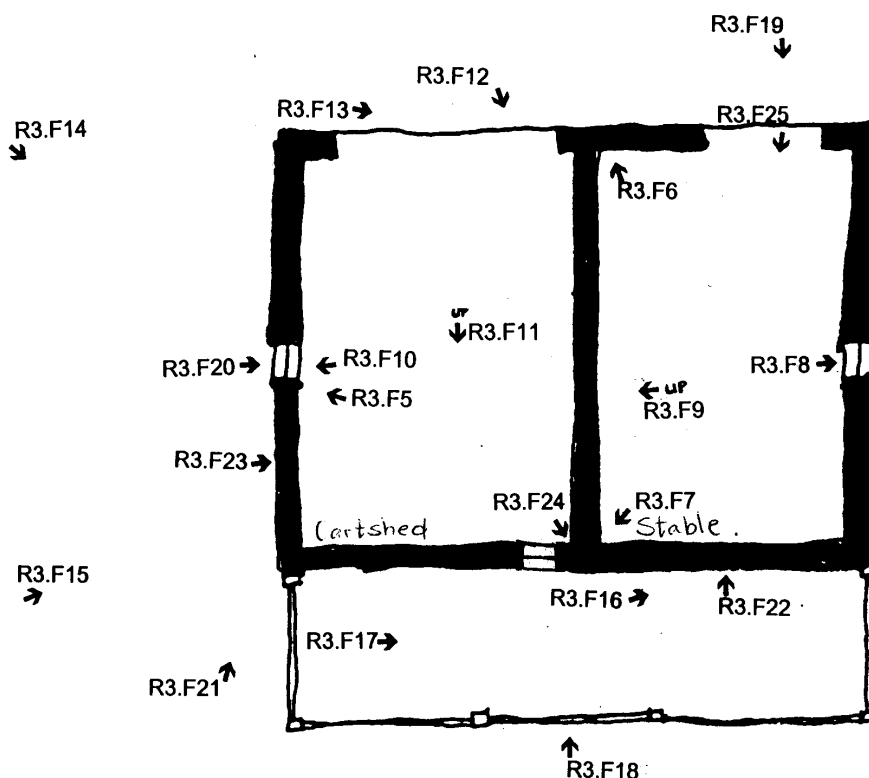
DRAWING SOURCE: TROPMAN & TROPMAN ARCHITECTS

DATE: 09-5-01

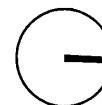
LENS: 52MM

PAGE 3 OF 4

MAY. 0103



R = Role
F = Frame



TROPMAN & TROPMAN ARCHITECTS

Architectural, Heritage Conservation, Landscape,
Interiors, Urban Design, Interpretation
WYONG HOUSE 55 LOWER FORT STREET
SYDNEY NSW 2000
FAX:9251 6109 PHONE:9251 3250

