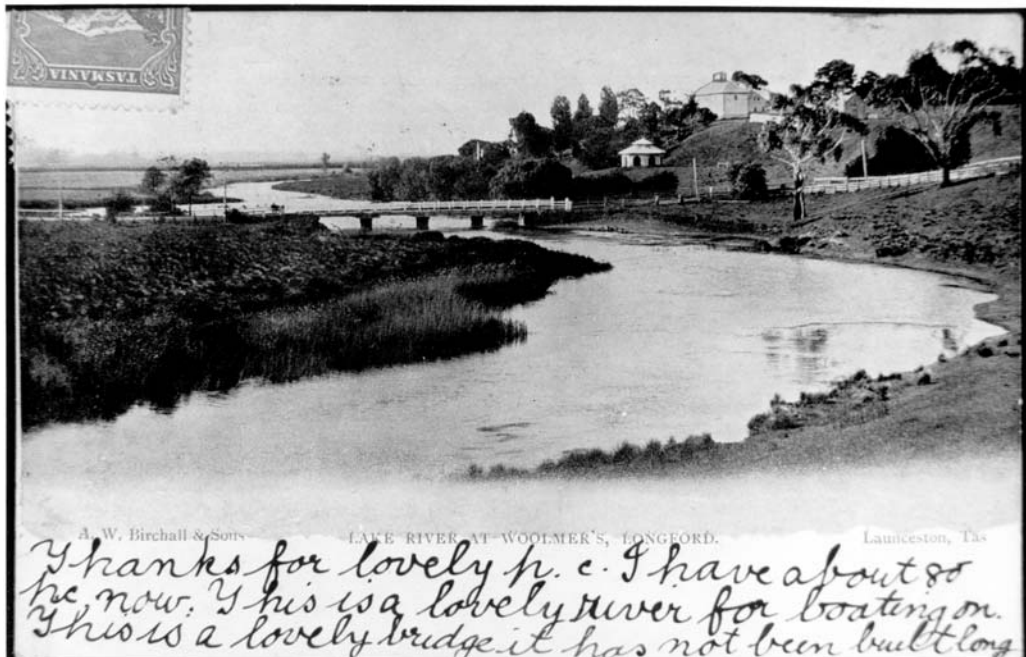


Woolmers Estate

Longford, Tasmania

Conservation Management Plan



Postcard showing Woolmers, c1900. Tasmanian Museum and Art Gallery

Prepared for:
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LONGFORD TAS 7301

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Executive Summary

Woolmers is an 82-hectare property located on the alluvial soils of the Macquarie River flood plain, near the town of Longford, Tasmania.

Four precincts have been identified within the study area: the House Precinct containing a set of pre-1850s estate buildings, including the main house in its garden setting; the Coach House Precinct, containing a group of colonial buildings, including the Coach House, Coachman's Cottage, and a number of timber sheds of more recent date; the Outbuildings Precinct, containing several colonial buildings including the Woolshed, Store, and several Workers' Cottages; and the Cottage Precinct, which contains Woolmers Cottage.

Woolmers is recognised by the Tasmanian Heritage Council for its cultural heritage significance. Woolmers is included on the National Heritage List and, together with ten other convict sites in Australia, Woolmers is part of a serial nomination to the United Nations Educational, Scientific and Cultural Organization (UNESCO) for inscription on the World Heritage List. This management plan is prepared in accordance with the National Heritage Management Principles to serve as the management plan for the place.

The property was bequeathed by Thomas William Archer, the sixth generation of Archers to own the estate, to a non-profit trust organisation with the express intent that the estate and its contents be preserved and made available to the public. The Woolmers Foundation is the managing body, under the direction of a Board. In addition to tours of the Main House and other buildings, there are several colonial buildings available for overnight guest accommodation.

The Official National Heritage Values of Woolmers are provided in Sections 4 and 5. A general statement of heritage significance of the place is formulated in Section 5 as follows:

With a continuous ownership by one family from 1817 to 1994, which has enabled the place to remain largely intact, Woolmers Estate is of outstanding cultural significance in demonstrating the early settlement and establishment of a large pastoral holding in Australia. The extant outbuildings, workshops, cottages, houses, and contents of the main house (including Archer family papers) are a very rare record of the scale and range of operations of a substantial colonial pastoral estate.

Established during the convict assignment period in Van Diemen's Land (where transportation was suspended in 1852), the Woolmers Estate grew to be one of the largest land holdings in Tasmania, and was influential in the development of the Tasmanian wool industry. Associated with William Archer, Tasmania's first native-born architect, the estate was re-created in the Picturesque mode in the 1840s. The estate remains a fine example of estate planning based on English estate ideals (as set out by writers like Loudon) in Australia, containing numerous buildings of outstanding architectural merit and demonstrating the separation of working aspects of the estate from the life of the landed gentry.

The constraints arising from the significance of the place, its statutory obligations, and an assessment of the owners' requirements for the place are discussed in Section 6.

The Conservation Policies (Section 7) provide a framework of guidelines for decision making about the place. Key recommendations include

- Guidelines for when to involve tradesmen and professional heritage advice
- Recommendations for ameliorating the impact of recent developments which are considered to detract from the character of the place
- Identification of reconstruction/restoration opportunities.

The Implementation section (Section 8) revisits the National Heritage Management Principles and recommends methods for adopting the principles and carrying out the recommendations of the Management Plan.

Inventory sheets describing and setting out policies for the individual components of the place are included as an Appendix.

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1 Introduction

1.1 Background and Objectives

This Conservation Management Plan (CMP) is an update of the Conservation Plan prepared by Clive Lucas, Stapleton and Partners (with Lindy Scripps, historian) in 1996. It was commissioned by the Woolmers Foundation with 'Gift to the Nation' funding from the Commonwealth Department of the Environment, Water, Heritage and the Arts.

Woolmers Estate is one of eleven Australian convict sites nominated for UNESCO World Heritage listing. The updated Conservation Management Plan takes into consideration the National and potential World heritage values of the place, and conforms with the National Heritage management principles as set out in the Regulations to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The primary objective of this report is to prepare an updated Conservation Management Plan for Woolmers Estate and its components. The CMP aims to provide a clear philosophy to guide decision making about the place, based on a thorough understanding of the significance of the site, its components, and contents.

1.2 Definition of the Place and Features

The study area includes the place known as Woolmers Estate, which is defined as Lots 1 and 3 Title Reference 135619. The location of the place is shown in Figure 1. 1.

The study area has been divided into four precincts in order to facilitate understanding of the history of the place and the context of its components. These precincts and the major components of the place are described in Section 3 and shown below in Figure 1. 2.

1.3 Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in J S Kerr, *The Conservation Plan*, The National Trust of Australia (NSW), sixth edition, 2004, the guidelines to the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, and the *National Heritage Management Principles*.

1.4 Limitations

This report addresses the only the European cultural significance of the place.

This report does not address indigenous heritage significance, which can take the form of archaeology of indigenous pre-history, post-contact history, or present-day associations or spiritual attachments.

As a comprehensive landscape plan was recently (2006) prepared by Gwenda Sheridan, landscape heritage planning consultant, landscape elements are only addressed generally in this report. The findings of this report are summarised in Section 6.

1.5 Study Team

Clive Lucas and Meg Quinlisk of Clive Lucas, Stapleton & Partners, Pty. Ltd., architects and heritage consultants prepared this report, with assistance from Alison Henning, Kane Murdoch, and Mark Shibata, also of this office. Unless otherwise stated, photographs are by the authors.

1.6 National Heritage Management Principles

The Regulations of the EPBC Act include a series of seven National Heritage Management Principles which have been adopted as the standard for looking after the National Heritage values of a place. One of the tools used in managing a National Heritage place is a management plan which is consistent with the National Heritage Management Principles.

Listed in the table below are the National Heritage Management Principles with a comment as to how each principle is addressed by this CMP. A more detailed table is contained in the preface to the section on Implementation (Section 8), providing a concordance of where each policy/recommendation meets the relevant Principles.

<i>National Heritage Management Principles</i>	<i>How this CMP applies</i>
Principle 1: The objective in managing National Heritage places is to identify, protect, conserve, present and transmit, to all generations, their National Heritage values.	<ul style="list-style-type: none"> - Detailed historical background (Section 2) - Descriptions of individual elements and precincts (Section 3) - Outline of the existing management framework (Section 6) - Policies for conserving the values of the place as a whole and for the individual components (Section 7 and inventory sheets) - Policies for the handling of the archaeological resource (Section 7) - Policies on the Woolmers collection (Section 7)
Principle 2: The management of National Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their National Heritage values.	<ul style="list-style-type: none"> - Policies establishing appropriate conservation practice (Section 7) - Description of the applicable legislation (Section 6) - Policies for training of individuals involved with the management of Woolmers (Section 7) - Suggestions for future research priorities (Section 7) - Identification of activities which require professional/technical expertise (Section 7)

<i>National Heritage Management Principles</i>	<i>How this CMP applies</i>
Principle 3: The management of National Heritage places should respect all heritage values of the place and seek to integrate, where appropriate[...]State[...]and local government responsibilities for those places.	<ul style="list-style-type: none"> - Identification of different types, or levels, of significance (Section 5) - Description of the applicable legislation (Section 6) - Recommendations for managing statutory reporting and other requirements (Section 7)
Principle 4: The management of National Heritage places should ensure that their use and presentation is consistent with the conservation of their National Heritage values.	<ul style="list-style-type: none"> - Policies for assessing proposals for changes to the fabric and changes of use (Section 7) - Policies for planning and managing future work (Section 7) - Identification of activities which require professional/technical expertise (Section 7) - Description of current interpretation of the place (Section 6) - Guidelines for future interpretation of the place (Section 7)
Principle 5: The management of National Heritage places should make timely and appropriate provisions for community involvement, especially by people who: a) have a particular interest in, or associations with, the place; and b) may be affected by the management of the place.	<ul style="list-style-type: none"> - Recommendations for public consultation (Section 7)
Principle 6: Indigenous people are the primary source of information on the value of their heritage. The active participation of Indigenous people in identification, assessment, and management is integral to the effective protection of Indigenous heritage values.	Not applicable to Woolmers at this time.
Principle 7: The management of National Heritage places should provide for regular monitoring, review and reporting on the conservation of National Heritage values.	<ul style="list-style-type: none"> - Recommendations for ways to implement the conservation policies (Section 8) - Policies for regular review of the management plan (Section 7)

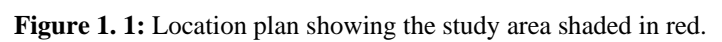
1.7 Acknowledgments

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- Department of the Environment, Water, Heritage and the Arts, Historic Heritage Assessment Section
- Melinda Percival, Department of Tourism Arts and Environment.

1.8 Copyright of Images

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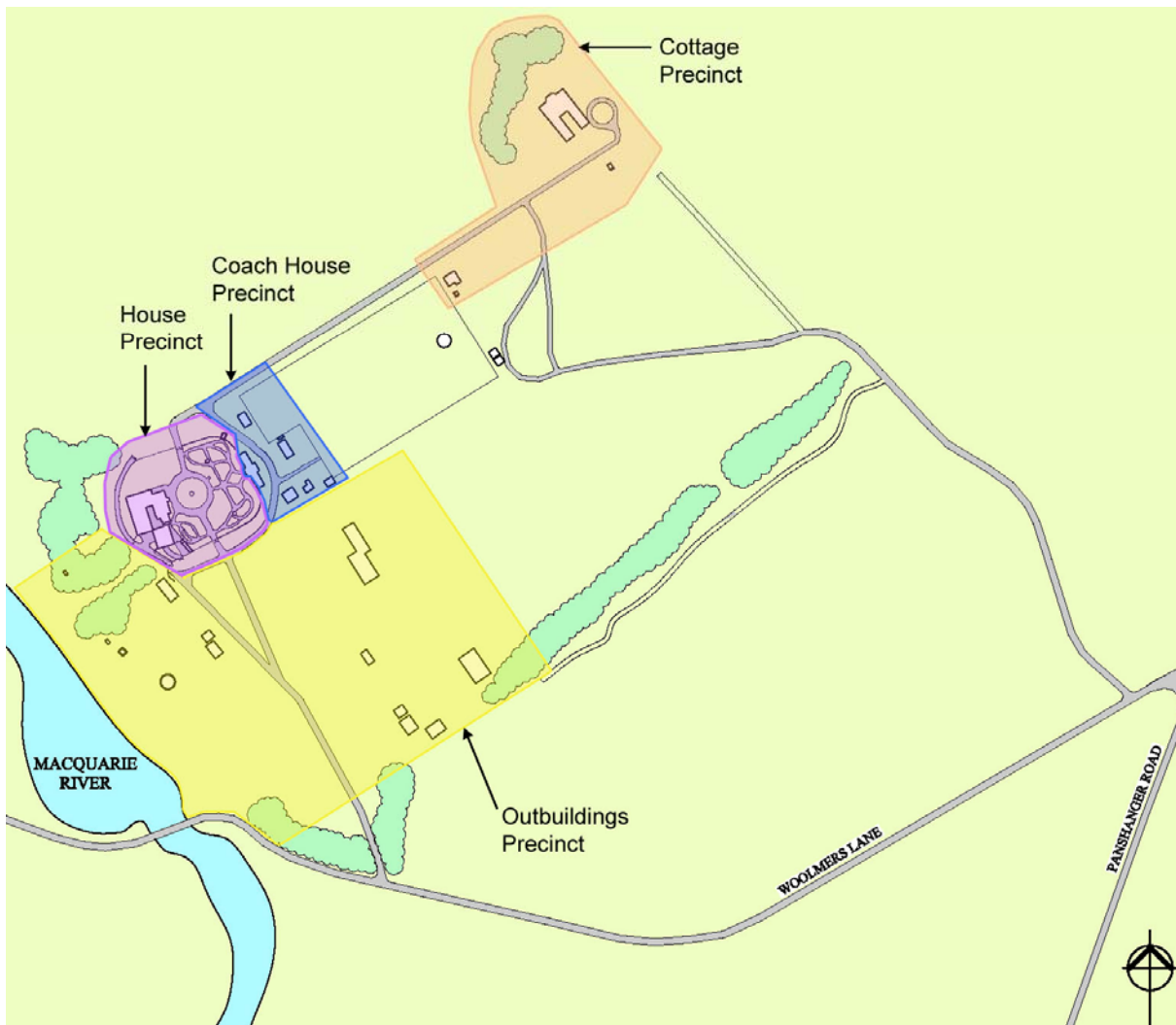


Figure 1. 2: Plan of the place identifying the four precincts referred to in this report.

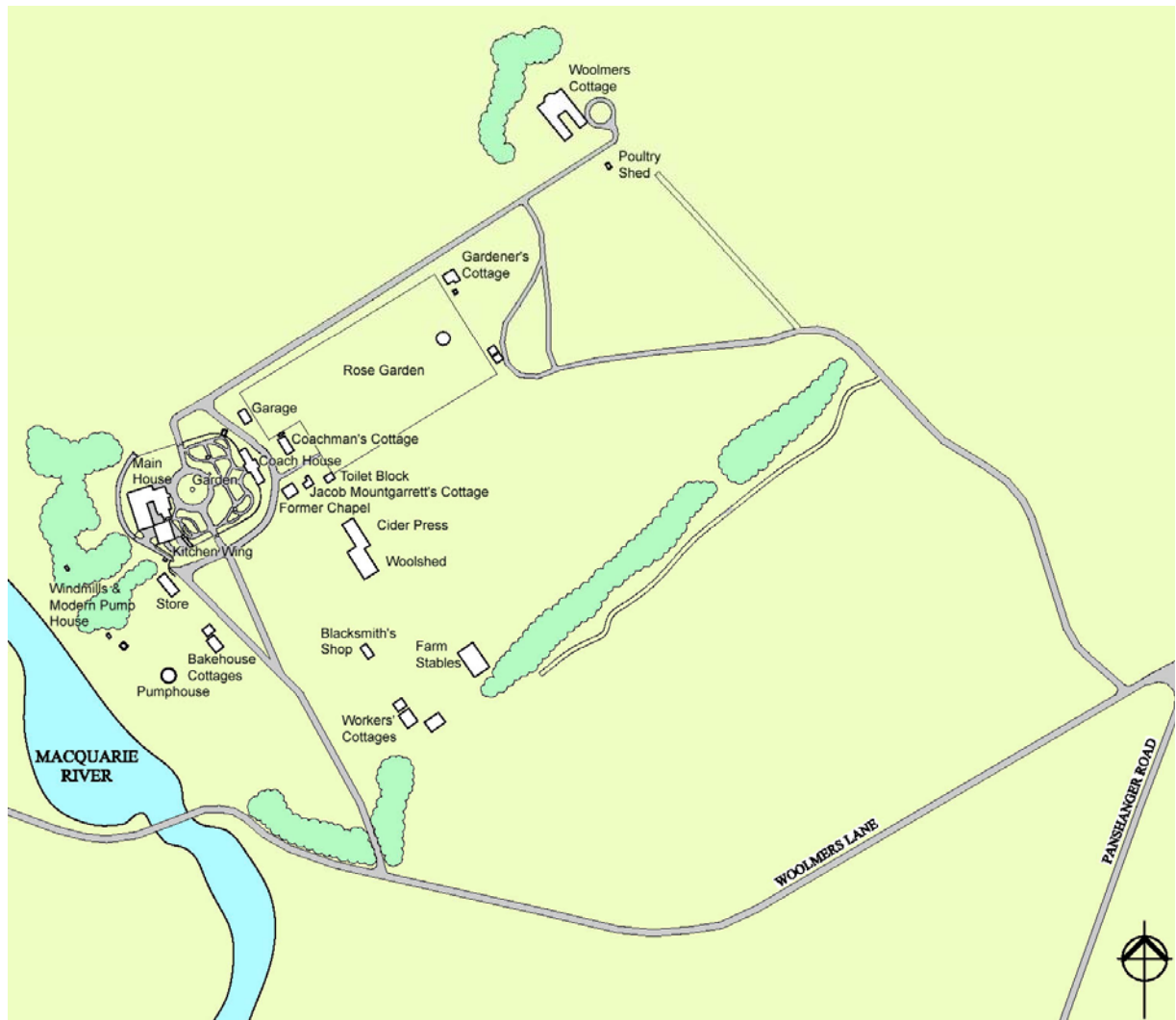


Figure 1. 3: Site plan identifying the main features of the place.

2 Documentary Evidence

2.1 Understanding the Place

In order to understand the place, information from both documentary and physical sources has been collected and analysed. A history of Woolmers and its components is provided below.

2.2 Brief History of Woolmers

Woolmers is situated on the Norfolk Plains, in northeast Tasmania. At its peak, Woolmers comprised more than 12,000 acres of rich and fertile farmland, created from an initial grant by Governor Macquarie to Thomas Archer of 800 acres (nominally, actual measurement 1054 acres) bounded by the Macquarie and South Esk Rivers in 1817. In addition to the property at Woolmers, the Archer family also held various other properties in the area, including Brickendon, Mona Vale, Cheshunt, Fairfield, and Panshanger. Woolmers remained in the Archer family's ownership until the death of Thomas William Archer in 1994.

Thomas Archer (1790-1850)

Thomas Archer was born in Hertfordshire in 1790 and arrived in Sydney in 1812 to take up the position of Deputy Commissary. Following a reorganisation in the Commissariat, Archer left to take charge of the Commissary in Port Dalrymple in September 1813. Thomas was joined in Van Diemen's land by his brothers, Joseph, William and Edward, and later by his father, William Snr. In 1816 Thomas married Susannah Horte. They had fourteen children, only six of whom survived childhood.¹

Under Thomas Archer's management, Woolmers became a centre of activity in the district, producing a range of agricultural products. Primary amongst these was merino wool for export to England. Archer added to his estate at Woolmers through grants and additional purchase of allotments during the 1820s. Government returns of 1820 show that he had 5 assigned convicts and 10 merino rams. In 1825 he employed 40 convicts and had 6,000 sheep. The Land Commissioners survey, carried out in 1826, noted the growth at Woolmers:

Came to Thos. Archer's, he has built a large weatherboard House, lined with brick, and what is rare to see, is well finished and furnished. He has lately built a brick store which is much better constructed than the house, everything here is on the most extensive scale. Carpenters, Sawyers, Bricklayers, Blacksmiths, and a long list of labourers, a hundred Working Oxen, and about ten thousand sheep, he has laid down a great quantity of very fine alluvial Soil in English grasses, in short this place speaks forcibly of what may be done in Van Diemen's land.²

¹ G. T. Stilwell, 'Archer, Thomas (1790 - 1850)', *Australian Dictionary of Biography*, Volume 1, Melbourne University Press, 1966, pp 25-26.

² *Journal of the Lands Commissioners*, p 18, cited in Scripps, 1996, p 6.

Staple crops such as wheat, barley, oats and potatoes were grown at Woolmers and an orchard produced sufficient fruit (apples, pears, and plums) to supply neighbouring properties.

In all, Thomas Archer described his land under cultivation, in a letter to Lieutenant Governor Arthur, as probably being cultivated “to a greater extent than [that of] any other Gentleman on the island”.³ In 1833 William Lyttleton (who had known Thomas Archer at the Port Dalrymple Commissary) painted a well-known scene depicting the river frontage to the main house and the ferry used for river crossings. At its zenith, Woolmers was more than 12,000 acres in size, and in order to work his holdings Archer required up to sixty convict workers, provided by the government, as well as additional non-convict labourers. A census taken in 1842 recorded 55 people in the house on the night of the census, excluding Thomas Archer and another servant. In later years as many as 110 people were resident at the property, although some of these may have been seasonal workers, such as shearers.

Despite being “the largest establishment of any individual in the country [Tasmania]”, and having numerous buildings on the property, Woolmers was not a luxurious home. In 1829 Henry Widowson was surprised to find “so little attention paid to elegance or comfort in the arrangement and buildings in the island generally; and more particularly in this spot [Woolmers]”. Despite the apparent capital put into the buildings, Widowson lamented the lack of “neatness or convenience so constantly displayed in a large farmhouse or homestead in England.”⁴ Other visitors to the property reported similar opinions in later years.

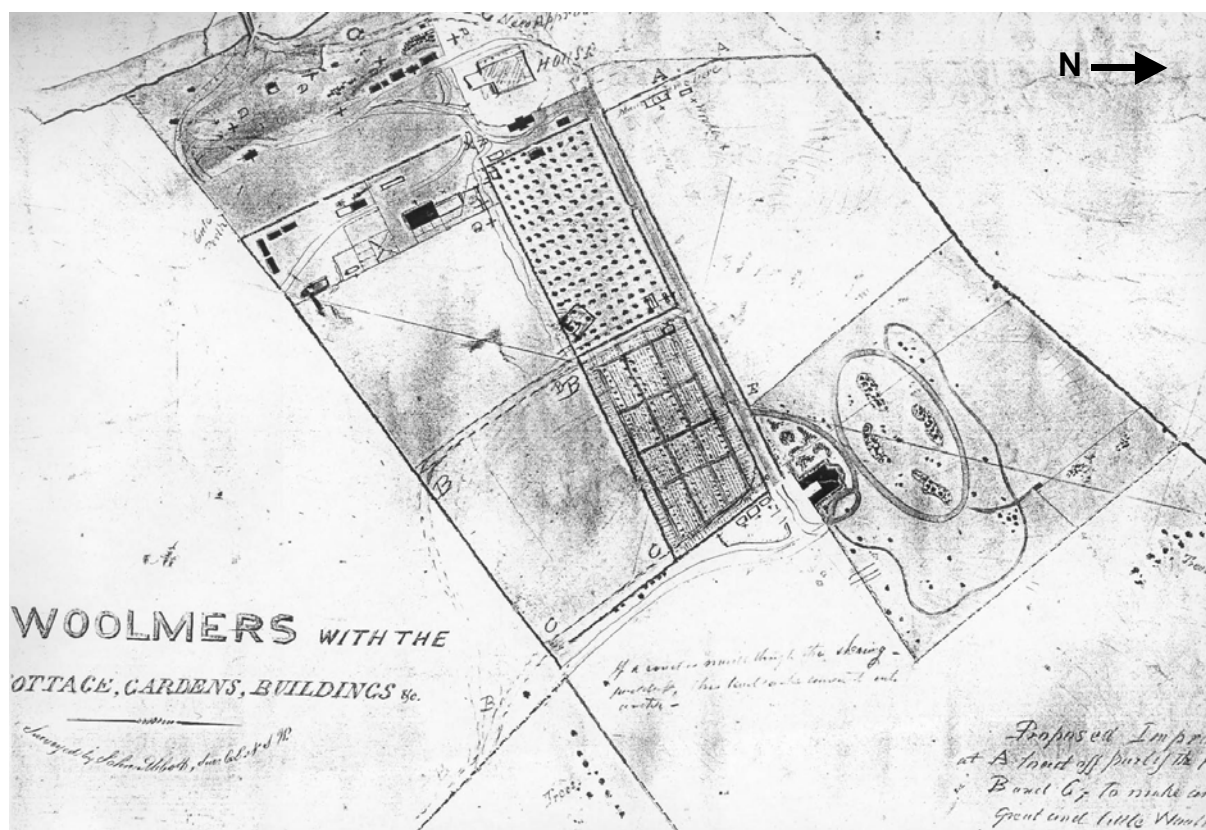


Figure 2. 1: 1840s plan of Woolmers showing the main house, Woolmers Cottage, the outbuildings, and the layout of drives, gardens, and the orchard.
(Source: Woolmers Collection)

³ CSO 1/100/2404, 3 January 1825, cited in Scripps, 1996, p 4.

⁴ Widowson, p 133, cited in Scripps, 1996, p 7.



Figure 2. 2: The original section of the main house at Woolmers, with typical estate fencing visible in the foreground. Undated photograph, c1870s. (Source: Brickendon Collection)

In 1840, obviously prospering economically, Archer joined his brothers to establish a bank, Archers, Gilles and Co, with Lewis Gilles as manager. Unfortunately by 1843 the bank had foundered, leaving its principals saddled with debt. Following the collapse there was a belief among Archer family members that Lewis Gilles had acted fraudulently in his management of the bank, and had (figuratively) scuttled “down the streets of Launceston one dark night with a wheelbarrow full of Archer money.”⁵ Notwithstanding lasting bitterness over the bank’s failure, it appears that the primary reason for the collapse was economic conditions of the time. The mid-1840s saw an agricultural depression descend on Van Diemen’s Land, and a run on the banks followed. Thomas Archer, as well as his brothers and their fellow partners in the bank, were left with significant debts as a result. The amounts to be repaid totalled £63,000, with Thomas’s share amounting to £12,000. In order to repay the debt Thomas was forced to mortgage 9,440 acres of land, including parts of Woolmers and Fairfield.⁶

Aside from managing his properties and other economic interests, Thomas Archer was a strong supporter of campaigns to abolish transportation of convicts to Van Diemen’s Land, and also to close the penal settlements. In 1850, only months before his death, Thomas signed a petition moving for the immediate abolition of transportation. It was signed not only by Thomas, but by his three brothers, his son-in-law Dr John Stewart Kilgour, and by William Kermode, the father of another son-in-law (later resident at Woolmers) Robert Quayle Kermode.⁷ Following the abolition of transportation Thomas Archer was “among the first to import free emigrants for his extensive establishment.”⁸

In 1842 Thomas’s son William returned to Woolmers from his architectural studies in England, and set about aggrandising the house by adding an Italianate front, as well as the dining room, drawing room, and front hall. The kitchen wing was added after these three rooms.⁹ Several years later Jane Williams, a previously unimpressed visitor to Woolmers (“it is like a bungalow rather than the residence of a man worth £15,000 a year”¹⁰), described the revamped Woolmers as being “like a township, there are so many buildings.”¹¹

Thomas Archer died in 1850 and left the estate to his grandson, Thomas Chalmers Archer, whose father Thomas William had died of scarlet fever in 1844. At the time of his grandfather’s death, Thomas Chalmers was ten. Trustees managed the estate until his age of majority in 1865. Thomas’s widow, Susannah, continued to live at Woolmers and received a lifetime annuity. In addition, Thomas willed that Thomas William’s widow, Mary Archer, nee Abbot, be allowed use of Woolmers Cottage so long as she remained unmarried. Thomas’ land holdings were broken up amongst his sons. William received Cheshunt, and Fairfield was bequeathed to Joseph.

⁵ Chick, Neil, *The Archers of Van Diemen’s Land*, Lenah Valley, 1991, p 122.

⁶ Ibid, pp 122-126.

⁷ Ibid, p 102.

⁸ Archer Papers Woodside 3/2, reprinted from *Examiner*, Launceston, 19 October 1850, quoted in Chick, p 103.

⁹ *Dawbin Journal*, 2 March 1845, cited in Scripps, 1996, p 10.

¹⁰ *Clyde Co. Papers IV*, p. 30-35, cited in Scripps, 1996, p 10. (1836)

¹¹ *Clyde Co. Papers IV*, p. 9, cited in Scripps, 1996, p 10. (1846)

In 1855 the decision was made to let Woolmers by tender for seven years, however there was no agreement reached and a manager was appointed to oversee the property. The death of Thomas Archer signalled the beginning of decline for the Woolmers estate.

Convict workers at Woolmers

The successful development of such a large pastoral estate relied to a great extent on the availability of cheap labour afforded in Van Diemen's Land by the convict assignment system which operated between 1803 and 1840. During the period of the establishment and early growth of Woolmers, 80 to 90% of the available work force in the colony was comprised of convicts and ex-convicts.

Van Diemen's Land was established as a penal colony in 1803. By 1853, some 75,000 convicts were transported to the colony, about 45% of all convicts transported to Australia. In Van Diemen's Land, convicts were managed under the assignment system until 1840, under which free settlers could be assigned convict labourers in return for feeding, clothing, and housing them. The assignment system was founded on the premise that convicts would be reformed under the proper moral guidance of their masters, while the masters would be able to take advantage of the labour source. The government also benefited by relieving itself of the costs associated with the welfare of the transportees. While the government service took priority in selecting skilled labourers for various public works, convicts with particular skills, e.g., sawyers or bricklayers, were loaned to free settlers from time to time, and were highly sought after in requests for assignment.

The majority of assigned convicts worked on farming properties. Larger farming properties were not only in greater need of the convict labour force than smaller operations, they were in a better position to provide the requisite provisions for their assignees. Thus, large landed estates such as those of the Archer family received the greater portion of assigned convicts. It appears that the Archer brothers worked in concert, sharing convict labour forces during intensive periods such as harvest seasons. As shown in the table below, the combined number of convicts assigned to Thomas Archer of Woolmers and William Archer of Brickendon was the second highest number of assignments in the colony (with the Van Diemen's Land Company having the highest number of assigned convicts).

Year	Convicts at Woolmers	Convicts at Brickendon
1830	51	39
1832	60	38
1833	64	43
1835	45	34

The assignment system was designed to reward good behaviour of convicts, and required masters to behave in accordance with a long set of regulations. Masters who did not meet the requirements, such as failing to observe the Sabbath, risked losing the services of their convict assignees. Well-behaved convicts could become eligible for tickets-of-leave, which enabled them to earn wages while serving out their sentence.

The assignment system was not without its critics. Opponents of transportation pointed out that the system amounted to a form of slavery, while others considered its inconsistencies to rely too heavily on the character of masters. Settlers who relied on the labour force often found the unskilled labour to be less than useful. The Molesworth report of 1838 concluded that transportation was an ineffective method of reform and recommended the abolition of the assignment system.

In place of the assignment system, the probation system was established in the colony in 1840. This system required all convicts to service a fixed term as part of a gang employed on public works. Once the fixed term was completed satisfactorily, the convict could make himself or herself available for hire to private settlers.

The early 1840s saw a dramatic drop in the number of convicts available to private settlers as no convicts were available to settlers in 1841 and 1842. However, the number of convicts arriving in Van Diemen's Land began to increase in the same period as transportation to NSW ceased. The labour shortage was credited as a partial cause of the economic depression of the early 1840s.

The probation system achieved few of its aims and inevitably as the colony matured, the economic advantages of convict labour began to fade in preference to reducing the stigma of a penal colony. From the mid-1840s, the anti-transportation movement gained momentum and eventually led to the abolition of transportation to Van Diemen's Land in 1853.



Figure 2. 3: The main house at Woolmers following the 1845 Italianate style additions by William Archer. The original unaltered section of the house is to the right. Undated photograph, possibly taken to coincide with the visit of the Duke of Edinburgh to Woolmers in 1868.
(Source: Woolmers Collection)

During the convict assignment period, the Woolmers estate took shape. Many buildings relate to the assignment period, or to the early years of the probation system. During this period, up to 64 convicts were working at the property, engaged in agricultural and building activities. As well, female convicts would have been working in the domestic quarters. The size of the work force and range of skills represented, together with the workshops, accommodation, and goods produced on the property allowed Woolmers virtually to operate as a self-sufficient village under Thomas Archer.¹²

Thomas Chalmers Archer (1850-1890)

At the age of 20, Thomas Chalmers Archer showed no interest in assuming the responsibility of running the property. In 1862 the trustees of the estate decided to grant him a £600 annual allowance, although there was some disagreement amongst his family as to whether this would be adequate.¹³ In addition he was allotted the use of Woolmers Cottage rent-free following his marriage. In 1865 he assumed full ownership of the property as willed by his grandfather. Although not worked directly by the family for some time, in 1865 Woolmers was still producing high quality produce and livestock,

¹² Summary of the convict system drawn from National Heritage List inventory sheet for Woolmers (Place ID 105976); A. G. L. Shaw, *Convicts and the colonies*, London, Faber & Faber, 1966; 'Prisoner discipline' in *The Van Diemen's Land Annual for the year 1834*, Hobart, H. Melville, 1833; Ian Brand, *The convict probation system; Van Diemen's land 1839-1854*, Hobart, Blubber Head press, 1990; Alison Alexander ed., *The companion to Tasmanian history*, Hobart, Centre for Tasmanian Historical Studies, University of Tasmania, 2005.

¹³ W. Archer's *Diary*, 4 January 1862, cited in Scripps, 1996, p 21.

winning awards at agricultural shows that year. In 1868, the Duke of Edinburgh visited Woolmers, receiving a “most enthusiastic reception” followed by a “magnificent luncheon”.¹⁴ Other dignitaries in the Duke’s party included the Governor and the Archdeacon of the diocese.

Thomas Chalmers Archer’s lack of interest in running the property, or even maintaining Woolmers as a cohesive estate, was quite clear. John Whitehead, an observer who knew Thomas Chalmers, noted the breaking up of the estate with the comment, “What is the use of a man putting property together as old Tom Archer did to be all made away with in one generation?”¹⁵ In 1880, Thomas Chalmers rented sections of the property to other members of the family such as Joseph Archer of Panshanger (who took over nearly 6,000 acres of land), as well as neighbouring landowners such as Herbert Gatenby (2,500 acres).¹⁶ He later abdicated his right to income (but not ownership) from the estate to George Collins until his death when ownership passed to his son, Thomas Cathcart Archer.

Thomas Cathcart Archer (1862-1934)

By 1883 Woolmers had fallen into ruin and was overrun by rabbits under the unconcerned stewardship of Thomas Chalmers Archer. His son, Thomas Cathcart Archer, assumed ownership of the property upon the death of his father in 1890. Similar to his father, Thomas Cathcart Archer held little interest in taking up a life of farming, and continued to live in Launceston, pursuing sporting interests, such as cricket and yachting (he was at one time the Commodore of the Tamar yacht club), until later in the decade. From the time of his father’s death, the property was rented to a cousin, William Archer Kermode, who lived there with his family until 1897, at which time Thomas Cathcart and his family moved to Woolmers permanently. As well as his keen sporting interest, as evidenced by the golf course he had built at Woolmers, Thomas Cathcart held a strong interest in politics, although not personally involved aside from acting in the capacity of warden of Longford Municipality on several occasions.

During Thomas Cathcart’s tenure as owner, the government acquired (by resumption) nearly 6,000 acres at the south of the property in 1912 under the Closer Settlement Scheme. This scheme was established in 1906 and was designed to attract immigrants from Britain and America in order to boost Australia’s small population through the purchase and subdivision of large tracts of land into smaller farming plots. Woolmers was identified by the scheme as being under-utilised and 6,147 acres of the property was purchased by the government for the sum of £18,000. As always, the quality of the land was the main attraction, with one report describing it as “just the kind of property which is suited to immigrants from Home who are not prepared to take up a settler’s life in the rough bush country of Tasmania.”¹⁷ The acreage was divided into eleven farms and within three years a number of houses had been built on what became known as the Woolmers Estate.

Thomas Edward Cathcart (1892-1974)

About 1912 Thomas Cathcart’s son, Thomas Edward Cathcart, was given an orchard on the property in order to provide him with both an income and an occupation. Despite wishing to live in Launceston on an allowance, he moved into Woolmers Cottage with his wife, Marjorie, whom he married in 1915. In 1921 Thomas Cathcart transferred ownership of the remainder of Woolmers (excepting the Homestead Area of some 34 acres) to Thomas Edward.¹⁸ The majority of this land continued to be leased to other farmers, however Thomas Edward retained direct control of slightly over 2,000 acres

¹⁴ *The Mercury*, 17 & 18 January 1868, cited in Scripps, 1996, p 23.

¹⁵ *Whitehead Letters*, 1 September 1879, p 159, cited in Scripps, 1996, p 24.

¹⁶ *Assessment Rolls*, cited in Scripps, 1996, p 25.

¹⁷ JPPT 1912, Number 12 and 13, cited in Scripps, 1996, p 33.

¹⁸ Deeds Office, 15/5185, 30 September 1921.

until the death of his father in 1934, at which time he assumed ownership of the remainder of the property and moved into the main house at Woolmers.

In 1947, the government compulsorily acquired nearly all the remainder of the property still owned by Thomas Edward under the Soldier Settlement Scheme. The new Closer Settlement area was known as the Longford Estate. Thomas Edward Cathcart was left with the Homestead Area of some 34 acres. In 1954, Thomas Edward Cathcart applied to purchase Lot 2a of the Longford estate, comprising some 698 acres adjoining the Homestead Area to the north, east, and west. On this curtailed estate, Thomas and Marjorie Archer lived with their Thomas William.

Thomas William Archer (1917-1994)

Throughout his youth and into adulthood, ‘Young Tom’ Archer was “mollycoddled”¹⁹ by his mother, and spent the majority of his time alone indulging interests in cars and wireless radio.²⁰ Indeed, Kerry Archer from neighbouring Brickendon describes his first visit to Woolmers upon his engagement in 1956: “There was no sign of young Tom, he was kept in the back room, in fact I always wondered if she kept him there because it might have given him ideas of why he didn't have this opportunity [to get married].”²¹

Following the deaths of his mother Marjorie in 1969, and father Thomas in 1974, Young Tom, by that time in his fifties, inherited the property. A bachelor, he maintained interests in motor cars, building and boating. Archer lived at Woolmers alone for the next twenty years, until his death in 1994. His will bequeathed the estate to the Archer Historical Foundation, later the Woolmers Foundation Inc.

¹⁹ *Dynasties: The Archer Family* (transcript), 21 October 2005, ABC television.

²⁰ *Say It With Roses*, *Sydney Morning Herald*, 27 February 2006.

²¹ *Dynasties: The Archer Family* (transcript), 21 October 2005, ABC television.

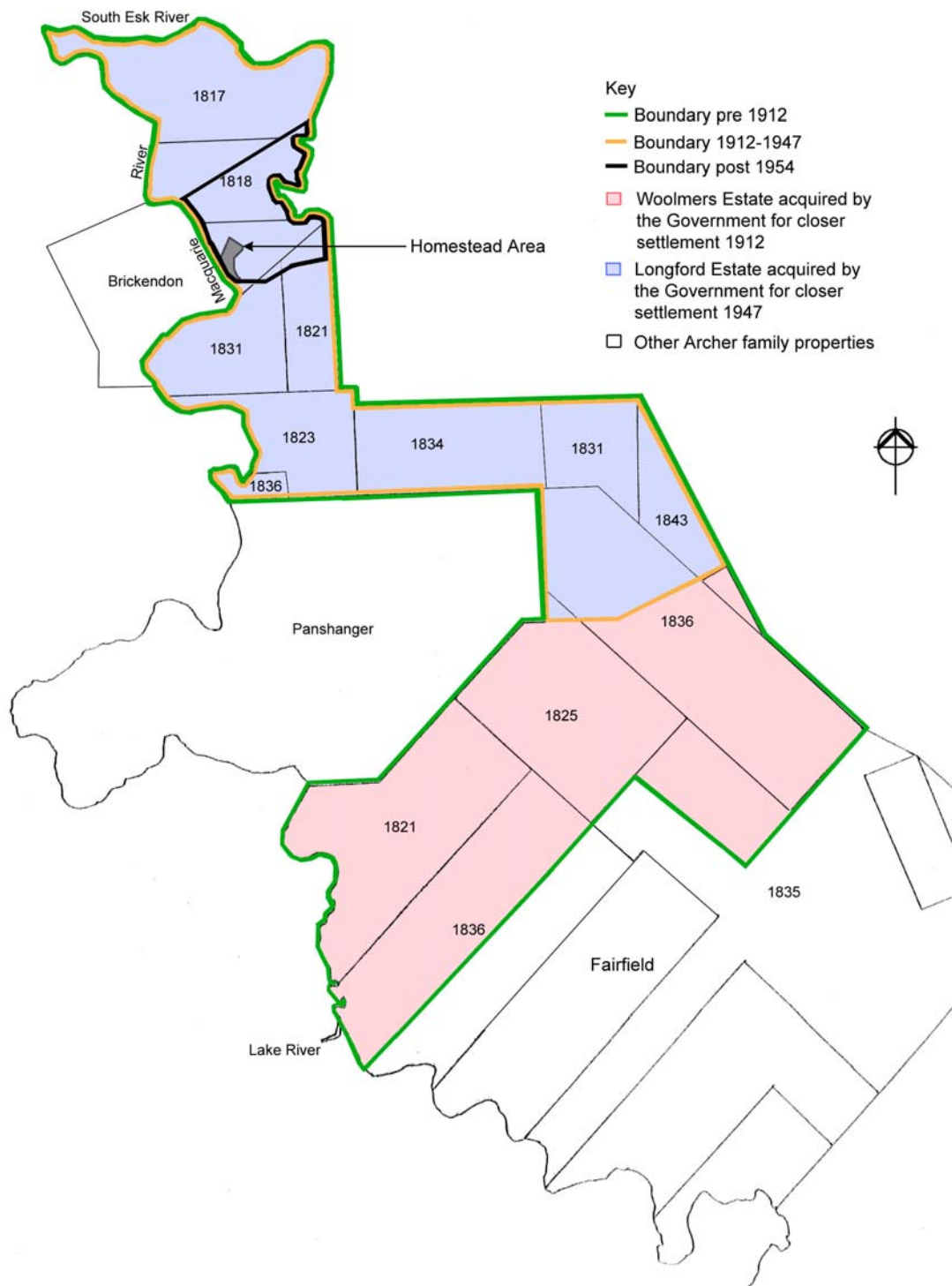


Figure 2. 4: Diagram showing the evolution and devolution of the Archer land holdings at Woolmers. The allotments show the year of acquisition by Thomas Archer (either by grant or by purchase). The 34-acre Homestead Area approximates the current extent of Woolmers.

2.3 Chronological Development of Components

The development of components at Woolmers in the history below has been organised in chronological order in regards to the Archer who was currently the owner of the estate.

Thomas Archer 1817-1850

While Thomas Archer owned the estate the following developments took place:

Woolmers Main House

The main house was constructed between 1819 and 1821 on the third of Archer's four land grants, which, together with additional purchases, comprised the Woolmers Estate. The earliest documentary evidence for the main house is when Governor Macquarie recorded that he "took lunch at Mr Archer's"²² on 29 May 1821. In 1826, the Land Commissioners surveyed and valued land in the settled districts and described the house as "a large weatherboard House, lined with Brick, and what is rare to see, is well finished and furnished".²³

The house was a large symmetrical bungalow with two fronts and flagged verandahs overlooking the Macquarie River (then known as the Lake River). As noted by contemporary visitors to Woolmers, the house was rather plain for a person of Archer's standing. In 1845, having returned from carrying out architectural studies in England, Thomas's son William drew up plans to aggrandise the house. The work essentially turned the house away from the river to address a new private walled garden, and included the addition of three large rooms to the garden front of the house.

The addition created a dining room and drawing room on opposite sides of a new entry hall, all spaces of generous proportions and architecturally avantgarde. The dining room was executed in an Italianate manner to match the exterior of the addition, with recessed arches either side of the chimneypiece, a blind arcade on the west wall balancing the windows opposite. The drawing room is more Grecian in taste and is fitted with a chimneypiece of statutory marble carved with caryatids. Above the hall is a bedroom overlooking the garden. A service passage was located behind the dining room opening onto a number of small service rooms. The new spaces were well appointed, with furniture ordered from Gillows of Lancaster.

Other changes to the original part of the house made about this time include the division of the original drawing room to form the principal bedroom and a hall which connected the two original stair halls. The former front and back doors were closed off.

In 1848, the bathroom and lavatory were installed in the older part of the house, resulting in an amended position of the back stairs to accommodate the pipework.

A large man whose poor health led to the retention of fluid, Thomas Archer was aware that his coffin would not be able to be removed from the house through the narrow hall, and so he had the windows in the principal bedroom enlarged prior to his death.

²² CSO 1/100/2404, 15 October 1821, cited in Scripps, 1996, p. 3.

²³ *Journals of the Land Commissioners*, p. 18, quoted in Scripps, p. 6.

Woolmers Garden

The formal garden at Woolmers appears to have been laid out at the same time as other works carried out by William Archer in the 1840s. It had certainly been put in place by 1847, when William recorded a doorway being made in the garden wall. The garden was designed to buffer the family's living quarters from the working sections of the property behind the high brick wall that surrounds the garden. It contained all the elements of the Gardenesque style with lawns adjacent the house, shrubbery, pavilions and a picturesque coach house on the axis of the front porch, at the far end of the garden. The main shrubberies were screened from the house by a bay hedge. There were also two lavatories incorporated into the garden wall.

Garden Smoking Room

Although there are no records for the construction of the smoking room, or garden pavillion, they are thought to be contemporary with the garden, and therefore probably designed by William Archer in the 1840s.

Garden Lavatory and Garden Privy

The two lavatories in the garden were constructed at the same time as the garden wall in the 1840s. The garden privy contained a double thunderbox, still intact.

Mountgarrett's Cottage

The cottage is reputed to have been relocated in 1830 to Woolmers from Mountgarrett's land to the south west of Woolmers. Thomas Archer purchased Mountgarrett's farm in 1827. The land was later made part of Brickendon and conveyed by Thomas to his brother William in 1839.

Dr Jacob Mountgarrett (1773-1828) is believed to have been born in Ireland in 1773, and trained as a naval surgeon. He arrived in NSW in 1803 and was appointed surgeon to the new settlement on the Derwent. On arrival, he was told he was not needed and stayed to be the first man to harvest wheat in the colony. He was granted 600 acres on the south Esk River. Later in life he became known as a bad debtor and died insolvent in 1828.

Kitchen Wing

The construction of the kitchen wing was already underway when the earliest entries in William Archer's surviving diary were written in March 1847. The diary notes that estate labourers Seth and Gilham carried out most of the work. Included in the tasks was fixing bars to the windows. It is possible that bars were fixed to the windows of the servants quarters in the main house at this time as well. The old kitchen was largely demolished to make way for the new kitchen wing.

Blacksmith's Shop

In early 1822 Ensign White, overseeing a construction gang working near Woolmers, was instructed by the Lieutenant Governor to apply to Mr Archer, "at whose residence a Forge is about to be erected, to allow his Smith to repair such of your Tools as require it [...]".²⁴

²⁴ *HRA III iv*, 14 January 1822, p 422, cited in Scripps p 3.

Bakehouse Cottages

These cottages, of which there were originally three, appear to have been built around 1840. It is thought that the smaller central building was the primary bakehouse and two larger buildings either side housed the two bakers who worked at Woolmers. In addition to the main bakehouse, there are three fireplaces in the southernmost cottage, suggesting that these were used as supplementary ovens.



Figure 2. 5: Pencil drawing of Woolmers from the river by Anna Maria Nixon. Undated, probably late 1840s. The drawing shows the octagonal pump house and store as well as the Gothic style punt man's cottage (far right) and other buildings near the river which are no longer extant. Brickendon is visible in the distance at the left of the drawing.

(Source: Queen Victoria Museum and Art Gallery, Launceston)

Store

The 1826 Journals of the Land Commissioners records the construction of the Store: "He has lately built a Brick Store which is much better constructed than the House, everything here is on a most extensive scale".²⁵ There is evidence to suggest that a timber balcony existed over the front door to assist in the movement of goods between the ground floor and first floor.

There have only been minor changes to the store, even in the process of conversion in the 1990s to an office and reception area for the estate.

Pump house

The pump house is reputed to have been built in 1841, however there is no documentary evidence to support this date. It is not shown in Lyttleton's painting of c1833, and it is shown in Nixon's drawing, late 1840s.

²⁵ *Journals of the Land Commissioners*, p. 18; quoted in Scripps, p. 6.

Situated prominently on the drive to Woolmers from Longford, it was designed as a Gothic building with pointed arched openings, wide eaves supported on timber brackets, and fretted barge boards on the gables to the pump room. The original iron pumping machinery was manufactured by Braithwaite, Milner and Co., London and remains intact.

When Dorothy Kermode stayed at Woolmers in the 1890s, the pump house was still being used. She described it as “an octagonal pumping house, very attractive in creamy stone. In the middle of it was a wooden bar to which a horse was harnessed. He went round on a tan bark floor until sufficient water was pumped up the house to supply for some time.”²⁶

Other Buildings

While no documentary evidence has been identified to date, the following buildings are shown on an 1840s plan of the estate (see Figure 2. 1) and must have been constructed by then:

- Garden Pavilion
- Garden Lavatory
- Garden Privy
- Woolmers Cottage
- Coach House
- Coachman’s Cottage
- Former Chapel
- Gardener’s Cottage
- Farm Stables
- Woolshed
- Cider Press
- Workers’ Cottages

Thomas Chalmers Archer 1850-1890

(Under Trustees’ management 1850-1865, then leased)

While Thomas Chalmers Archer owned the estate the following developments took place:

Woolmers House

In 1859 painters and plasterers were employed by John Smith, manager of Woolmers, to work on the dining room, drawing room and the hall. In addition, centres and lamp chains for the ceilings at Woolmers were also purchased. The following year saw further work carried out on the house, including replacement of the shingles and saddleboards for the house, and the repair and papering of rooms, the latter carried out by plasterer William Wright.²⁷

Woolmer’s Cottage

In 1857 plastering is thought to have been carried out on Woolmers cottage by William Wright, who previously did similar work on Woolmers House.

²⁶ *Dorothy Kermode Diaries*, quoted in Scripps, p 28.

²⁷ *Woolmers Cash Book*, May-September 1861, cited in Scripps, p 20.

Woolmers Garden

The stork fountain in Woolmers garden was installed by Robert Kermode in 1863. The iron seat in the garden was probably also brought into the garden around this time. Both were made by Colebrookdale in England.

Woolshed

Repairs were carried out on the Woolshed in 1859, the floor battens being repaired in Longford before being relaid in the woolshed.

Store

In 1860, the shingles of the store's roof were replaced. The shingles are now covered by corrugated iron.

Gardener's Cottage

By 1863 the gardener's cottage was badly in need of repair, and work was carried out for "fitting and (banding?)" of the cottage.²⁸ This was probably the installation of iron tie rods to the cottage. A rear verandah was enclosed in brick, probably around 1880.

Thomas Cathcart Archer 1890-1934

While Thomas Cathcart Archer owned the estate the following developments took place:

Woolmers House

During the tenure of Thomas Cathcart in Woolmers House, the ceilings in a number of rooms were replaced with asbestos sheeting and timber battens. The rooms affected were the dining room, breakfast room, back hall, Mrs Archer's room and the principal bedroom.

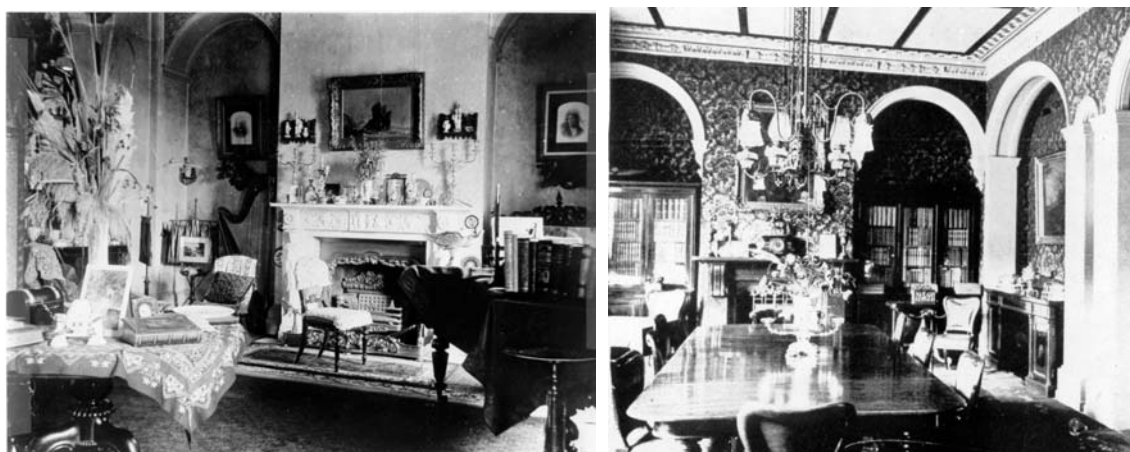


Figure 2. 6: (Left) The drawing room in the main house, 1893. (Right): The dining room in the main house, 1931. The interiors of each room are still largely complete and intact today. (Source: Archives Office of Tasmania – (Left) 30/5650; (Right) from *Weekly Courier* 4 November 1931, p. 22.)

²⁸ *Woolmers Cash Book*, 1863, cited in Scripps, p 21.

Woolmers Cottage

The walls of Woolmers cottage were relined with asbestos sheeting during the period 1915-1930, during which time it was inhabited by Thomas Edward Cathcart Archer and his wife Marjorie.

Kitchen Wing Shed

This small weatherboard shed was constructed around 1915 and was probably associated with the nearby petrol bowser. It has since been converted into a small workshop.

Coachman's House

In the early twentieth century the coach house was used to store Thomas Cathcart Archer's Wolseley motor car. In addition, the building may have been used in the estate's orcharding activities, with a 1920s-era fruit grader located in the building for several decades.

Former Chapel

Following the establishment of his orchard in the 1910s, Thomas Edward Cathcart used the former chapel to house an apple grader. In the course of this use the west wall was removed and replaced with timber columns, and a skillion extension was built with large timber doors to facilitate the easy loading and unloading of fruit. The fruit grader, manufactured by D. Harvey Ltd of Box Hill, Victoria, survives in the building.

Jacob Mountgarrett's Cottage

It is thought that the Mountgarrett's cottage was lived in for some time following its placement at Woolmers, judging by the numerous layers of wallpaper that built up in the cottage. An open skillion addition constructed of weatherboard was added to the Mountgarrett's cottage in the 1920s.

Garage

The weatherboard garage was constructed in the early twentieth century, probably to house part of the family's collection of motor cars, two of which are still kept there.

Bakehouse Cottages

One of the bakehouse cottages was demolished prior to the 1920s.

Timber Windmill

Although it is unknown when the windmill was built, a 1921 aerial photograph shows it, and the pump house which the windmill replaced was still in use in the 1890s.

Thomas Edward Cathcart Archer 1934-1974

While Thomas Edward Cathcart Archer owned the estate the following developments took place:

Woolmers House

Thomas Edward Cathcart Archer and his wife Marjorie moved from Woolmers cottage to Woolmers House following the death of Thomas Cathcart Archer in 1934. Some renovations were carried out, with wallpapers and fabrics in a number of rooms, such as the drawing room, back hall, Mrs Archer's room and the principal bedroom dating from this time. In addition, the south return of the verandah was also enclosed to form a sunroom around this time.

Kitchen Wing

During the 1940s the main room of the kitchen was converted to a garage space for the servicing of motor cars. The west wall was opened up and large timber garage doors installed.

Garden Pavilion

Accounts from the late nineteenth century describe the garden pavilion as somewhat dilapidated, and the pavilion was largely rebuilt around the 1930s. It is now a weatherboard structure, with a finial replacing the weather vane that previously topped it. The timber seats remain inside, as does a shelf supported by a cedar stump.

Garden Privy

The garden privy was relined with fibrous cement sheeting during the 1950s.

Blacksmith's Shop

Repairs were made to Blacksmith's Shop in 1963. The exact nature of the repairs is unknown.

Workers' Cottages

Workers' cottage no. 3 was lined out in the 1930s.

Pumphouse

The roof of the pumphouse was replaced after 1931 with asbestos shingles.

Thomas William Archer 1974-1994

While Thomas William Archer owned the estate the following developments took place:

Woolmers House

In the 1970s the tower bedroom and back hall were redecorated by Thomas William Archer.

Woolmers Cottage

During the course of 1956-58, works were carried out on Woolmers Cottage including repairs to the roof and external piping, plumbing and the replacement of the bath, painting and papering, a new entrance and ramp, and repairs to the septic tank. The Roof Saver Company carried out further repairs to the roof in 1963.

Coachman's House

The building was altered in the early 1980s by architect Robert Morris Nunn, including the insertion of a new stair, forming new windows, and a new partition wall and kitchen and bathroom fittings. Nunn was awarded a Royal Australian Institute of architects (Tasmania Chapter) merit award for the work in 1984. Since then a separate lavatory has been added.

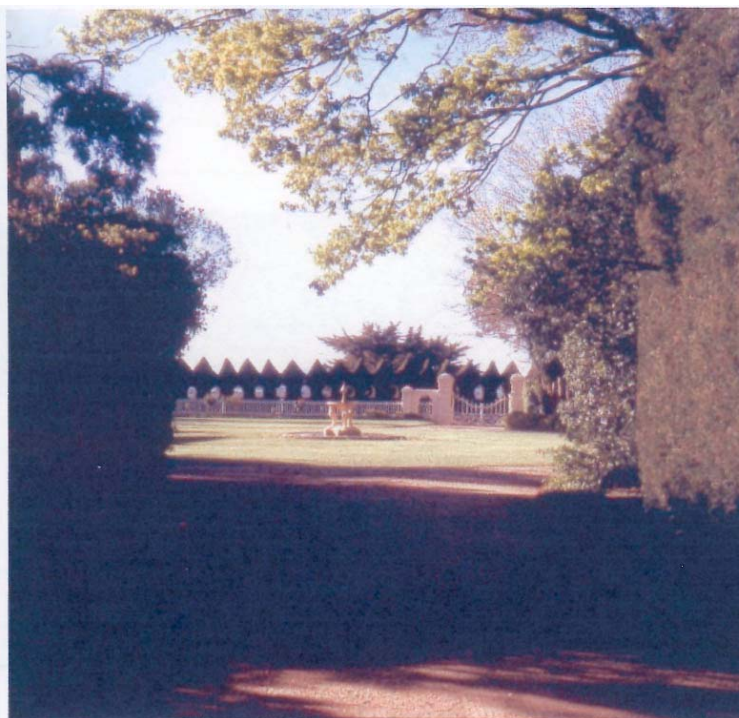


Figure 2. 7: The macrocarpa hedge surrounding the garden was kept trimmed by Thomas William Archer and was a striking feature of the place.

(Source: Woolmers Collection)

Workers' Cottages

Following earlier work in the 1930s, cottage No. 3 was fitted with a kitchen sink and cupboard in the 1960s.

Bakehouse Cottages

The remaining cottages were adapted for use as rental accommodation by T.W. Archer in the 1980s. This work included the insertion of kitchen and bathroom fittings in the larger bakehouse and minor modifications of the original fabric. In the smaller building the windows were enlarged and fitted with frames and sashes salvaged from other buildings on the site.

Woolmers Foundation Ownership (1994-present)

While the Woolmers Foundation owned the estate the following developments took place:

Kitchen Wing

Oil stains from mechanical work carried out in the former main room of the kitchen were removed in the 1990s. In addition new glazed doors have been added behind the large timber doors, public lavatories installed, and the servants rooms of the kitchen wing converted for use as caretaker's accommodation.

Woolmers Garden

In the 1990s, following the collapse of a mature tree on the garden wall, the majority of the garden was uprooted to prevent further problems of this sort. In the process most of the garden beds were buried. Since that time there has been efforts to rejuvenate the garden, with garden beds uncovered and some of the shrubs revived.

A macrocarpa windbreak along the formal drive between the main house and Woolmers Cottage was cut down recently for safety reasons.



Figure 2. 8: Photograph of the drive to Woolmers Cottage, 1970s. The windbreak at left was recently removed for safety reasons. The gable of the gardener's cottage is visible above the hedgerow to the right of the frame. (Source: Woolmers Collection)



Figure 2. 9: View of the drive to Woolmers Cottage, 2007, following removal of the windbreak.

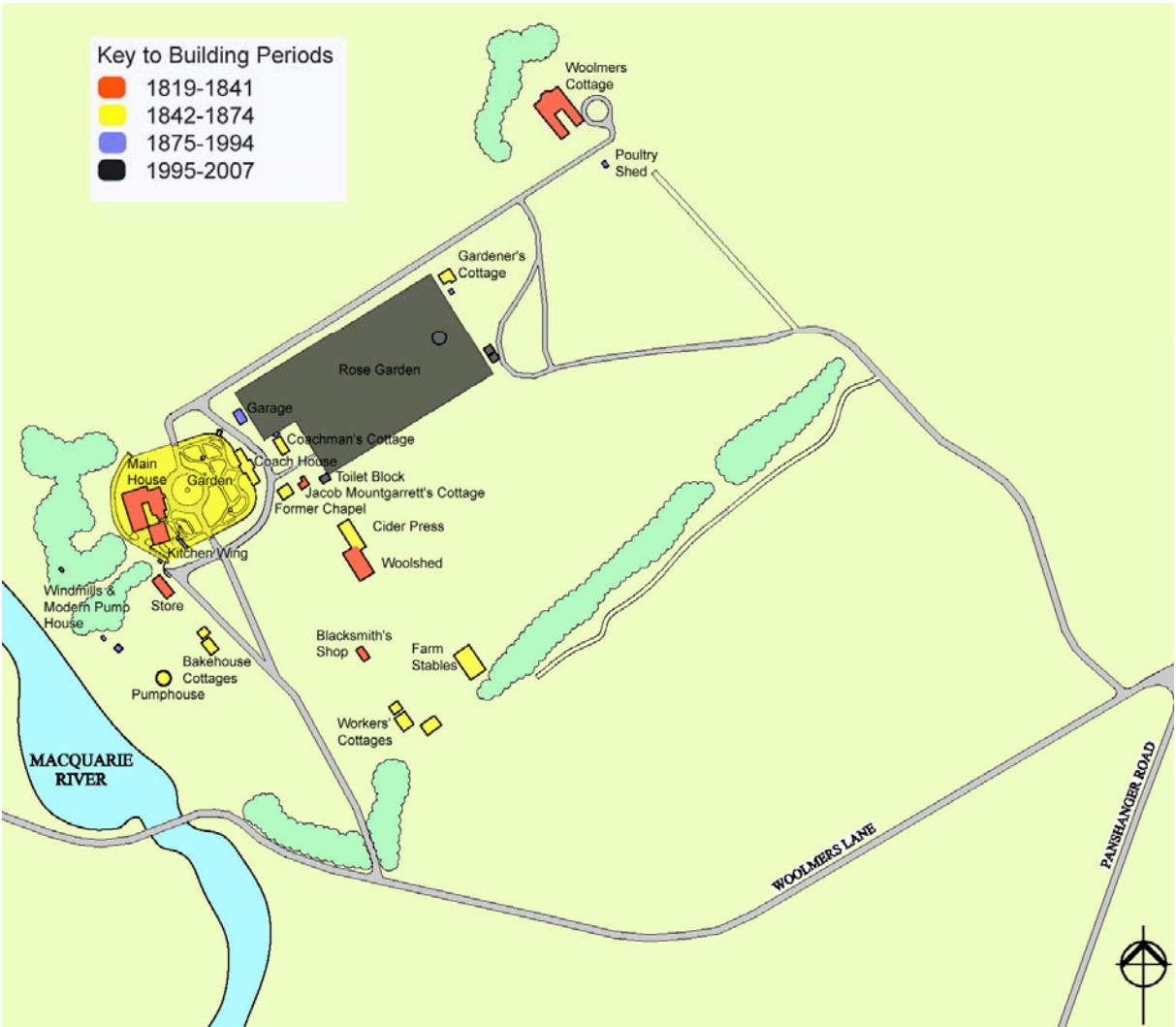


Figure 2. 10: Diagram showing the key building and development periods of Woolmers

3 Physical Evidence

The buildings and features at the place were surveyed for the previous Conservation Plan in October 1995 and in April 1996. The existing configuration of the buildings and site features was recorded at that time, and a detailed examination of the building fabric was made to determine the age of each element.

The results of the 1995/6 survey were reviewed for the current Conservation Management Plan in March 2007 and changes to the fabric were noted. The detailed fabric surveys for each building are included in individual inventory sheets in the Appendices.

Since 1996, the most substantial changes to the built fabric at Woolmers involve the adaptation of four of the workers' cottages for guest accommodation. The landscape has also been altered by the establishment of the National Rose Garden on the site of the former orchards.

3.1 Description of the Site

Generally

The 'homestead area' of Woolmers is situated on a rise above the eastern banks of the Macquarie River. The topography of the study area is undulating, with a gentle rise to the north and east.



Figure 3. 1: Estate fencing to the west of the main house.

Currently, the main entrance to Woolmers is via a gate off Woolmers Lane near the southwestern corner of the property. This drive leads uphill past the workers' cottages and through part of a poplar avenue planted about 1921 on an axis with the carriage loop of the main house. A car parking area is located near the workers' cottages; while coaches are permitted to drive to the forecourt area of the store building, where tickets for tours of the site are presently sold.

Remnants of an earlier driveway can be seen in historic aerial photographs. This entrance leads off Woolmers Lane opposite Panshanger Road, but it is not in general use by the public. The drive led directly to Woolmers Cottage and then turned to the main house. The straight section between the Cottage and the main house is still in use, though its character has been changed in recent months by the elimination of the stand of macrocarpa which sheltered the garden and former orchards and closed off views to the town of Longford to the north.

The estate fencing consists of cast iron post and rail (See Figure 3. 1). This fencing is still in situ to the west of the main house, and salvaged sections of fencing have been used to define a garden area outside the bakehouse cottages. Common rural post and wire fencing is used elsewhere on the site to enclose paddocks.

Several roughcast, capped masonry gate piers typical to Woolmers remain in situ at the estate's entrances, and their timber counterparts in the coach house precinct survive.



Figure 3. 2: (Left) Roughcast brick gate posts in the garden wall. (Right) Timber capped gate posts in the coach house precinct.

Views

Although situated in a locality which affords fine views of Ben Lomond to the east and the Western Tiers to the west, the main house at Woolmers does not command these views. Although in its original 1820s configuration, the main house addressed the river to the west, the 1840s alterations to the house turned its back on the river and the wide-ranging outward views, and instead addressed a private walled garden. Woolmers Cottage has a relatively more commanding location overlooking the Macquarie River and agricultural land toward Longford in the distance.

From vantage points within the Woolmers estate, the neighbouring properties of Brickendon, Elkstone, and Harwick Hill are visible. The strongest of these visual connections is the view toward Brickendon, where the chapel steeple is particularly prominent.

The main house at Woolmers is not prominent in views from the surrounding countryside. It is only visible from certain points along Woolmers Lane where there are breaks in the hedgerows. The view from Woolmers Bridge takes in the decorative pump house near the river, and is the most picturesque view of the estate, reproduced in a number of sketches and paintings of the 19th century.

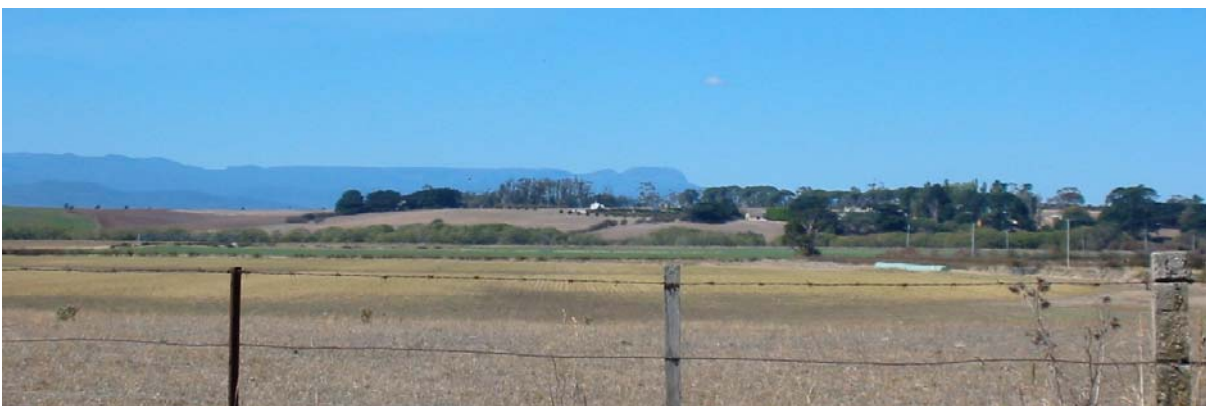


Figure 3. 3: View to Woolmers from Woolmers Lane at Brickendon. Ben Lomond is visible in the distance.



Figure 3. 4: View to Brickendon from the main house precinct of Woolmers.

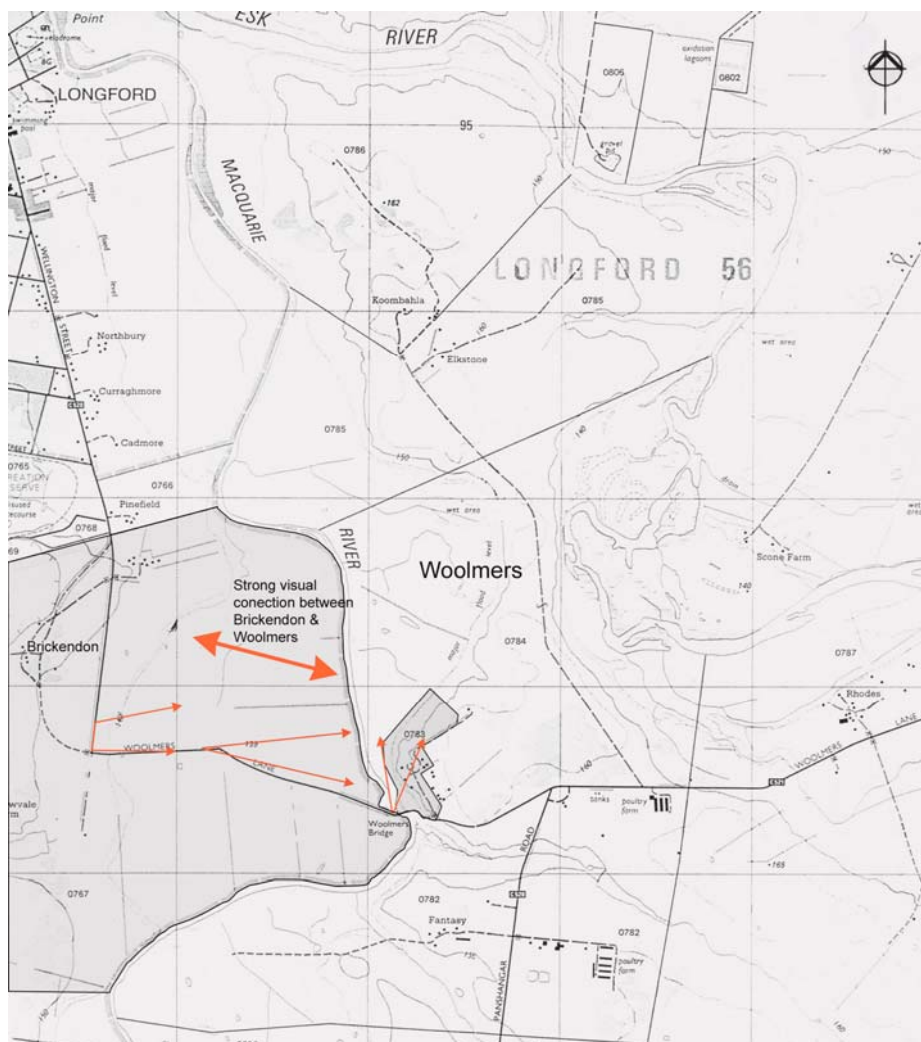


Figure 3. 5: Location plan showing long range views from points along Woolmers Lane to the Woolmers estate buildings, and the visual relationship between Brickendon and Woolmers.

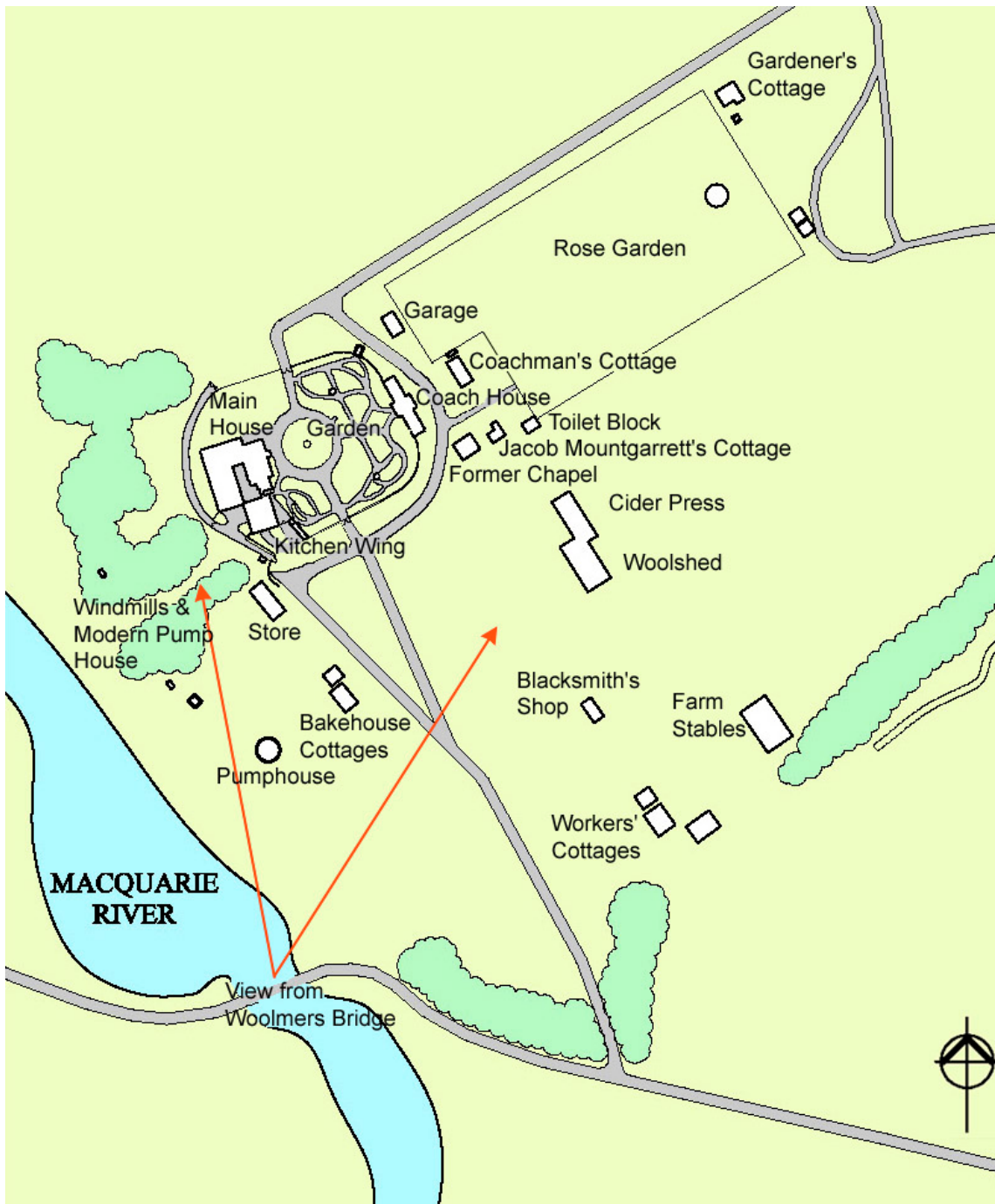


Figure 3. 6: Diagram showing views from Woolmers Bridge.

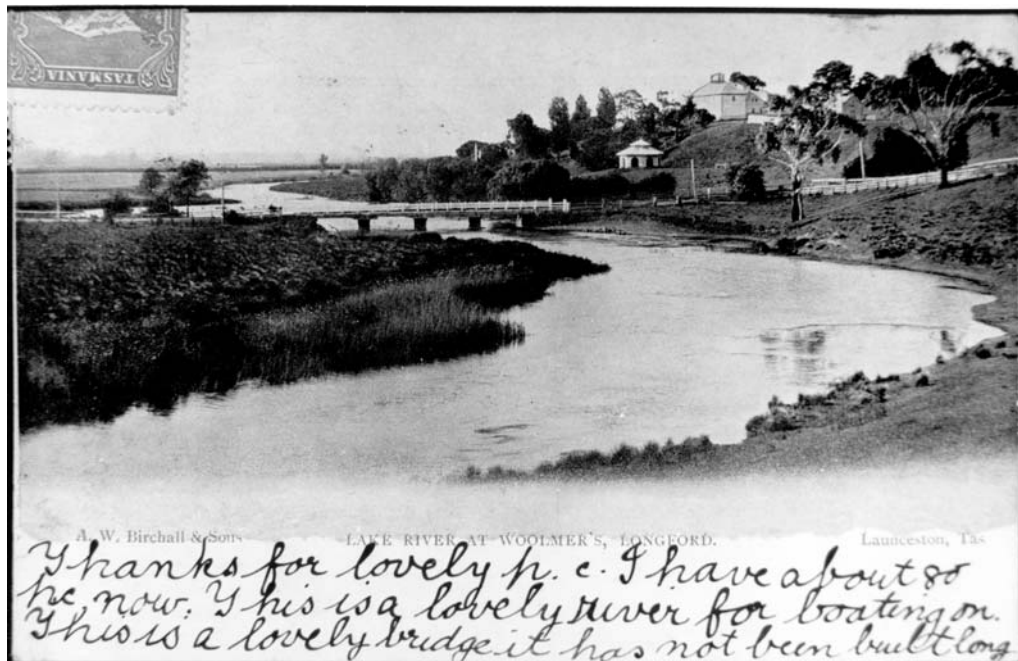


Figure 3. 7: Postcard, c1900, showing the view from the river to the pump house and store.
(Source: Tasmanian Museum and Art Gallery)



Figure 3. 8: The view from the river to the pump house and store, 2007.



Figure 3. 9: Diagram showing views from the Coach House Precinct.



Figure 3. 10: Diagram showing views from near Woolmers Cottage.



Figure 3. 11: View to Longford from near Woolmers Cottage.

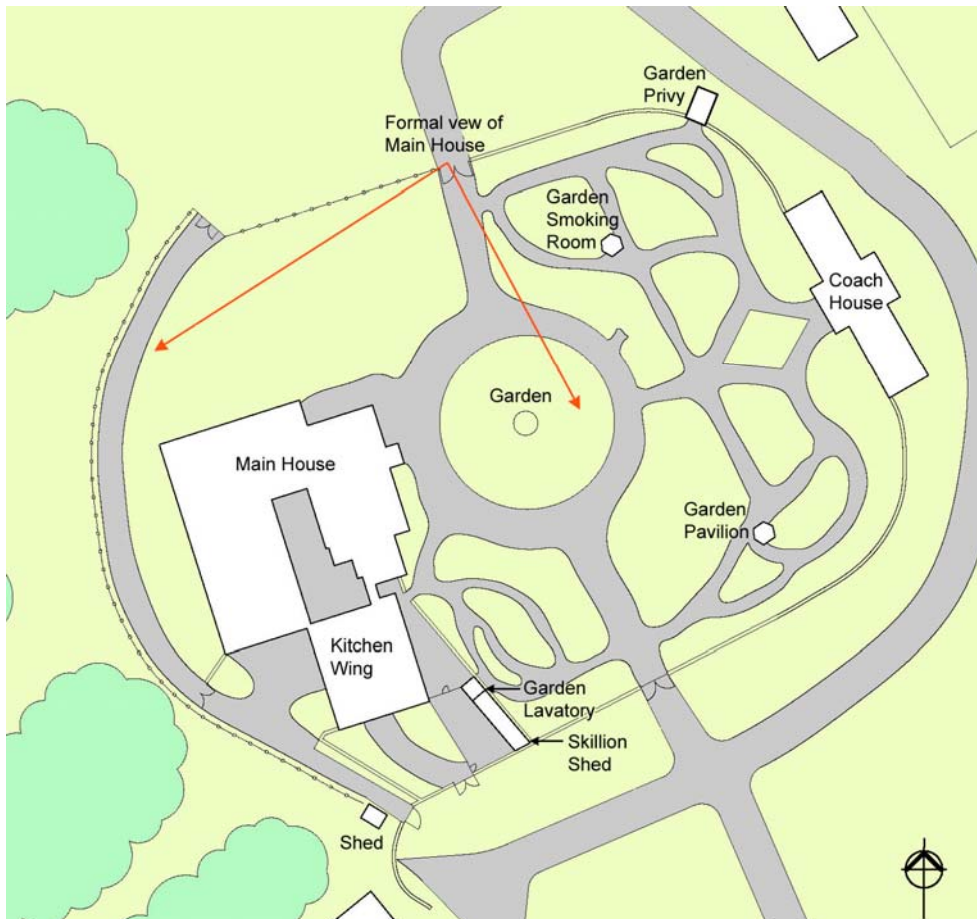


Figure 3. 12: Diagram showing the formal views of the Main House.

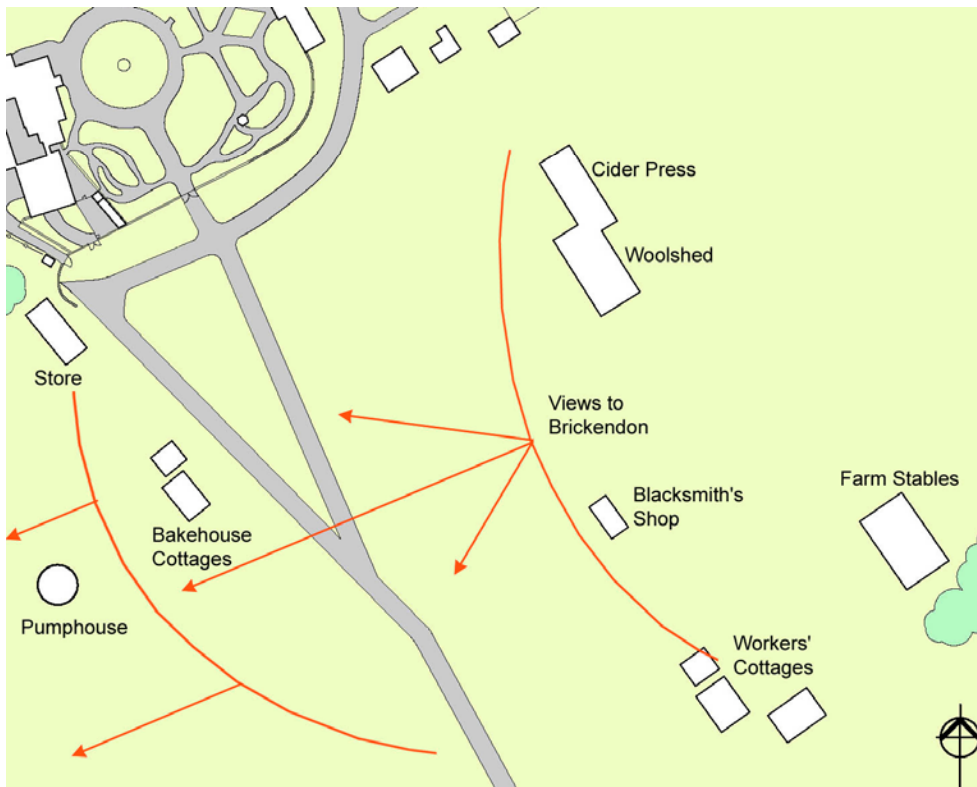


Figure 3. 13: Diagram showing views from the Outbuildings Precinct.

3.2 Description of Buildings and Precincts

Four precincts of buildings were identified in the 1996 Conservation Management Plan. As a result of the creation of the National Rose Garden, the precincts have been slightly modified for the purposes of this report in order to better represent the groupings of buildings at the site at present. Each precinct is described below, together with a general description of the buildings located in each precinct.