MUIR HOUSE AND STABLES, BERRY. PLAN – MUIR HOUSE NTS

PHOTOGRAPHER: JT

CAMERA: NIKON

FILM TYPE: FUJICHROME

FILM NUMBER/REFERENCE: rOLL 2

DRAWING SOURCE: TROPMAN & TROPMAN ARCHITECTS

DATE: 09-5-01

LENS: 52MM

PAGE 3 OF 4

MAY. 0103

LIST OF FIGURES

Figure No 1:	View of Muir house and stables down Albert street.
Figure No 2:	West elevation.
Figure No 3:	View of Muir house from Prince Alfred street – west elevation.
Figure No 4:	Close up view of west elevation.
Figure No 5:	View of Muir house and stables from the corner of Albert and Princess Alfred streets.
Figure No 6:	Entry to Apex Park on the corner of Albert street and Prince Alfred street.
Figure No 7:	Apex Park / house boundary.
Figure No 8:	Apex Park/ hose boundary with park playground in background.
Figure No 9:	View from Apex park to Muir house.
Figure No 10:	Muir House with Apex Park in background.
Figure No 11:	Southern elevation.
Figure No 12:	Plant identification plaque on rock in Apex Park.
Figure No 13:	Northern boundary of the site and north elevation of cart shed and stable.
Figure No 14:	East elevation and entry of cart shed and stable.
Figure No 15:	Privet hedge along north boundary of subject site.
Figure No 16:	Looking east along Albert street.
Figure No 17:	North elevation of stable and Muir house.
Figure No 18:	Western veranda of house.
Figure No 19:	Timber detail of eastern veranda, note rusted gutter.
Figure No 20:	Bay window base with missing timber fixing strip.
Figure No 21:	North elevation. Note notched sections in posts for possible original timber balustrade.
Figure No 22:	Northern elevation. Note concrete lawn edging along wall.
Figure No 23:	Services under timber floor structure of house.
Figure No 24:	Looking south towards Apex park from the house.
Figure No 25:	Bathroom.
Figure No 26:	Man hole in corner of bathroom ceiling.
Figure No 27:	Enclosed northern veranda.
Figure No 28:	Enclosed veranda laundry.
Figure No 29:	Kitchen.
Figure No 30:	Kitchen, looking through to lounge.
Figure No 31:	Kitchen, looking towards rear veranda.
Figure No 32:	Original stove in kitchen.
Figure No 33:	Lounge room. Note original fire place surrounds.
Figure No 34:	Fire place in lounge room.
Figure No 35:	Lounge room looking towards B3.
Figure No 36:	Lounge room, looking towards rear.
Figure No 37:	Lounge room.
Figure No 38:	B3.
Figure No 39:	B3, looking towards lounge room.
Figure No 40:	Cornice wall moulding.
Figure No 41:	B3
Figure No 42:	Hallway from lounge room towards front door.
Figure No 43:	B2.
Figure No 44:	B2. Detail of window.
Figure No 45:	B2, looking towards hallway.
Figure No 46:	B1.
Figure No 47:	B1.
Figure No 48:	Detail of window in B1.
Figure No 49:	Significant linoleum in B1.
Figure No 50:	B1. Looking towards hall.
Figure No 51:	Hall.
Figure No 52:	Detail of hall ceiling, wall junction.
Figure No 53:	South elevation of cart shed and stables.
Figure No 54:	South/ East corner of cart shed and stables. Note brickwork has shifted.
Figure No 55:	Interior of lean to, timber and metal structure.
Figure No 56:	Interior of timber and metal lean to.
Figure No 57:	East elevation, showing high timber window.

Figure No 58:	Cart shed showing brick paved floor and timber dividing wall.
Figure No 59:	South elevation detail showing space for window – now missing.
Figure No 60:	South elevation wall.
Figure No 61:	Ventilation hole in east wall.
Figure No 62:	Black Smiths bellow hole in south wall.
Figure No 63:	Timber cut log wall in stable.
Figure No 64:	Internal view of stable.
Figure No 65:	Timber dividing wall of stable and cart shed.
Figure No 66:	Timber frame of east shed doorway.
Figure No 67:	West elevation.
Figure No 68:	South wall with opening wall above.
Figure No 69:	Timber framed roof with corrugated iron roofing, and rendered walls.
Figure No 70:	Original corrugated iron and timber framing.
Figure No 71:	Timber louvred window.
Figure No 72:	Timber framed roof.
Figure No 73:	Timber paling wall.
Figure No 74:	Timber wall and rendered brick wall junction.



Figure 1 View of Muir house and stables down Albert street.
Figure 2 West elevation.



Figure 3 View of Muir house from Prince Alfred street – west elevation.
Figure 4 Close up view of west elevation.



Figure 5 View of Muir house and stables from the corner of Albert and Princess Alfred streets.



Figure 6

Entry to Apex park on the corner of Albert street and Prince Alfred street.



Figure 7
Figure 8

Apex park / house boundary.
Apex park/ hose boundary with park playground in background.



Figure 9 View from Apex park to Muir house.
Figure 10 Muir House with Apex park in background.



Figure 11 Southern elevation.



Figure 12 Plant identification plaque on rock in Apex Park.



Figure 13 Northern boundary of the site and north elevation of cart shed and stable.
Figure 14 East elevation and entry of cart shed and stable.



Figure 15 Privet hedge along north boundary of subject site.



Figure 16 Looking east along Albert street.
Figure 17 North elevation of stable and Muir house.



Figure 18 Western veranda of house.
Figure 19 Timber detail of eastern veranda, note rusted gutter.



Figure 20 Bay window base with missing timber fixing strip.



Figure 21 North elevation. Note notched sections in posts for possible original timber balustrade.
Figure 22 Northern elevation. Note concrete lawn edging along wall.



Figure 23 Services under timber floor structure of house.



Figure 24 Looking south towards Apex park from the house.
Figure 25 Bathroom.