Main house precinct

The main house precinct is located in the north-west corner of the site and contains the main house, kitchen wing buildings (including the shed and skillion shed), the garden and associated garden structures. The curved garden wall clearly separates the main house precinct from the remainder of the site.

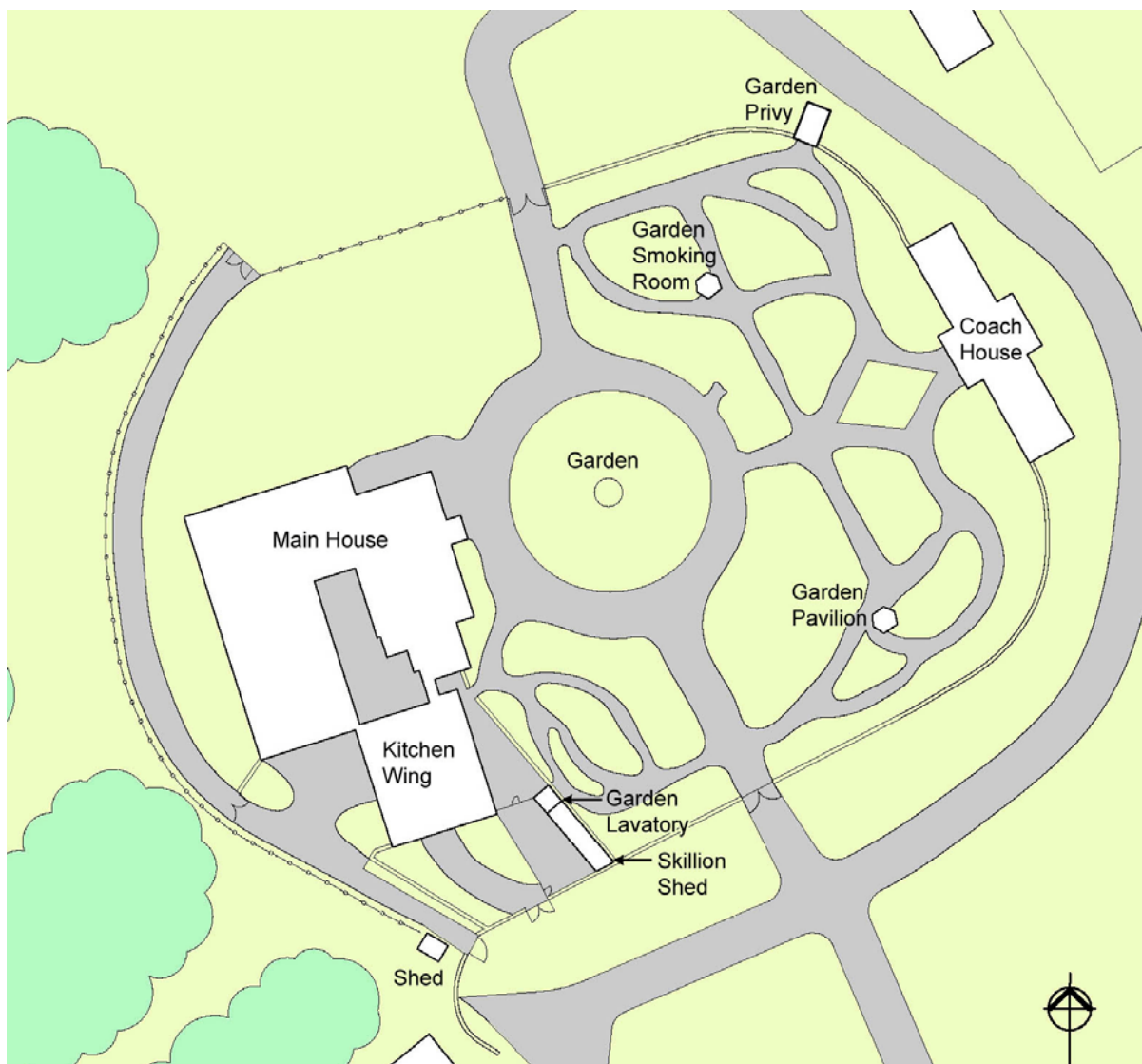


Figure 3. 14: Building and features in the House Precinct.

The **main house** at Woolmers is a two-storey house (plus basement) with u-shaped floor plan, two rooms deep, connected by a central courtyard. Narrow stairs access attic bedrooms on the first floor, and an exterior staircase accesses the cellar rooms in the basement. The main house began as an L-shaped weatherboard bungalow designed in the Colonial Georgian style. Built between 1819 and 1821, the original section is lined with brick, with a hipped corrugated steel roof and flagged verandahs (north and west). In 1845 a new brick front was added to the east in the Italianate style. This was designed to be viewed from the north-east corner, and included two gabled roofs at right angles to each other on either side of a short tower with a pyramid roof. Elaborate roughcast chimneys are finished with decorative arches and walls are plastered as ashlar with quoins.



Figure 3.15: Main House

The **kitchen wing**, built in 1847, continues the Italianate themes of the main house. It is a two-storey building, built of brick, with a roughcast finish and a gabled corrugated iron roof. The facades facing the garden and outbuildings are more elaborate with decorative recessed arches on the first and ground floors. The building also features elaborate Italianate chimneys and a pyramidal roofed skylight. The kitchen wing building is located to the south of the main house and forms the fourth wall of the central courtyard. The garden wall also encloses an area to the south and west of the kitchen wing forming a kitchen garden front.



Figure 3.16: Kitchen Wing

The **garden** at Woolmers, set out in 1845 (at the same time the extensions were built to the main house), is designed in the Gardenesque style and enclosed by a high curved brick wall. It is entered from the north and south sides through pairs of elaborate dowelled gates. The garden contains lawns adjacent to the main house, a carriage circle with a centrally positioned cast iron fountain purchased from Crookdale in 1864, and well planted shrubberies broken up by meandering paths. Within the garden design there is a basic symmetry with the coach house located at the end of the axis of the main house's front entry porch.

The garden at Woolmers also contains a number of built features, including the octagonal **garden pavilion**, typical of the elements incorporated in a Gardenesque style garden, the **garden smoking room**, and the **garden privy** and **garden lavatory**, both of which are integral with the garden wall. The garden pavilion was rebuilt in the 1930s and is constructed of timber weatherboards on a brick base around a stump of a tree. The garden smoking room, built in the 1840s, is a Gothic element in the garden, with painted vertical timber boards, brick footings, a crenellated parapet and sandstone step. The garden privy and lavatory are both built of painted face brick with a corrugated iron roof.



Cast Iron Fountain



Detail of Garden wall



Garden Pavilion



Garden Privy



Garden Smoking Room



Garden Lavatory

Figure 3. 17: Garden and built features

The space between the garden privy and the south garden wall is infilled by the **kitchen skillion shed**. This was built in the 20th century as a utilitarian shed and is made of bush poles, sawn hardwood timber boarding and bird wire, with a skillion corrugated iron roof. The **kitchen shed** is a single roomed weatherboard building, built c1915, with a gabled corrugated iron roof and is located west of the kitchen wing, outside the garden wall.



Figure 3.18: View from the south showing the relationship of the garden and house.



Figure 3.19: View from north showing the relationship of the garden and house.

Coach House Precinct

The coach house precinct is located to the east of the main house precinct and contains the coach house, coachman's cottage, garage, coachman's cottage shed, former chapel, Jacob Mountgarrett's cottage and the new lavatory block. It is bounded by the drive leading from Pashanger Road to the main house via Woolmers Cottage to the north, the curved garden wall to the west and the rose garden to the east.



Figure 3. 20: Building and features in the Coach House Precinct.

The **coach house**, built in 1847, is a brick two-storeyed building with roughcast walls designed as a Palladian element, centred on the axis from the main house's front entry porch. The western façade, facing the garden front, is designed with a symmetrical composition of blind windows and arches with a central gable break front and timber roof lanterns. Pilasters with plinths and capitals divide the elevations into a series of bays, and on the north, south and east facades, the windows contain timber louvres and brick window sills.



Figure 3. 21: Coach House

The **coachman's cottage**, built in 1847, continues the picturesque themes of the coach house but is much simpler in its detailing. It is a brick two-storey building with a corrugated iron roof and built to provide accommodation for two families. Like the coach house, it has elaborate roughcast chimneys and arched recesses for windows balanced by blind arches. Two weatherboard and lattice porches were added in the 1970s to the two front doors on the west facade. To the north of the coachman's cottage is the **coachman's cottage shed**, which is a small weatherboard shed with a corrugated iron skillion roof.



Figure 3. 22: Coachman's Cottage



Figure 3. 23: Coachman's Cottage Shed

The **former chapel**, built in the 1840s, is a small neo-classical gabled building with a porch over the southern entrance. The walls are finished with roughcast and simple detailing, with a brick and pebbledash render extension to the west and large double doors.

Jacob Mountgarrett's cottage is a simple weatherboard cottage with a gabled corrugated iron roof, a brick chimney on the east end and an open skillion addition to the north.

The **garage** is a weatherboard structure with a corrugated asbestos roof built in the early twentieth century, located to the north of the coach house.

The **lavatory block** is a modern demountable structure erected circa 2006.



Figure 3. 24: Former Chapel



Figure 3. 25: Jacob Mountgarrett's cottage



Figure 3. 26: Garage



Figure 3. 27 View from south east showing relationships within the Coach House Precinct. Coach House (left), garage (centre), Coachman's Cottage (right).

Cottage Precinct

This precinct is defined so as to include both Woolmers Cottage and the gardener's cottage.

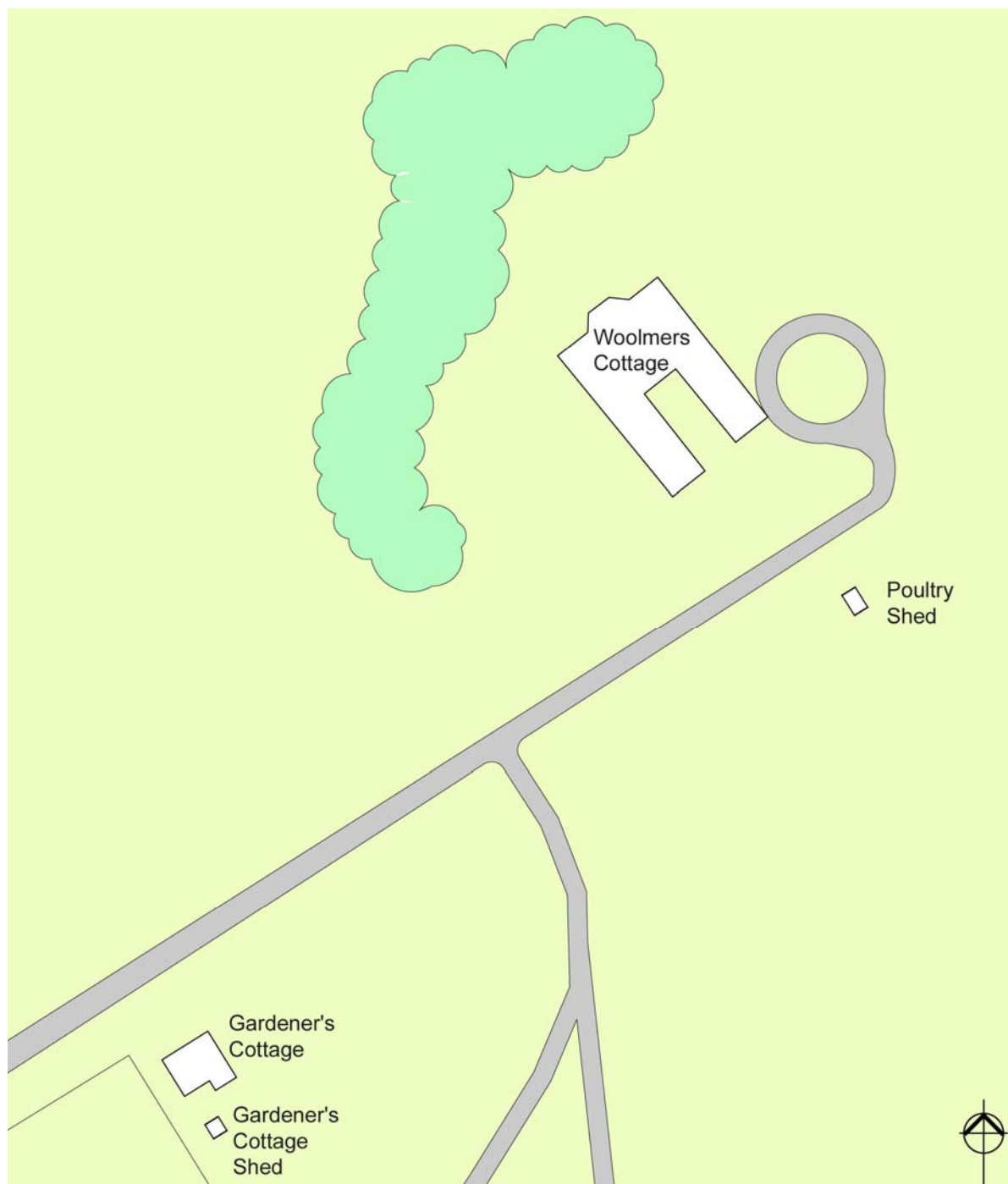


Figure 3. 28: Buildings and features in the Cottage Precinct.

Woolmers Cottage is a fine two-storey country house built in 1839 in the Regency style with decorative verandahs in the Chinese taste sweeping around a bowed front. The house is of brick with pebbledash walls and fine internal cedar joinery. It is self-contained unit consisting of a main house, carriage house and service wing, built in a U shape around a central courtyard.

To the south of Woolmers Cottage is a small weatherboard **poultry shed**.



Figure 3. 29: Woolmers Cottage



Figure 3. 30: Poultry Shed

The **gardener's cottage** is a two-storey painted brick building constructed in the 1840s, possibly to the design of William Archer. Its external details are quite elaborate for the scale of the building, with three patterns of decorative bargeboards, tall window sashes in the gables and a decorative porch.



Figure 3. 31: Gardener's Cottage



Figure 3. 32: Gardener's Cottage Shed



Figure 3.33: View from Woolmers Cottage to Gardener's Cottage showing relationships within the Cottage Precinct.



Figure 3.34: View from Gardener's Cottage to Woolmers Cottage showing relationships within the Cottage Precinct.

Outbuildings Precinct

The outbuildings precinct contains the buildings relating to the operational side of Woolmers. Most of the buildings that were needed to support the large pastoral estate are contained in this area. Several of the buildings contain a wealth of machinery and fabric associated with various aspects of the estate's operations, including wool presses, a cider press, farm machinery, blacksmith's forge, bakers' ovens, pumps and windmills.

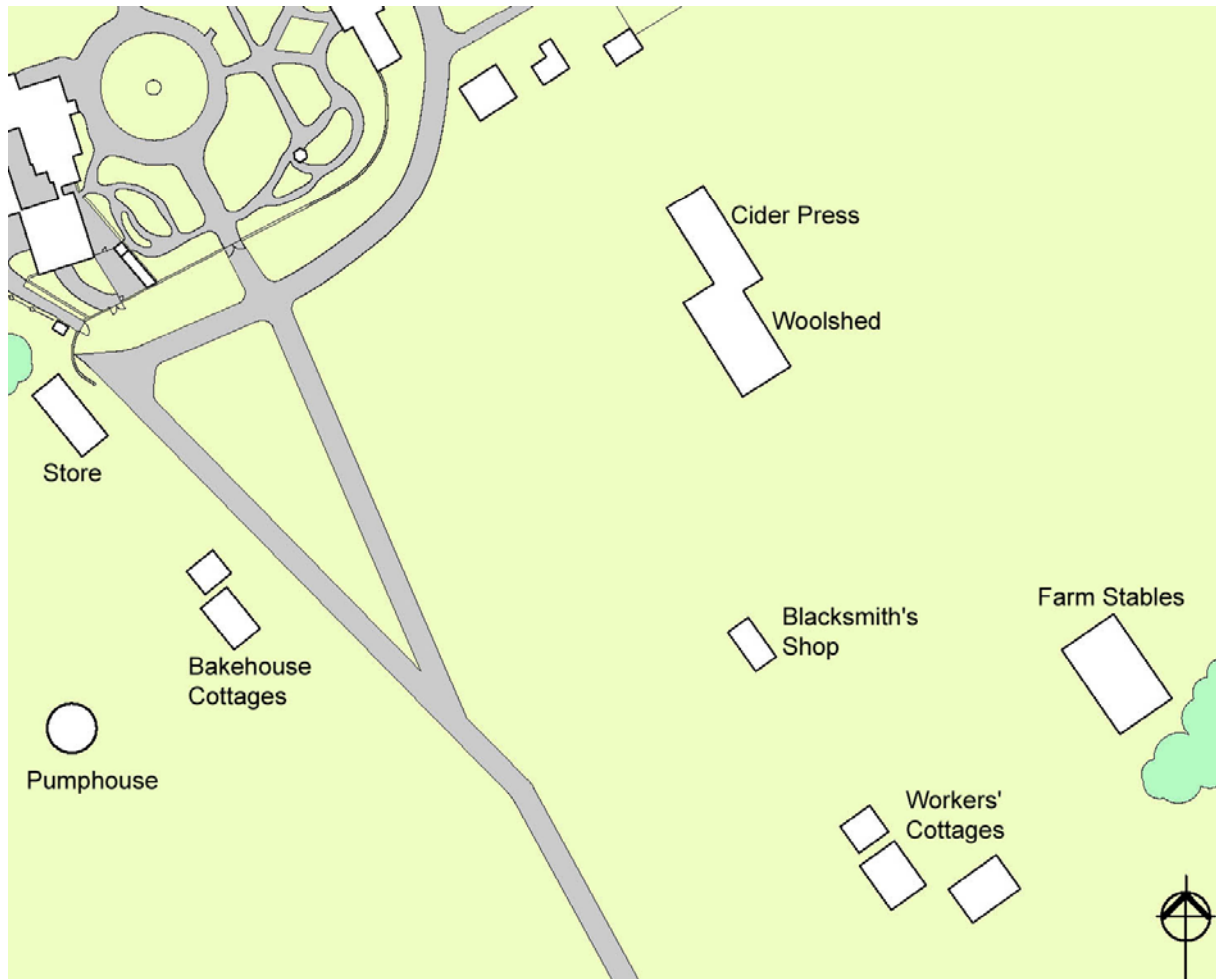


Figure 3. 35: Buildings and features in the Outbuildings Precinct.

The **Farm Stables**, built in the 1840s, are a single storey-with attic pebbledashed brick building with engaged pilasters and corrugated iron roof with central gable. Internally, the stall partitions, mangers, and harness racks remain intact. The floor is cobbled.

The **Woolshed** is a vernacular, two storey, weatherboard building of seven bays with an enclosed skillion to the east side. The centre of the composition is marked on the west side with double doors and a roof ventilator. The east façade is single storey with three bays, each bay containing a pair of doors. The roof is corrugated iron.

The **Cider Press** adjoins the woolshed and was constructed in the 1840s. It also is of weatherboard construction with a corrugated iron roof.



Figure 3. 36: Farm Stables



Figure 3. 37: Woolshed (right) & Cider Press (left)

The **Blacksmith's Shop**, built in the 1820s, is a simple vernacular building. It is a three bay gabled cottage, finished in roughcast, typical in character and materials of Woolmers Estate. The building still has its slate roof. The brick hearth and timber work bench remain in situ.

The **Workers' Cottages** were built in pairs around the 1840s when the estate was at its peak, to provide simple accommodation for the estate workers. They are simple, roughcast, gabled buildings and form a pleasing group of picturesque buildings. Originally consisting of a one-up, one-down plan form, in the 20th century, the two double cottages were joined to form two single cottages of more generous proportion.

Substantially adapted in the early 2000s for guest accommodation, the two double cottages have lost some of their original fabric. Of the third pair of cottages, one half has been demolished, and the remaining cottage has not been adapted.



Figure 3. 38: Blacksmith's Shop



Figure 3. 39: Workers' Cottages (3, 4 and 5)

The two **Bakehouse Cottages** are simple vernacular cottages, similar in construction to the worker's cottages. The larger cottage is a roughcast gabled building with corrugated iron roof, while the smaller building is painted brickwork with a pyramidal form corrugated iron roof. They were constructed in the 1840s.

The **Store** is a two-storey pebbledash building with a hipped roof topped by a decorative Italianate water tower built in the 1820s. Although a utilitarian building, it shows attention to detail in the recessed arches to the ground floor window and the decorative arches to the water tower.



Figure 3. 40: Bakehouse Cottages



Figure 3. 41: Store

The octagonal **pump house** is a picturesque gothic building, built in the 1840s, contrasting with the majority of outbuildings which are more simple vernacular constructions, suggesting the hand of William Archer. Built in brick with a roughcast finish, it has a hipped roof with a lantern ventilator, pointed arched openings (with cyclone fencing infilling), wide eaves supported on timber brackets, and fretted bargeboards. The roof is covered with asbestos tile.



Figure 3. 42: Pump House



Figure 3. 43: Timber windmill, located on Macquarie River, north west of Pump House



Figure 3. 44: View from north west showing relationships within the Outbuilding Precinct. Blacksmith's Shop (right), Workers Cottages (centre) and Farm Stables (left).



Figure 3. 45: View from south east showing relationships within the Outbuilding Precinct. Farm Stables (left), Woolshed and Cider Press (far left).

3.3 Known Former Structures

See Figure 3. 46 below for the location of known former structures at Woolmers.



Figure 3. 46: Diagram showing location of known former structures

Key to Known Former Structures

1. Site of former puntman's cottage (stone footings visible)
2. Area of former structure visible in early drawing (Figure 2.5)
3. Area of former structure visible in early drawing (Figure 2.5)
4. Site of third bakehouse cottage, shown in 1840s plan (Figure 2.1), demolished prior to 1920s
5. Footings of former structure visible
6. Footings of former structure visible
7. Site of former manager's residence, built c1850s (building relocated to Union Street, Longford, c1900)

8. Ruins, possibly base walls of a greenhouse built in 1861
9. Site of sheep dip, built 1858
10. Site of former structure visible in 1840s plan (Figure 2.1)
11. Site of former worker's cottage

4 Assessment of Heritage Values

4.1 Heritage Assessment Criteria

An assessment of cultural significance seeks to establish the importance that a place has to the community. The concept of cultural significance is intrinsically tied to the fabric of the place, its history, setting and relationship with other items in its surrounds and the response it evokes from the community.

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, leading to detailed statement of significance. The Australia ICOMOS *Burra Charter* (see Appendix 4) defines cultural significance according to the following five types of value:

- historic
- aesthetic
- scientific
- social
- spiritual.

These five types of significance have been translated into more specific heritage assessment criteria by statutory heritage listing bodies such as the Commonwealth Government and the state and territory governments, which maintain their own heritage registers.

Criteria for the assessment of National Heritage values are set out in *the Environmental Protection and Biodiversity Conservation Regulations 2000*. Similar criteria have been adopted by Heritage Tasmania for places of significance to the state of Tasmania. Both sets of criteria encompass the five types of significance identified by the Burra Charter, but express them in more detailed form.

The table below summarises and compares the National and State heritage assessment criteria:

	National Criteria		Tasmanian Criteria	
Historic	(a)	importance in the course, or pattern, of Australia's natural or cultural history	(a)	important in demonstrating the evolution or pattern of Tasmania's history
Rarity	(b)	possession of uncommon, rare or endangered aspects of Australia's natural or cultural history	(b)	demonstrates rare, uncommon or endangered aspects of Tasmania's heritage
Research/technical	(c)	potential to yield information that will contribute to an understanding of Australia's natural or cultural	(c)	potential to yield information that will contribute to an understanding of Tasmania's history

		history		
Representativeness	(d)	importance in demonstrating the principal characteristics of a class of Australia's natural or cultural places or environments	(d)	important in demonstrating the characteristics of a broader class of cultural places
Aesthetic	(e)	importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	(e)	important in demonstrating a high degree of technical achievement
	(f)	importance in demonstrating a high degree of creative or technical achievement at a particular period		
Social	(g)	strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons	(f)	strong or special meaning for any group or community because of social, cultural or spiritual associations
Association	(h)	special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history	(g)	special association with the life or work of a person, group or an organisation that was important in Tasmania's history

National Criterion (i), 'importance as part of Indigenous tradition,' has no direct equivalent in the Tasmanian State Heritage Criteria (beyond social significance to a particular community or cultural group). As this report does not address Aboriginal significance (past or present), this criterion is excluded from the discussions below.

The following assessment of significance has been prepared in accordance with the National Heritage assessment criteria. In order to assist in the use of this document by Heritage Tasmania and local governments, the State heritage criteria are also referred to. World Heritage criteria are also of relevance, and this is discussed further in Section 4.3.

4.2 Heritage Assessment of Woolmers

Historic Significance

National Criterion (a) / Tasmanian Criterion (a): importance in the course, or pattern, of Australia's / Tasmania's natural or cultural history

Official Values

The National Heritage List entry for Woolmers identifies the following values:

“Woolmers Estate is a pre-eminent example of a property established on an 1817 land grant which exemplifies the use of convict labour in the assignment system to establish a large pastoral estate.

The assignment system was set up to provide convict labour to settlers in exchange for food and clothing, and the government saw the employment of convicts as a cost effective measure to develop colonial infrastructure and assist settlers in establishing rural and commercial enterprises, while at the same time reforming the convict through industry. The large country estate quickly became established as the archetypal symbol of the assignment system. Estate architecture was regarded as vital in achieving the aims of the system.

The development of Woolmers is nationally significant as the homestead group provides important evidence of the use of an assigned convict labour force in the evolution of a pastoral property based on wool production. The place contains convict workplaces such as the blacksmith shop, stables, gardens and paddocks, as well as the woolshed, which is one of the oldest in Australia. It contains the former chapel built for convicts to provide for their reformation. The layout and architecture of the estate makes a strong distinction between master and servant which the colonial authorities believed was an important aspect in the reformation of convicts.

Woolmers is outstanding for the longevity of ownership in one family and the retention of buildings, artefacts, and records which provide an important insight into the evolution of the estate as a pastoral property over the course of the 19th and 20th centuries.”¹

Discussion of other potential National Heritage Values

Woolmers Estate is the culmination of over 170 years of continuous ownership by one family. While the estate has been subdivided and the present boundaries do not reflect the size of Woolmers at its peak, the quality of the two principal houses and the numerous surviving outbuildings attest to the size and value of the estate in the 19th century, as well as the importance of the assigned convict labour force in the economic development of such large estates in the first half of the 19th century. The estate at its peak paid testimony to the contribution of the Archer family in the development of the Tasmanian wool industry. This is also evident in the surviving outbuildings.

The array of buildings at Woolmers, including the family houses, workers’ cottages, former chapel, blacksmith’s shop, stables, bakehouses, pumphouse, and gardener’s cottage provides an insight into the social structure of a colonial pastoral estate. At an estate of this size, a virtual small village was formed where over 60 people, many of them assigned convicts, might be living and working at one time.

Within this village can be seen the separation of the gentry and the workers with the family houses being set apart from the outbuildings. In this case, the main house was set apart in its own walled garden. The nearest most workers (apart from house servants) needed to come to the house would be to the kitchen wing. The family houses were designed to have their formal approaches set away from the working side of the property, so that the family and their guests could come and go and live without being involved in the actual running of the property.

As a group, the outbuildings give an insight into the life of workers on a colonial estate. The context of the village for the workers (separated from the landowner’s house) is evident. Close to their cottages are their working places.

¹ National Heritage List entry for Woolmers, Place ID 105976, Australian Heritage Database, cited 7th January 2008.

Within the main house precinct, a clear separation is demonstrated in the planning between the gentry, house servants, and the estate workers. The precinct is separated from the working part of the estate by the coach house and the garden walls and fences. It was designed so that the family could go about their lives without being aware of the other activity on the estate.

The original section of the main house is a brick nogged weatherboard construction which is a good example of an early settler's use of the available materials. It was a simple but substantial structure fitting the immediate needs of the colonial settler. It was generous enough for a family home, complete with separate kitchen wing, with space to accommodate overnight guests, as would often be required.

As Thomas Archer's wealth grew, he extended the house with a more handsome front and generous rooms. The 1845 Italianate addition reflects the firmer footing of Thomas Archer's estate after 25 years of operation, and demonstrates his desire to provide himself with rooms befitting a man of his status, and suitable for entertaining Tasmania's colonial gentry, as well as governors and royalty who were also known to visit.

The walled garden which the house addressed after 1845, together with the garden pavilion, smoking pavilion, and garden privies demonstrate the lifestyle of the early Victorian gentry. Similarly, the presence of the coach house opposite the main house demonstrates the lifestyle of the gentry, as a full stable of horses and a number of carriages were housed in the building. In contrast, the farm stables, where the estate's working horses were housed, is located some distance away in the Outbuildings Precinct, further demonstrating the separation of the family's domain and the working side of the estate.

The kitchen wing was the pivotal building in separating the working parts of the estate from the family life inside the main house. The kitchen wing has a direct connection to the servants' passage within the main house, allowing the servants to enter as necessary with minimal disruption to the family. It also opened on to the working part of the estate, enabling workers to come and go to and from the kitchen without being seen by the family. A number of servants would have been housed in the kitchen wing, and the iron bars on the windows reflect the need to be able to lock the servants in at night.

The enlargement of the kitchen wing about the same time as the aggrandisement of the main house reflects the size of the estate at its peak, when Thomas Archer was still alive (pre-1850). The 20th century change in use of the kitchen wing to a garage is a reflection of the Archer family's changing interests, the decreasing size of the household, and the shift of activity away from working the entire estate. Similarly, the change in use of the coach house, from stabling horses and carriages to housing motor cars, reflects similar changes at the estate in the 20th century.

The design of the various workers' accommodation gives an insight into the status of the estate's labourers. This hierarchy is expressed by the coachman's and, gardener's cottages, both finished to a relatively high standard, in comparison with the accommodation provided in the workers' cottages, which demonstrates that the estate workers were of a relatively low status.

The religious welfare of the estate's workers was the responsibility of the landowner and to this end Thomas Archer had the chapel built at Woolmers in the 1840s. The chapel is evidence of the period when Woolmers operated as a small self-sufficient village. Its later disuse and subsequent alterations for use as an apple grading room reflects the disassociation of the Archer family from pastoral activities at Woolmers and the shift to orcharding in the early 20th century.

The woolshed is perhaps the most important outbuilding at Woolmers. It is the key building for the operation of a pastoral estate. Built in 1819, and is one of the earliest outbuildings at Woolmers and is

probably Australia's oldest woolshed. Once orcharding was established on the property, a cider press was added to the woolshed; it was also used for shearing.

The blacksmith's shop was one of the first buildings at Woolmers and played an important role on the estate and the wider community. The presence of a blacksmith enabled the estate to operate as an independent entity.

The workers' cottages and the bakehouse cottages were built in groups in the 1840s when the estate was at its peak to provide simple accommodation for the estate workers. The cottages are part of the infrastructure of the estate, directly contributing to the sense of the estate as a small village. The design and siting of the bakehouse cottages suggest the importance and role of the bakehouse in the overall estate.

The store was of paramount importance to the operation of the estate and was one of the first buildings to be built. Its substantial construction, including bars on the windows, reflects the need for the store to be vermin-proof, as well as secure against theft. The confidence of its construction may reflect Thomas Archer's career with the Sydney and Port Dalrymple commissariats.

Woolmers Cottage was the second main residence to be built on the estate. Although its date is disputed, its joinery details are very similar to Clarendon (which has a firm date of 1838), and circumstances within the Archer family suggest that the house was built for Thomas William Archer, the eldest son of Thomas Archer, upon his marriage in 1839. At the time it was built and despite its name, Woolmers Cottage was a more substantial and smart house than the main house which was yet to receive its Italianate front.

Like the main house, Woolmers Cottage shows the clear division of activity between gentry and servants, with separate but attached kitchen and stable/coach house wings flanking the service yard to the rear of the cottage. The joinery, hardware, and finishes of the three wings reinforce this notion. Similar to the main house, the windows in servants' areas were barred, suggesting that servants were locked into their rooms at night.

Rarity

National Criterion (b) / Tasmanian Criterion (b): possession of uncommon, rare or endangered aspects of Australia's / Tasmania's natural or cultural history

Official Values

The National Heritage List entry for Woolmers identifies the following values:

“Woolmers is rare as a surviving 19th century agricultural homestead group developed during the convict era, along lines to facilitate the convict 'assignment' system. Many large farming estates were established during the assignment period in NSW and Tasmania. However, Woolmers is uncommon for the degree of intactness, and range of buildings combined with the continuity of family ownership.

Woolmers remains as an uncommon representative of an early 19th century colonial rural homestead group, comprising complexes with houses, formal gardens and outbuildings which demonstrate a high degree of integrity. The range of buildings still extant at Woolmers is outstanding. These extant outbuildings, workshops, cottages, plant and artefacts are a rare record of the scale and range of operations of a substantial colonial pastoral estate owned by

wealthy colonial pastoralists.

Unlike many other colonial houses, Woolmers is also uncommon for the range of related movable cultural objects. It is uncommon in its survival as a largely intact colonial homestead with an unbroken chain of family occupancy, allowing the survival of a range of significant buildings, interior features, and artefacts of every period of its history to the present.

Woolmers is a pre-eminent and rare example of the large rural homestead groups which evolved during the assignment period and which retain a range of buildings which demonstrate the evolution of a highly successful agricultural and pastoral property based on a convict labour force during this period.”²

Discussion of other potential National Heritage Values

Woolmers is of outstanding significance as one of only very few early Colonial pastoral estates in Australia associated with the convict assignment period to survive so intact to the present, complete with its formal garden, a full set of outbuildings, as well as the furniture, décor, and contents of the main house. In many respects, it is the longevity of the association of the place with a single family for over 170 years which has enabled the estate to survive so intact. This association itself is also very rare in Australia.

Research Significance

National Criterion (c) / Tasmanian Criterion (c): potential to yield information that will contribute to an understanding of Australia's / Tasmania's natural or cultural history

Official Values

The National Heritage List entry for Woolmers identifies the following values:

“Woolmers contains an outstanding array of buildings, fittings, furnishings, associated collections of movable cultural heritage and extensive documentary and pictorial evidence, from the early 19th century ‘assignment’ period to the late 20th century.

Records associated with Woolmers provide the opportunity to reconstruct life during successive periods at Woolmers. Many of the early 19th century farm workers at Woolmers were convicts and they can be identified from surviving musters, farm diaries, correspondence, and conduct records. This enables a reconstitution of a large and important part of the working population of the property. When combined with the high degree of integrity of the remaining built fabric and the large number of in situ artefacts, the integrity of the assemblages and their inter-relationships makes Woolmers a rich source for future study, and presents significant research opportunities.

The place also has a high degree of archaeological potential, as no archaeological excavations have yet been undertaken. This has the potential to yield nationally significant information on aspects of the living and working conditions of convicts during the assignment period.”³

² National Heritage List entry for Woolmers, Place ID 105976, Australian Heritage Database, cited 7th January 2008.

³ National Heritage List entry for Woolmers, Place ID 105976, Australian Heritage Database, cited 7th January 2008.

Discussion of other potential National Heritage Values

Woolmers contains a range of farming machinery and equipment necessary for running the estate. This variety of equipment provides an insight into the technological advances of the past 175 years. For example, the change from a horse driven water pump to the more recent mechanical pump demonstrate a change in technology for the water supply. Two apple graders from the orcharding phase at Woolmers are still located on the estate. A manual woolpress, probably made on the site, and a 'Cooper' shearing machine survive in the woolshed. The William Archer-designed stone and timber cider press also survives in the cider press building.

A number of buildings at Woolmers have been documented but have been demolished, relocated, or fallen to ruin. There are likely to be additional buildings, such as the convict men's quarters, for which no documentary evidence has yet been found. Where the location of former buildings is known, there is potential for further investigation; e.g., the site of the puntman's cottage near the river, the third bakehouse cottage, and the sixth worker's cottage.

The main house contains two systems for lighting the house. The energy supply to the early light fittings in the house, which were purchased in London by William Archer, was produced by an acetylene gas plant housed in Mountgarrett's cottage. This system was superseded by an electric generator housed in the basement of the Store. Both systems survive intact.

Both the main house and Woolmers Cottage have intact bell systems in working order.

Woolmers contains a rare surviving example of an early system of water supply and storage, represented by the water tower at the top of the store, and a sequence of pumping mechanisms to convey water from the river to the water tank – including the 1840s horse drawn pumphouse, the timber windmill, metal windmill, and the modern (electric) pumphouse.

Representativeness

National Criterion (d) / Tasmanian Criterion (d): importance in demonstrating the principle characteristics of a class of Australia's / Tasmania's natural or cultural places or environments

Woolmers Estate is an excellent example of the establishment and development of a large pastoral estate in Australia.

The main house at Woolmers is the most finished and intact gentry house surviving from the colonial period. Other examples include Rouse Hill and Camden Park in New South Wales. The rich mixture of styles reflect the taste of the early Victorian period, and is the earliest example of the Italianate in country Australia.

Woolmers is of Tasmanian significance and possesses potential National Heritage values under this criterion.

Aesthetic or Technical Significance

Commonwealth Criteria (e) and (f) / Tasmanian Criterion (e): importance in exhibiting particular aesthetic characteristics valued by a community or cultural group; importance in demonstrating a high degree of creative or technical achievement at a particular period

Woolmers Estate is set out along the bank of the Macquarie River. The property enjoys views from the garden to the neighbouring Archer family estate at Brickendon and, and from other points on the estate across the valley to the Great Western Tiers and to the town of Longford.

Apart from the qualities of the individual buildings and gardens on the estate, the range of buildings form harmonious groupings. The variety of styles from the simple vernacular cottages to the picturesque gothic pumphouse and gardener's cottage to the Italianate main house provide a good range of the architectural styles that were all part of the palette of Colonial architecture.

The 19th century buildings on the estate can be categorised into two sets – those that were built as part of the earliest settlement of Woolmers (1820s), and those which were built in the 1840s, when the architect William Archer oversaw a major spate of building on his father's property.

Many of the 1840s buildings on the estate demonstrate a conscientious effort made by William Archer to bring the estate's appearance into line with accepted models for picturesque villa estates, such as those outlined by Loudon and in various pattern books prevalent at the time. Thus, what are often simple vernacular structures which could be found in any town or village, such as the workers' cottages, are given an architectural treatment at Woolmers which is quite rare to find in Australia.

The original Colonial Georgian style main house overlooking the river and the later Italianate additions, including the kitchen wing, overlooking an enclosed pleasure garden form a fine architectural group. The Italianate front is probably the first rural example of the style in Tasmania and Australia. Other early examples are known from towns, for example, Bellevue, Hobart (c1840), Rosedale, Campbelltown (1848), and Springfield, Goulburn NSW (1858).

The drive between the main house and Woolmers Cottage is intended as a formal approach to the main house, and passes the gardener's cottage, which was designed as a gothic *cottage ornée*, an element in the Picturesque aesthetic of the estate. Its presence is reminiscent of a gate lodge. The external details of the cottage are elaborate for the scale of the building, with three patterns of decorative bargeboards, tall window sashes in the gables and a decorative porch. The roof forms and chimneys of the coach house and coachman's cottage are also elements of the Picturesque which are viewed from this formal approach.

Woolmers Cottage is a fine country house with decorative verandahs in the Chinese taste, sweeping around a bowed front. The house contains highest standard joinery which extends to the attic and the basement stair, where normally more simple details would be expected. Its position near the top of a rise in the landscape taking advantage of the views over the valley to Longford is more prominent than the site of the main house, and as a result it is more of an object in the landscape seen from a distance than the main house. Architecturally, it is the finest building at Woolmers and one of the most resolved designs of the 1830s in Australia. It must be the work of an architect; however, the designer is at present unknown.

The coach house was probably designed by William Archer as a Palladian element in the garden, centred on the axis from the new entry porch of the main house. The design is highly architectural in contrast with the more functional nature of the building's uses; a symmetrical composition of blind windows and arches with a central, gabled break front and roof ventilators. In style, it is similar to the stable block at Rhodes, a neighbouring property. Similar coach houses are known at other Tasmanian properties.

The 1845 aggrandisement of the main house was designed to be viewed from the northeast corner, upon arrival at the house from the formal drive leading from Woolmers Cottage. The composition of two gabled roofs over the principal rooms with a short pyramid-roofed tower and elaborate roughcast

chimneys is a conscientious arrangement to create a villa in the picturesque manner. Internally, the addition created a drawing room, dining room, and entry hall in a style and scale befitting the status of a wealthy pastoralist. These rooms are each very fine architectural compositions of individual character.

The main house contains intact decorative finishes, fittings, and furnishings which amount to a very fine example of 19th century interiors, dating to 1859 and little changed since, extraordinary for their survival as a group. Notably, the house contains a collection of furniture designed and made for the house by Gillows of Lancaster. The furniture collection reflects the early Victorian taste of mahogany for the dining room, oak for the hall, and Brazilian rosewood for the drawing room.

The design of the kitchen wing, expanded at the same time as the aggrandisement of the main house, continues the Italianate themes of the main house. The facades facing the garden and outbuildings are elaborate compositions with decorative recessed arches, designed to be appreciated from within the walled garden. The contrast to the western façade facing the river and the inner courtyard facades, which are quite plain in comparison, demonstrate the designer's intent to address the walled garden rather than the wider landscape.

The garden itself is a very good example of a Victorian pleasure garden planned in the Gardenesque style. The garden pavilion and smoking room are typical of the folly or whimsical elements which were commonly incorporated into this style of garden.

The coachman's cottage continues the picturesque theme of the main house and stables, but is much more simple in its detailing, reflecting its lesser importance in the hierarchy of the estate. However, it is still very architectural in character, particularly in presenting two residences as a single building, suggesting the involvement of William Archer, and recalling pattern books of the time. Like the main house, it has elaborate roughcast chimneys and arched recesses for windows balanced by blind arches.

The chapel was probably designed by William Archer and is a simple gabled building with a porch at one end. The use of roughcast and simple detailing relate the building to the nearby coachman's cottage and other workers' cottages on the estate. The addition to the building has destroyed the symmetrical qualities of the chapel, and the large doors put into the new wall are out of character with the small scale of the chapel.

The arrangement of the outbuildings in small lineal groups has a picturesque quality reinforced by the simplicity of details and the use of like materials and forms.

The farm stables are designed as a rustic version of the main coach house, with a skillion along the back. The use of pilasters and the central gable lifts the building above the average vernacular and suggests the hand of William Archer.

The three workers' cottages are simple, roughcast, gabled buildings. Despite their utilitarian nature, the workers' cottages are consciously designed 'estate cottages' in the Picturesque sense. The semi-detached form is characteristic of row housing and recall English pattern book designs. As a group, and despite the demolition of one half of one of the three cottages, they are exceptional, and very rare. Estate workers' housing of this architectural quality are very rare, particularly as a set and arranged formally. One example is present at Malahide, Fingal; others are known at Mona Vale, Clarendon, and Government House, Hobart.

In contrast, the bakehouse cottages, which are of a similar period, are simple vernacular cottages.

The 1820s buildings are all of a more vernacular character, built without decoration in timber and brick. The store is a utilitarian building of the 1820s, but some attention to detailing is reflected in the recessed arches to the ground floor windows and the decorative arches to the water tower.

The octagonal horse-drawn pumphouse is another picturesque gothic building which shows the hand of William Archer.

Woolmers is of Tasmanian significance and possesses potential National Heritage values under this criterion.

Social Significance

National Criterion (g) / Tasmanian Criterion (f): strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons

Woolmers is likely to be held in high esteem by a number of groups, including members of the Archer family, the staff and volunteers who are now involved in the operation of the place, and those interested in historic places including gardens. However, this special association is not considered to be sufficient to meet the State or National threshold for this criterion.

Woolmers is of local significance under this criterion.

Associational Significance

National Criterion (h) / Tasmanian Criterion (g): special association with the life or works of a person, or group of persons, of importance in Australia's / Tasmania's history

The Woolmers estate is a record of the successive generations of one family. It is the oldest Tasmanian estate to have remained in continuous family ownership, and only one other property is known to have been in one family from before 1820, Rouse Hill in New South Wales.

The estate is strongly associated with Thomas Archer, an influential member of Tasmania's early colonial society and successful pastoralist.

The main house precinct at Woolmers is strongly associated with the Archer family, having been almost continuously occupied by members of the family or their relatives; while other parts of the property have been leased out.

Woolmers is strongly associated with William Archer, Tasmania's first native born architect. He designed the 1845 Italianate extension to the main house, as well as the kitchen wing. His hand is evident in several outbuildings, including the Coach house, Workers' cottages, Gardener's cottage, Coachman's house, and Chapel.

The main house contains a full collection of Archer family papers, family possessions, and memorabilia which form a record of the family's occupation over five generations, including photo albums, cigar boxes, pens, linen, clothing, sporting equipment, and books.

Woolmers is of Tasmanian significance under this criterion.

4.3 World Heritage Significance

In January 2006, the then Minister for the Environment and Heritage announced that the Australian Government was preparing a nomination for World Heritage listing of eleven convict sites in Australia for their significance in the global story of convictism and forced migration.⁴ Woolmers, together with Brickendon, is to be included in the nomination as representatives of the convict assignment system, whereby convicts were assigned to free settlers as a labour force, in exchange for basic provisions such as food, clothing, and shelter. The majority (85%) of convicts transported to Australia were entered into the assignment system before it was abolished in 1840. This is discussed further in Section 2.

The World Heritage List criteria vary from those used for national, state, or local heritage listings. The two criteria which apply to the Australian convict sites nomination are:

- Criterion iv ‘an outstanding example of a type of building or architectural or technological ensemble or landscape which illustrates a significant stage in human history’
- Criterion iv ‘directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance’

Under each of the above criteria, a series of themes have been identified to further assess each site’s contribution to the global experience of punishment, transportation, and convictism.

Woolmers and Brickendon are identified as ‘outstanding exemplars’ of the following themes:

- Criterion iv (c) Geo-political advantages [of transportation] for home state as an example of the economic benefit of the use of convict labour as part of the assignment system for the development of landed estates
- Criterion iv(d) Convictism for the reformation of criminals as an example of the role of the assignment system in rehabilitating offenders
- Criterion vi(a) Impact [of transportation] on other parts of the world as a place contributing to the end of transportation in the British empire
- Criterion vi(c) Exceptional experiments in penology: punishment and reform of female convicts as an example of the opportunities provided through the assignment system for female convicts to become rehabilitated

Woolmers and Brickendon are also considered notable sites (with cross-reference to the above criterion vi(c)) in demonstrating criterion iv(a): Complex and diverse systems of punishment and reform, as an example of the assignment system.

⁴ Senator the Hon Ian Campbell, Minister for the Environment and Heritage, Media Release: ‘Australia’s Convict Heritage Goes Global’, 12th January 2006.

5 Statement of Significance

5.1 Statement of Significance

Official Values

The National Heritage List entry provides the following Official Values for Woolmers:

A Events, Processes

“Woolmers Estate is a pre-eminent example of a property established on an 1817 land grant which exemplifies the use of convict labour in the assignment system to establish a large pastoral estate.

The assignment system was set up to provide convict labour to settlers in exchange for food and clothing, and the government saw the employment of convicts as a cost effective measure to develop colonial infrastructure and assist settlers in establishing rural and commercial enterprises, while at the same time reforming the convict through industry. The large country estate quickly became established as the archetypal symbol of the assignment system. Estate architecture was regarded as vital in achieving the aims of the system.

The development of Woolmers is nationally significant as the homestead group provides important evidence of the use of an assigned convict labour force in the evolution of a pastoral property based on wool production. The place contains convict workplaces such as the blacksmith shop, stables, gardens and paddocks, as well as the woolshed, which is one of the oldest in Australia. It contains the former chapel built for convicts to provide for their reformation. The layout and architecture of the estate makes a strong distinction between master and servant which the colonial authorities believed was an important aspect in the reformation of convicts.

Woolmers is outstanding for the longevity of ownership in one family and the retention of buildings, artefacts, and records which provide an important insight into the evolution of the estate as a pastoral property over the course of the 19th and 20th centuries.

B Rarity

Woolmers is rare as a surviving 19th century agricultural homestead group developed during the convict era, along lines to facilitate the convict 'assignment' system. Many large farming estates were established during the assignment period in NSW and Tasmania. However, Woolmers is uncommon for the degree of intactness, and range of buildings combined with the continuity of family ownership.

Woolmers remains as an uncommon representative of an early 19th century colonial rural homestead group, comprising complexes with houses, formal gardens and outbuildings which demonstrate a high degree of integrity. The range of buildings still extant at Woolmers is outstanding. These extant outbuildings, workshops, cottages, plant and artefacts are a rare record of the scale and range of operations of a substantial colonial pastoral estate owned by wealthy colonial pastoralists.

Unlike many other colonial houses, Woolmers is also uncommon for the range of related movable cultural objects. It is uncommon in its survival as a largely intact colonial homestead with an unbroken chain of family occupancy, allowing the survival of a range of significant

buildings, interior features, and artefacts of every period of its history to the present.

Woolmers is a pre-eminent and rare example of the large rural homestead groups which evolved during the assignment period and which retain a range of buildings which demonstrate the evolution of a highly successful agricultural and pastoral property based on a convict labour force during this period.

C Research Woolmers contains an outstanding array of buildings, fittings, furnishings, associated collections of movable cultural heritage and extensive documentary and pictorial evidence, from the early 19th century 'assignment' period to the late 20th century.

Records associated with Woolmers provide the opportunity to reconstruct life during successive periods at Woolmers. Many of the early 19th century farm workers at Woolmers were convicts and they can be identified from surviving musters, farm diaries, correspondence, and conduct records. This enables a reconstitution of a large and important part of the working population of the property. When combined with the high degree of integrity of the remaining built fabric and the large number of in situ artefacts, the integrity of the assemblages and their inter-relationships makes Woolmers a rich source for future study, and presents significant research opportunities.

The place also has a high degree of archaeological potential, as no archaeological excavations have yet been undertaken. This has the potential to yield nationally significant information on aspects of the living and working conditions of convicts during the assignment period.”¹

Potential National Heritage Values and additional aspects of significance

Considering the above discussion of potential National Heritage values and other Tasmanian and local heritage values, a summary statement of significance for the place is as follows:

With a continuous ownership by one family from 1817 to 1994, which has enabled the place to remain largely intact, Woolmers Estate is of outstanding cultural significance in demonstrating the early settlement and establishment of a large pastoral holding in Australia. The extant outbuildings, workshops, cottages, houses, and contents of the main house (including Archer family papers) are a very rare record of the scale and range of operations of a substantial colonial pastoral estate.

Established during the convict assignment period in Van Diemen's Land (where transportation was suspended in 1852), the Woolmers Estate grew to be one of the largest land holdings in Tasmania, and was influential in the development of the Tasmanian wool industry. Associated with William Archer, Tasmania's first native-born architect, the estate was re-created in the Picturesque mode in the 1840s. The estate remains a fine example of estate planning based on English estate ideals (as set out by writers like Loudon) in Australia, containing numerous buildings of outstanding architectural merit and demonstrating the separation of working aspects of the estate from the life of the landed gentry.

¹ National Heritage List entry for Woolmers, Place ID 105976, Australian Heritage Database, cited 7th January 2008.

5.2 Areas of Significance

As discussed in Section 4, Woolmers possesses National and World Heritage values, as well as Tasmanian and local values and potential National Heritage values which are not at present included in the National Heritage listing proposal for the place. While it is the overall complement of buildings, contents, and garden which is essential for the understanding of the importance of Woolmers in general, its components contribute in different ways to its significance. Figure 5. 1 illustrates the site features which are considered to have been associated with the assigned convict workers (and later, probation period convict workers) at Woolmers.

The values tables for the World Heritage List nomination as well as the National Heritage Listing and the Tasmanian State Heritage Register listing are included in the Appendices.

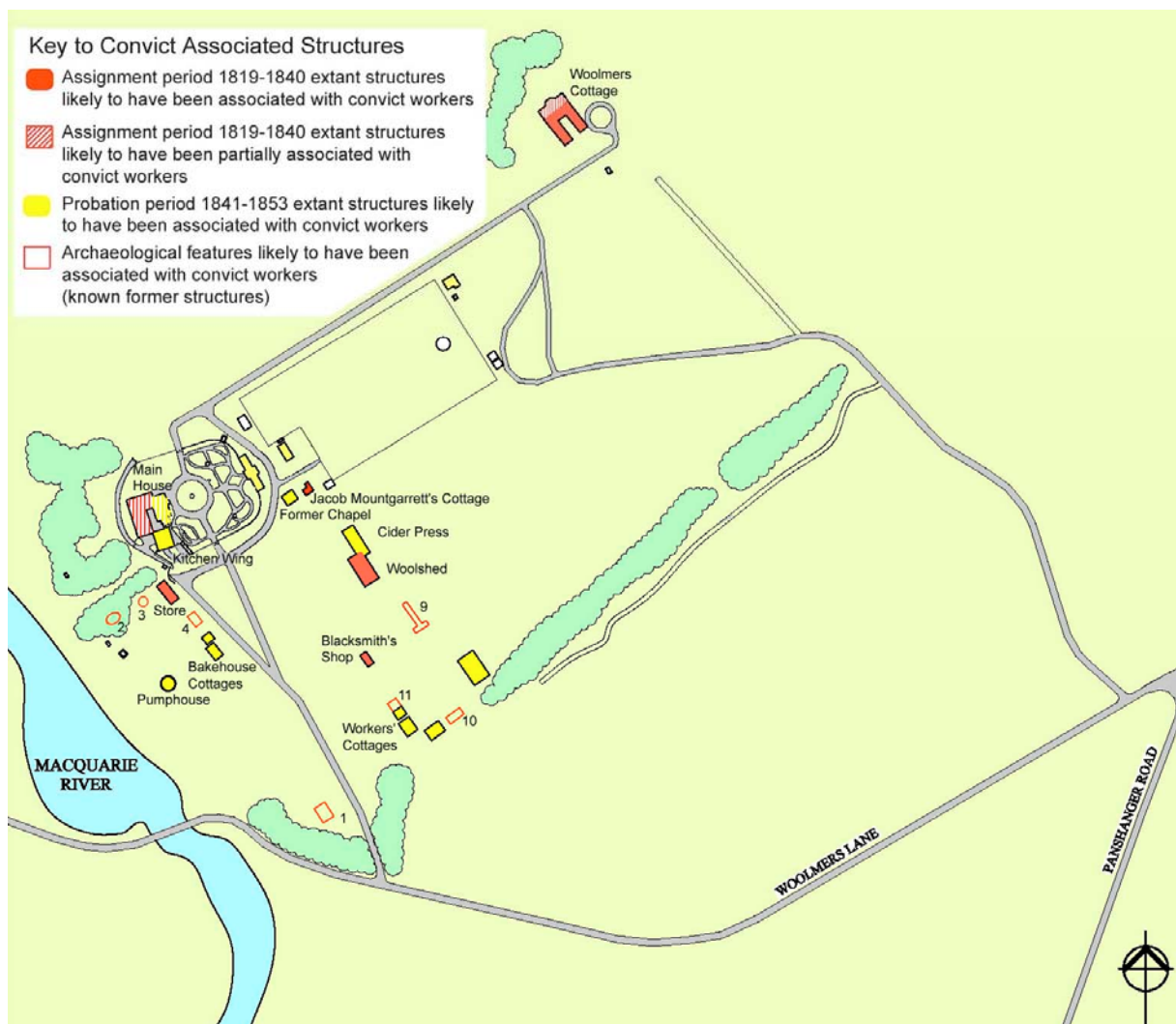


Figure 5. 1: Structures and archaeological features associated with convicts located at Woolmers

5.3 Significance of Components

Considering the discussion of significance in Section 4 and the overall significance of Woolmers, a succinct statement of significance for each component of the place is given below.

Main House Precinct

Main House

The main house at Woolmers is of exceptional significance as the family home of Thomas Archer and several successive generations of Archers who owned Woolmers Estate. Originally built in brick nogged weatherboards from 1819, the house received an early Victorian Italianate style front in 1845 designed by the architect William Archer. This is the earliest example of the style applied in a rural setting in Australia. The house contains a outstanding collection of artefacts including furniture, soft furnishings, wallpapers and artefacts, integral to the house amassed over a period 170 years, which are likely to yield further information about the family and the operation of the estate. The house demonstrates the division of gentry and servants including the family attic and the servants' attic. The dining room is probably the finest early Victorian Italianate room in Australia.

Kitchen Wing

Woolmers kitchen wing was built to the design of William Archer, Tasmania's first native born architect, on the site (and possibly incorporating some early fabric) of the original detached kitchen wing of the main house. The kitchen wing is of exceptional significance as the connection between the working part of the estate and the family's domain.

Associated with the kitchen wing are two sheds which are of moderate significance as part of the history and management of Woolmers for many decades.

Woolmers Garden

The 1840s walled garden at Woolmers is of exceptional significance. Designed by William Archer, contemporary with the aggrandisement of the main house, the garden is a fine example of an Early Victorian pleasure garden in the Gardenesque style.

The basic layout of the garden and its features have remained intact, although much of the planting has been removed. It contains items contributed by each generation to occupy the main house. including the Colebrookdale fountain, Colebrookdale garden seat, flagpole, bird bath, sundial, flagpole and brick paving. The garden and its enclosing wall and hedges provided the private domain for the gentry in the house. The garden contains rare features including the water system tap for the fountain and double thunderbox privy. The garden pavilion and smoking room are very good examples of the follies which were typical elements of the Gardenesque style garden.

Coach House Precinct

Coach House

Designed by William Archer c1847 as part of the aggrandisement of the estate, the coach house is of exceptional cultural significance. It is a fine example of an early Victorian outbuilding, closely associated with the main house. Its detailing indicates its importance to the family when compared to the farm stables. The coach house is an important element in the picturesque estate planning enforced by William Archer at Woolmers from the 1840s, with its western façade a prominent element at the end of the garden and its roof line a feature in views along the formal drive from Woolmers Cottage to the main house.

Coachman's Cottage

Designed by William Archer in c1847, the coachman's cottage is of exceptional cultural significance as a consciously architectural design, hiding two separate residences in one composition. Its design demonstrates the status of the coachman when compared to the other workers' cottages on the estate.

Garage

The garage is of moderate significance for its association with later generations of the Archer family and their interest in motor cars.

Former Chapel

Built for the spiritual well-being of the estate workers, the former chapel is of exceptional cultural significance, and is one of the buildings that allowed the estate to operate as a self-sufficient village. It is likely to be the design of William Archer, and it is an element in the picturesque aesthetic applied to the estate in the 1840s. The alterations to the building in the early 20th century demonstrate the shift of activity away from wool growing toward orcharding.

Jacob Mountgarrett's cottage

Reputedly relocated to Woolmers in the 1830s from Jacob Mountgarrett's property nearby (now part of Brickendon), Mountgarrett's cottage is of high significance for its age, brick nogged construction, and its role in housing estate workers over time. The cottage contains the acetylene gas plant which once provided gas power to the house and which is of technical significance. The numerous layers of wallpaper extant on the walls of the cottage have the potential to provide information about decoration of a farm workers cottage over a long period of time and attests to the status of the various workers on the estate.

Cottage Precinct

Gardener's Cottage

Located and designed as an important picturesque element in the formal approach to the main house from Woolmers Cottage, the gardener's cottage is of exceptional significance and is reminiscent of lodges and cottages found in English pattern books of the early Victorian period recommended for rural estates.

Woolmers Cottage

Built about 1839, Woolmers Cottage is of exceptional significance as one of the most resolved designs of the 1830s in Australia. The house shows a clear division of the various activities of a colonial house in its planning, design and the detailing, as a self-contained unit consisting of the main house, carriage house, and service wing built in a 'U' around a service yard. It was probably designed as a suburban villa.

The garden associated with Woolmers Cottage overlooks the valley toward Longford from the cottage's commanding situation. The garden contains evidence of an earlier planned garden, much of which has been lost. The later tennis court shows the importance of sport and leisure activities to the later generations of the family.

Outbuildings Precinct

Farm Stables

The farm stables are of exceptional significance as an important outbuilding associated with the initial settlement of Woolmers Estate by Thomas Archer. The stables provide an understanding of the structure of the estate when compared with the coach house which housed the family's carriages and horses. They are a good example of a vernacular Georgian outbuilding with intact original stall partitions, saddle and harness racks and mangers. The stables contain a collection of remnant machinery and colonial ovens, associated with the estate which is of technical significance. The main facade of the building faces the paddocks to the east, away from the other buildings on the site.

Woolshed and Cider Press

The woolshed is of exceptional significance as perhaps the most important outbuilding at Woolmers, and the key building for the operation of a pastoral estate. Built about 1819, the woolshed is one of the earliest outbuildings at Woolmers, and is probably Australia's oldest woolshed. A timber framed manual wool press still survives in the woolshed which was possibly made on-site by the blacksmith.

The cider press adjoining the woolshed was built in the 1840s to support the prosperous production of the orchards on the Woolmers estate. The original timber and stone cider press survives.

Blacksmith's Shop

The blacksmith's shop is of exceptional significance as one of the earliest buildings on the estate, and was an essential building for the self-sufficiency of the estate. It is a good example of a vernacular colonial outbuilding, and it is the only outbuilding on the estate with a slate roof. It contains the hearth, workbench and some equipment which provide an understanding of the early blacksmith's trade.

Workers' Cottages

The Workers' Cottages are of exceptional significance as evidence of the extent of activity on the estate at its peak and the infrastructure necessary to maintain that activity. Consciously designed as a set of row housing and possibly drawn from English pattern books, the group of workers' cottages demonstrates a degree of architectural quality which is rare in Australia.

Bakehouse Cottages

The bakehouse cottages are of high significance because they, with the archaeology of the third cottage, provide evidence of the extent of activity on the estate at its peak and the infrastructure necessary to maintain that activity. They are a good pair of vernacular colonial estate cottages. When compared with other accommodation on the estate, such as the gardener's cottage, coachman's cottage and workers' cottages, the bakehouse cottages help to provide an understanding of the status of the various workers on the estate. Their conversion to guest accommodation by Thomas William Archer provides an understanding of the changes to the operation of the estate in the latter 20th century.

Store

The store is of exceptional significance as one of the earliest outbuildings on the estate. It is a fine example of a colonial outbuilding. Its importance to the estate is evidenced in its location near the main house and its more decorative design. The Italianate style water tank on the roof of the store is of technical and aesthetic significance in demonstrating the reticulation system which formed part of the original system of water supply between the river and the estate.

Pumphouse

The pump house is of exceptional significance as an early extant example of a completely intact horse driven water pump, housed in a building which was designed by William Archer in the 1840s as a consciously Picturesque element in the landscape at Woolmers.

The pump house is significant as part of the system of water supply between the river and the estate and was in use probably until the 1890s. It contains the original pump mechanism intact.

Timber Windmill

The timber windmill is of high significance as part of the system of water supply between the river and the estate in use between the 1890s and 1920s. Conserved and partly rebuilt in 2006, it is of technical significance for its intact sails, timber vane, and direct acting pump machinery, demonstrating the changing technology adopted for the supply of water to the estate. Only one other example is known in Australia.

As part of the sequence of water supply systems evident on the river bank at Woolmers, the metal windmill and modern pumphouse are significant in demonstrating 20th century means of conveying water to the buildings on the estate.

5.4 Significance Ranking of Components

The components of the place can be ranked in accordance with their relative significance as a tool to planning. The following grades of significance are used in this report.

Grade	Justification
Exceptional	Rare or outstanding element directly contributing to an item's local, state, and/or national significance.
High	High degree of original fabric. Key element of the place's

	significance.
Moderate	Elements with a substantial degree of heritage value, which contribute to the overall significance of the item.
Little	Components which neither detract from nor contribute to the overall significance of the place.
Intrusive	Damaging to the place's heritage significance

Significance Ranking of Buildings

The buildings at Woolmers possess varying degrees of significance in as a result of their age, historical uses, intactness, and integrity. Considering the statements of significance for the individual components of the place given above, the following rankings of significance are made.

Buildings of exceptional significance

The buildings which contribute most substantially to the outstanding overall significance of the place are those which are related to its earliest decades of development, from the 1820s to the 1840s. Many of the buildings are rare for their age and intactness, or for their role in demonstrating the approach to estate planning at Woolmers, in particular, those buildings which are probably the work of the architect William Archer (active in Tasmania from 1845 until his death in 1875).

The buildings and features identified as being of exceptional significance are as follows:

Main house precinct:

- Main house
- Garden, including paths, walls, privies, gates, pavilions
- Kitchen wing

Outbuildings precinct

- Blacksmith's shop
- Pumphouse
- Timber windmill
- Workers' cottages
- Farm stables
- Store
- Woolshed
- Cider press
- Bakehouse cottages
- Bakehouse cottages

Cottage precinct

- Woolmers cottage
- Gardeners' cottage

Coach house precinct

- Coachman's cottage
- Coach house
- Former chapel

Buildings and features of high significance

The buildings and features which are of high significance contribute to the overall outstanding significance of Woolmers in a less substantial way than those of exceptional significance.

The buildings and features identified as being of high significance are as follows:

Outbuildings precinct

- Mountgarrett's cottage

Buildings and features of moderate significance

The buildings which are of moderate significance include the several ancillary structures which have been constructed at Woolmers since the early 20th century. Typologically and stylistically commonplace structures, they are of some interest for their ability to demonstrate aspects of the working life at Woolmers and the changing requirements of the estate in the 20th century.

The buildings and features identified as being of moderate significance are as follows:

- Garage
- Sheds
- Metal windmill

Buildings and features of little significance

These elements are of little inherent significance, yet they assist in the operation of Woolmers and are modest so as to not detract from the overall significance of the place.

The buildings and features identified as being of little significance are as follows:

- Modern pumphouse
- Modern roads and car parking area

Intrusive buildings and features

These elements are recent (since 1994) introductions to Woolmers which each detract in some way from the overall appreciation of the cultural significance of the place. Further discussion of these features and ways to ameliorate their impact on the estate is offered in Sections 6 and 7.

The buildings and features identified as being intrusive are as follows:

- National Rose Garden
- Lavatory block
- Recent additions to workers' cottages



Figure 5. 2: Significance ranking of individual buildings and features within the House Precinct.

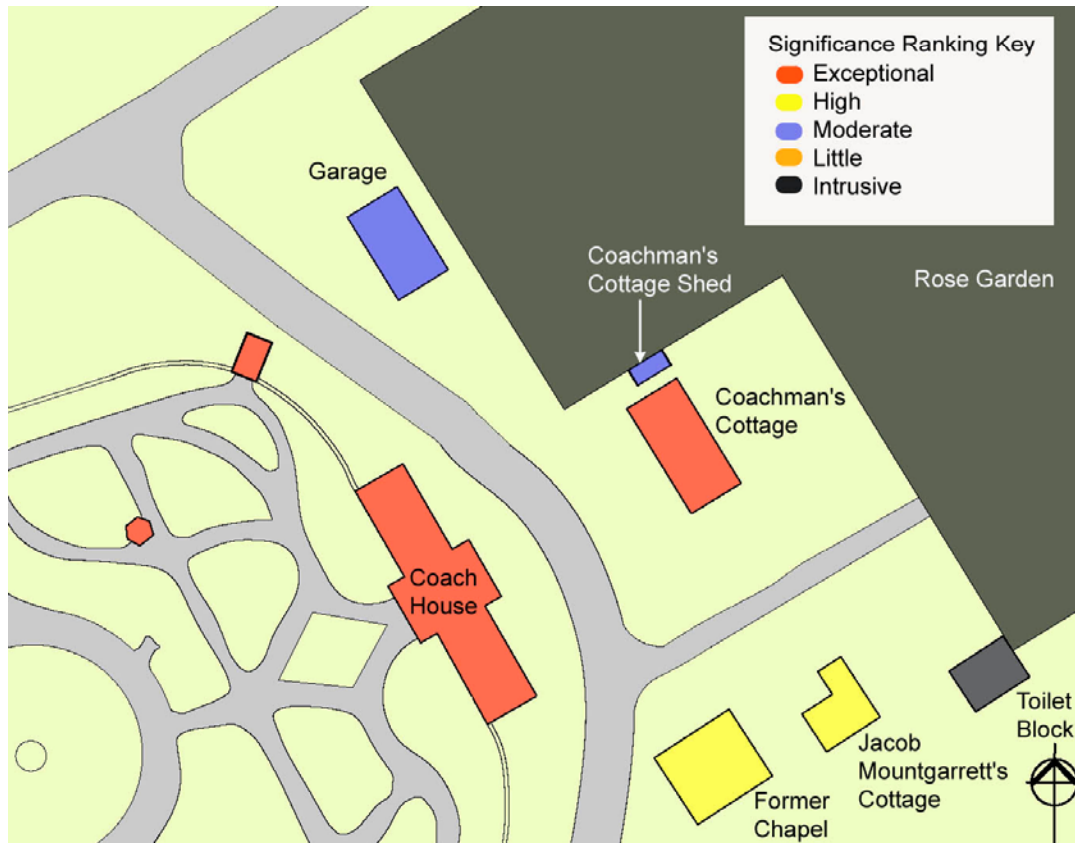


Figure 5. 3: Significance ranking of individual buildings and features within the Coach House Precinct.



Figure 5. 4: Significance ranking of individual buildings and features within the Outbuildings Precinct.

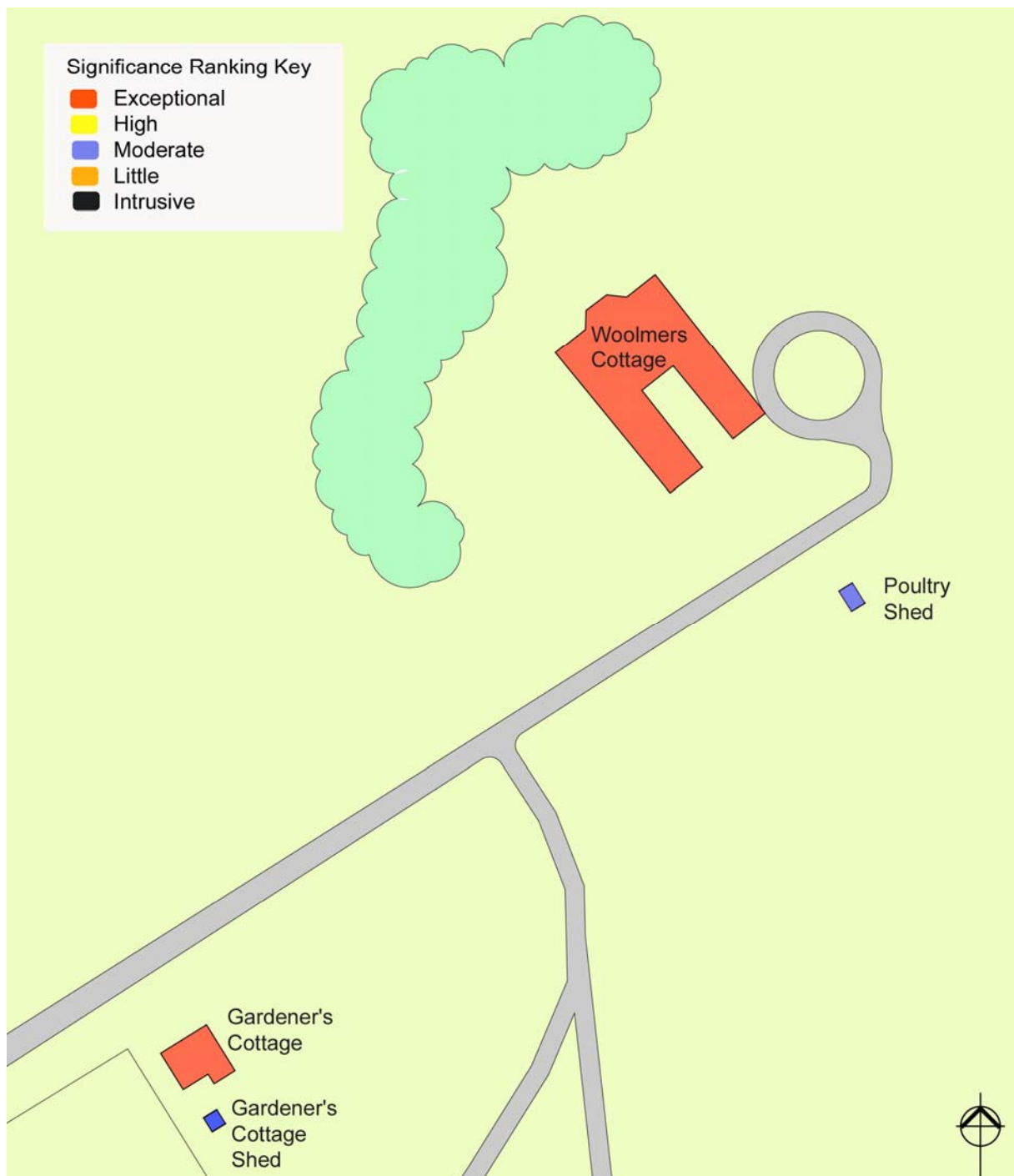


Figure 5. 5: Significance ranking of individual buildings and features within the Cottage Precinct.

6 Constraints and Opportunities

The significance of the place creates obligations and opportunities regarding its treatment. In addition, many other factors are relevant to the development of appropriate conservation policies for the place. These are discussed below.

6.1 Obligations and Opportunities Arising from Significance

The significance of a place forms the basis for its heritage management. The following conservation ideals are the main goals for the management of the potential World, National, State, and local areas of significance.

- The identified National Heritage values of Woolmers should be managed in accordance with the National Heritage Management Principles.
- The potential World Heritage values of Woolmers should be managed in accordance with the National Heritage Management Principles until such time as a World Heritage List nomination is made. Following the nomination, these values should be managed in accordance with the Australian World Heritage Management Principles.
- Other aspects of the cultural significance of the place which are not identified as having National or potential World Heritage values should be managed *with regard to* the National and potential World Heritage values of the place.
- The significance of the place should be maintained, conserved, and interpreted. This includes:
 - The history of the Woolmers Estate and its components
 - The potential resource for understanding more about the history of Woolmers and other similar places, including any archaeological deposits as well as the machinery/implements of technical interest and the collection of family papers
 - The intactness of the Woolmers Estate as a collection of houses, workers' cottages, outbuildings, family papers, and movable objects such as furniture and farm machinery
 - The long association of the Archer family with the Woolmers Estate
 - The pastoral character of the site as a whole and its setting
 - The Picturesque elements of the estate including the overall estate planning and architecture.

6.2 The Burra Charter

Because Woolmers is of considerable cultural significance, works should be carried out in accordance with the Australia ICOMOS *Burra Charter*. The Burra Charter is the basis for heritage conservation in Australia, and its processes have informed the Australian World and National Heritage Management

Principles. However, the Burra Charter provides additional guidance for conservation actions and sets the framework for the making decisions about the use and conservation of the place.

The main guiding principles which are specifically relevant to the conservation management of Woolmers are as follows:

- The aim of conservation is to retain the cultural significance of a place. (Article 2.2, *Burra Charter*)
- Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. (Article 3.1, *Burra Charter*)
- The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate. (Article 25, *Burra Charter*)
- Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate. (Article 8, *Burra Charter*)
- A place should have a compatible use. (Article 7.2, *Burra Charter*)
- The use of the place should be organised to minimise the removal or concealment of significant fabric due to statutory requirements including the need for new services, provision of fire egress and access for disabled people. (Article 7.2, *Burra Charter*)
- Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place. (Article 21.2, *Burra Charter*)
- Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation. (Article 15.1, *Burra Charter*)
- The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance. (Article 15.4, *Burra Charter*)
- Work should be carried out by personnel experienced in conservation, both professional disciplines, and building and engineering trades. (Article 30, *Burra Charter*)
- Appropriate recording and documentation procedures, in accordance with the Australia ICOMOS *Burra Charter* should be carried out before any works. (Article 27.2, *Burra Charter*)

6.3 Present Condition

A number of the buildings are in fair to poor condition, and many require repairs of one sort or another. As assessment of the condition of the individual buildings is given in the fabric surveys appended to this report.

The condition of the furniture, decorative finishes, and fabrics (including carpets) in the main house is the primary concern. While the contents of the main house are highly significant and therefore of great interest to visitors, the act of bringing visitors through the main house will, in time, erode some of the finishes beyond repair. As with all historic house museums, the key will be to strike a balance between visitor access and the safety of the collection.

The appearance of great age is one of the aspects of Woolmers which adds to its character. It will be important to maintain the buildings and carry out repairs to an appropriate standard without removing this patina of age.

None of the place is in such bad condition so as to substantially affect conservation options for the place.

6.4 Integrity

The term ‘integrity’ is used here to describe the degree to which the place “retains the aspects which make it significant.”¹

In this case, because the place remained in a single family’s ownership for six generations for over 170 years, all of the fabric which was introduced by that family is seen as part of the culmination of the estate’s history. It is the longevity of the Archer family ownership, and the circumstances of each successive generation’s interest, or lack thereof, in deriving an income from the estate which has allowed many buildings to survive which, at other places which have been more intensively farmed, have been demolished to make way for updated buildings. For example, it is unlikely the woolshed at Woolmers would have survived intact to the present if the Archer family at Woolmers had continued to make their money in the wool industry.

Changes which have been made to the place since the death of Thomas William Archer (Young Tom) in 1994 have in some cases affected the integrity of parts of the estate. For example, the National Rose Garden, which opened in 2005 on the site of the former orchard, has introduced an entirely new use to a part of the estate. Along with the new use, the National Rose Garden introduced a new scale and a new aesthetic to the estate.

6.5 Statutory Heritage Constraints

The statutory heritage status of Woolmers according to the following organisations is as follows:

Planning Scheme, Northern Midlands Council

Woolmers is included in the Northern Midlands Planning Scheme 1995 as a heritage item.

The listing includes Woolmers main house, the outbuildings, gardens and watermill. Woolmers Cottage is also listed as a heritage item under a separate listing.

Under the *Land Use Planning and Approvals Act 1993*, local councils are required to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or

¹ NSW Heritage Office

otherwise of special cultural value. They do this by means of local heritage studies and heritage schedules within Planning Schemes.

Standard heritage provisions in Planning Schemes require that councils must consider heritage issues when assessing building permit applications for a use or development of listed items. Development refers to demolition, painting of any previously unpainted exterior fabric, painting or otherwise permanent blanking out glass or similar external windows, sandblasting, including dry or wet grit, cleaning by chemical products of any exterior fabric, the cladding of any exterior fabric of any existing building, the extension or addition to any existing building or the development of a building, and internal alterations to a building where a building permit is required. Councils may appoint an Advisory Committee or Heritage Adviser to give written recommendation when considering applications for a permit to items of cultural significance.

Planning Schemes also designate ‘conservation areas’ within local council areas. While conservation areas do not usually have the same statutory protection as individual items, local councils are still obliged to consider heritage issues when assessing building permit applications for places within such areas.

Local councils also require adequate information to convey the proposed development with building permit applications for heritage listed items and places located within conservation areas. The submission of heritage impact statements and conservation management plans are desired but not required.

Inclusion does not have any legal effect, but is used to alert the property owners and the public so that those concerned may adopt measures to preserve the special qualities which prompted the listing.

Where items are also included on the Tasmanian Heritage Register, a Works Application is required (see under Tasmanian Heritage Register, Tasmanian Heritage Council (THC), below).

Tasmanian Heritage Register, Tasmanian Heritage Council (THC)

Woolmers is listed on the Tasmanian Heritage Register.

The *Historic Cultural Heritage Act 1995* established the Tasmanian Heritage Council (THC) and Tasmanian Heritage Register (Register). The aim of the Act is to promote the identification, assessment, protection and conservation of heritage places in Tasmania and to provide a system of approvals for work on places included on the Register. The aim of heritage management is not to prevent change and development, but to ensure that the heritage significance of recognised places is not harmed by changes. Heritage ‘places’ refers to:

- a site, precinct or parcel of land;
- any building or part of a building;
- any shipwreck;
- any item in or on, or historically or physically associated or connected with, a site, precinct or parcel of land where the primary importance of the item derives in part from the association with that site, precinct, or parcel of land; and
- any equipment, furniture, fittings and articles in or on, or historically or physically associated with, any building or item.

The Tasmanian Heritage Council, or any person, can make a submission for a place to be entered on the Register on a provisional basis, if it meets any one or more of the required criteria. If entered, the THC must give written notice to the owner and local planning authority, and publicly notify the listing, after which it can further assessed and entered on a permanent basis. If the THC does not enter a place on a permanent basis, the provisional entry must be removed.

Under Section 29 of the Historic Cultural Heritage Act, the Minister of Tourism Arts and the Environment is empowered to place an order on a 'heritage area' if it contains any place of historic cultural heritage significance. This is published in the Gazette, and remains in force for 2 years or any further period specified by the Minister.

When any works (including development) is sought for an item on the Register, the THC becomes an approval body for the development. A Works Application Form must be lodged with the local planning authority, which is referred to the THC for assessment. A Works Application must be determined within 42 days of lodgement and publicly notified within generally 2-3 days. The THC then assesses the application and indicates that any condition or restrictions of its approval or intention to refuse the application.

If the works are likely to destroy or reduce the significance of a registered place, the THC may only approve such works application if it is satisfied that there is no prudent and feasible alternative to carrying out the works.

Works are defined as:

- any development;
- any physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place;
- any change to the natural or existing condition or topography of land;
- any removal, destruction or lopping of trees otherwise than in accordance with forest practices as defined in the Forest Practices Act 1985; and
- any removal of vegetation or topsoil.

Development is defined as:

- the construction, exterior alteration or exterior decoration of a building;
- the demolition or removal of a building;
- the subdivision or consolidation of land, including buildings or airspace;
- the placing or relocating of a building; and
- the construction, or putting up for display, of signs or hoardings.

Any activity (internal or external) that falls within the above definitions must be the subject of a Works Application to the THC. The THC may not require an application for some minor maintenance works, provided the works do not affect the significance of the place. A contact should be made with the Heritage Tasmania to establish whether an exemption can be granted.

National Heritage List (NHL), Australian Heritage Council

Woolmers is included on the National Heritage List.

The National Heritage List records the natural, indigenous, and historic values of places which are assessed to be of outstanding significance to Australia. The NHL was created by the *Environmental and Heritage Legislation Amendment Act (No. 1) 2003*, which amended the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) to include ‘national heritage’ as a matter of National Environmental Significance.

National heritage **values** of a place are statutorily protected under the EPBC Act, but not necessarily the physical fabric of the place itself. The legislation prohibits anyone undertaking actions which are likely to have a significant impact on the national heritage values of a place listed on the National Heritage List without the approval of the Minister for the Environment and Heritage. The likelihood of significant impact is likewise determined by the Minister.

Places which are nominated for listing on the National Heritage List are assessed by the Australian Heritage Council for their historical, scientific, social, research potential, indigenous, and aesthetic values, as well as their rarity and representativeness. The final decision on listing a place or group of places is made by the Minister for the Environment and Heritage after receiving the recommendation of the Australian Heritage Council.

If a place listed on the National Heritage List is under private or state ownership, the Commonwealth Government may enact powers of protection under the EPBC Act where it has the appropriate Constitutional power to do so. Places may otherwise also be protected under state legislation (through a bilateral agreement) or by private owners under a conservation agreement with the Commonwealth.

The EPBC Act stipulates that management plans for Australian Commonwealth-owned or -controlled places listed on the National Heritage List be prepared in accordance with the National Heritage Management Principles. Where places are privately- or state-owned, the Australian Commonwealth Government must endeavour to ensure an appropriate management plan is adopted and implemented, and may provide technical and financial assistance in this regard.

World Heritage List

Together with ten other convict sites in Australia, Woolmers is part of a serial nomination to the United Nations Educational, Scientific and Cultural Organization (UNESCO) for inscription on the World Heritage List under the Convention for the Protection of the World Cultural and Natural Heritage (1972).

The World Heritage List records cultural and natural heritage places around the world which are considered to be of outstanding value to humanity. The WHL is administered by the UNESCO World Heritage Committee, comprised of 21 State Parties (countries) which are elected by the General Assembly of States Parties.

All nominations of places for the WHL come from the State Parties of the country in which the natural or cultural property is located and are submitted to the World Heritage Committee. If the Committee determines that the nomination meets at least one of the ten World Heritage criteria, then the property is inscribed on the WHL, with the consent of the State concerned.

In Australia, World Heritage is recognised as a matter of ‘national environmental significance’ under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The assessment and approval provisions of the EPBC Act apply, as discussed above. As with National Heritage places, the world heritage **values** of a property are statutorily protected under the EPBC Act.