Figure 26 Man hole in corner of bathroom ceiling.
Figure 27 Enclosed northern veranda.



Figure 28 Enclosed veranda laundry.
Figure 29 Kitchen.



Figure 30 Kitchen, looking through to lounge.
Figure 31 Kitchen, looking towards rear veranda.



Figure 32 Original stove in kitchen.
Figure 33 Lounge room. Note original fire place surrounds.



Figure 34 Fire place in lounge room.



Figure 35 Lounge room looking towards B3.
Figure 36 Lounge room, looking towards rear.



Figure 37 Lounge room.
Figure 38 B3.



Figure 39 B3, looking towards lounge room.
Figure 40 Cornice wall moulding.



Figure 41 B3
Figure 42 Hallway from lounge room towards front door.



Figure 43 B2.
Figure 44 B2. Detail of window.



Figure 45 B2, looking towards hallway.
Figure 46 B1.



Figure 47 B1.
Figure 48 Detail of window in B1.



Figure 49 Significant linoleum in B1.
Figure 50 B1. Looking towards hall.



Figure 51 Hall.
Figure 52 Detail of hall ceiling, wall junction.



Figure 53 South elevation of cart shed and stables.
Figure 54 South/ East corner of cart shed and stables. Note brickwork has shifted.



Figure 55 Interior of lean to, timber and metal structure.
Figure 56 Interior of timber and metal lean to.



Figure 57 East elevation, showing high timber window.
Figure 58 Cart shed showing brick paved floor and timber dividing wall.



Figure 59 South elevation detail showing space for window – now missing.
Figure 60 South elevation wall.



Figure 61 Ventilation hole in east wall.
Figure 62 Black Smiths bellow hole in south wall.



Figure 63 Timber cut log wall in stable.
Figure 64 Internal view of stable.



Figure 65 Timber dividing wall of stable and cart shed.
Figure 66 Timber frame of east shed doorway.



Figure 67 West elevation.
Figure 68 South wall with opening wall above.



Figure 69 Timber framed roof with corrugated iron roofing, and rendered walls.
Figure 70 original corrugated iron and timber framing.



Figure 71 Timber louvred window.
Figure 72 Timber framed roof.



Figure 73 Timber paling wall.
Figure 74 Timber wall and rendered brick wall junction.

Appendix C

Schedule of Maintenance Works

Schedule of Conservation Maintenance Works

Preamble

The following schedule of essential maintenance works is proposed for Muir House, garage, stable and cart shed and site.

The specific requirement of the brief was to document the external and internal conservation maintenance works to maintain the existing uses.

The works have been categorised by the buildings main elements with preliminary budget cost estimates provided.

Methodology

Since the site is of heritage significance, any works at the site should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter and the recommendations of the Conservation Management Plan, 2001 prepared by Tropman & Tropman Architects.

Generally, any works are to be carried out to the satisfaction and with approval and/or as instructed by a Heritage Conservation Architect approved by Shoalhaven City Council

Generally, take care not to damage any early fabric or associated items.

Terminology

The following terms are used in this document.

TME ~ to match existing

SCS ~ Selected colour scheme

HCA ~ Heritage Conservation Architect

SCC ~ Shoalhaven City Council

CONSERVATION ~ Means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.

1.0 INTERNAL WORKS MUIR HOUSE

NO.	ITEM		
1.1	GENERALLY		
1.1.1	Ensure all work is carried out with the consideration of tenants safety at all times		
1.1.2	Clean carefully all surfaces including but not limited to floors, walls, ceilings, joinery, windows and doors		
1.1.3	Maintain and conserve all original floors especially the section of early linoleum		
1.1.4	Check over original timber joinery including but not limited to skirtings, picture rails and door architraves		
1.1.5	Check for any deterioration of plaster and repair where necessary		
1.1.6	Check all existing hooks and fixtures and secure		
1.1.7	Ensure all fireplaces are cleaned and put into working order.		
1.1.8	Prepare and paint all prepainted surfaces to SCS unless otherwise directed by the HCA		
1.1.9	Check all existing electrical outlets and repair if necessary		
1.1.10	Ensure samples are provided as requested by HCA at no extra cost		
1.1.11		SUBTOTAL GENERALLY	\$20,000
1.1.12		SUBTOTAL INTERNAL	\$20,000