The legislation prohibits anyone undertaking actions which are likely to have a significant impact on the world heritage values of a property listed on the World Heritage List without the approval of the Minister for the Environment, Heritage and the Arts. An action includes a project, development, undertaking, activity, or series of activities. To obtain approval, the action must undergo a rigorous environmental assessment and approval process.

The Minister may exempt a person from the requirement to undergo an environmental assessment and/or obtain approval, if it is considered in the national interest to do so.

Under the World Heritage Convention, Australia has adopted the following objectives and obligations for World Heritage places:

- “to protect, conserve and present the World Heritage values of the property;
- to integrate the protection of the area into a comprehensive planning program;
- to give the property a function in the life of the Australian community;
- to strengthen appreciation and respect of the property's World Heritage values, particularly through educational and information programs;
- to keep the community broadly informed about the condition of the World Heritage values of the property; and
- to take appropriate scientific, technical, legal, administrative and financial measures necessary for achieving the foregoing objectives.

In achieving these primary objectives due regard is given to:

- ensuring the provision of essential services to communities within and adjacent to a property;
- allowing provision for use of the property which does not have a significant impact on the World Heritage values and their integrity;
- recognising the role of current management agencies in the protection of a property's values; and
- the involvement of the local community in the planning and management of a property.”²

Places on the World Heritage List must be managed in accordance with the Australian World Heritage Management Principles, as set out in Schedule 5 of the EPBC Regulations 2000. These are similar to the National Heritage Management Principles, and address the objectives of management of World Heritage places, the involvement of the community, the requirements of a management plan for the place, and the processes for assessing and approving actions which are likely to have a significant impact on the World Heritage values of a property.

6.6 Non-Statutory Heritage Constraints

The non-statutory heritage status of Woolmers according to the following organisations is as follows:

² Department of the Environment and Water Resources, *World Heritage: Implications of Listing*, <<http://www.environment.gov.au/heritage/worldheritage/implications.html>>, cited 21st November 2007.

Register of the National Estate (RNE), Australian Heritage Council

Woolmers is included on the Register of the National Estate.

The Register of the National Estate is an Australia-wide reference database maintained for educational and promotional purposes generally. The heritage values of places nominated for the Register of the National Estate are assessed by the Australian Heritage Council, which makes the final decision to list an item.

A place is included in the Register of the National Estate where it is assessed to have natural, cultural or indigenous value at a local, state, national, or international level and this significance is considered to have value for future generations.

Inclusion does not have any legal effect on private- or state-owned land, but the register is widely recognised as an authoritative statement on the significance of a place. Responsible authorities, property owners and the public may have regard to a listing on the register in making decisions about a place, so that measures may be adopted to preserve the values which prompted the listing.

The actions of Commonwealth government agencies with regard to places listed on the RNE are constrained under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Ministerial approval is required for actions taken on Commonwealth land, or outside Commonwealth land which has an effect on Commonwealth land, which are likely to have a significant impact on the environment, including the heritage values of places. The likelihood of significant impact is also determined by the Commonwealth Minister for the Environment.

National Trust of Australia (Tasmania)

Woolmers is included on the Register of the National Trust of Australia (Tasmania).

The register lists those buildings, sites, items, and areas which, in the Trust's opinion, fall within the following definition:

components of the natural or the cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific, or social significance, or other special value for future generations, as well as for the present community

The purpose of the register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities which prompted the listing.

When the significance of a place is under threat, the National Trust will take whatever action is deemed appropriate to ensure its protection. Inclusion does not have any legal effect, but the register is widely recognised as an authoritative statement on the significance of a place.

6.7 Interpretation

Since the December 1995, Woolmers has been open to the public for guided and self-guided tours to most buildings on the estate. This has enabled the place to be presented to the public through a number of means.

With the increased publicity of the inclusion of Woolmers on the serial nomination of convict sites for the UNESCO World Heritage list, the opportunity arises for increased visitor numbers and, as a result, an updated interpretation scheme.

6.8 Owner's Requirements

The Woolmers Foundation is a non-profit organisation which is responsible for the care and management of the estate. The Foundation is represented by Board Members who employ a manager, caretaker, groundsmen, cleaners, and other staff. As well, there are a number of volunteers who lead tours, catalogue the collection, and assist with gardening and works to the grounds.

Management structure

The Woolmers Estate is managed by The Woolmers Foundation Incorporated (the Foundation). The mission of the Foundation is to “research, collect and preserve the heritage, culture and history of [Woolmers] and the Thomas Archer family legacy and to conserve, interpret and promote Woolmers Estate for the benefit of future and current generations.”³ The Foundation operates the estate in accordance with the terms of Thomas Archer’s will, which bequeathed the property to the Archer Historical Foundation (the forerunner to the Woolmers Foundation Inc.) with the basic requirement that nothing be added to or removed from the collection.

In 1997, Woolmers achieved public museum status (allowing for tax-deductible donations). In 2001, the management structure was altered and renamed the Woolmers Foundation Inc in order to acknowledge the involvement of non-Archer-family members of the Foundation.⁴ The Foundation is run by a Board of eight members, up to half of whom may be members of the Archer family. Members generally come from the local area of Longford, including a local businessman, a lawyer, a real estate agent, and a member of the local Council.

The Board employ a manager who oversees the eight volunteers (who work in the gardens and grounds) and 32 members of staff, including a full time house cleaner, live-in caretaker, and tour guides. Decisions about day-to-day operations are made by the manager, while longer term decisions about the future of the place are considered by the Board. Staff, including the groundsmen and cleaners, often bring matters to the attention of the management. The tour guides, volunteers, and staff have a great deal of knowledge about the place and are involved in various committees of the Board, e.g., the Guide Committee, Tree Committee, and Collections Committee.

In addition to the 1996 conservation management plan, the Woolmers Foundation has adopted business and marketing plans, as well as a site management plan and a landscape plan. These plans are considered in prioritising projects and balancing the demands of heritage conservation and commercial benefits. The Foundation’s long term goals include the further development of the Woolmers Estate as a major tourist attraction / a ‘must see’ for visitors to Tasmania, and to develop the commercial aspect of the Foundation’s activities so as to enable it to fund wider activities.

Tourism attraction

Woolmers currently operates as a tourist attraction and offers guest accommodation in the workers’ cottages, bakehouse cottages, coachman’s cottage, and gardener’s cottage. Guided tours are available

³ Woolmers Estate, *Self-Guided Tour*, March 2006.

⁴ Kenyon, Peter, 2005, *Good Enough Never Is*, a report for the Rural Industries Research and Development Corporation, Barton ACT: Rural Industries Research and Development Corporation

of the main house. Visitors also have the option of a self-guided tour of the outbuildings. For both types of tours, an entrance fee is charged, with entry to the National Rose Garden included. A 12-page self-guided tour booklet is available to provide information on each of the buildings, and includes historical information on the Woolmers estate and the Archer family.

Woolmers closes to the public for four weeks during the low tourism season each year in order to carry out general maintenance and cleaning.

The workers' cottages are the most recently adapted buildings for overnight guest accommodation. Woolmers Cottage has recently been externally conserved and the Foundation is considering ways to adapt the interiors for guest accommodation. At present, the accommodation aspect of the tourism business is run by the Foundation; however, the possibility of involving an established hotel chain in managing the accommodation is being investigated.

Security

As with any large place open to the public, the buildings and their contents are vulnerable to theft and damage by visitors. There is currently no system in place to monitor visitors' activity outside of the main house precinct.

Access

Ease of access to some buildings is a concern, particularly for the former chapel and woolshed. It is recognised that public access to some of the buildings might need to be restricted, where, for example, the upper floors can only be reached by a steep, narrow stair, as is the case in the store and the main house.

Training

There is a basic training programme for guides on the main house tours, based on a series of dot points and research notes. The Foundation is looking at incorporating more tours, perhaps with a special focus, and encouraging guides to carry out research. Guides report to the Guide Committee, which then reports to the Board.

While there is one designated cleaner for the main house who is conversant with appropriate methods to use with the fragile furnishings and surfaces there, the remainder of the guest accommodation is not afforded such specialised cleaning. Ongoing training for cleaners could occur with more frequency, and the possibility of using a registered training organisation to conduct workforce development is a consideration.

Groundsmen have, in the past, carried out repairs without any advice. An effort has been made in the recent years to encourage groundsmen to consult with the manager as to the significance of a space or building before carrying out repairs. A set of guidelines for the groundsmen has been identified by the manager as a need.

Collection

The extensive collection of furniture, family papers, and objects in the main house is the subject of an ongoing cataloguing effort by the volunteer members of the Collection Committee. Thomas William Archer's will stipulated that nothing be added or removed from the collection.

The volunteers sometimes receive advice from staff of the Queen Victoria Museum (Launceston) on preservation matters, and some members of the volunteer group have had prior experience in cataloguing a collection, from working at the Queen Victoria Museum. At times members of the Archer family are consulted to help identify items. Other specialists in areas such as soft furnishings and furniture provide advice from time to time.

Displays of items from the collection are presented in a special 'collection area' near the breakfast room in the main house. The items in this display change from time to time. Otherwise, items are left where they are found, apart from vulnerable items, such as the lace curtains from the Drawing Room, which have been taken down and boxed for preservation. Some important records are removed to steel safes.

The aim of the Collections committee is to number and tag each object, and keep a record of the movement of that object. The first priority is to catalogue the collection in the main house. The objects in other buildings are another priority, and have not been addressed yet.

Vehicular access

The Foundation is currently examining the entrance to the estate, with a view toward decreasing the impact of cars on the estate.

Public amenities

A demountable lavatory block has been erected near the entrance to the National Rose Garden which detracts from the character of the precinct.

Landscape plan

A four-volume landscape plan containing over 160 individual recommendations for managing the gardens and grounds of Woolmers was prepared in 2006-07 by Gwenda Sheridan. The plan explores the history of plantings and landscape at Woolmers, and provides statements of significance for the Woolmers landscape as a whole and for the individual components. Predicated on the assumption that increased funding and staff levels will be available as a result of the World Heritage List serial nomination of convict sites, detailed considerations of contributing factors and recommendations are provided for the grounds, boundaries, roads, car parks, hedges, trees, shrubs, flowers, and the wider context of the cultural landscape.

Where Sheridan's recommendations have a bearing on the management policies provided in this report, they are referred to in the individual inventory sheets and policy sections.

6.9 Other Interested Individuals and Groups

National Rose Garden

The National Rose Garden is a non-profit organisation formed by volunteers with the objective of creating a nationally important rose garden in Tasmania. They have a 90+ year peppercorn lease of the 4-hectare site at Woolmers. For the duration of this lease, the proponents of the National Rose Garden will have a strong interest in the management of Woolmers.

7 Conservation Policies

Considering the Statement of Significance for the place and the constraints and opportunities identified in Section 6, the following is a discussion leading to conservation policies and guidelines appropriate to the place.

7.1 Background to the Conservation Policies

A conservation management plan should provide a clear set of policies derived from an understanding of the place in order to guide the future care of the place.

Conservation policies appropriate to the place can be developed in the areas of:

- treatment of the fabric
- interpretation of the place
- use of the place
- additions, new buildings and other new features
- conservation procedures and practice

Such policies can operate at the level of the whole of the place, at the level of precincts or areas within the place and at the level of individual buildings, contents, vegetation and other site features.

In this case, general policies for the place are included below and more detailed policies are included for each element in the accompanying inventory sheets.

The policies below reflect what should happen to the place *in the best of all possible worlds*. Not all these policies will necessarily be achievable in a management plan for the place when other external matters, for instance the owner's finances, are taken into account. It is recognised that there are many other factors which contribute to decision making about a place, and that cultural heritage is only one of these factors.

Many of the words used below have special meanings defined by the Australia ICOMOS *Burra Charter* (see Appendices).

7.2 Conservation Approach

The Woolmers Estate has a history of over 170 years of management by a single family, encompassing several important phases of use. The character of the place, embodied in much of the physical fabric of the buildings, is evocative of its history. It is this character and the historical associations of the place which should be the main aim of preservation.

The site contains numerous buildings with fabric of particular interest and significance, for their age, aesthetic qualities, historic associations, and their rarity. With careful treatment and interpretation,

these buildings provide an elegant and powerful representative example of a large early colonial pastoral estate. It is the overall ensemble which comprises the heritage value of the Woolmers Estate.

Areas of the site and some of the buildings have been compromised by recent changes which have impacted upon the historical uses and fabric of the site in exchange for providing a viable income for the site. The impact of future changes should be carefully managed in order to prevent the slow degradation of heritage value through incremental change.

The overriding philosophy behind the conservation of the place, including decision making regarding maintenance, repairs, and adaptation of components of the place, should carry on the traditions of the site, essentially, a 'common sense' approach rather than an academic exercise. This approach is more fully defined in the policies provided below.

- Policy 1:** The character and significance of the Woolmers Estate as it was left when Thomas William Archer died in 1994 should be conserved and interpreted.
- Policy 2:** The site should continue to be accessible to the public.
- Policy 3:** Where necessary, changes to the fabric (including repairs) should be carried out in a common sense way, bearing in mind traditional methods of construction and the possibility of reusing building materials found at the site. The existing palette of building forms and materials of painted brickwork, roughcast render, corrugated iron, and slate should continue to be used.

7.3 Identifying the Place, Setting, and Buffer Zone

For clarity and planning purposes the extent of the place and its setting should be defined. Additionally, a buffer zone should be defined as an area in which development should be controlled in deference to the significance of the place, regardless of whether the zone is contained within the visual catchment of the place.

In this case the legal boundaries of the Woolmers Estate are much smaller than at the peak of the Estate's operation. However, the scale of the 19th century land holding is an important concept to understand when considering the importance of Woolmers in the pastoral development of Tasmania. It is therefore considered appropriate to define the **setting** of Woolmers to include the pre-1912 boundaries of the estate.

As part of the World Heritage List nomination of the Brickendon and Woolmers Estates, a buffer zone for the two properties has been identified by the Department of the Environment, Water, Heritage and the Arts.

- Policy 4:** The place should be defined as shown on Figure 1. 1.
- Policy 5:** The setting should be defined as the boundaries of Woolmers prior to 1912, as shown outlined in green in Figure 2. 4.
- Policy 6:** A buffer zone should be identified as in Figure 7. 1



Figure 7. 1: Identification of the recommended buffer zone (outlined in orange) for the areas of the Brickendon and Woolmers Estates which will be nominated for the World Heritage List (shaded in green).

Associated Places

For clarity and planning purposes associated places should also be identified, as a means of furthering the understanding of the place itself. In the case of Woolmers, there are a number of places which were historically connected to the place, even though some distance away. Woolmers is one of a group of properties developed by the Archer family on the Norfolk Plains. As family resources were pooled from time to time in the operation of each property, it is important to understand Woolmers as one of a group of Archer family places, some of which are a distance away.

Policy 7: Places associated with but not currently part of the place include:

- **Brickendon**
- **Panshanger**
- **Mona Vale**
- **Levrington**
- **Saundridge**
- **Longford Hall**
- **Palmerston**
- **Weerona**
- **Alanvale**
- **Cheshunt**
- **Fairfield**
- **Northbury**

Intervention in the Setting and Associated Places

New buildings and features, changes to zoning, use, or subdivision within the setting or at associated places may be detrimental to the place. While often these changes are outside the control of the Foundation, the Foundation may take steps to advocate for the protection of the heritage values of Woolmers.

Policy 8: Works or other changes within the setting of the place or at associated places should, if possible, be controlled to minimise impact on Woolmers itself.

Policy 9: The assistance of statutory bodies such as the Tasmanian Heritage Council and the Department of the Environment, Heritage, and the Arts should be sought in advocating for the protection of the heritage values of Woolmers through any changes or works within the setting of the place.

Inappropriate Uses and Activities in the Setting

The intensification of activities at properties adjacent to Woolmers has the potential to impact upon the character of the place, for example industrial activity taking place near the boundary of the site would be highly detrimental to the character of the Woolmers, particularly if the buildings and features associated with the industrial use were visible from Woolmers. Such activities should be considered by the local planning authority with regard to the heritage significance of Woolmers.

Policy 10: Uses and activities within the place which lessen, obscure or confuse the historical associations and meanings should be discouraged.

Views

Although not strictly fabric, the views to and from the place and views within the place that are defined by fabric can be identified as contributing to the significance of the place and should be either protected from change or re-established. Vistas within the site also contribute to an appreciation of its character.

Policy 11: All the views shown in Figures 3.5, 3.6, 3.9, 3.10, 3.12, and 3.13 should be conserved.

7.4 Treatment of the Fabric

Much of the significance of the place is embodied in its fabric. Fabric includes the landform, vegetation, buildings, building components, site features, and subsurface remains of buildings and occupational deposits (archaeology). In this case, all the fabric introduced prior to Thomas William Archer's death in 1994 can be said to reflect aspects of the history of Woolmers and is significant in varying degrees.

The preceding sections of this report identify the nature and extent of the built fabric at Woolmers, the significance of the fabric in representing the heritage values of the place, and the condition and integrity of the significant fabric. Further policies and guidelines are provided in the accompanying inventory sheets for each component.

In the case of Woolmers, any fabric which contributes substantially to the character of the place and is central to its history should be conserved. The policies below provide the framework for treating all of the fabric of the place on the basis of the varying degrees of significance reflected by components or precincts of the place, as set out in Section 5 and in the inventory sheets.

Policy 12: The fabric should be treated according to different levels of significance as follows:

Exceptional Significance	Aim to retain all the fabric as it was found in 1994. If intervention is unavoidable for structural or maintenance reasons, change should be minimised and preference should be given to changes that are reversible.
High Significance	Aim to retain all the fabric as it was found in 1994. If intervention in the fabric is necessary, more changes could be made than would be possible for fabric of exceptional significance but the same principles apply.
Moderate Significance	Aim to retain this fabric as it was found in 1994, but adaptation or removal should be allowed, if necessary for the safe and viable use of the place.
Little Significance	Fabric of little significance may be retained or removed, whilst minimising damage to adjacent fabric of significance.
Intrusive	Intrusive fabric should be removed or altered to reduce intrusion, whilst minimising damage to adjacent fabric of significance.

Reconstructed Fabric

These policies contain some recommendations for reconstruction of fabric (see below). Fabric which is reconstructed to original detail with the benefit of the original fabric to inform and guide the reconstruction is of high significance and should be conserved.

Policy 13: Should fabric be reconstructed in the future, in accordance with these policies, the reconstructed fabric should be treated as a ‘high’ level of significance, and retained and conserved accordingly.

Collection / Contents

The collection of Archer family papers held at Woolmers as well as all the furnishings, machinery, personal possessions, and the like which remain at the estate (predominantly located in the main house) are themselves of enormous cultural value and present a remarkable resource for the understanding of the estate on the whole. For this reason, the collection and contents of Woolmers must be treated as exceptionally significant, and should be subject to conservation.

Policy 14: The contents of the estate should be fully catalogued.

Policy 15: Objects should not be moved from their location unless absolutely necessary. Any objects which are moved should have their original location recorded prior to movement.

Policy 16: Specialist assistance should be sought as necessary to advise on conservation of particular materials or fabrics.

Policy 17: The involvement of the Archives Office of Tasmania should be sought in order to make preservation copies of documents held in the collection.

Fabric of Unknown Age

In the physical survey for this report it has not been possible to determine the age and history of all components of the place. Care should be taken that items of unknown age and importance are not inadvertently damaged.

Policy 18: Where the age of a component is uncertain, further investigate the component by documentary and physical research prior to carrying out work or removal.

Maintenance Works

While any fabric is in existence it should be maintained, which means continuous protective care. General routine maintenance tasks should be able to be carried out by the Foundation staff. Periodically, say every 5 to 10 years, maintenance work will require the involvement of a specialised tradesperson. This is addressed in the policies below and in Section 7.7.

Maintenance work should focus on the roof, gutters, downpipes, drainage and external building envelope which includes colour washing, weatherboards, and other sheetings plus external joinery which includes glazing. These materials must be kept in working order so as to keep moisture from entering the buildings.

Policy 19: While in existence, all fabric should be maintained.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the treatment of the fabric of that element.

Precinct Character

The character of the precincts identified in Section 3 of this report contribute to the significance of the place. They are defined in the main by the existing buildings and historic uses of the precincts.

Policy 20: The identified character of each precinct should be conserved.

Areas of Historical Archaeological Importance

Due to its outstanding cultural significance, disturbance of the ruins at Woolmers should not be carried out without the involvement of a qualified archaeologist. As it is inherently a destructive process, archaeological investigation solely for the sake of finding former buildings or other elements is

discouraged unless such excavation will provide information that is essential for decision making about the conservation of the place. In any case, excavation should be guided by a properly-prepared research plan and should be supported by adequate funding to not only carry out the excavation but to conserve and store any artefacts.

Policy 21: The historical archaeological potential of parts of the place should be conserved by avoiding ground disturbance unless essential.

Policy 22: If below-ground disturbance is necessitated as part of a program of building works requiring a Works Application, professional archaeological advice should be sought during the planning stages of the project and appropriate approvals obtained.

Policy 23: Investigation of the place for research to increase knowledge of Australian history should only be allowed when guided by specific and scrutinised research goals and when there are adequate resources available to undertake, complete and publish results of the study and leave the place in a stable condition.

Policy 24: Archaeological investigation to provide information to guide conservation and interpretation work pursuant these policies should be allowed, but only when there are adequate resources to undertake and complete the work and to stabilise areas destabilised by the intervention.

Unforeseen Discoveries

Unforeseen discoveries or disturbance of archaeological fabric should be guided by the policies below.

Policy 25: Inadvertent discoveries should be reported to the Manager of Woolmers immediately upon discovery. The Manager should determine whether the activity can be re-organised so as to avoid the archaeological resource, leaving it in situ. Should avoidance of the archaeological resource be impossible, the Manager should ensure all activity in the location of the disturbance is ceased, and report the discovery to the Tasmanian Heritage Council.

The following policies apply to unforeseen discoveries of building fabric or features.

Policy 26: If previously unknown building fabric or features are inadvertently discovered during minor works, cease works, photograph the fabric prior to removing it and, if possible, retain a sample (if the find is, for example, a wallpaper or other decorative finish) and proceed with works, trying to avoid the site.

Policy 27: If previously unknown building fabric or features are inadvertently discovered during major works, e.g., demolition, ensure that photographs of the fabric are included in the systematic photographic survey of the site which accompanies major works (see above).

Policy 28: Any photographs or retained samples of unforeseen discoveries should be organised, with descriptions of fabric, location, and circumstances of its discovery, in the records of the estate.

7.5 Use

Historical and New Uses

The cultural significance of a place can also be reflected in its continuing historical use. Woolmers has, until a decade ago, operated as a rural estate. Now that the place is used as a museum, this historical use could be continued if possible, by allowing paddocks not open to the public to be used for sheep grazing. The use of precincts and individual buildings should also, if possible, continue in the same vein as their historical uses. For example, the buildings which housed estate workers have now been converted to guest accommodation, a residential use which is compatible with the historical use.

Because of the specialised nature of many of the buildings, new uses are not appropriate. For example, it is inadvisable that the former chapel, or woolshed be adapted for new uses. However, the use of some buildings could be improved, e.g., the farm stables. Refer to the accompanying inventory sheets for each element of the place for further guidelines for the use of that element.

There may be cases, e.g., the Wool Shed, where the significance of the fabric precludes public access. The following policies provide guidelines for controlling the use of the place so as to avoid unnecessary impact from visitation.

Policy 29: Visitor circulation at Woolmers should be organised in a way that allows the preservation of the fabric as a priority, while considering:

- effect of structural loadings
- effect of statutory requirements
- effect of service installations
- effect of providing access for people with disabilities
- effect of the safety and security of the buildings.

7.6 Interpretation of the Place

As the place is of outstanding cultural significance, the opportunities to interpret it to visitors should be thoroughly addressed. At present, interpretation of the place is provided in guided tours of the main house and self-guided tours of the other precincts. Internal access to many of the outbuildings is available. A published booklet is available to explain points of interest to visitors.

Information about the importance of the place can be conveyed through a range of interpretive devices, including introduced signs and displays, restoration or reconstruction works to the fabric, and through the organisation and nature of uses at the place.

Policy 30: The significance of the place should be interpreted to the public. The main interpretive messages should include all aspects of the statement of significance.

There is a strong historical link between Woolmers and other Archer family properties (identified in Policy 7), particularly Brickendon, with both properties sharing labour for certain activities, such as shearing.

Policy 31: The historical link between Woolmers and Brickendon should be recognised and interpreted.

In order to tell the site's story it is important that people are allowed and encouraged to visit it. The best way to do this is to allow access and develop viable new uses for the site that will draw a variety of users to it at different times for different activities.

Policy 32: To facilitate the above interpretation, public access to the site should be available and encouraged by the establishment of new uses on the site to draw people there.

Restoration/Reconstruction Works

One way to interpret the place is to carry out selected restoration and reconstruction works. These terms are defined in the Burra Charter.

Because Woolmers has survived so intact, there are only limited opportunities to meaningfully reconstruct elements of the place which are no longer extant.

Policy 33: As feasible, selected components of the place should be restored/reconstructed to their 1840s configuration / appearance as follows:

- Missing half of the northern most workers cottage
- Interiors of northern most workers' cottage to be displayed in the manner of the cottages during the period of Thomas Archer
- Roughcast to northern end of farm stables
- Restore forge to working order on blacksmith's shop
- Woolmers Cottage garden and tennis court

Reconstruction of interior fabrics and soft furnishings to the same detail, e.g., the carpets and curtains in the main house, is also appropriate in order to replace the original fabric when it becomes too worn or vulnerable to keep on display. This should only be carried out with the involvement of professional conservators.

Policy 34: As necessary, reconstruct interior finishes in the main house so that original fabric that is in danger of decay can be removed for preservation.

Identification of Reconstructions

The *Burra Charter* calls for reconstructed fabric to be "identifiable on close inspection or through additional interpretation."¹ In accordance with proper practice and to avoid misinterpretation, restoration/reconstruction works at the place should be well documented so that a record of the reconstruction is readily available if needed. The reconstructed material need only be identifiable to specialists on close inspection.

Policy 35: All restoration/reconstruction works introduced pursuant of these guidelines should be identifiable on scrutiny by specialists and clear records kept of all reconstruction works.

¹ Australia ICOMOS, *Burra Charter*, Article 20.2

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the interpretation of that element.

7.7 Management

Because the place is of cultural significance, procedures for managing change and activities at the place should be in accordance with the recognised conservation methodology set out in the Australia ICOMOS Burra Charter.

As the place has been entered on the National Heritage List, the National Heritage Management Principles apply. Additionally, should the place be included on the World Heritage List, the Australian World Heritage Management Principles would apply.

Policy 36: Activities at the place should be guided by the philosophy of the Australia ICOMOS Burra Charter.

Involvement of Skilled Trades

In terms of routine maintenance, Woolmers staff could carry out the following tasks:

- Clearing gutters and drains
- Refixing loose iron or weatherboards
- Painting joinery
- Cutting back and trimming plants, shrubs, vines, etc.
- Trimming hedges
- Making and hanging farm gates
- Keeping locks and fastenings in working order.

However, because of the significance of the place it is important that the proposed changes are achieved involving a high standard of conservation practice. Professional tradesmanship is required for many other things to do with the maintenance of the site. It may be possible for Woolmers to employ groundsmen who possess the requisite experience and skills in dealing with historic building fabric and who can carry out the work below.

Policy 37: Skilled traditional building trades should be engaged as appropriate carry out building and maintenance works including the following:

- Roof plumbing and slating
- Brick and stone wall repairs
- Wall plasters including rough cast
- Joinery repair and replacement
- Repair of stud work and replacement of weatherboards

Professional design advice should be sought for anything that requires a Works Application.

Policy 38: Professional designers with skills in the discipline of heritage and conservation should be engaged to advise on and design any additions or new buildings at the place which require a Works Application to the Northern Midlands Council.

Records & Reporting

Woolmers has a full set of records which provide details of activities on the estate and it is appropriate to continue to make records of any changes made to the building fabric as a resource for the study of the place in future. As a place entered on the National Heritage List, record keeping should be kept up to date in order to meet the standards under the National Heritage Management Principles.

Policy 39: Systematic photographic surveys of the place should be carried out before, during and after any major works and the results catalogued and archived at Woolmers.

Policy 40: In accordance with the National Heritage Management Principles, records should be maintained in order to report on the condition of the fabric representing National Heritage values if required. An annual audit of the condition of building fabric should be made by a builder.

Policy 41: Any maintenance or repair works which take place should be recorded and reported under the guidelines of the National Heritage Management Principles if necessary.

Research, training and resources

There are several research opportunities which the owners of the place could assist in exploring by making records available to researchers (e.g., University students under supervision). Topics which could contribute greatly to the understanding of the place include the following:

- Exploration of the experience of convicts assigned to Woolmers through the use of diaries, convict records, records of the local lower courts, and visiting magistrates. This could take the form of case studies that might throw some light on the assignment system as it worked in Tasmania as well as looking at the lives of individual convicts and putting a human face to an important aspect of Tasmania's history.
- The collection of papers at Woolmers presents many opportunities for research. The diaries and record books lend themselves to an exploration of the history of farm management, including management of the convict labour force.
- A broader study of all the Archer properties in Tasmania could lead to important conclusions regarding the possible common vision they shared in developing their estates along the lines of the English pastoral ideal.
- The furniture in the Main House is probably to a design by prominent furniture makers Gillows of Lancaster. Further research may confirm the makers of other contents and finishes in the Main House and Woolmers Cottage.
- The date of Woolmers Cottage (c.1839) is based stylistic evidence and on the year Thomas William Archer married Mary Abbott. Further research may confirm or revise this date.

As discussed in Section 6, there are numerous paid tour guides at Woolmers, all of whom go through a one-on-one training prior to taking tours on their own. The tour guides and volunteers are encouraged to carry out research on topics which interest them about Woolmers. Opportunities to further enhance training of staff and volunteers are identified below.

Policy 42: New staff and volunteers should be made fully aware of the procedures outlined in this report for handling unforeseen discoveries.

Policy 43: Resources should be allocated or sought to allow staff and volunteers who deal with particular matters, e.g., the Collections Committee members who are involved in cataloguing the contents of the estate, to attend specialised training workshops or courses.

7.8 Intervention, Adaptation, and Future Development

Appropriate Intervention

The term ‘intervention’ is used here to indicate changes made to the fabric of the place for practical purposes, such as maintenance, access, research, or improvement of services. ‘Adaptation’ means modifying a place to suit the existing use or a proposed use.

In the case of Woolmers, there are pressures to make interventions in the fabric for access, provision of security and fire detection systems, structural stabilisation, and for archaeological research. While adaptation of several of the buildings has already taken place to provide bed & breakfast style accommodation, there are anticipated to be additional adaptations in future, for example, the adaptation of Woolmers Cottage for guest accommodation, and the upgrade of existing adaptations for practical reasons, say, the periodic updating of kitchen and bathroom facilities in the caretaker’s quarters (Kitchen Wing) or in the guest accommodation areas.

Generally, such works should be confined to buildings and spaces of lower significance except where investigation of alternatives yields no alternatives but to make interventions in buildings and spaces of exceptional or high significance.

Policy 30: Work to the significant fabric should be avoided, except for:

- stabilisation and maintenance.
- intervention in accordance with the Policy for Intervention for Structural, Service, Statutory and Hazardous Materials Reasons (see below).
- restoration and /or reconstruction in accordance with Policies 33 and 34 above.

Intervention for Practical Reasons

Interventions or adaptations for practical reasons such as the following are addressed by the policies below:

- structural reasons
- replacement of existing services
- installation of new services and equipment
- fire safety and other statutory requirements
- removal asbestos and other hazardous materials
- access by people with disabilities

Policy 44: Adaptation of significant fabric to prevent structural failure of existing fabric is appropriate, provided alteration of significant fabric is minimised.

- Policy 45:** Replacement of existing services and equipment is appropriate, provided that work is planned and carried out to minimise damage to significant fabric and that as a general rule building services are concealed within buildings in spaces of lower significance and exterior services are located in inconspicuous positions and designed and finished to be self-effacing.
- Policy 46:** Alteration of significant fabric in order to comply with the spirit of fire safety and other statutory requirements is appropriate, but only after investigation of alternative fire safety strategies and other alternatives in order to determine design and construction strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to significant fabric and provide for removal of alterations without further damage to retained fabric.
- Policy 47:** Adaptation of significant fabric to contain or remove asbestos or other hazardous materials is appropriate. Removal of hazardous fabric, where it cannot practically be sealed from future disturbance, is appropriate. In cases where exposed to view in its normal configuration, hazardous fabric should be replaced with fabric of matching appearance.
- Policy 48:** Alteration of the significant fabric to facilitate access by disabled people is appropriate, but only after investigation of alternative strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to significant fabric and provide for removal of alterations without further damage to retained fabric.

Unavoidable Intervention

In many cases, some detracting intervention is unavoidable.

- Policy 49:** Unavoidable intervention should be located in areas of lesser cultural significance in preference to those of higher cultural significance.

Adaptation of the Fabric

Most extensive adaptation of the fabric occurs as a result of work to accommodate new uses. Depending on significance, different types of alteration or adaptation of fabric are appropriate. For planning purposes it is useful to relate such types of alterations to the relative significance of elements.

While general policies are provided below for the adaptation of the fabric of the place, the individual inventory sheets should be referred to for additional policies for adaptation and significance ranking of individual spaces in each building.

Adaptation of Exteriors of Buildings

Adaptation of the exteriors of the buildings at Woolmers should be carried out only to buildings which are identified as being of moderate or little significance. Even in those cases, care must be taken to make adaptations which are discrete, and which do not affect the cohesiveness of the buildings at the site and within the relevant precinct.

Policy 50: Adaptation of the exteriors of the buildings in accordance with the following table is appropriate:

Exceptional	Surfaces should not be covered or concealed to view from a distance No new finishes should be applied
High	Surfaces should not be covered or concealed to view from a distance No new finishes should be applied Discreet new windows and doorways made for functional reasons are appropriate.
Moderate	No new finishes should be applied, but element may be concealed or covered. Sympathetic modification appropriate
Little	Sympathetic modification appropriate Element may be covered or concealed to view from a distance New finishes allowable
Intrusive	May be removed or replaced with new reconstructed or sympathetic fabric

Adaptation of Interiors of Buildings

Generally, interior spaces of the buildings can be adapted in relation to their significance, as identified in the individual inventory sheets for each building.

Policy 51: Adaptation of interior spaces each building in accordance with the following table and the individual ranking of significance for each space (contained in the accompanying inventory sheets) is appropriate.

Exceptional	All finishes and fittings should be conserved New work should only involve restoration and reconstruction No new partitions or openings are appropriate
High	All finishes and fittings should be conserved New work should only involve restoration and reconstruction New door openings in internal walls appropriate. New partitions not appropriate
Moderate	New reversible fittings appropriate Minor sympathetic alterations and additions appropriate New openings in internal walls and stair openings in ceilings and floors appropriate. New partitions not appropriate
Little	New reversible fittings appropriate Sympathetic alterations and additions appropriate. New archway openings in internal walls and void and stair

openings in ceilings and floors appropriate
New reversible partitions appropriate

Intrusive

Complete alteration or removal appropriate

New Buildings and Features

New buildings at Woolmers should be considered carefully. Depending on the proposed purpose of the new building or feature, it may be less impactful on the significance of the place to adapt an existing building of less significance than to construct a new element.

Should new buildings become necessary for the future management of the place, they should be designed and sited in accordance with the Conservation Approach (Section 7.2) and the following policies. Guidelines for additions to the existing buildings are included in the accompanying inventory sheets.

Policy 52: In order to preserve the integrity of the estate's layout and planning, new structures should preferably be located outside of the precincts identified in this report, that is, the main house precinct, the coach house precinct, the outbuildings precinct and the cottage precinct, and out of view from within these precincts.

Policy 53: Adaptation of an existing building of lesser significance to serve the required purpose should be considered prior to taking the decision to construct a new building.

Policy 54: Any new structures should be of a traditional form, built in weatherboard and corrugated iron, and be subservient in character to the existing buildings at the place.

Two recently introduced features at the place are the National Rose Garden and the associated demountable lavatory block. Both features detract from the integrity of the estate. Suggestions for ameliorating their impact are provided.

Policy 55: Enclose the National Rose Garden with a traditional hawthorn hedge.

Policy 56: Taking a cue from the garden privies in the main house garden, build one or two small public lavatories along the perimeter of the National Rose Garden, discreetly located and facing in toward the garden as a replacement for the demountable lavatory block.

Any major new works should be documented and recorded in accordance with the following policies.

Policy 57: Changes (including new uses) at the place should be achieved in the following way:

(a) Conservation Guidelines:

Proposals for the place should be assessed in the light of what is recommended in this report and the accompanying inventory sheets. It may be necessary to carry out further research in order to assess and implement the proposed work to a high standard.

Research can include physical intervention, for example a search for former surface finishes.

- (b) **Documentation of Conservation Works:** Proposed work to a component should be documented for implementation in a way that allows the scrutiny of others before the work is executed and also for posterity. A statement setting out the precise aims of the work should be made. The documentary or physical evidence upon which restoration and reconstruction decisions are made for each component should be cited. A copy of the documentation, including schedules and plans, should be held in the Woolmers collection.
- (c) **Preservation of Fabric and Patina:** During documentation of proposed work to a component of the place, and during the work itself, the maximum amount of fabric and patina should be retained consistent with the preservation of the element and in relation to its relative significance. Replacements, no matter how accurate, should be considered of far less heritage value than the original fabric.
- (d) **Information Revealed during Conservation Work:** New information about the materials, configuration, use, age and evolution of the component that comes to light during the work should be recorded in a report, a copy of which should be held in the Woolmers collection.
- (e) **Identification of Personnel:** Personnel involved in the documentation and implementation of works to components of the place should be recorded for future reference.

7.9 Community Involvement

Community involvement in decisions about the place is recommended in the National Heritage Management Principles. The Woolmers Foundation, in attracting members and volunteers from the local area, already has an established relationship with the community. It is anticipated that Woolmers will continue to foster such relationships and will invite the community to have input in the future direction of the place.

It is recommended that an appropriate level of community involvement at Woolmers may be achieved through the normal processes of exhibition of Works Applications or through exhibitions of referred actions under the EPBC Act.

The Foundation may also choose to use its website to make the conservation plan or other such planning documents widely available to the public. This would be one way to include people who value Woolmers and care about its future but who may not live in the local area.

Policy 58: Ensure the community has the opportunity to be involved in decisions about the place by engaging in normal public exhibition of proposals which are the subject of Works Applications or referrals under the EPBC Act.

Policy 59: Consider using the Woolmers website to disseminate information and seek feedback regarding the management and future direction of Woolmers.

7.10 Review

It is appropriate for management plans to be reviewed from time to time.

Policy 60: These policies should be adopted as the Conservation Management Plan for the place, to guide the operation of the Foundation. If not adopted, these policies should be revised and then adopted before further works or activities other than urgent works are carried out at the place.

Policy 61: The Conservation Management Plan should be reviewed at regular intervals, firstly say, five years from its adoption.

8 Implementation

Considering the conservation policies set out in Section 7 and the National Heritage Management Principles, the following recommendations for implementation are made.

Principle 1: The objective in managing National Heritage places is to identify, protect, conserve, present and transmit, to all generations, their National Heritage values.

This principle is addressed in the Management Plan as follows:

- The historical background (Section 2) and descriptions of individual elements and precincts (Section 3 and inventory sheets) identify fabric which embodies National Heritage values
- The existing management framework is outlined in Section 6.8
- Conservation ideals are included in Section 6.1
- Policies for conserving the fabric are included in Section 7.4
- Policies for interpreting the values are provided in Section 7.6.

This principle can be implemented by the following actions:

- Adopt the Conservation Ideals identified in Section 6.1 as the basis for managing the heritage values of Woolmers.
- Manage Woolmers in such a way that the largest number of policies in Section 7 and the inventory sheets can be achieved.

Timeframe & milestones - ongoing

Principle 2: The management of National Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their National Heritage values.

This principle is addressed in the Management Plan as follows:

- Discussion of the applicable legislation in Section 6.5
- Identification of appropriate conservation procedures and practices in Section 7
- Discussion of training for individuals involved with the operation of Woolmers in Section 7.7
- Suggestions for future research topics in Section 7.7
- Identification of activities which require professional/technical expertise in Sections 7.7 and 7.4.

This principle can be implemented by the following actions:

- Work together with the Tasmanian government and Commonwealth government to establish a panel of local experts in the fields of heritage architecture, landscape, archaeology, planning, furniture artefacts, and paper conservation/archives to provide ad hoc advice to the Woolmers Foundation when and as needed. The panel could be paid an annual retainer for their service to be funded by government sources and should be available to provide advice on unforeseen discoveries, repair works, etc.

Timeframe & milestones - Upon entry of Woolmers on World Heritage List (2008)

Principle 3: The management of National Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, Commonwealth, State, and local government responsibilities for those places.

This principle is addressed in the Management Plan as follows:

- Identification of different types, or areas, of significance in Section 5.2
- Description of the applicable legislation in Section 6.5
- Advice regarding statutory requirements in Section 6.5
- Recommendations for managing statutory reporting and other requirements in Section 7.7
- Recommendations for decision-making procedures in Section 7, generally

This principle can be implemented by the following actions:

- Ensure that the management of the place incorporates the conservation of all the values of the place, without placing unwarranted emphasis on one type of significance.
- Work together with the State and Commonwealth governments in order to stay informed of the development of any relevant bi-lateral agreements between the Commonwealth and the State Government of Tasmania.

Timeframe & milestones – Keep records and provide reports as required in accordance with the National Heritage Management Principles.

Principle 4: The management of National Heritage places should ensure that their use and presentation is consistent with the conservation of their National Heritage values.

This principle is addressed in the Management Plan as follows:

- Policies for assessing proposals for changes to the fabric and changes of use in Sections 7.4 and 7.5
- Policies for planning and managing future work in Section 7.8
- Identification of activities which require professional/technical expertise in Sections 7.4 and 7.7
- Identification of other constraints on the management of the place in Section 6, generally.

This principle can be implemented by the following actions:

- Continue to allow the public to visit Woolmers and ensure that such ongoing use has a minimal impact on the significant fabric through routine monitoring of fabric. All adaptations should be carefully considered in order to balance the needs of the heritage buildings and the viability of the commercial operation of the place as a museum.

Timeframe & milestones – Ongoing monitoring of Main House fabric to be carried out at least on a monthly basis. Guides and cleaner to report to Manager. Ongoing application of conservation principles to decision making to be the responsibility of the Foundation Board and Manager.

Principle 5: The management of National Heritage places should make timely and appropriate provisions for community involvement, especially by people who:

- a) have a particular interest in, or associations with, the place; and
- b) may be affected by the management of the place.

This principle is addressed in the Management Plan as follows:

- Recommendations for community involvement in Section 7.9

This principle can be implemented by the following actions:

- Invite community comment on works which require local, state, or Commonwealth approval.
- Utilise the Woolmers website to disseminate relevant information to the community.
- Continue to encourage members of the local community to take an active role in the management of Woolmers either by volunteering or otherwise supporting the place, e.g., the 'Friends of Woolmers' program.

Timeframe & milestones – Community comment when and as proposals are required by local, State, and Commonwealth authorities to be advertised. Consider exhibition of this CMP on the Woolmers website for comment. Ongoing promotion of volunteer opportunities at Woolmers in the local community. Monitoring to take place on an annual basis by recording number of community comments received on exhibitions and number of volunteers / tour guides involved.

Principle 6: Indigenous people are the primary source of information on the value of their heritage. The active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.

This principle is not applicable to Woolmers at the present time.

Principle 7: The management of National Heritage places should provide for regular monitoring, review and reporting on the conservation of National Heritage values.

This principle is addressed in the Management Plan as follows:

- Policy for regular review of the management plan in Section 7.10

This principle can be implemented by the following actions:

- Keep records and make reports to the Commonwealth on the condition of the National Heritage values of the place as required.

Timeframe & milestones – Annual reporting in accordance with requirements of National Heritage Listing. Review of Conservation Management Plan by end 2013.

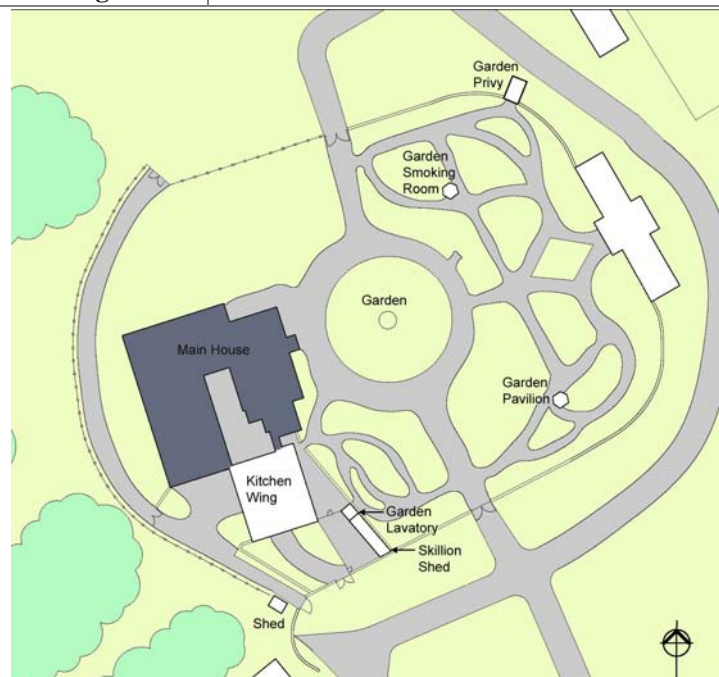
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Woolmers Main House

ITEM DETAILS

Building Name: Woolmers Main House**Precinct:** House Precinct

East Elevation

HISTORY

Historical Notes:

The oldest section of the main house at Woolmers was built between 1819 and 1821. It was built on the third of Thomas Archer's land grants, granted to him in August 1819. It was completed by 29 May 1821 when Governor Macquarie was invited to lunch. The house as originally built was a large symmetrical weatherboard bungalow, nogged with brick, with two fronts (north and west) with flagged verandahs over looking the Macquarie River. Although it was noted to be quite plain for a man of Thomas Archer's social status, the house was well finished and furnished with 12 good rooms.

In 1845, the house was aggrandised by Thomas Archer's third son, William, who had recently returned from England after completion of his architectural studies. The alterations and additions in the Italianate style included two new rooms (Spaces G03 and G04) at the back of the house and a new central porch and entry hall (Spaces G01 and G02). A service passage and small service rooms were built to the south of the wing and a bedroom above the hall. William Archer was also responsible for the selection for interior furnishings, e.g. furniture (from Gillows of Lancaster). The 1845 works turned the house to the east to face a private walled garden, which was also laid out at this time.

By 1850, Thomas Archer was in poor health and prior to his death he enlarged the windows in the principle bedroom. This was for the removal of his coffin, well aware he was a large man and it would not be able to be removed by other means.

Following the death of Thomas Archer, the house at Woolmers was largely vacant. Although offered for lease, no suitable tenant was found. His widow Susan spent most of her time in Mona Vale, at the home of their daughter Martha and son-in-law Robert Quayle Kermode.

William Archer redecorated the drawing and dining rooms after his visit to England between 1856 and 1859. He purchased paper and furnishings from Simpsons in the Strand and papier maché ceiling decorations from Jackson's Papier Maché Works in Rathbone Place. The house was also painted and varnished by James Bennel, a painter of Launceston. In 1861, further papering and plaster works were done and the old house was resingled and a new grate supplied.

In 1870, Thomas Chalmers Archer was recorded as the proprietor of Woolmers estate but did not move into the house until 1875. His uncle, Robert Quayle Kermode (who possibly moved in as early as 1863) had occupied the house previously.

Woolmers Main House

	After the death of T.C. Archer in 1890 the house was left to Thomas Cathcart Archer. Between 1891 and 1897 the house and the garden were leased to his cousin Robert Kermode, the son of Robert Quayle Kermode. The drawing room at the time was white with a crystal chandelier, the attics were empty and the nursery was located near the indoor lavatory. Following the departure of the Kermodes, Thomas Cathcart Archer moved into the house and remained there until his death in 1934. During this time the ceilings in the dining room (G04), breakfast room (G18), back hall (G17), Mrs Archer’s bedroom (G19) and the principle bedroom (G29) were replaced with asbestos cement sheeting and timber battens. On the completion of this work, the 1859 papier-mache decoration in the dining room was reinstated. Thomas Edward Chalmers Archer and his wife Marjorie moved into the house in 1934. The house was further redecorated at this time, including wallpapers and fabrics to the drawing room (G03), Tom’s bedroom (G29) and Mrs Archer’s bedroom (G32), and the south return of the verandah was enclosed to form a sunroom. Thomas and Marjorie Archer remained in the house until their deaths, with Thomas dying in 1974. Their only son, Thomas William Archer then took possession of the house and remained in occupation until his death in 1994. In 1970s he redecorated the tower bedroom and back hall.		
Key Date:	1820 (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	House Roof: North – 1845 addition slated with lead, chimneys, 1845; roughcast, date ?; quadrant gutter, M. 1820’s section corrugated steel sheeted, N; quadrant gutter, M; chimneys, 1845; roughcast, date ?; skylights, 20 th century South – Corrugated steel sheeted, N; quadrant gutter, M; chimneys, elaborate timber eaves, 1845; roughcast, date ? East – Slated with lead, chimneys, elaborate timber eaves, 1845; rough cast, date ?; quadrant gutter, M West – Corrugated steel sheeted, N; quadrant gutter, M; chimneys, 1845; roughcast, date ?, skylights, M; timber barge board, O House Walls: North – 1845 addition brick construction, stone quoins, 1845; roughcast date ?. 1820s section brick nogged weatherboard, O South – West wing brick nogged weatherboard, O; verandah enclosure at west asbestos sheet, 1930s. East wing broken pediment, spring bell, 1845 East – Brick construction, stone quoins, pilastered portico, broken pediment, 1845; roughcast, date ? West – Brick nogged weatherboard, O; verandah enclosure at south asbestos sheet, 1930s Courtyard Roof: North – Corrugated steel sheeted, N; quadrant gutter, M; chimneys, 1845; roughcast, date ?; 1 no. dormer window weatherboard sheeted, O East – Corrugated steel sheeted, N over timber shingles, exposed rafters, timber lantern (1845). West – Corrugated steel sheeted, N; quadrant gutter, M; chimneys, 1845; roughcast, date ?; 3 no. dormer window weatherboard sheeted, O Courtyard Walls: North – Brick nogged weatherboard, O; flue, M East – 1845 addition brick construction, 1845, roughcast, date ?; lattice, part 1845? and 19 th century West – Brick nogged weatherboard ,O Condition: fair Significance ranking: exceptional		
Interior:	Space G01 Porch Ceiling: timber boards, 1845 Walls: plaster, 1845 Skirting: 1845 Floor: freestone flagging, 1845 Other: bell pull, 2no. boot scrapers, 1845; hall lantern, c1890s Condition: fair Significance ranking: exceptional	Space G02 Hall Ceiling: lath and plaster, 1845; wallpaper, c1930s Walls: plaster, 1845; paper, 1890s Cornice: papier-mache, 1845 Skirting: 1845 Floor: carpet, c1890s, over linoleum,1860s, over timber, 1845 Other: Reveal shutters, sash fasteners, hall furniture in oak by Gillows of Lancaster Condition: good Significance ranking: exceptional	

Woolmers Main House

<p>Space G03 Drawing Room Ceiling: lath and plaster, 1845 Walls: plaster, 1845; picture rail, wallpaper, 1900 Cornice: papier-mache, 1859 Skirting: 1845 Floor: carpet, over timber, 1845 Chimney piece: marble, iron grate, hearth rail, 1845 Other: chandelier, 1950s; double hung window shutters, chimney mirror, rosewood furniture by Gillows of Lancaster, cast iron fender, plate glass window, 1845; blinds and lace under curtains replaced, 2000s Condition: good Significance ranking: exceptional</p>	<p>Space G04 Dining Room Ceiling: lath and plaster, 1845; strapping, c1890s Walls: plaster, 1845; flocked wallpaper, 1890s Cornice: papier-mache, 1859 Skirting: 1845 Floor: carpet, over timber, 1845 Chimney piece: marble, iron grate, iron fender, 1845 Other: gasoliers, 1890s; kerosene chandelier, 1860s; furnishings by Gillows of Lancaster, 1845 Condition: good, except flocked wallpaper, poor Significance ranking: exceptional</p>
<p>Space G05 Pantry Ceiling: lath and plaster, 1845 Walls: plaster, 1845 Floor: timber, 1845 Chimney piece: timber, 1845 Other: Remnant wall decoration, c1930s; bell wire, timber dresser, iron window bars, 1845 Condition: poor Significance ranking: exceptional</p>	<p>Space G06 Store Ceiling: plaster board, 1990s Walls: plaster board, 1990s Skirting: modern Floor: concrete, 1990s Condition: good Significance ranking: high</p>
<p>Space G07 Lobby Ceiling: lath and plaster, 1845; paper decoration, 1890s Walls: plaster, 1845 Cornice: timber, 1845 Skirting: 1845 Floor: feltex, 1930, over timber, 1845 Other: 'Batwing' screen door grained as oak formerly, with green baize cover now rotted away, 1845 Condition: fair Significance ranking: exceptional</p>	<p>Space G08 Corridor Ceiling: lath and plaster, 1845 Walls: plaster, 1845 Cornice: timber, 1845 Skirting: 1845 Floor: feltex, 1930, over timber, 1845 Other: kerosene wall bracket, dropside cedar table with iron legs, mackintosh board, 1845 Condition: good Significance ranking: exceptional</p>
<p>Space G09 Stair Hall Ceiling: lath and plaster, 1845 Walls: plaster, 1845 Skirting: 1845 Floor: Carpet, c1970s, over linoleum, c1860s, over timber, 1845 Other: timber staircase, 1845 Condition: good Significance ranking: exceptional</p>	<p>Space G10 Lavatory Ceiling: lath and plaster, 1845 Walls: plaster, 1845 Skirting: 1845 Floor: timber, 1845 Other: lavatory basin with porcelain and timber surround, 1845 Condition: fair Significance ranking: exceptional</p>
<p>Space G11 Potting Shed Ceiling: open timber framing, 1845 Walls: 3 no. lattice sides, 1 no. roughcast, 1845 Floor: freestone flagging, 1845 Other: timber shelf, 1845 Condition: good Significance ranking: exceptional</p>	<p>Space G12 Store Ceiling: open timber framing, 1845 Walls: 2 no. lattice sides, 2 no. roughcast, 1845 Floor: Freestone flagging, 1845 Other: timber shelf, 1845 Condition: fair Significance ranking: exceptional</p>
<p>Space G13 Dairy Ceiling: lath and plaster, 1845 Walls: brick, 1845 Floor: freestone flagging, 1845 Condition: fair Significance ranking: exceptional</p>	<p>Space G14 Still Room Ceiling: lath and plaster, 1845 Walls: plaster, 1845 Skirting: 1845 Floor: timber, 1845 Chimney piece: timber, 1845 Other: timber shelves (paper lining 1930s), iron window bars, 1845 Condition: poor Significance ranking: exceptional</p>

Woolmers Main House

	Space G15 China Room Ceiling: timber boards, 1890s Walls: plaster, O Skirting: timber, O Floor: timber, O Other: timber shelving, O; chair rail, c1840s Condition: good Significance ranking: exceptional	Space G16 Lobby Ceiling: timber, 1840s Walls: weatherboard, 1840s; lattice, ? Floor: timber, 1840s Condition: fair Significance ranking: exceptional
	Space G17 Hall Ceiling: lath and plaster, O; battening, c1890s Walls: plaster, O; decoration, 1970s Cornice: timber, 1840s Skirting: timber, O Floor: carpet, 1890s over timber, O Other: oil fired heater, 1970s; chair rail, bell wires; lantern, c1840s? Condition: good Significance ranking: exceptional	Space G18 Breakfast Room Ceiling: lath and plaster, O; battening, c1890s Walls: plaster, O; decoration, 1930s Cornice: timber, 1840s Skirting: O Floor: stripped Turkish carpet over timber Chimney piece: timber surround, O; stove infill, c1950s Other: dado rail, bell wires, O; gaseolier, 1890s; timber cornice poles, c1860s; wall telephone, c1930 Condition: good Significance ranking: exceptional
	Space G19 Bedroom (Young Tom's Room) Ceiling: lath and plaster, O; timber battens, 1890s Walls: plaster, O; decoration, 1890s Cornice: timber, 1840s Skirting: O Floor: carpet, 1930s over timber, O Chimney piece: timber surround paterae, O Other: electrical light bracket, 1930s?; chair rail, 1840s; bell wires, O; timber curtain cornice, 1860s; paintings Condition: good Significance ranking: exceptional	Space G20 Lobby Ceiling: lath and plaster, O; timber battens, 1890 Walls: O; paper decoration, 1890s Cornice: timber, 1840s Skirting: timber, O Floor: timber O under body and boarder carpet Other: timber staircase, timber chair rail, bell wires, sideboard with wood grained over mantle, O; built-in cupboard O?; wall mounted deer head Condition: good Significance ranking: exceptional
	Space G21 Corridor Ceiling: lath and plaster, O; paper decoration 1930s Walls: O paper decoration, 1890s Cornice: timber 1840s Skirting: timber, O Floor: timber, O under feltex, 1930s Other: chair rail, bell wire, O Condition: good Significance ranking: exceptional	Space G22 Stair Hall Ceiling: lath and plaster, O; paper decoration 1890s Walls: O paper decoration, 1890s Cornice: timber 1840s Skirting: timber, O Floor: timber, O under feltex, 1930s Other: crude timber staircase ?; gas bracket, 1890s; chair rail, spring bells and wires, O; unusual sash fasteners Condition: fair Significance ranking: exceptional
	Space G23 Bathroom Ceiling: lath and plaster, O Walls: O Cornice: timber, 1840s Skirting: timber, O Floor: timber, O under cord carpet, 1960s Chimney piece: timber surround, O (removed since 1996) Other: chair rail O; hand basin, 1890s; shower cabinet and bath, c1980s Condition: good Significance ranking: exceptional	Space G24 Sunroom Ceiling: battened, 1940s Walls: battened, 1940s Floor: timber, O Chimney piece: rebuilt, 1940s Other: gas bracket ? Condition: good Significance ranking: exceptional

Woolmers Main House

<p>Space G24A Sunroom Ceiling: battened, 1940s Walls: battened, 1940s Floor: timber, O under carpet, c1930s Condition: good Significance ranking: exceptional</p>	<p>Space G25 Lavatory Ceiling: lath and plaster, date? Walls: horizontal boards, date ? Floor: timber, O Other: porcelain 'Syrock' pan and oak timber surround, date ? Condition: good Significance ranking: exceptional</p>
<p>Space G26 Bedroom Ceiling: lath and plaster, O Walls: O, paper decoration, 1930s Cornice: timber, 1840s Skirting: timber, O Floor: timber, O under Belgian boarder carpet, 1890s Chimney piece: timber (polished cedar), O Other: chair rail, O; timber cornices to windows, date ?; gas bracket, 1890s Condition: poor Significance ranking: exceptional</p>	<p>Space G27 Sitting Room Ceiling: lath and plaster, O; paper decoration, 1930s Walls: O, except north wall east of fireplace, c1860s Cornice: timber, 1840s Skirting: timber, O Floor: timber, O under Feltex, 1930s Chimney piece: timber (polished cedar), O Other: chair rail, bell wire, O Condition: good Significance ranking: exceptional</p>
<p>Space G28 Lavatory Ceiling: lath and plaster, 1860s Walls: south wall, 1860s; others, O Skirting: timber, 1860s Floor: timber, 1860s Other: built-in cupboard, O; thunderbox, 1860s Condition: poor Significance ranking: exceptional</p>	<p>Space G29 Bedroom Ceiling: lath and plaster, O; timber battening, 1890s Walls: O; paper decoration, 1930s Cornice: timber O Skirting: timber, O Floor: timber, O under carpet square, 1930s Chimney piece: timber (polished cedar), O Other: pedestal basin, gas bracket, 1890s; timber curtain bracket, c1840s; chair rail, O Condition: good Significance ranking: exceptional</p>
<p>Space G30 Corridor Ceiling: lath and plaster, O; paper decoration, 1890s Walls: O; paper decoration, 1890s Cornice: timber, 1840s Skirting: timber, O Floor: timber, O under Feltex, 1930s Other: chair rail, O; timber screen to space G31, 1840s Condition: good Significance ranking: exceptional</p>	<p>Space G31 Dressing Room Ceiling: lath and plaster, O; paper decoration, 1890s Walls: O; paper decoration, 1930s Cornice: timber, 1840s Skirting: timber, O timber, O under carpet square, 1930s Chimney piece: timber, O Other: gas fitting, 1890s; finger plate, 1840s; chair rail, built-in cupboard, O; bath and pedestal basin, date ? Condition: good Significance ranking: exceptional</p>
<p>Space G32 Bedroom Ceiling: lath and plaster, O; paper decoration, 1930s (repaired 1990s) Walls: O; paper decoration, 1950s Cornice: timber, 1840s Skirting: timber, O timber, O under fitted carpet, 1930s Chimney piece: Cararra marble, iron grate, 1840s Other: picture rail, gas fitting, 1890s; chair rail, bell wire, brass door latch, O; furniture thought to be by Gillows of Lancaster, 1840s Condition: fair Significance ranking: exceptional</p>	<p>Space V01 North Verandah Ceiling: beaded boards, O Walls: beaded weatherboards, O Floor: freestone flagged, O Other: evidence for handrails (130 x 130mm) on columns, O?; V09 evidence for earlier doorway; 6no. cedar lights, shutters (later alterations), O; eastern enclosure with arched top, c1840; skylights, M Condition: good Significance ranking: exceptional</p>

Woolmers Main House

	<p>Space V02 West Verandah Ceiling: beaded boards, O Walls: beaded weatherboards, O Floor: freestone flagged, O; concrete edging, 1930s? Other: enclosure on south side, c1930s; evidence for handrails (130 x 130mm) on columns, O?; 2no. cedar lights, shutters (later alterations), O; skylights, M; evidence in area between W16 and W17 for earlier window Condition: good Significance ranking: exceptional</p>	<p>Space V03 West Courtyard Verandah Ceiling: beaded boards, O Walls: beaded weatherboards, O Floor: freestone flagged, O Other: 125 x 125mm timber columns (beaded on corners), O on concrete pedestal, M; 5 no. spring bells, O; evidence in area between W33 and W34 for earlier window Condition: good Significance ranking: exceptional</p>
	<p>Space V04 North Courtyard Verandah Ceiling: beaded boards, O Walls: beaded weatherboards, O Floor: freestone flagged, O Other: timber columns with corner beads, staircase to cellar timber treads and balustrade, timber gate, exposed brick nogging, O; deck above entrance to cellar ?; 2 no. bells Condition: fair Significance ranking: exceptional</p>	<p>Space B01 Cellar Ceiling: Timber Walls: Random rubble, rough cast Floor: Freestone flagging Other: Nails in ceiling joists, timber shelving in ladder frame, large timber ceiling beam across length of room Condition: poor Significance ranking: exceptional</p>
	<p>Space B02 Cellar Ceiling: Exposed timber joists with batten covering strips Walls: random rubble stone, rough cast Floor: Freestone flagging Other: Nails in ceiling joists, timber shelving on ladder frame to south and west walls, sup in floor with timber cover, large staple and hasp; evidence in ceiling framing for extension to cellar to east and fireplace relocated. Condition: poor Significance ranking: exceptional</p>	<p>Space B03 Cellar Ceiling: Exposed timber joists with batten covering strips Walls: random rubble stone, rough cast Floor: Freestone flagging Other: hooks in ceiling joists, sump in floor with timber cover, large trap door in ceiling, 8no. brick built wine bins, timber faced. Condition: poor Significance ranking: exceptional</p>
	<p>Space B04 Cellar Ceiling: Exposed timber joists with batten covering strips Walls: random rubble stone, rough cast Floor: Freestone flagging Other: metal hooks in ceiling joists, sump in floor with timber cover; 20no. brick built wine bins, timber faced. Condition: poor Significance ranking: exceptional</p>	<p>Space F01 Stair Hall Ceiling: lath and plaster, 1840s Walls: plaster, 1840s Skirting: timber, 1840s Floor: timber, 1840s Other: timber staircase, skylight Condition: good Significance ranking: exceptional</p>
	<p>Space F02 Bedroom Ceiling: lath and plaster, 1840s Walls: plaster, 1840s; wallpaper, 1970s Skirting: timber, 1840s Floor: timber, 1840s Chimney piece: timber, 1840s Other: gasolier, bell wire and crank, roller blinds Condition: good Significance ranking: exceptional</p>	<p>Space F03 Attic Ceiling: timber, O Walls: timber, O; wallpapers, c1850s; lithographs, date ? Floor: timber, O Other: Iron bars to windows Condition: poor Significance ranking: exceptional</p>
	<p>Space F04 Servants Ceiling: timber, O Walls: timber, O; wallpapers, c1850s Floor: timber, O Condition: poor Significance ranking: exceptional</p>	<p>Space F05 Servants Ceiling: timber, O Walls: timber, O; wallpapers, c1850s Floor: timber, O Condition: poor Significance ranking: exceptional</p>

Woolmers Main House

	Space F06 Servants Ceiling: timber, O Walls: timber, O; wallpapers, c1850s Floor: timber, O Condition: poor Significance ranking: exceptional			Space F07 Servants Ceiling: timber, O Walls: timber, O; wallpapers, c1850s Floor: timber, O Condition: poor Significance ranking: exceptional		
	Space F08 Attic Ceiling: timber, O Walls: timber, O; wallpapers, c1850s Floor: timber, O Condition: poor Significance ranking: exceptional			Space F09 Attic Ceiling: timber, O Walls: timber, O; wallpapers, c1850s Floor: timber, O Condition: poor Significance ranking: exceptional		
	Space F10 Ceiling: timber, O Walls: timber, O; wallpapers, c1850s Floor: timber, O Condition: poor Significance ranking: exceptional					
Door / Window Schedules:	Door Schedule:			Window Schedule:		
	Door	Type	Date	Window	Type	Date
	D01	Double margined, 6 panel, 4	1845	W01	Fixed 6-pane sidelight, plate glass. Timber reveal shutters.	1845
	D02	Architrave and leaf	1845	W02	Fixed 6-pane sidelight, plate glass. Timber reveal shutters.	1845
	D03	Architrave and leaf	1845	W03	Blind window	1845
	D04	Architrave and leaf	1845	W04	Double hung sash, plate glass, ext timber blind pelmet, int	1845
	D05	Architrave and leaf	1845	W05	Double hung sash, plate glass, ext timber blind pelmet, int	1845
	D06	Ledge and sheeted	1845	W06	6 over 6 pane sashes, timber shutters	1845
	D07	Screen door	c1930	W07	6 over 6 pane sashes, timber shutters	1845
	D08	highlight, vertical 8” x 5” rim lock	1845	W08	6 over 6 pane sashes, timber shutters	O
	D09	Architrave and leaf	1845	W09	6 over 6 pane sashes, timber shutters	O
	D10	Architrave and leaf	1845	W10	6 over 6 pane sashes, timber shutters	1845
	D11	Architrave and leaf	1845	W11	6 over 6 pane sashes, timber shutters	O
	D12	Architrave and leaf	1845	W12	6 over 6 pane sashes, timber shutters	O
	D13	Architrave and leaf	1845	W13	6 over 6 pane sashes, timber shutters	O
	D14	Architrave and leaf	1845	W14	6 over 6 pane sashes, timber shutters	O
	D15	Ledge and sheeted	1845	W15	6 over 6 pane sashes, timber shutters	O
	D16	Ledge and sheeted	1845	W16	8 over 12 pane sashes, timber shutters	1845
	D17	Ledge and sheeted	1845	W17	8 over 12 pane sashes, timber shutters	O
	D18	Leaf, 7” Chubb lock	1845	W18	1 pane sash	O
	D19	Lattice grate	1845	W19	6 over 6 pane sashes, timber shutters	O
	D20	Vertical rim lock	1845	W20	6 over 6 pane sashes, timber shutters	O
	D21	Architrave and leaf	1845	W21	6 over 6 pane sashes, timber shutters, timber blind pelmet, int	O
	D22	Architrave and leaf	1845	W22	6 over 6 pane sashes, timber shutters, timber blind pelmet, int	O
	D23	Architrave and leaf	O	W23	9 pane casement, 9 pane fixed	c1930
	D24	Architrave and leaf	O	W24	9 pane casement, 2 no. 9 pane fixed	c1930
	D25	6 panel bead flush, early 6” rim lock	1845	W25	6 over 6 pane sashes, timber shutters	O
	D26	8” brass rim lock	1845	W26	6 over 6 pane sashes, timber shutters	O
	D27	Architrave and leaf, 8” rim lock (1845?)	O	W27	6 over 6 pane sashes, timber shutters	O
D28	Architrave and leaf	O	W28	8 pane & 8 pane sliding sashes	1845	

Woolmers Main House

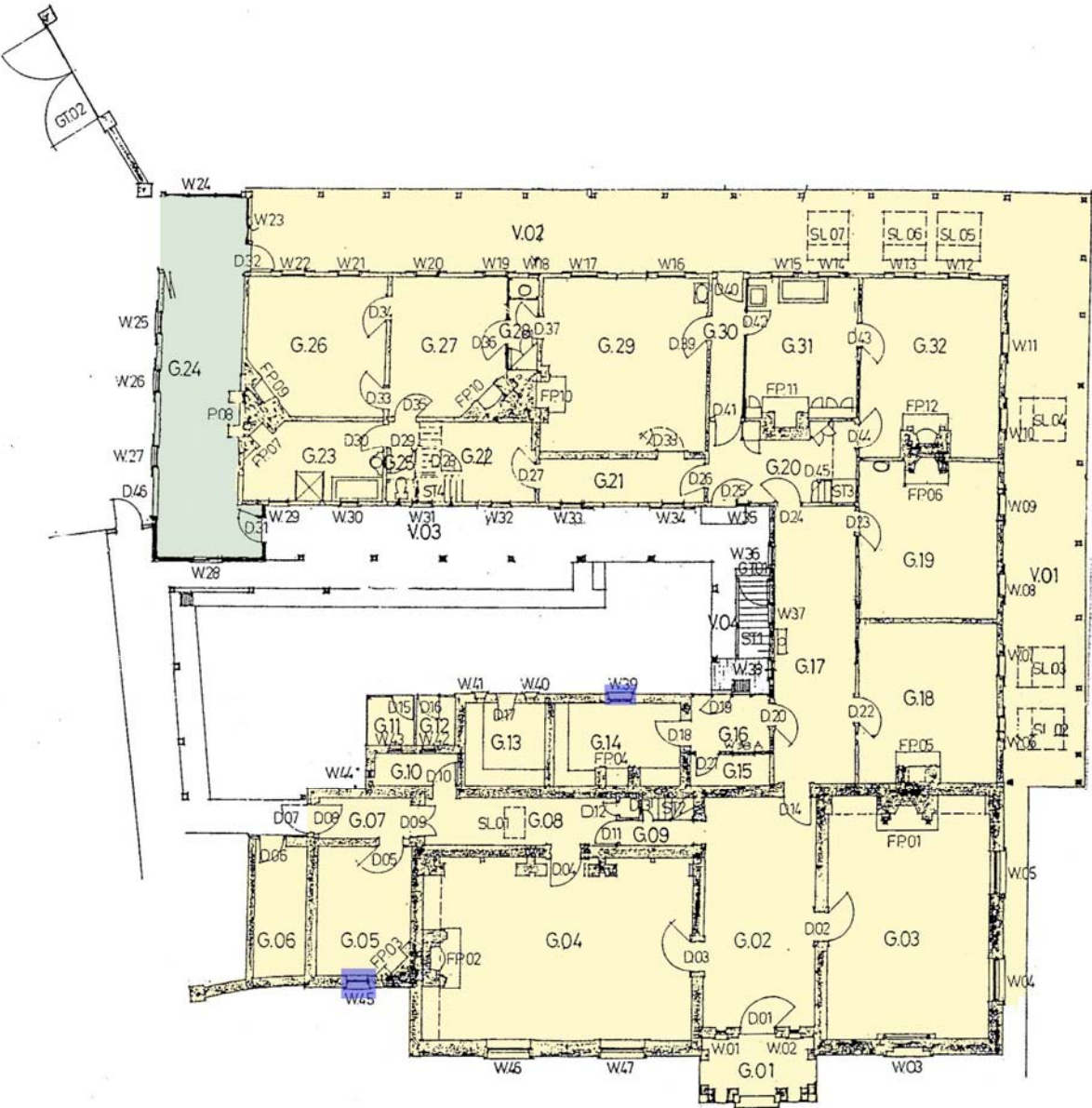
Door	Type	Date	Window	Type	Date
D29	Architrave and leaf	Date ?	W29	6 over 6 pane sashes	O
D30	Architrave and leaf	O?	W30	6 over 6 pane sashes	O
D31	6 panel	O	W31	6 over 6 pane sashes	O
D32	6 panel bead flush reused	O	W32	6 over 6 pane sashes	O
D33	Architrave and leaf	O?	W33	6 over 6 pane sashes, timber shutters	O
D34	Architrave and leaf	O	W34	6 over 6 pane sashes, timber shutters	O
D35	Architrave and leaf	O	W35	Sidelight to door D25	O
D36	Architrave and leaf	O?	W36	6 over 6 pane sashes	O
D37	Architrave and leaf	O?	W37	6 over 6 pane sashes	O
D38	Architrave and leaf	O	W38	6 over 6 pane sashes	O
D39	Architrave and leaf	O?	W39	6 over 6 pane sashes, 4 no. iron bars	1845
D40	6 panel bead flush. Frieze	1845	W40	4 pane casement, timber shutter	1845
D41	Architrave and leaf	1845	W41	4 pane casement, timber shutter	1845
D42	Architrave and leaf	O?	W42	2 pane fixed, lavatory glass c1900	1845
D43	Architrave and leaf	O?	W43	2 pane fixed, lavatory glass c1900	1845
D44	Architrave and leaf	O	W44	Timber louvre	1845
D45	Architrave and leaf	O	W45	6 over 6 pane sashes. 3 no. iron bars	1845
D46	1 panel roof access door	1847?	W46	Double hung sash, plate glass, int. double hung shutters	1845
D47	Ledge and sheeted	1845	W47	Double hung sash, plate glass, int. double hung shutters	1845
D48	8" early rim lock		W48	6 over 6 pane sashes	O
D49			W49	6 over 6 pane sashes, timber fanlight over	1845
D50			W50	6 over 6 pane sashes. 3 no. iron bars	O
D51			W51	6 over 6 pane sashes. 3 no. iron bars	O
D52			W52	4 pane fixes sashes	O
D53			W53	3 over 6 pane sashes. 2 no. iron bars	O
D54			W54	3 over 6 pane sashes. 2 no. iron bars	O
BD01	6 panel, with 10" timber stock lock, mounted on large gudgeons	O	W55	3 over 6 pane sashes. 2 no. iron bars	O
BD02	Leaf, 7" Chubb lock	O	W56	9 pane fixed sash	O?
BD03	Leaf, 6" Chubb lock	O	BV01	Metal grate	O?
BD04	Leaf, Chubb lock	O	BV02	Metal grate	O?
			BV03	Metal grate	O?
			BV04	Metal grate	O?
			BV05	Metal grate	O?
			BV06	Metal grate	O?
			BV07	Metal grate	O?
			BV08	Metal grate	O?
SIGNIFICANCE ASSESSMENT					
Statement of Significance:	<p>The main house at Woolmers is of exceptional significance as the family home of Thomas Archer and several successive generations of Archers who owned Woolmers Estate. Originally built in brick nogged weatherboards from 1819, the house received an early Victorian Italianate style front in 1845 designed by the architect William Archer. This is the earliest example of the style applied in a rural setting in Australia. The house contains a outstanding collection of artefacts including furniture, soft furnishings, wallpapers and artefacts, integral to the house amassed over a period 170 years, which are likely to yield further information about the family and the operation of the estate. The house demonstrates the division of gentry and servants including the family attic and the servants' attic. The dining room is probably the finest early Victorian Italianate room in Australia</p> <p>For the level of significance of individual spaces within the building, see below.</p>				
Fabric:	<p>The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input checked="" type="checkbox"/> World heritage values</p>				

Woolmers Main House

CONSERVATION POLICIES	
Fabric:	<p>The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).</p> <p>Damage to carpet by guided tour groups should be closely monitored.</p> <p>A record should be kept of the location of contents and where they are moved to, if removal is necessary for exhibition or conservation.</p> <p><i>Preservation</i> should be the primary aim of the conservation of the interiors. If material, such as curtains, becomes deteriorated, it is appropriate to make a reproduction for display purposes so that the original may be stored in safe conditions. Any such reproductions should be identifiable as such on very close inspection by a specialist.</p>
Interpretation:	<p>Continue the current interpretation measures of guided tours of the interior of the house and changing displays of objects within the house. Consider opening new areas of the house to the tour, e.g., the first floor rooms, if possible. Consider offering subject-specific guided tours on occasions to cater for special interest, e.g., furniture of Woolmers, artworks at Woolmers. Back of house or attic tours might also be arranged and advertised in advance. This would also assist in increasing numbers of returning visitors.</p> <p>Additional interpretive information should be included in the self-guided tour pamphlet about the main house in addition to details of guided tour times so that visitors who do not choose the guided tour option can still find out about the main house.</p> <p>Restore bath and chimneypiece to G.23.</p>
Use:	<p>As a place of exceptional significance, the current use of the house as a museum is appropriate.</p> <p>Certain areas of the house are used for functional purposes by the Foundation, e.g., a collections committee research room (G.26), Foundation meeting room (G.24). These uses are appropriate provided they do not require the removal of fabric or fittings from the spaces. For example, since 1996, a bath and chimneypiece have been removed from G.23 in order to use the room for storage. This type of action should be avoided.</p>
Intervention:	Intervention for the installation of discreet and sensitively planned fire and security systems is appropriate. No other interventions should take place unless absolutely unavoidable.
Adaptation:	Generally, adaptation is inappropriate in the main house.
MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> ◦ Check all locks, fasteners, sashes, shutters, windows and doors are in working order ◦ Inspect and clean out gutters and downpipes ◦ Check metal roofing and guttering, repair if needed ◦ Carefully clean and maintain interior spaces as found ◦ Check metal roofing and repair if needed <p>Every 2 years:</p> <ul style="list-style-type: none"> ◦ Repair and paint exterior to existing details if necessary ◦ Inspect structural timbers for termites and rot and take remedial action ◦ Check roof timbers and masonry walls for structural faults and take remedial action ◦ Polish brass door furniture, blacken and polish cast iron grates and stove grate, wax cedar joinery, wax window joinery <p>Every 5 years:</p> <ul style="list-style-type: none"> ◦ Paint external painted masonry surfaces ◦ Paint external metal surfaces ◦ Paint protected external joinery ◦ Conservator to look at all curtains, carpets, linoleums, rugs, blinds, wallpapers, upholstery, soft furnishings and textiles generally <p>Every 10 years:</p> <ul style="list-style-type: none"> ◦ Repair external timber work ◦ Check rising damp and treat where necessary <p>Every 20 years:</p> <ul style="list-style-type: none"> ◦ Renew external metal roofing, guttering, downpipes and flashings, if necessary

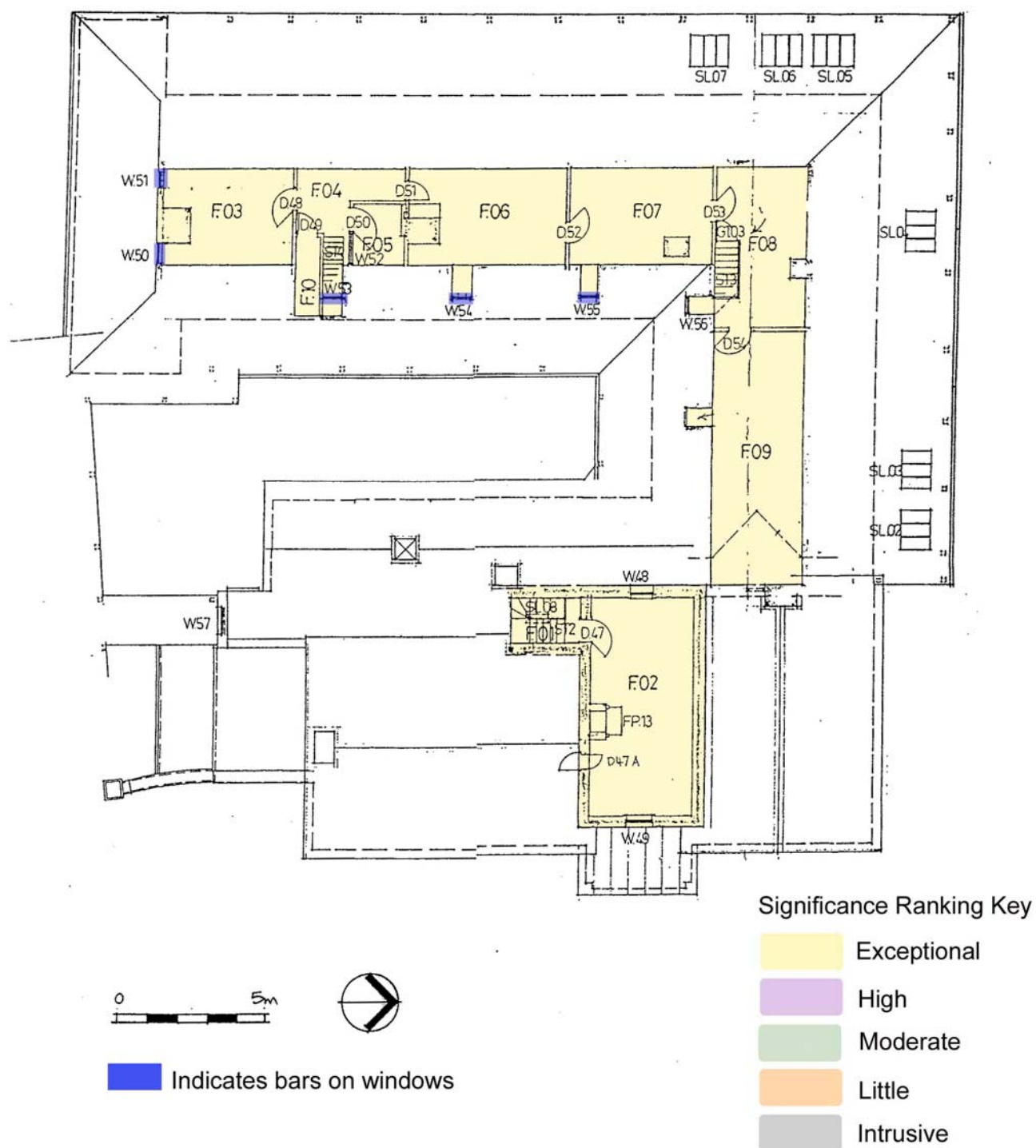
Woolmers Main House

IMAGES



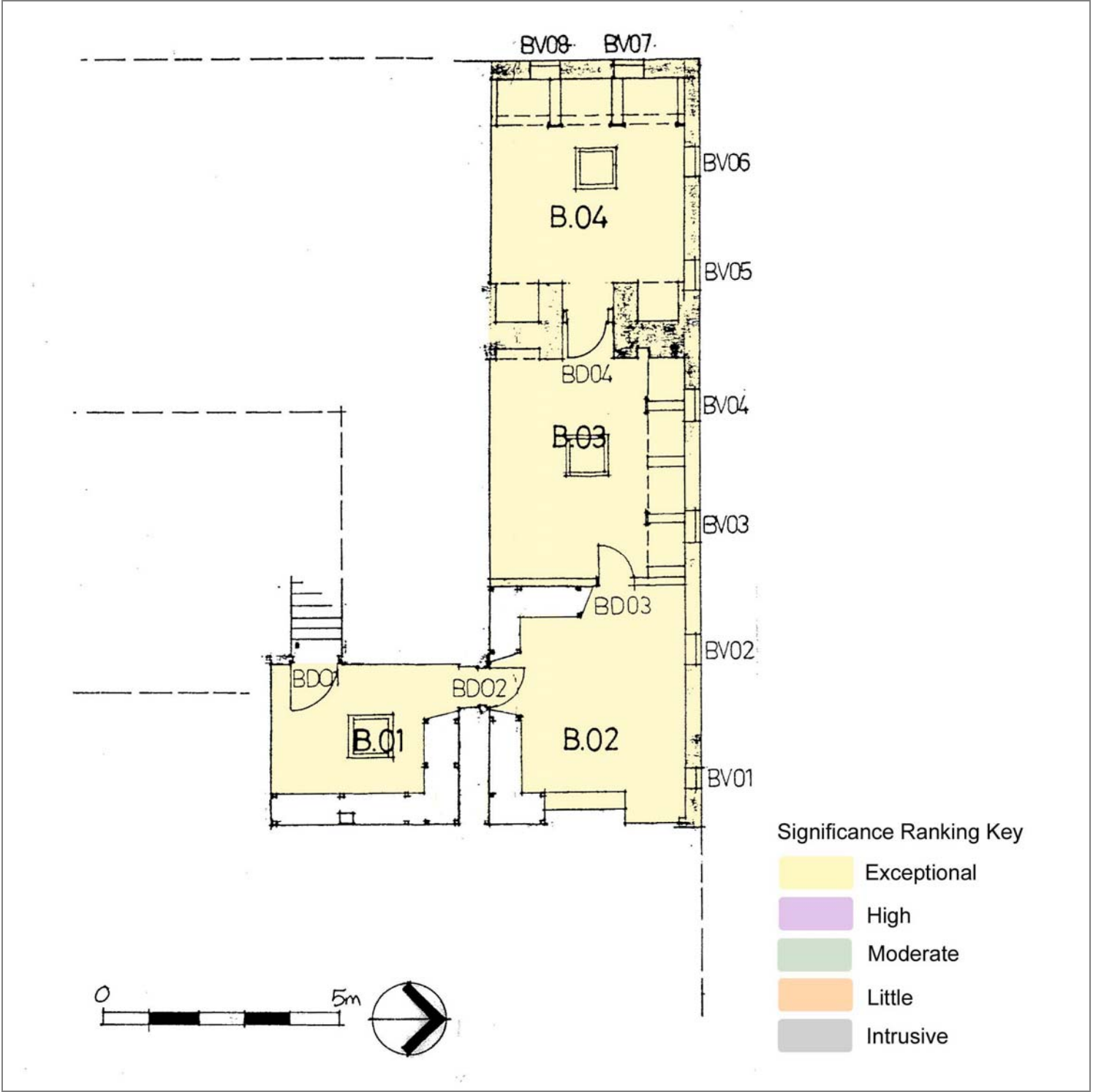
Ground floor plan of Main House showing significance ranking of interior spaces