2.0 EXTERNAL WORKS MUIR HOUSE

NO.	ITEM
2.1	GENERALLY
2.1.1	Ensure all work is carried out by experienced tradespeople
2.1.2	Ensure samples are provided of removed fabric
2.1.3	Ensure all excavation around the building is carried out with consideration for the Archaeological significance of the site
2.1.4	Carefully clean all surfaces including but not limited to walls, windows and decks
2.1.5	Check packing and ant caps of all piers and repair where necessary
2.1.6	Check air space under house and ensure that timber floor structure is clear of earth
2.1.7	Check over all timber weatherboards and repair and replace where necessary TME
2.1.8	Check metal air- vents and ensure that they are open and repair if necessary
2.1.9	Check over all door hardware and repair if necessary
2.1.10	Check over all window components including but not limited to metal hardware, timber frame, sill and sashes, and glazing
2.1.11	Check over timber fascia and repair where necessary
2.1.12	Prepare and paint any prepainted surfaces to selected colour scheme unless otherwise directed by the HCA
2.1.13	Rationalise all exposed services including gas, water and electricity
2.1.14	SUBTOTAL GENERALLY \$30,000

2.0 EXTERNAL WORKS MUIR HOUSE BUILDING

NO.	ITEM
2.2	ELEVATIONS
	NORTH ELEVATION
2.2.1	Reinstate balustrading to end of verandah to future research and detail
	EAST ELEVATION
2.2.2	Remove metal handrail and replace with sympathetic timber post and rails TME balustrade
	SOUTH ELEVATION
2.2.3	Check packing in footings under sagging wall and stabilise structure
2.2.4	Repair damaged timber weatherboards while maximising retention of original fabric
2.2.5	Prepare and paint prepainted window of kitchen TME colour
	WEST ELEVATION
	VERANDAH
2.2.6	Relocate Power box to a more inconspicuous location in the southern corner of the verandah
2.2.7	Relocate light switch to location inside the front door while renewing the switch TME
2.2.8	Preserve and maintain the 'Muir' sign
2.2.9	Relocate 'No.10' signage to letter box from beside front door
2.2.10	Reinstate fenestration to valance to future detail and research
2.2.11	Reinstate timber bracket at end verandah post TME
2.2.12	Repair timber final and conserve
2.2.13	Remove recent metal front gauze door insert and replace with sympathetic security gauze door infill
2.2.14	Replace timber fixing batten on bay window base TME
2.2.15	Repair timber verandah floor with hardwood flooring TME, ensuring slope is maintained
SUBTOTAL ELEVATIONS	
\$20,000	

2.0 EXTERNAL WORKS MUIR HOUSE BUILDING

NO.	ITEM
2.3	ROOF AND CHIMNEY
2.3.1	Replace all rectangular downpipes with round pipes TME
2.3.2	Check over all new and existing metal downpipes and ensure that there are no blockages
2.3.3	Ensure that downpipes are checked at least every 3 months and blockages are fixed
2.3.4	Check over all metal gutters and ensure that there are no blockages. Note: Remove material from north- east corner gutter
2.3.5	Ensure that gutters are checked and cleaned at least every 3 months
2.3.6	Replace gutters if needed in future with rolled edge profile TME Note: Replace gutter above front entry
2.3.7	Check over recent corrugated iron roof and refix sheets where necessary
2.3.8	Replace roof in the future with unpainted corrugated iron sheeting
2.3.9	Replace roof capping in the future with rolled capping similar to that found on the stable roof
2.3.10	Clean carefully rendered brick chimney by hand with soft bristle brush and hot soapy water – do not use high pressure water and take care not to remove any original paint patina
2.3.11	Check over lead flashings and repair where necessary
2.3.12	SUBTOTAL ROOF AND CHIMNEY \$15,000

2.0 EXTERNAL WORKS MUIR HOUSE BUILDING

NO.	ITEM
2.4	SITE
2.4.1	Replace privet hedge plantings along hedge fenceline
2.4.2	Maintain front concrete path by cleaning and repainting
2.4.3	Maintain front fence by checking over but do not repaint so as to retain lichen
2.4.4	Retain and maintain metal mailbox
2.4.5	Remove plastic newspaper holder from top of fence and replace with similar metal cylinder lower down on the inside of the fence
2.4.6	SUBTOTAL SITE \$5,000
2.4.7	SUBTOTAL EXTERNAL WORKS \$70,000