Woolmers Main House



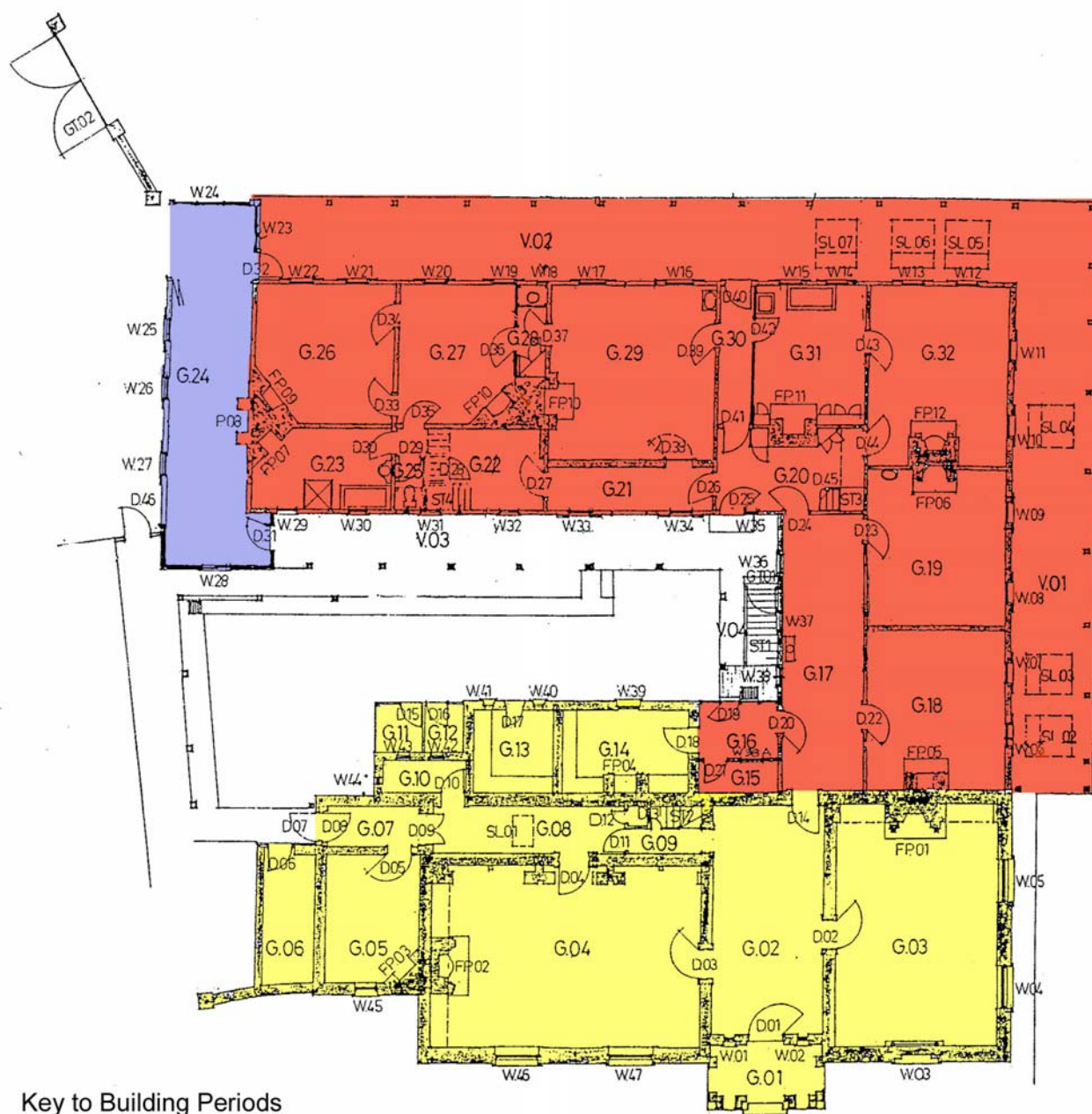
First floor plan of Main House showing significance ranking of interior spaces

Woolmers Main House



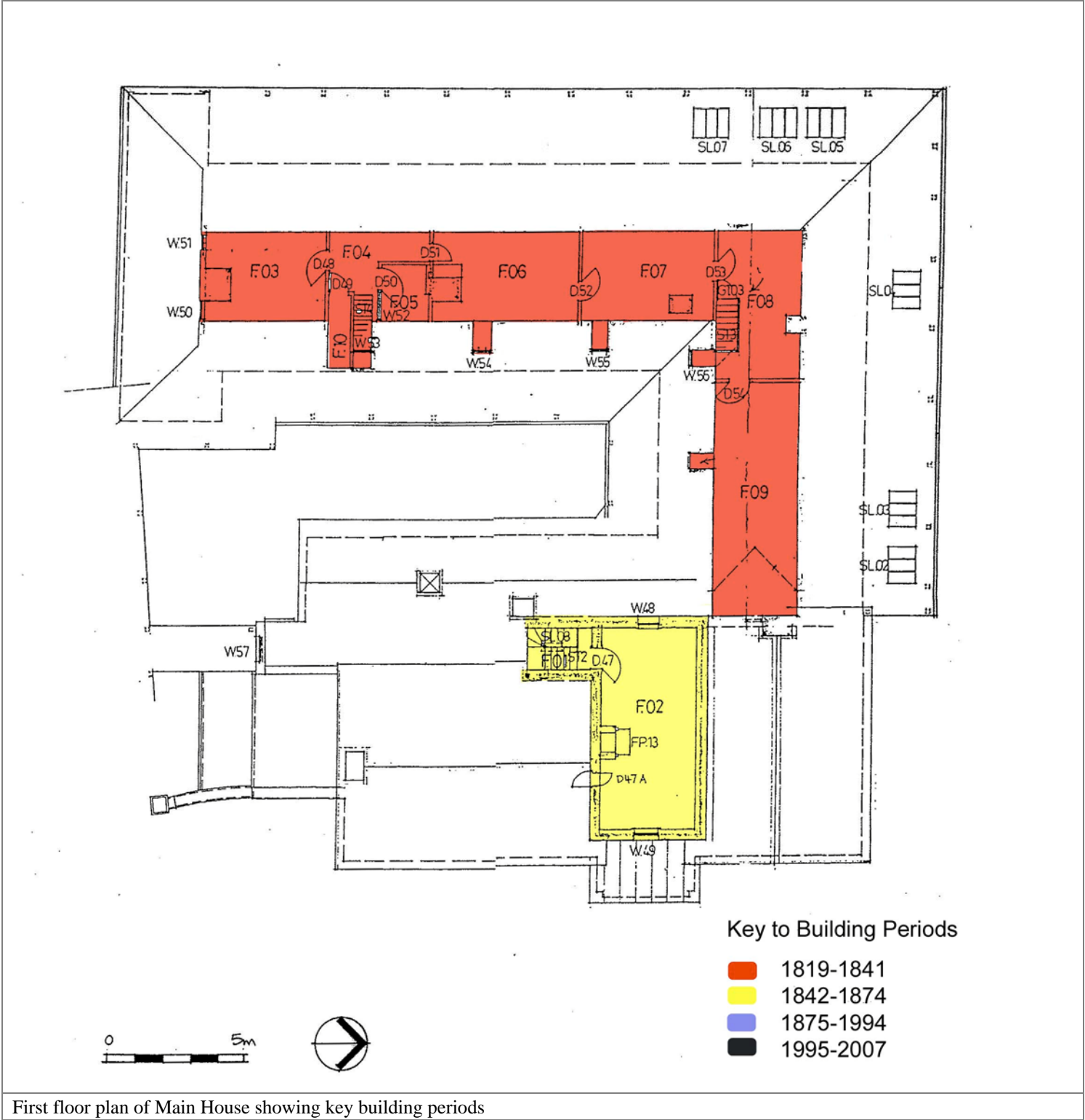
Basement floor plan of Main House showing significance ranking of interior spaces

Woolmers Main House

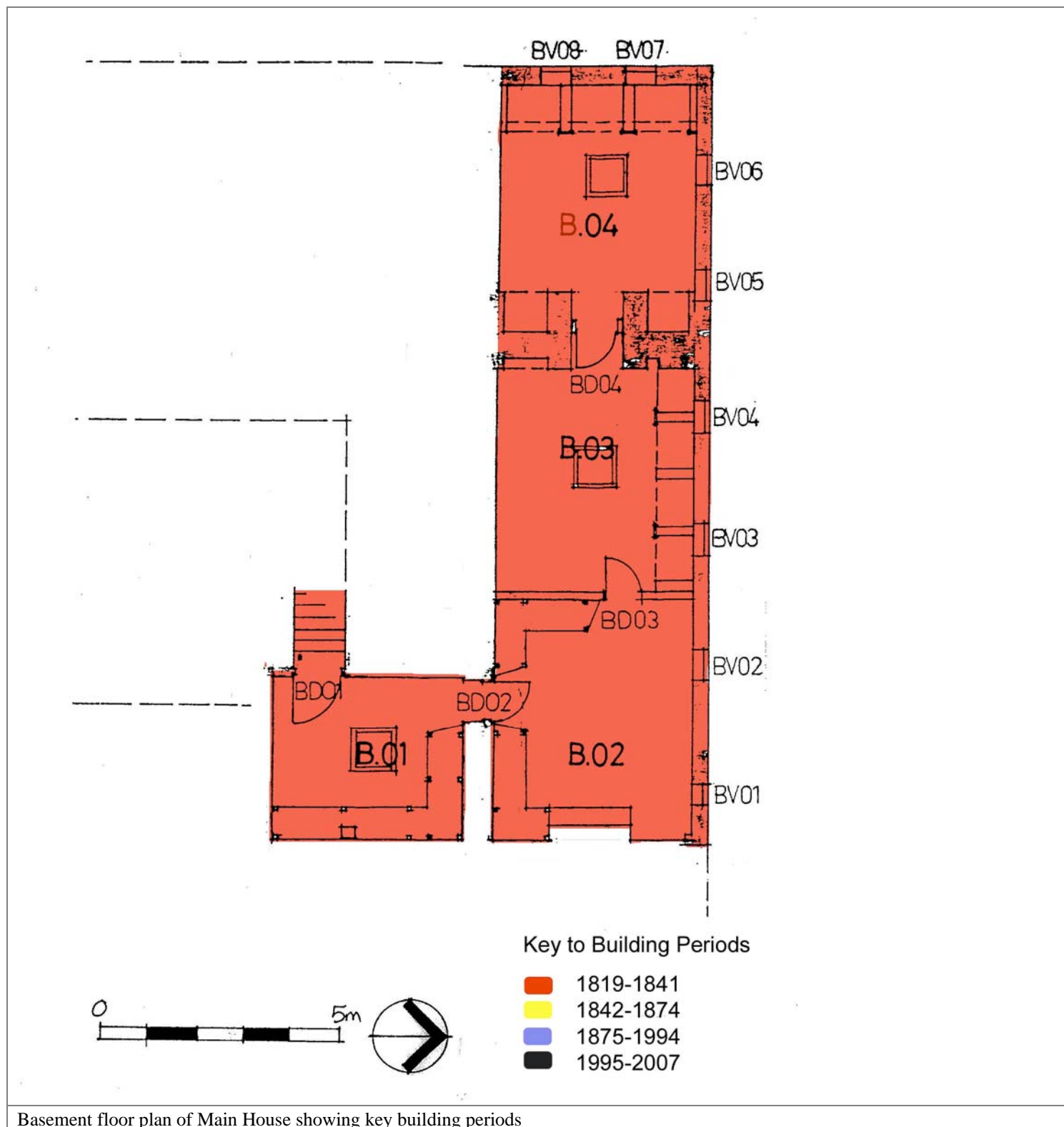


Ground floor plan of Main House showing key building periods

Woolmers Main House



Woolmers Main House



Woolmers Main House



From south east



From north east



North elevation



From south east



West elevation, original front



1868

Woolmers Main House



Interior courtyard from north west



Interior courtyard from south



Dining Room (Space G04)



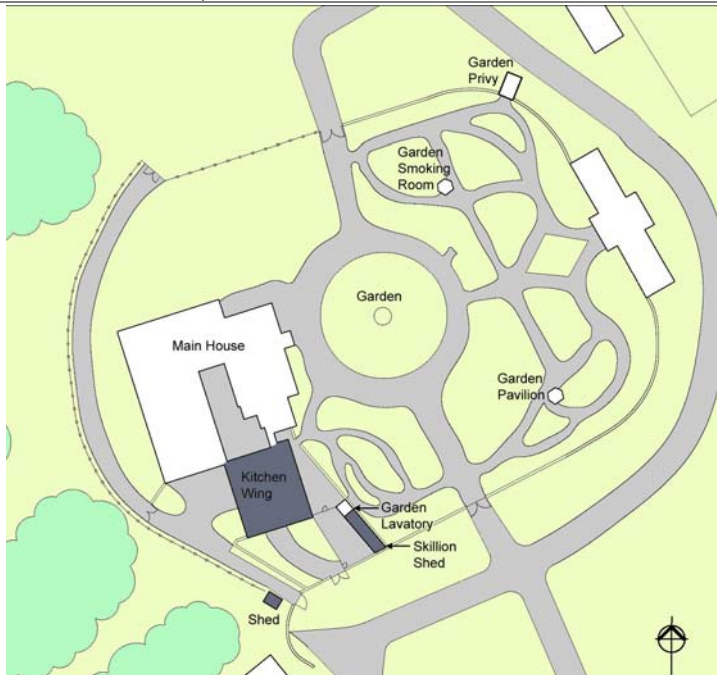

Hall (Space G02)



Drawing Room (Space G03)

Woolmers Main House

Kitchen Wing Buildings

ITEM DETAILS			
Building Name: Kitchen Wing Buildings		Precinct:	House Precinct
			
		South elevation	
HISTORY			
Historical Notes:	Woolmers Kitchen Wing The Kitchen Wing was constructed in 1847 to the design of William Archer. It was built on the site of the old kitchen and possibly incorporates something of the earlier building. Archer probably designed most the interior fittings. His diary records design of the ironing table, crane for the kitchen fireplace, stewing stove plates and hot plates, firedogs and drawers for the dresser. The original front door of the original house (D05) was relocated to the kitchen wing during these works. In the 1940s, the main room of the kitchen (Space G06) was converted into a garage. This included fitting the large timber garage doors (D11, D09) into the west wall. Since 1994 new glazed doors (D10, D12) have been fitted behind the garage doors to allow the use of the space for a café/tea room. Public lavatories have been fitted in the rooms west of the bakery (G07, G08, G09, G10, G11 and G12), and the attic servants rooms (F01, F02, F03, F04, F05, F06 and F07) have been adopted for use as caretaker’s accommodation.		
	Kitchen wing shed The small weatherboard shed was built c1915. Located to the west of the kitchen, the shed was probably associated with the adjacent petrol bowser. It has been since been converted into a small workshop.		
	Kitchen Wing Skillion Shed Built in the 20 th century possibly as a poultry shed, infilling the space between the garden privy and the south garden wall.		
Key Date:	1847 (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century

Kitchen Wing Buildings

PHYSICAL DESCRIPTION		
Exterior:	<p>Woolmers Kitchen Wing Building Roof: Corrugated iron, N; roughcast chimneys with decorative arched recesses, roof light, O; Ogee gutters, M Walls: Roughcast, elaborate arched recesses on garden front and driveway front, rendered sills, timber sills under verandah, all O Condition: good Significance ranking: exceptional</p> <p>Kitchen Wing Shed Roof: Corrugated iron 1915-1930, no gutter Walls: bullnosed weatherboard, c1915 Other feature: petrol pump on south side, c1915; screened by timber lattice, 1990s Condition: good Significance ranking: moderate</p> <p>Kitchen Wing Skillion Shed Roof: corrugated iron, E; no gutter Walls: painted brick garden wall, c1845; timber boarding and bird wire, E Other feature: bush poles, sawn hardwood wall framing, E Condition: little Significance ranking: moderate</p>	
Interior:	<p>Space G01 Laundry Ceiling: lath and plaster, O Walls: brick, O Floor: tile, M Other: remains of copper, iron bars to windows, O Kitchen fitout: 1990s Condition: good Significance ranking: moderate</p>	<p>Space G02 Stair Hall Ceiling: plasterboard, M Walls: North, south plasterboard, M; east west, painted brick, O Cornice: M Skirting: timber, O Floor: timber, O Chimney piece: timber surround, O Other: timber staircase, O Condition: good Significance ranking: moderate</p>
	<p>Space G03 Store Ceiling: masonite and battens, 1950s Walls: north, plasterboard, O; south, partition plasterboard, M; east, west, brick, O Skirting: timber, O Floor: not visible under carpet Chimney piece: timber surround, O Other: iron bars to windows, O Condition: good Significance ranking: moderate</p>	<p>Space G04 Kitchen Ceiling: lath and plaster, O Walls: brick, O Skirting: timber, O Floor: timber, O Chimney piece: fireplace Other: commercial kitchen fitout, 1990s Condition: good Significance ranking: moderate</p>
	<p>Space G05 Former Bakery Ceiling: lath and plaster, O Walls: brick, O Floor: freestone flagged, O Chimney piece: fireplace and bakers oven, O Other: iron bars to windows, dish drain in floor, O; timber enclosure, M Condition: good Significance ranking: high</p>	<p>Space G06 'Servants Kitchen' Restaurant Ceiling: battened, M Walls: brick, O Floor: freestone flagged, O Chimney piece: chimneybreast and fireplace, 2no. cranes, O Other: timber ceiling beams with metal hooks, iron bars on windows, O; D13 bricked up Condition: good Significance ranking: high</p>
	<p>Space G07 Lobby Ceiling: lath and plaster, O Walls: brick, O Floor: Freestone flagged, O Condition: good Significance ranking: low</p>	<p>Space G08 Lavatory, G09, G10, G11 & G12 Ceiling: lath and plaster, O Walls: brick, O Floor: Freestone flagged, O Other: lavatory fitout, 1990s; iron bars to windows, O Condition: good Significance ranking: low</p>

Kitchen Wing Buildings

	Space G13 Shed Ceiling: soffit or corrugated iron roof and framing, O Walls: exposed hardwood framing and weatherboards, O Floor: timber, O Condition: good Significance ranking: moderate			Space G14 Kitchen wing skillion shed Ceiling: soffit of corrugated iron roof and framing, E Walls: north and west hardwood timber framing and weatherboards, E; east and south painted brick, c1845 Floor: concrete screed Condition: little Significance ranking: moderate																										
	Space G15 Kitchen wing skillion shed Ceiling: exposed corrugated iron roofing and hardwood framing, E Walls: north, south, west, timber boards, hardwood frame and bird wire, E; east, painted brick, c1845 Floor: concrete screed Condition: little Significance ranking: moderate			Space G16 Kitchen wing skillion shed Ceiling: exposed corrugated iron roofing and hardwood framing, E Walls: west and south exposed boards and hardwood structure, E; north and east painted brick, c1845 Floor: concrete screed Condition: little Significance ranking: moderate																										
	Space F01 Bedroom Ceiling: lath and plaster, O Walls: brick, O Skirting: timber, O Floor: timber, O Other: iron bars to windows, O Condition: good Significance ranking: moderate			Space F02 Stair Hall Ceiling: lath and plaster, O Walls: plaster, O Skirting: timber, O Floor: timber, O Other: timber staircase, O Condition: good Significance ranking: moderate																										
	Space F03 Living Room Ceiling: lath and plaster, O Walls: brick, O; stud partitions with lath and plaster, N? Skirting: timber, O Floor: timber, O Condition: good Significance ranking: moderate			Space F04 Bedroom Ceiling: lath and plaster, O Walls: plaster, O; some brick Skirting: timber, O Floor: timber, O Chimney piece: timber surround, O Condition: good Significance ranking: moderate																										
	Space F05 Bedroom Ceiling: lath and plaster, O Walls: plaster, O; some plasterboard behind door to dado level, date? Skirting: timber, O Floor: timber, O Other: iron bars to windows, O Condition: good Significance ranking: moderate			Space F06 Bathroom Ceiling: lath and plaster, O Walls: lath and plaster, date? Skirting: timber, O Floor: timber, O Other: bathroom and lavatory fitout, skylight, 1990s Condition: good Significance ranking: low																										
	Space F07 Bedroom Ceiling: lath and plaster, O Walls: lath and plaster, O Skirting: timber, O Floor: timber, O Chimney piece: timber surround, O Other: timber kitchen rack, built-in cupboard, O; evidence for former partitioning, O; traces of wallpaper on built-in cupboard, N Condition: little Significance ranking: moderate																													
Door / Window Schedules:	Door Schedule: <table><tr><td>Door</td><td>Type</td><td>Date</td></tr><tr><td>D01</td><td>6 panel, half glazed</td><td>M</td></tr><tr><td>D02</td><td>Architrave and leaf</td><td>O</td></tr><tr><td>D03</td><td>Architrave and leaf</td><td>O</td></tr></table>			Door	Type	Date	D01	6 panel, half glazed	M	D02	Architrave and leaf	O	D03	Architrave and leaf	O	Window Schedule: <table><tr><td>Window</td><td>Type</td><td>Date</td></tr><tr><td>W01</td><td>8 pane & 4 pane sliding, 4no. iron bars</td><td>O</td></tr><tr><td>W02</td><td>12 pane & 8 pane sliding, 8no. iron bars</td><td>O</td></tr><tr><td>W03</td><td>8 pane & 4 pane sliding, 4no. iron bars</td><td>O</td></tr></table>			Window	Type	Date	W01	8 pane & 4 pane sliding, 4no. iron bars	O	W02	12 pane & 8 pane sliding, 8no. iron bars	O	W03	8 pane & 4 pane sliding, 4no. iron bars	O
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W03	8 pane & 4 pane sliding, 4no. iron bars	O																												

Kitchen Wing Buildings

Door	Type	Date	Window	Type	Date
D04	Architrave and leaf	O	W04	8 pane & 4 pane sliding, 4no. iron bars	O
D05	6 panel, bead butt	Reused	W05	6 pane & 6 pane sliding, 4no. iron bars relocated?	O
D06	Architrave and leaf	M	W06	6 pane & 6 pane sliding, 4no. iron bars relocated?	O
D07	4 panel	O	W07	6 pane & 6 pane sliding, 4no. iron bars relocated?	O
D08			W08	3 pane & 6 pane sliding, 4no. iron bars relocated?	O
D09	Ledged, braced and sheeted	1930s	W09	6 pane casement with 2 no. iron bars	N
D10	Leaf	1940s	W10	6 pane casement with 2 no. iron bars	N
D11	Ledged braced and sheeted	1930s	W11	8 pane & 4 pane sliding, 4no. iron bars	O
D12	Leaf	1990s	W12	8 pane & 4 pane sliding, 4no. iron bars	O
D13	Bricked up	1990s	W13	8 pane & 4 pane sliding, 4no. iron bars, reconstructed	M
D14	Architrave and leaf	O	W14	8 pane & 4 pane sliding, 4no. iron bars, reconstructed	M
D15	6 panel bead flush, 1 face	O	W15	2 pane over 4 pane sash	O
D16	Architrave and leaf	M	W16	2 pane over 4 pane sash	O
D17	Leaf	M	W17	2 pane over 4 pane sash	O
D18	Leaf	M	W18	2 pane over 4 pane sash	O
D19	Architrave and leaf	O	W19	2 pane over 4 pane sash	O
D20	Leaf	M	W20	2 pane over 4 pane sash	O
D21	Leaf	M	W21	2 pane over 4 pane sash	O
D22	Architrave and leaf	O	W22	2 pane over 4 pane sash	O
D23	Architrave and leaf	O	W23	2 pane over 4 pane sash	O
D24	Architrave and leaf	O	W24	6 over 6 pane sash	O
D25	Architrave and leaf	O	W25	6 over 6 pane sash	O
D26	Architrave and leaf	O			
D27	Architrave and leaf	O			
D27a	Leaf	O			
D28	Ledged and sheeted	c1915			
D29	Ledged, sheeted and boarded	E			
D30	Leaf	E			
D31	Ledged and boarded	E			

SIGNIFICANCE ASSESSMENT

Statement of
Significance:

Woolmers kitchen wing was built to the design of William Archer, Tasmania's first native born architect, on the site (and possibly incorporating some early fabric) of the original detached kitchen wing of the main house. The kitchen wing is of exceptional significance as the connection between the working part of the estate and the family's domain.

Associated with the kitchen wing are two sheds which are of moderate significance as part of the history and management of Woolmers for many decades.

For the level of significance of individual spaces within the building, see below.

Fabric:

The fabric reflects ☒ Local ☒ State ☒ National ☒ World heritage values

Kitchen Wing Buildings

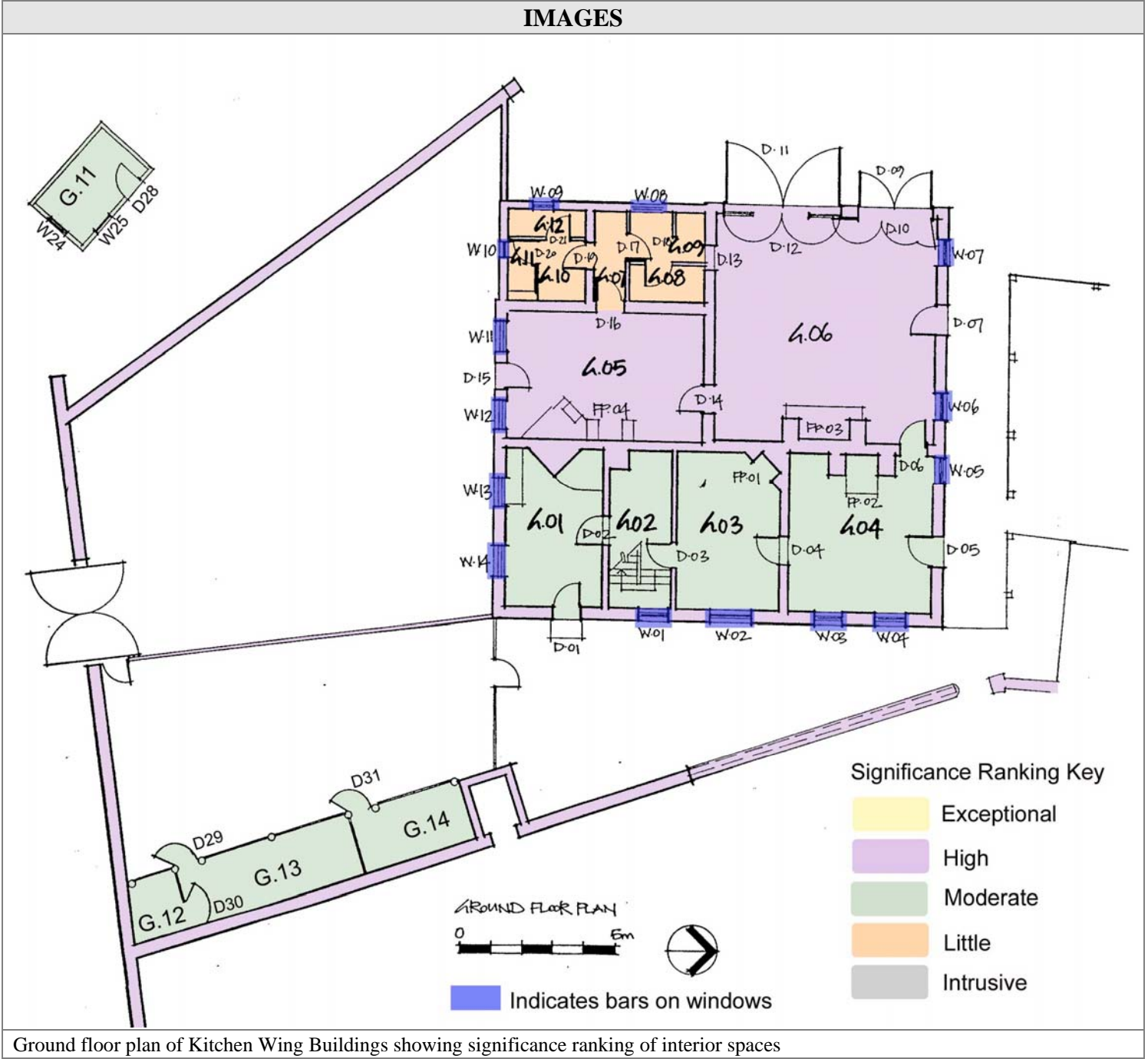
CONSERVATION POLICIES

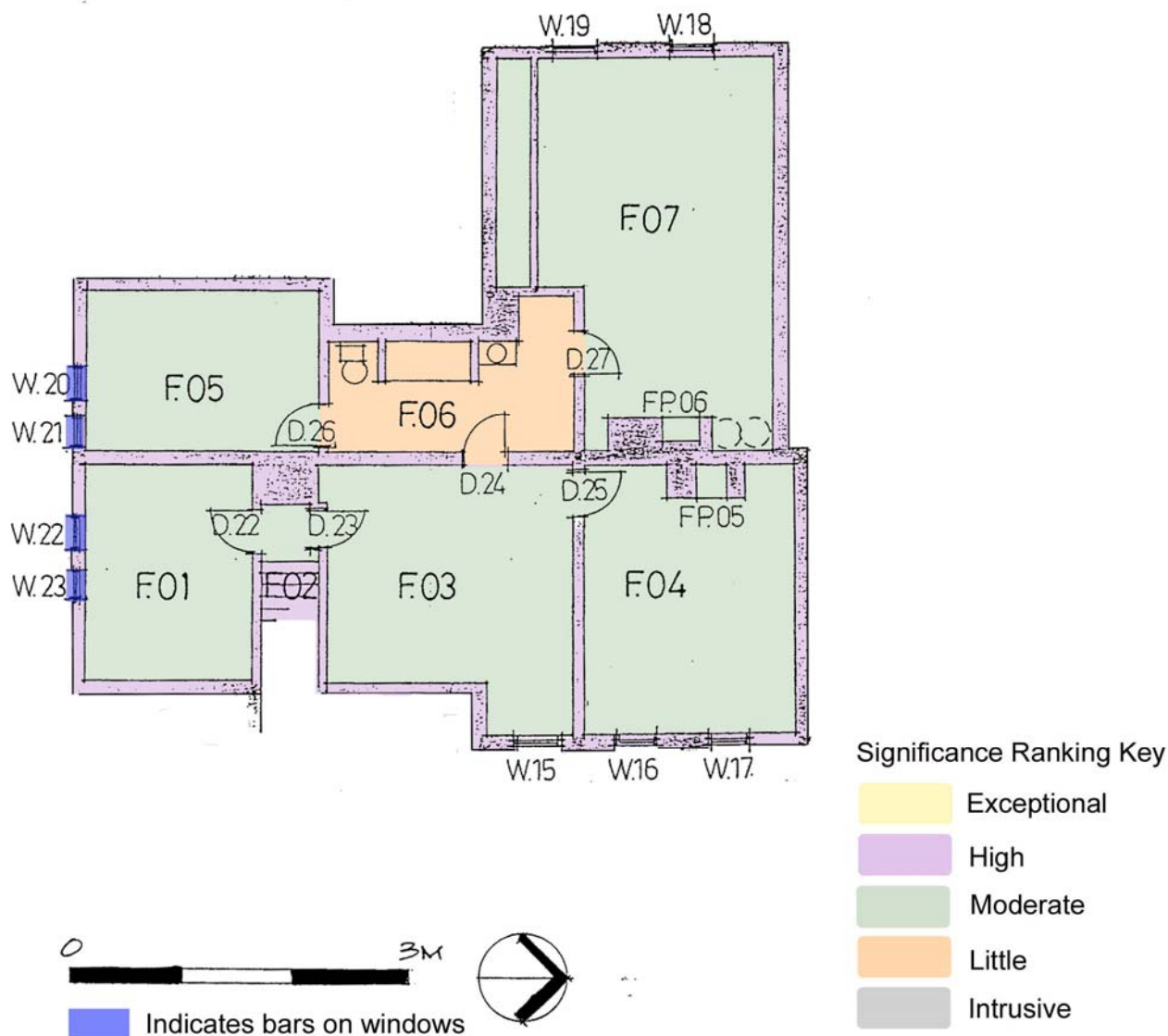
Fabric:	The exterior and interior fabric should be conserved in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	To an extent, the history of the building is interpreted by the use of the name 'Servants Kitchen Restaurant'. Additional interpretation could be provided in the lobby to the restaurant where there is a wall display space. This would be the most appropriate place to explain the legacy of Thomas Archer (VI). The conversion of the building to a garage use could be interpreted in conjunction with the display of the family's motor cars in the coach house precinct.
Use:	Use for a café, kitchen, lavatories and caretaker's flat is compatible.
Intervention:	Services, bathroom, and kitchen fitouts may be upgraded if necessary in existing spaces. There is some scope for intervention in the kitchen wing to facilitate things like security in the main house, as the kitchen wing spaces are generally of lower significance (due to modern alterations) than those in the main house. The attic should be preserved.
Adaptation:	This building has been successfully adapted for use as a caretaker's flat and restaurant. Future adaptations could take place in accordance with Policies 49 and 50 (pp. 97-8) without detracting from the significance of the building. In particular the Kitchen Shed could be adapted for use by staff for things like storage, or a potting shed.

MAINTENANCE

Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> ◦ Check all locks, fasteners, sashes, shutters, windows and doors are in working order ◦ Inspect and clean out gutters and downpipes ◦ Check metal roofing and guttering, repair if needed ◦ Clean and maintain interior spaces ◦ Check metal roofing and repair if needed <p>Every 2 years:</p> <ul style="list-style-type: none"> ◦ Repair and paint exterior to existing details if necessary ◦ Inspect structural timbers for termites and rot and take remedial action ◦ Check roof timbers and masonry walls for structural faults and take remedial action <p>Every 5 years:</p> <ul style="list-style-type: none"> ◦ Paint external painted masonry surfaces ◦ Paint external metal surfaces ◦ Paint protected external joinery <p>Every 10 years:</p> <ul style="list-style-type: none"> ◦ Repair external timber work ◦ Check rising damp and treat where necessary <p>Every 20 years:</p> <ul style="list-style-type: none"> ◦ Renew external corrugated iron roofing, guttering, downpipes and flashings, if necessary
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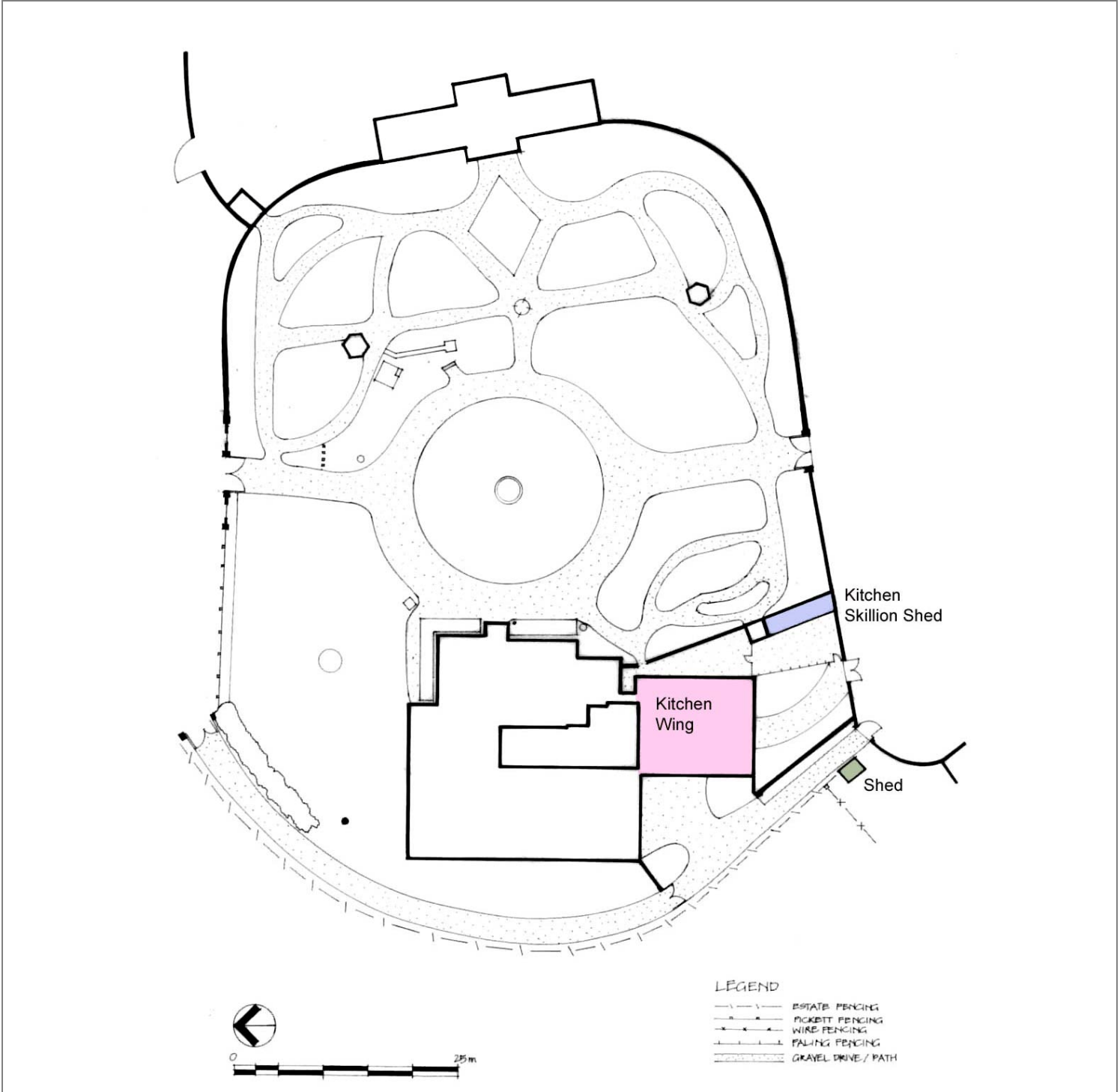
Kitchen Wing Buildings





First floor plan of Kitchen Wing Buildings showing significance ranking of interior spaces

Kitchen Wing Buildings



Site plan of Woolmers Garden showing the Kitchen Wing Building, Shed and Kitchen Skillion Shed

Kitchen Wing Buildings



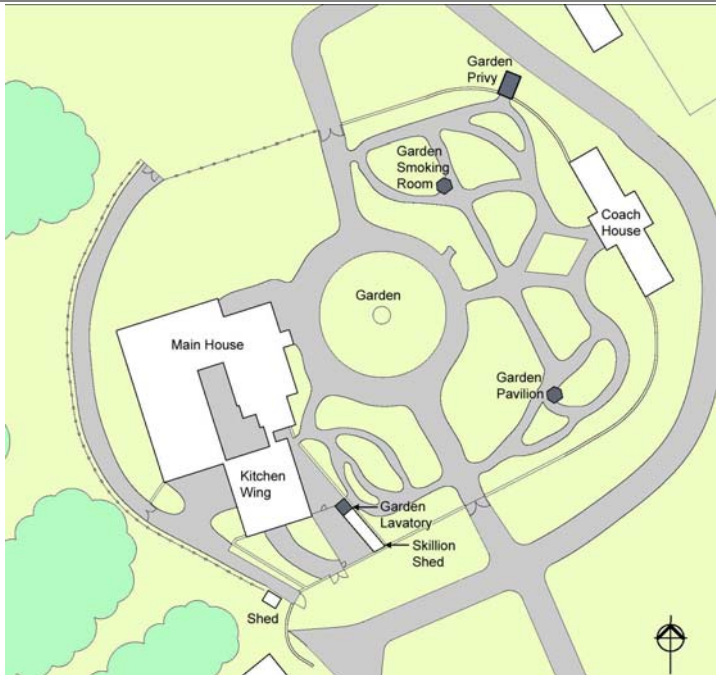

Café/tea room



Petrol shed

Kitchen Wing Buildings

Woolmers Garden

ITEM DETAILS			
Building Name: Woolmers Garden See separate inventory sheets for structures in the garden		Precinct:	Woolmers Cottage Precinct
		 <p>View of Woolmers Garden from south</p>	
HISTORY			
Historical Notes:	<p>The walled garden was set out in 1845, at the same time as William Archer aggrandised the main house. It is a private garden designed in the Gardenesque style separating the family from the working part of the estate by a brick wall.</p> <p>The garden contains lawns adjacent to the main house, shrubberies, pavilions, a picturesque coach house at the end of the garden on the axis of the front porch and two lavatories behind the garden walls. The shrubberies are screened from the main house by a bay hedge. There are 2 decorative gateways.</p> <p>A door way was made in the wall in 1847 and in 1849, Susan Hortle, the wife of Thomas Archer, ordered a range of plants from Cheshnut, Hertfordshire, with her daughter-in-law. This included five species of pines, one Waratah, one Baccharis, one Boronia and one Bellendena. It is not known which were planted in Woolmers garden.</p> <p>In 1863, Robert Quayle Kermode (who might at that time have been living in the house) installed the cast iron fountain and possibly the iron garden seat (01), both made by Colebrookdale, England.</p> <p>In the 1890s the garden has been described to be “two wide lawns lay in front, planted with trees and divided by a gravel driveway leading form the big iron gates. ...Up one side of the house grew an old magnolia. ...A grey stone fountain stood on the lawn immediately in front of the house and we children were sometimes allowed, ...to lift the stone slab that lay some distance away, insert a moss incrustated key, and so turn on the water in the fountain.” The verandah was screened with a passion fruit vine. The shrubberies by then were well established and remembered as being “overshadowed by great laurels and English trees, footfalls deadened by the depth of dead trees and pine needles.” In front of the house there were “big rough lawns and on them were pine trees and an enormous mulberry. Behind the lawns were shrubberies and the walks were soft with pinecones and acorns.”</p> <p>The garden remained intact until the 1990s, when following the collapse of one of the mature trees on the garden wall, the majority of the garden was pulled out for fear of further problems. Most of the garden beds were buried in this process. In 1996, much of the garden debris was cleared and the garden beds were revealed again. Some of the shrubs have been revived.</p>		
Key Date:	1845 (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century