3.0 WORKS MUIR HOUSE GARAGE

NO.	ITEM
3.1	GARAGE
3.1.1	Check footings and repair where necessary
3.1.2	Replace rotten boards where necessary. Note: Replace boards at the base of the southern elevation and west elevations.
3.1.3	Remove vegetation and earth from base of garage and make a dish drain along south wall to park gardens
3.1.4	Replace metal roller door with sympathetic door such as a timber cladd tilt door or twin hinged doors
3.1.5	
3.1.6	SUBTOTAL GARAGE \$5,000

4.0 WORKS MUIR HOUSE STABLES AND CART SHED

NO.	ITEM
4.1	GENERAL
4.1.1	Check footings and repair where necessary. Note: Jack up wall and secure in south west corner
4.1.2	Refix timber wall boards internally with fixings TME
4.1.3	Remove debri from inside the stable and cart shed to allow floor to be cleaned
4.1.4	Refix cladding to all external walls and replace where necessary TME
4.1.5	Supply and hand new door to cart shed and paint to SCS
4.1.6	Refix corrugated iron roof sheeting to roof and replace where necessary TME fixings and sheeting
4.1.7	Install guttering to both east and west elevations
4.1.8	SUBTOTAL STABLES AND CART SHED \$15,000

5.0	TOTAL WORKS \$110,000 MUIR HOUSE
------------	---

Appendix D

Proposed Colour Scheme

SELECTED COLOUR SCHEMES

The colour choices of the proposed scheme for Muir House, Garage, Stables and Cart Shed are listed below and Muir House colour scheme is illustrated in figure CS1.

Note: These colours have been expressed in Australian Standard Colours K185-1968, 2700S-1996

PROPOSED MUIR HOUSE AND GARAGE EXTERNAL COLOUR SCHEME

No on Figure	Element	Australian Standard Colour	No.
1.	Timber Weatherboards	Biscuit	x42 (2700)
2.	Timber Fascia	Driftwood	X34 (2700)
3.	Timber Soffit of Eaves	Warm White	X33 (2700)
4.	Weatherboard angle stops	Deep Indian Red	R64 (2700)
	Doors		
5.	Timber Door Architrave	Deep Indian Red	R64 (2700)
6.	Timber Door leaf	Deep Indian Red	R64 (2700)
	Windows		
7.	Timber Under Sill Frieze	Magnolia	X32 (2700)
8.	Timber Window Sash	Magnolia	X32 (2700)
9.	Timber Window sill and frames	Deep Indian Red	R64 (2700)
10.	Timber Shingles	Wombat	X61(2700)
	Roof		
11.	Corrugated Iron Roof Sheeting	Unpainted	
12.	Metal Guttering	In with surrounds	
13.	Metal Downpipes		
14.	Masonry Chimney breast	Do not paint	
	Verandah		
15.	Timber Posts	Deep Indian Red	R64 (2700)
16.	Timber Frieze rail	Deep Indian Red	R64 (2700)
17.	Timber Brackets	Magnolia	X32 (2700)
18.	Timber Entry bracket	Magnolia	X32 (2700)
19.	Timber Gable Barge board	Deep Indian Red	R64 (2700)
20.	Timber Gable final	Deep Indian Red	R64 (2700)
21.	Timber Gable frieze	Deep Indian Red	R64 (2700)
22.	FC Gable frieze backing	Magnolia	X32 (2700)
23.	Timber Verandah decking	Do not paint	
24.	Timber Front fence	Do not paint	
25.	Metal Mailbox	Do not paint	
26.	Concrete Footpath and stairs	Deep Indian Red	R64 (2700)
27.	Timber North boundary Fence	Magnolia	X32 (2700)

PROPOSED STABLES AND CART SHED COLOUR SCHEME

Element	Australian Standard Colour	No.
Timber fascia	Dark Earth	X62 (2700)
Timber frame window	Dark Earth	X62 (2700)
Weatherboards	Wombat	X61 (2700)
Timber door (stable)	Unpainted	
Timber door (Cart)	Wombat	X61 (2700)

PROPOSED INTERNAL COLOUR SCHEME

Element	Australian Standard Colour	No.
Timber Joinery	Cinnamon	X45 (2700)
Timber Architrave	Cinnamon	X45 (2700)
Timber Walls	Magnolia	X32 (2700)
FC Ceiling	White	X33 (2700)



Appendix E

Copy of the Burra Charter

Appendix F

Consultant Brief