Woolmers Garden

PHYSICAL DESCRIPTION

PHYSICAL DESCRIPTION		
Description:		
Features:	<p>Feature: Birdbath Description: Precast cement birdbath set n garden bed adjacent house Date: 1930s Condition: good Significance ranking: moderate</p>	<p>Feature: Brick edging Description: Brick edging to garden beds Date: 1840s Condition: poor Significance ranking: exceptional</p>
	<p>Feature: Brick Path Description: Brick flagged path Date: 1960s Condition: little Significance ranking: moderate</p>	<p>Feature: Cast Iron Fountain Description: Precast fountain of three storks marked "Colebrookdale 1869", supporting stone dish with egg and dart mouldings, set in basin with sandstone edging, operated by tap set under sandstone lid in garden Date: 1860s Condition: little Significance ranking: exceptional</p>
	<p>Feature: Chimney Pot Description: Precast cement chimney pot with pointed top Date: 1930s? Condition: good Significance ranking: moderate</p>	<p>Feature: Estate Fencing Description: Iron estate fencing bent into small circle Date: 1840s Condition: poor Significance ranking: moderate</p>
	<p>Feature: Flagpole Description: Timber flagpole in 3 pieces with tension wires Date: 1880s? Condition: little Significance ranking: high</p>	<p>Feature: Garden Gate G01 Description: Timber rail gate, braced Date: ? Condition: little Significance ranking: high</p>
	<p>Feature: Garden Gate G02 Description: Pair of braced timber picket gates, reconstructed? Hung on pebbledash gateposts in garden wall Date: 1840s Condition: good Significance ranking: high</p>	<p>Feature: Garden Gate G03 Description: Timber braced rail gate, reconstructed? Hung on pair of capped timber gateposts set in garden wall Date: 1840s Condition: good Significance ranking: high</p>
	<p>Feature: Garden Gate G04 Description: Pair of metal gates hung on capped timber posts set in garden wall Date: 1950s Condition: good Significance ranking: low</p>	<p>Feature: Garden Gate G06 Description: Pair of timber dowelled gates, possibly reconstructed to original pattern. Roughcast gateposts hung on strap and gudgeon hinges, latch Date: 1840s Condition: little Significance ranking: high</p>
	<p>Feature: Garden Gate 07 Description: Pair timber dowelled gates, possibly reconstructed to 1840s patter. Roughcast gateposts, with roughcast walls with decorative arched pattered and picket fence infill in imitation of dowelled fence, hung in strap and gudgeon hinges, latch Date: 1840s Condition: little Significance ranking: high</p>	<p>Feature: Garden Gate 08 Description: Metal pipe gate with wire mesh infill, pair of capped timber gateposts in garden wall Date: ? Condition: little Significance ranking: moderate</p>
	<p>Feature: Garden Seat 01 Description: Iron and timber garden seat marked "Colebrookdale" Date: 1930s Condition: good Significance ranking: exceptional</p>	<p>Feature: Garden Seat 02 Description: Garden seat with stone coping Date: 1960s Condition: little Significance ranking: low</p>

Woolmers Garden

	Feature: Garden Tiles Description: Terracotta garden edge tiles with scalloped top and diamond motif Date: 1860s? Condition: good Significance ranking: exceptional	Feature: Garden Wall Description: face brick wall enclosing garden with decorative arched recesses, brick coping and buttresses at SE corner Date: 1840s Condition: little Significance ranking: exceptional
	Feature: Sandstone Sump Description: Sump formed 4 no. sandstone blocks Date: 1840s? Condition: little Significance ranking: moderate	Feature: Sundial Description: Bronze sundial on cement stand fixed to square sandstone base and set in square formed with brick edging Date: 1930s Condition: good Significance ranking: moderate
SIGNIFICANCE ASSESSMENT		
Statement of Significance:	Woolmers garden is of outstanding cultural significance because it was built by Thomas Archer, contemporary with the main house and has been continually associated with six generations of his descendants. It is also a fine example of an Early Victorian pleasure garden in the Gardenesque style.	
	Woolmers garden is also cultural significant because the basic layout of the garden and its features have remained intact, although much of the planting has been removed. It contains items including the Colebrookdale fountain, Colebrookdale garden seat, flagpole, bird bath, sundial, flagpole and brick paving contributed by each generation which occupied the main house. The garden and its enclosing wall and hedges provide the private domain for the gentry in the house, and the garden contains rare extant examples of early technology including the water system tap for the fountain and double thunderbox privy.	
	For the level of significance of individual spaces within the building, see below.	
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/> World heritage values	
CONSERVATION POLICIES		
Fabric:	The garden fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88). Path and bed edging repairs should be carried out in similar materials.	
Interpretation:	When the self-guided tour pamphlet is republished, interpretive information should be included on the history of the garden and its major structures. Consider re-establishing plantings per recommendations of the Sheridan landscape plan.	
Use:	The garden should continue to be open to the public. Consider providing garden talks or guided garden tours as an attraction to draw people to Woolmers. The use of the area to the north of the northern garden wall should be reconsidered. Currently it is used as a work yard and contains piles of gravel and other building materials. The character of the historic drive between Woolmers Cottage and the main house could be improved by removing the work yard and materials to another location.	
Intervention:	Intervention for practical purposes such as drip irrigation or discreetly placed fire hose reels is appropriate.	
Adaptation:	No adaptation is appropriate	
MAINTENANCE		
Recommended Maintenance Schedule & Frequency:	Every year: <ul style="list-style-type: none">Check all paths, brick and/or tile edging are in order and repair/uncover if necessary.Check all garden features are in good order (ie. fountain, Colebrookdale, garden seat, flagpole, gates, walls, timber fences etc.) repair and repaint to existing details if necessary.Mow presently mowed areasClear regrowth and fallen trees from tracks and roadsClear regrowth in cleared areas	

Woolmers Garden

IMAGES	
	
Woolmers Garden from north	View of Coach House from Woolmers Garden, looking east
	
Detail of Garden Wall	Garden Seat 02
	
Woolmers Garden	Sundial



Cast Iron Fountain by Colebrookdale



Garden edging tiles



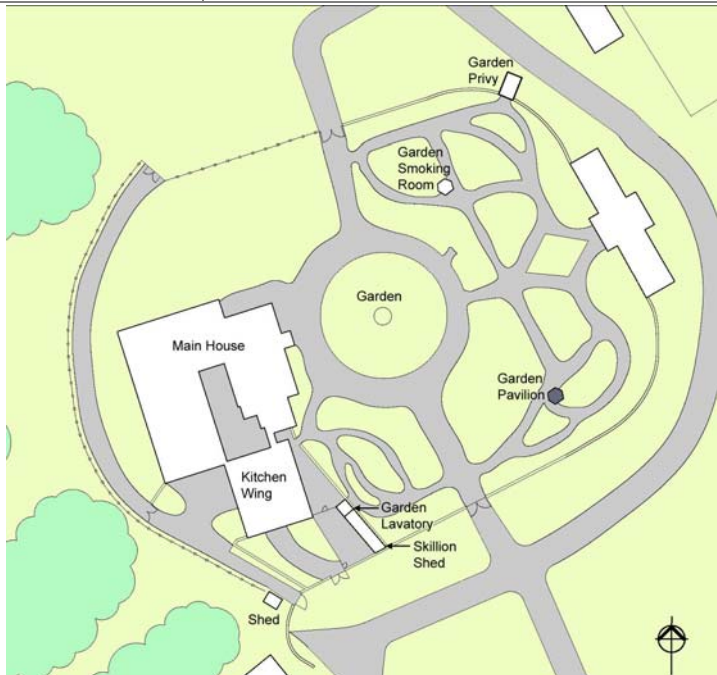

Principle Garden Gate G07



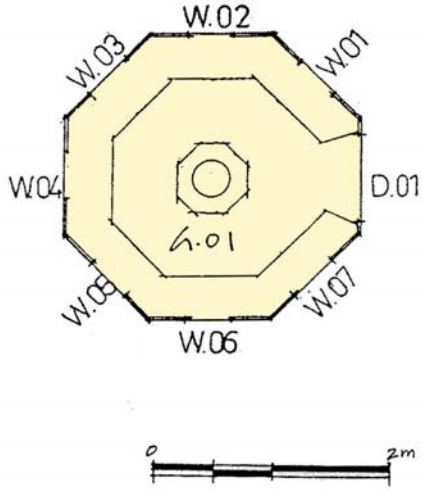

Second Garden Gate G06

Woolmers Garden

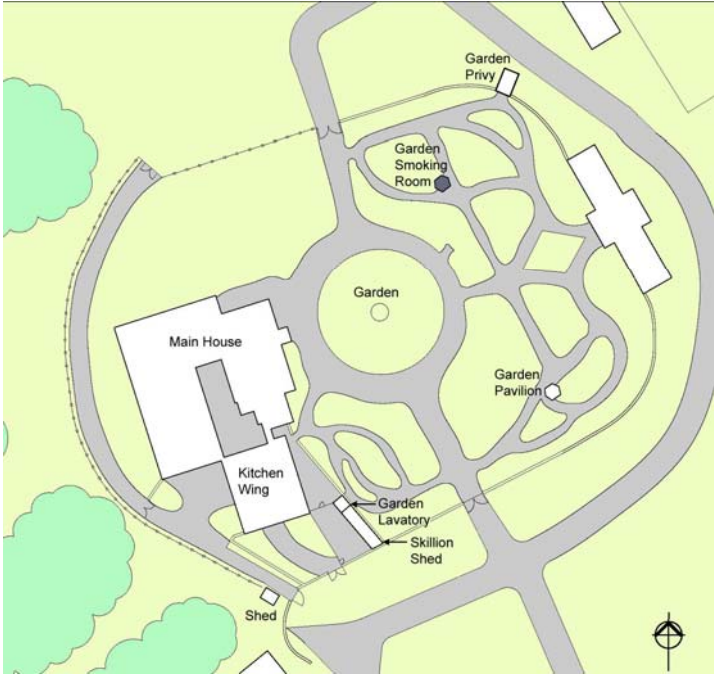

Garden Pavilion

ITEM DETAILS						
Building Name: Garden Pavilion			Precinct: House Precinct			
						
HISTORY						
Historical Notes:		In the 1890s the garden pavilion was recalled as “an octagonal summerhouse ... built of pine logs and decorated with pinecones, highly varnished. ...the steep roof with a weathervane topping it, and the slatted seats inside that ran around the eight walls, some rather dilapidated and giving way. In the centre was an eight sided wooden table which stood on one massive leg.” (“A Tasmanian Childhood” memoirs Dorothy Mona Halkerston nee Kermode, AOT) It was largely rebuilt in the 1930s, and is now a weatherboarded structure with a finial in place of the weathervane. It still has its timber seat around the interior space and the central table is a small shelf around the stump of a cypress pine. This may be the original table.				
Key Date:		1930s (rebuilt) (Items marked O are original to this date)		Abbreviations:	O = Key date M = Modern (Post 1942)	
					N =19 th Century E = Early 20 th Century	
PHYSICAL DESCRIPTION						
Exterior:		Roof: timber boards, softwood frame, 1960s Walls: timber weatherboards, O; brick base, N Other feature: built around tree stump Condition: fair Significance ranking: exceptional				
Interior:		Space G01 Ceiling: soffit of roof and framing, c1960s Walls: timber weatherboards, hardwood frame, O; brick base, N Floor: hardwood timber, O Other: timber seat, O Condition: good Significance ranking: exceptional				
Door / Window Schedules:		Door Schedule:			Window Schedule:	
		Door Type Date			Window Type Date	
		D01 Arched opening O			W01 Arched opening O	
					W02 Arched opening O	
					W03 Arched opening O	
					W04 Arched opening O	
					W05 Arched opening O	

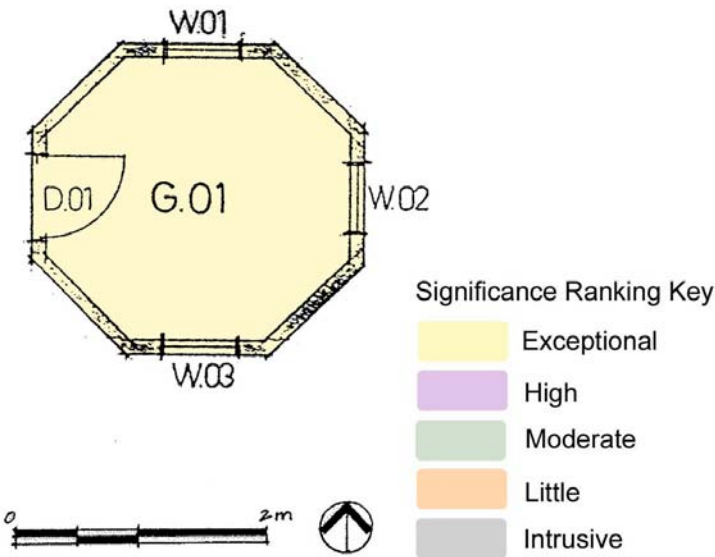

Garden Pavilion

SIGNIFICANCE ASSESSMENT	
Statement of Significance:	The garden pavilion is of cultural significance because it is associated with the Archer family and it is a good example of a picturesque element in the Gardenesque style garden. For the level of significance of individual spaces within the building, see below.
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values
CONSERVATION POLICIES	
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The building should be explained as a garden feature in the self-guided tour pamphlet.
Use:	The building should continue to be used as a garden feature for sitting in and enjoying the garden. No other use is appropriate.
Intervention:	No intervention to the fabric apart from necessary maintenance and conservation work should take place.
Adaptation:	This building should not be adapted for other uses.
MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> Inspect structural timbers for termites and rot and take remedial action Carefully clean interior <p>Every 5 years:</p> <ul style="list-style-type: none"> Repair and repaint/renew finish if necessary to existing details <p>Every 10 years:</p> <ul style="list-style-type: none"> Repair external timber work <p>Every 20 years:</p> <ul style="list-style-type: none"> Carry out major repairs to roofing
IMAGES	
 <p>Ground floor plan of Garden Pavilion showing significance ranking of interior spaces</p>	 <p>Garden Pavilion in its setting</p>

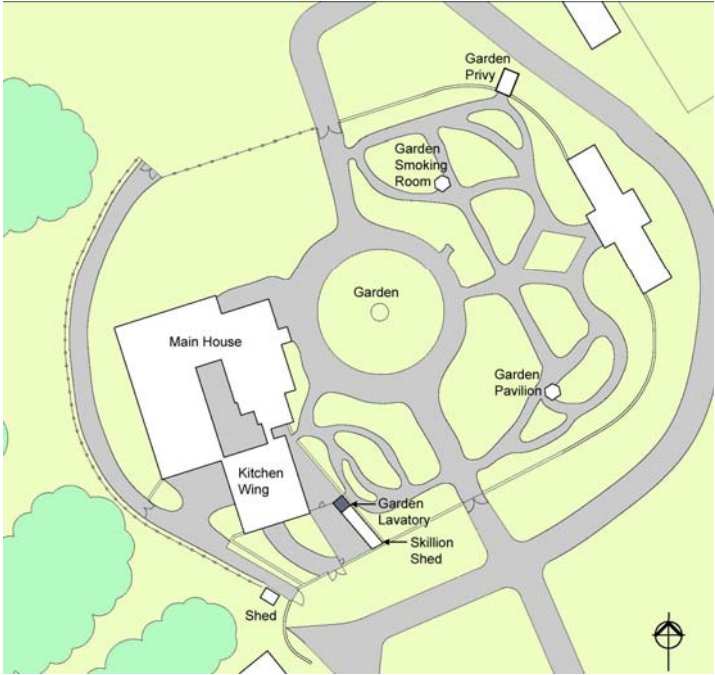

Garden Smoking Room

ITEM DETAILS																																			
Building Name: Garden Smoking Room		Precinct: House Precinct																																	
LOCATION PLAN																																			
																																			
HISTORY																																			
Historical Notes:		There are no documentary records for the Garden Smoking Room. Its construction and details suggest it is contemporary with the set out of the garden and probably designed by William Archer. It has remained generally intact.																																	
Key Date: 1840s (Items marked O are original to this date)		Abbreviations: O = Key date N = 19 th Century M = Modern (Post 1942) E = Early 20 th Century																																	
PHYSICAL DESCRIPTION																																			
Exterior:		Roof: Metallic, O? Walls: Vertical boards, timber skirting, brick footing, crenellated parapet, sandstone step, O Condition: poor Significance ranking: exceptional																																	
Interior:		Space G01 Ceiling: panelled and moulded timber ceiling, O Walls: vertical boards, brick footing, O Cornice: moulded timber, O Floor: timber boards, O; painted margin Condition: poor Significance ranking: exceptional																																	
Door / Window Schedules:		<table border="0"> <thead> <tr> <th colspan="3">Door Schedule:</th> <th colspan="3">Window Schedule:</th> </tr> <tr> <th>Door</th> <th>Type</th> <th>Date</th> <th>Window</th> <th>Type</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>D01</td> <td>Double margin</td> <td>O</td> <td>W01</td> <td>Double margin fixed sash, eternal architrave and console</td> <td>O</td> </tr> <tr> <td></td> <td></td> <td></td> <td>W02</td> <td>Double margin fixed sash, eternal architrave and console</td> <td>O</td> </tr> <tr> <td></td> <td></td> <td></td> <td>W03</td> <td>Double margin fixed sash, eternal architrave and console</td> <td>O</td> </tr> </tbody> </table>				Door Schedule:			Window Schedule:			Door	Type	Date	Window	Type	Date	D01	Double margin	O	W01	Double margin fixed sash, eternal architrave and console	O				W02	Double margin fixed sash, eternal architrave and console	O				W03	Double margin fixed sash, eternal architrave and console	O
Door Schedule:			Window Schedule:																																
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			W02	Double margin fixed sash, eternal architrave and console	O																														
			W03	Double margin fixed sash, eternal architrave and console	O																														
SIGNIFICANCE ASSESSMENT																																			
Statement of Significance:		The garden smoking room is of outstanding cultural significance because it was built by Thomas Archer and has remained unaltered and it is a good example of a picturesque gothic element in the Gardenesque style garden. For the level of significance of individual spaces within the building, see below.																																	
Fabric:		The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values																																	

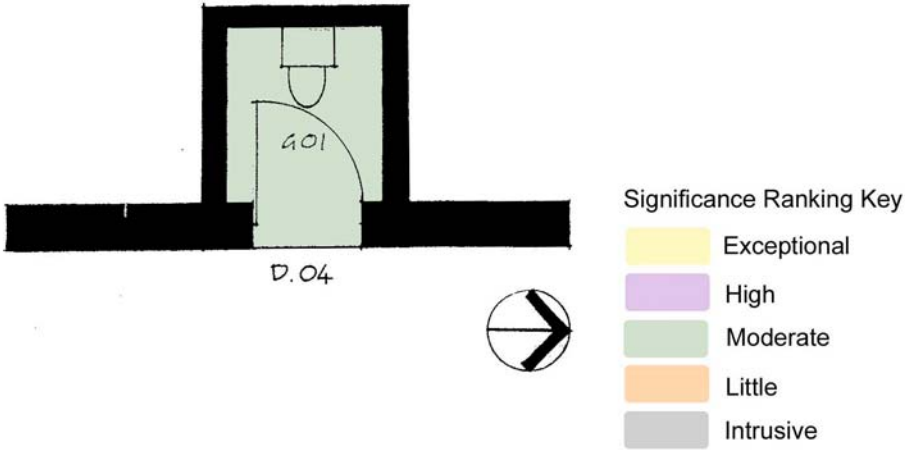

Garden Smoking Room

CONSERVATION POLICIES	
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88)..
Interpretation:	The building should be explained as a garden feature in the self-guided tour pamphlet. Consider opening the building to the public on occasions or as part of a guided garden tour.
Use:	The building should continue to be seen as a garden feature. No other use is appropriate.
Intervention:	No intervention to the fabric apart from necessary maintenance and conservation work should take place,
Adaptation:	This building should not be adapted for other uses.
MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	Every year: <ul style="list-style-type: none">◦ Check doors, locks and windows and in order.◦ Carefully clean interior Every 5 years: <ul style="list-style-type: none">◦ Repair and repaint if necessary to existing details Every 10 years: <ul style="list-style-type: none">◦ Repair external timber work Every 20 years: <ul style="list-style-type: none">◦ Carry out major repairs to metal roofing
IMAGES	
	
Ground floor plan of Garden Smoking Room showing significance ranking of interior spaces	Garden Smoking Room in its setting


Garden Lavatory

ITEM DETAILS									
Building Name:	Garden Lavatory		Precinct: House Precinct						
LOCATION PLAN									
									
HISTORY									
Historical Notes:	<p>The garden lavatory was built 1845, contemporary with the garden wall. Interior walls were refitted in c1950s with fibrous cement wall linings. It retains a patented toilet pan from the 1920s.</p> <p>In the 1890s the garden lavatory were recalled to be "so deep and dangerous that no women or children were allowed to visit them." ("A Tasmanian Childhood" memoirs Dorothy Mona Halkerston nee Kermode, AOT)</p>								
Key Date:	1845 (Items marked O are original to this date)	Abbreviations:	O = Key date N = 19 th Century M = Modern (Post 1942) E = Early 20 th Century						
PHYSICAL DESCRIPTION									
Exterior:	Roof: corrugated iron, O Walls: painted face brick, O Condition: fair Significance ranking: moderate								
Interior:	Space G01 Ceiling: fibrous cement sheet, timber battens, c1950s Walls: fibrous cement sheet, timber battens, c1950s Cornice: timber batten, c1950s Skirting: timber batten, c1950s Floor: vinyl on concrete, c1960s Other: Rexis painted timber seat, c1920s Condition: fair Significance ranking: moderate								
Door / Window Schedules:	Door Schedule: <table border="1"> <thead> <tr> <th>Door</th> <th>Type</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>D04</td> <td>Ledged and sheeted, scalloped</td> <td>O</td> </tr> </tbody> </table>			Door	Type	Date	D04	Ledged and sheeted, scalloped	O
Door	Type	Date							
D04	Ledged and sheeted, scalloped	O							
SIGNIFICANCE ASSESSMENT									
Statement of Significance:	<p>The garden lavatory is of cultural significance because it is built by Thomas Archer and has been continuously associated with the Archer family.</p> <p>For the level of significance of individual spaces within the building, see below.</p>								
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values								

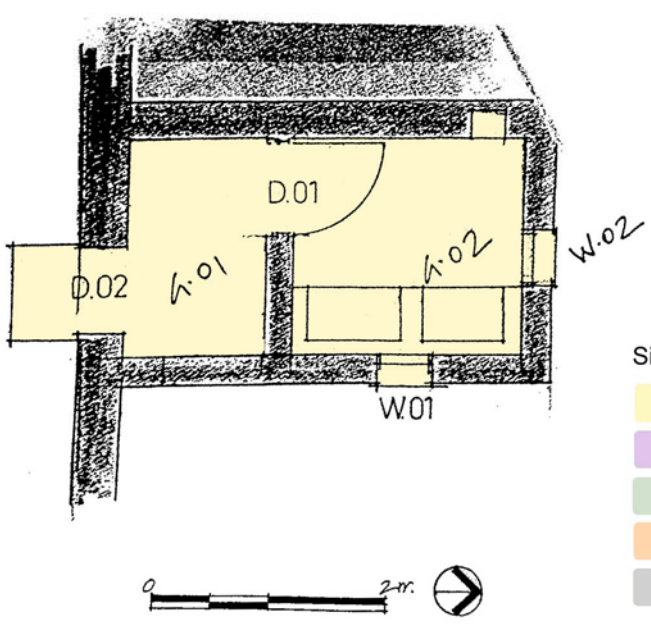
Garden Lavatory

CONSERVATION POLICIES	
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The lavatory could be mentioned in any interpretive information about the garden, however detailed explanation is unnecessary.
Use:	The lavatory should continue in its historic use by staff. Consider allowing the public to access the lavatory.
Intervention:	Upgrading the fitout and services in order to enable continuing use is appropriate.
Adaptation:	The lavatory could be sensitively adapted so that it could be made available for use by members of the public. Should continuing its use not be desirable, the room could be adapted for use as a potting shed or gardener's store, however, care should be taken to minimise impact on the significant fabric of the garden wall.
MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	Every year: <ul style="list-style-type: none"> ◦ Check door and lock in working order Every 2 years: <ul style="list-style-type: none"> ◦ Repair and repaint if necessary to existing details Every 20 years: <ul style="list-style-type: none"> ◦ Carry out major repairs to metal roofing
IMAGES	
	
Ground floor plan of Garden Smoking Room showing significance ranking of interior spaces	
	
Garden Lavatory in its setting	

Garden Privy

ITEM DETAILS					
Building Name: Garden Privy			Precinct: House Precinct		
LOCATION PLAN					
					
			Garden Privy with double thunderbox		
HISTORY					
Historical Notes:		The garden privy was built 1845, contemporary with the garden wall. It is largely intact with its double thunderbox. In the 1890s the garden lavatories were recalled to be “so deep and dangerous that no women or children were allowed to visit them.” (“A Tasmanian Childhood” memoirs Dorothy Mona Halkerston nee Kermode, AOT)			
Key Date:		1845 (Items marked O are original to this date)	Abbreviations:		O = Key date M = Modern (Post 1942)
					N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION					
Exterior:		Roof: Morewood and Rogers tiles, O; no gutter Walls: painted face brick, parapets to north, east, west, small opening to south side to empty pan, O Other feature: timber cleats on east wall for tie rods Condition: fair Significance ranking: exceptional			
Interior:		Space G01 Ceiling: beaded timber boards, O Walls: rendered, lined in imitation of ashlar, O Cornice: scotia, O Skirting: timber, O Floor: flagging, O Condition: poor Significance ranking: exceptional		Space G02 Ceiling: beaded timber boards, O Walls: plastered, O Cornice: scotia, O Skirting: timber, O Floor: timber, O Other: candle recess in north wall, double thunderbox, O Condition: fair Significance ranking: exceptional	
Door / Window Schedules:		Door Schedule:		Window Schedule:	
		Door	Type	Date	Window
		D02	6 panel leaf	O	W01
		D02	Opening in wall	O	W02
					Type
					Date
					O
					O

Garden Privy

SIGNIFICANCE ASSESSMENT	
Statement of Significance:	<p>The garden privy is of outstanding cultural significance because it is built by Thomas Archer and has been continuously associated with the Archer family.</p> <p>The garden privy is significant because it contains a double thunderbox.</p> <p>For the level of significance of individual spaces within the building, see below.</p>
Fabric:	<p>The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values</p>
CONSERVATION POLICIES	
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88). The main aim of the conservation of the privy should be to <i>preserve</i> the space and fabric in its current configuration.
Interpretation:	The privy could be mentioned in any interpretive information about the garden, however detailed explanation is unnecessary.
Use:	The privy should be interpreted as an element of the garden and able to be viewed (but not entered) by the public.
Intervention:	No intervention to the fabric apart from necessary maintenance and conservation work is appropriate.
Adaptation:	No adaptation is appropriate.
MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> Carefully clean interior Check door and windows are in working order <p>Every 2 years:</p> <ul style="list-style-type: none"> Check and repair exterior with garden walls if necessary Check and repair thunderbox if necessary to existing details <p>Every 5 years:</p> <ul style="list-style-type: none"> Repaint interior to existing details <p>Every 20 years:</p> <ul style="list-style-type: none"> Carry out major repairs to metal roofing
IMAGES	
 <p>Ground floor plan of Garden Privy showing significance ranking of interior spaces</p>	

Coach House

ITEM DETAILS			
Building Name: Coach House		Precinct:	Coach House Precinct
			
HISTORY			
Historical Notes:	<p>The coach house was built in 1847, shortly after the main house was extended in 1845. It was certainly complete by the time Thomas Archer died in 1850 as it is mentioned in his will. It provided a picturesque element at the end of the Woolmers garden, which was also set out at this time.</p> <p>Following the death of Thomas Archer, the coach house was leased from the estate. (Receipts from 1861 record it was leased at this time.) In the 1890s the coach house, as well as the main house and garden, was leased by Robert Quayle Kermode.</p> <p>In the early 20th century the coach house was used to garage Thomas Cathcart Archer’s 1913 Wolseley motor car, which is still housed there today. Thomas Edward Cathcart Archer also used it for his orcharding activities.</p>		
Key Date:	1847 (Items marked O are original to this date)	Abbreviations:	O = Key date N =19 th Century M = Modern (Post 1942) E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	<p>Roof: corrugated steel sheeting, date ?; over timber shingles, O; 3 no. timber louvre lanterns, O; timber framed box eaves, O; no gutter.</p> <p>Walls: north, south – brick, roughcast finish, sides and gable framed by roughcast margin, O; side framing in the form of pilaster with plinths and capitals, O; brick window sills, O</p> <p>east, west – brick, rough cast finish in three sections each comprising three bays divided by pilasters, O; On west wall window apertures are blank</p> <p>Other feature: 2 no. iron rods on east and west elevations</p> <p>Condition: fair</p> <p>Significance ranking: exceptional</p>		
Interior:	<p>Space G01 Coach House</p> <p>Ceiling: exposed ceiling joists and floor boards, O</p> <p>Walls: brick, O</p> <p>Floor: concrete, M</p> <p>Other: timber saddle and harness racks, O; Wolseley motor car, 1913; 2 no iron rods, dray wagon painted in name of ‘T. C. Archer’, date ?; stone horse trough, O</p> <p>Condition: good</p> <p>Significance ranking: exceptional</p>	<p>Space G02 Six Stall Stable</p> <p>Ceiling: exposed ceiling joists and floor boards, O</p> <p>Walls: brick, O</p> <p>Floor: cobble, O</p> <p>Other: timber saddle and harness racks, O</p> <p>Condition: fair</p> <p>Significance ranking: exceptional</p>	

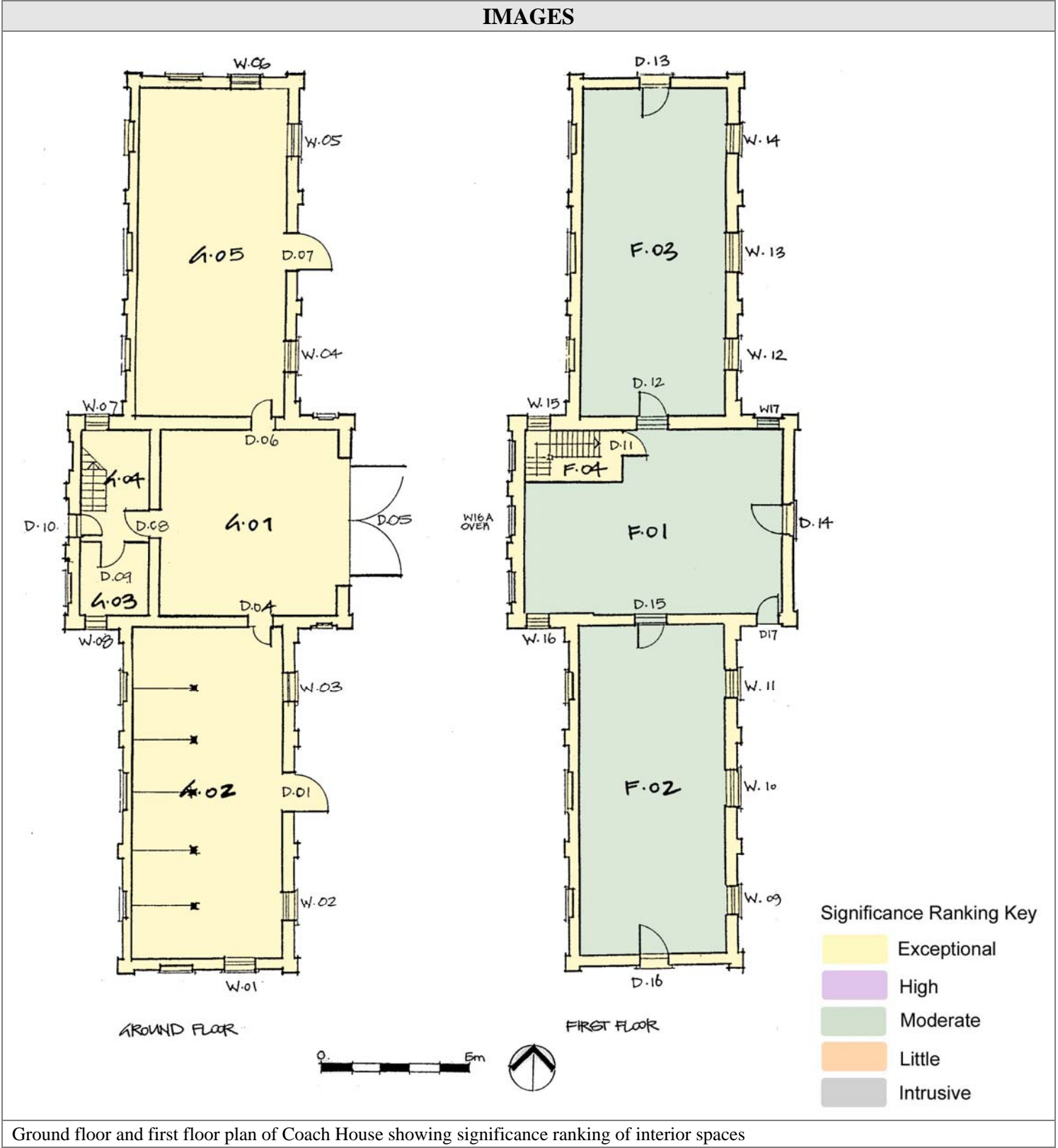
Coach House

	Space G03 Saddle Room Ceiling: exposed ceiling joists and floor boards, O Walls: brick, O; weatherboard partition, O Floor: concrete, M Other: iron bars to windows, timber racks for saddles, O Condition: good Significance ranking: exceptional			Space G04 Stair Hall Ceiling: exposed ceiling joists and floor boards, O Walls: brick, O Floor: concrete, M Other: timber staircase (balustrade missing in upper half), iron bars to windows, O Condition: fair Significance ranking: exceptional		
	Space G05 Six Stall Stable Ceiling: exposed ceiling joists and floor boards, O Walls: brick, O Floor: concrete, M Condition: fair Significance ranking: exceptional			Space F01 Ceiling: exposed hardwood framing, shingles on west side, O Walls: painted face brick, weatherboard partition to stair, O Skirting: small rectangular timber, O Floor: hardwood, O Other: roof lantern, O Condition: poor Significance ranking: moderate		
	Space F02 Ceiling: exposed roof framing, shingles on east side, O Walls: painted face brick, O Skirting: small rectangular timber Floor: hardwood, O Other: evidence of structural movement Condition: poor Significance ranking: moderate			Space F03 Ceiling: exposed roof framing, shingles on east side, O Walls: painted face brick, O Skirting: small rectangular timber Floor: hardwood, O Condition: poor Significance ranking: moderate		
	Space F04 Ceiling: exposed roof framing, O; exposed corrugated iron roofing, date ? Walls: painted face brick (north, west), weatherboard screen (south, east), O Skirting: small rectangular timber Floor: hardwood stair landing Other: pine stair from ground floor Condition: poor Significance ranking: exceptional					
Door / Window Schedules:	Door Schedule:			Window Schedule:		
	Door	Type	Date	Window	Type	Date
	D01	Ledged, braced and sheeted	O	W01	Ledged and sheeted door, timber adjustable louvres	O
	D04	Leaf	O	W02	9 panes, timber adjustable louvres	O
	D05	Ledged, braced and sheeted	O	W03	9 panes, timber adjustable louvres	O
	D06	Leaf	O	W04	9 panes, timber adjustable louvres	O
	D07	Ledged, braced and sheeted	O	W05	9 panes, timber adjustable louvres	O
	D08	Leaf	O	W06	Ledged and sheeted door, timber adjustable louvres	O
	D09	Leaf	O	W07	6 panes over 6 panes, iron bars	O
	D10	Ledged, braced and sheeted	O	W08	6 panes over 6 panes, iron bars	O
	D11	Leaf	O	W09	Timber louvres	O
	D12	Leaf	O	W10	Timber adjustable louvres	O
	D13	Ledged, braced and sheeted	O	W11	Timber louvres	O
	D14	Ledged, braced and sheeted	O	W12	Timber louvres	O
	D15	Leaf	O	W13	Timber adjustable louvres	O
	D16	Ledged, braced and sheeted	O	W14	Converted to ledged, braced and sheeted door	O
				W15	2 over 2 pane sash	O
				W16	2 over 2 pane sash, bricked	O

Coach House

		Window	Type	Date		
		W16a	13 pane fanlight	O		
		W17	Timber louvres, bricked	O		
SIGNIFICANCE ASSESSMENT						
Statement of Significance:	Designed by William Archer c1847 as part of the aggrandisement of the estate, the coach house is of exceptional cultural significance. It is a fine example of an early Victorian outbuilding, closely associated with the main house. Its detailing indicates its importance to the family when compared to the farm stables. The coach house is an important element in the picturesque estate planning enforced by William Archer at Woolmers from the 1840s, with its western façade a prominent element at the end of the garden and its roof line a feature in views along the formal drive from Woolmers Cottage to the main house.					
	For the level of significance of individual spaces within the building, see below.					
Fabric:	The fabric reflects	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/> State	<input checked="" type="checkbox"/> National	<input checked="" type="checkbox"/> World	heritage values
CONSERVATION POLICIES						
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).					
Interpretation:	The interpretation information provided in the self-guided tour pamphlet is adequate.					
Use:	The building is currently left as a display space, mainly for the 1913 Wolseley car. In future, new compatible uses could be introduced (e.g., riding school) or historic uses (e.g., horse stables) reintroduced to the building. Such uses should take advantage of the existing spaces and not require partitioning of rooms.					
Intervention:	Intervention to install a discreet security system is appropriate. Other intervention in accordance with Policy 30 appropriate.					
Adaptation:	Sensitive adaptation of the building for new uses is appropriate in accordance with the policies for adaptation (Policies 49 and 50, pp. 97-8).					
MAINTENANCE						
Recommended Maintenance Schedule & Frequency:	Every year: <ul style="list-style-type: none">◦ Carefully clean interior spaces.◦ Check doors, locks, windows are in working order.◦ Check metal roofing and repair if needed Every 2 years: <ul style="list-style-type: none">◦ Repair and repaint exterior to existing details if necessary◦ Repaint external joinery◦ Check external steelwork and spot prepare and paint if needed Every 5 years: <ul style="list-style-type: none">◦ Inspect structural timbers for termites and rot and take remedial action◦ Check roof timbers and masonry walls for structural faults and take remedial action Every 10 years: <ul style="list-style-type: none">◦ Engage archaeologist to check extant apple grader Every 20 years: <ul style="list-style-type: none">◦ Renew external galvanised steel roofing					

Coach House



Coach House



East elevation central bay



East elevation north wing



Picturesque element across Woolmers Garden



Thomas Cathcart Archer's Wolseley motor car, 1913 (right) and Plymouth



Six stall stable (Space G02)



Space G02

Coach House



Original ledged, braced and sheeted door (D01)

Coachman's Cottage

ITEM DETAILS			
Building Name: Coachman's Cottage		Precinct:	Coach House Precinct
			
HISTORY			
Historical Notes:	The Coachman's Cottage was built about the same time as the Coach House, 1847. It was designed to house two coachmen and their families in attached dwellings. The cottage was leased out from the estate following the death of Thomas Archer, in 1850.		
	In 1984, Thomas William Archer renovated the interior for guest accommodation. The alterations were designed by architect Robert Morris Nunn and included insertion of a new stair, new window openings, a new partition wall, and kitchen and bathroom fitouts. The new work was given a Royal Australian Institute of Architecture (Tasmanian Chapter) Merit Award.		
Key Date:	1847 (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	Roof: corrugated iron, early 20 th century; ogee gutter, timber boxed eaves, downpipes M; roughcast chimneys, O Walls: roughcast, decorative recess in walls, O; dampcourse, M Other feature: weatherboard and lattice porches, 1970s?; brick flagging on concrete base, 1984 Condition: good Significance ranking: exceptional		
Interior:	Space G01 Kitchen Ceiling: exposed hardwood joists, draft battens and flooring, O Walls: painted face brick, timber string built in external walls, O Floor: terracotta tiles in imitation of flagging, 1984 Chimney piece: timber, O Other: kitchen fitout, coat rail on wall, stair removed, 1984 Condition: good Significance ranking: moderate	Space G02 Lavatory Ceiling: plasterboard, c1990 Walls: plasterboard, timber dado, c1990 Skirting: beaded timber, c1990 Floor: terracotta tiles in imitation of brick flagging, 1984 Other: fanlight over door, lavatory fitout, electrical metre cupboard, c1990 Condition: good Significance ranking: little	
	Space 03 Stair Hall Ceiling: plasterboard, 1984 Walls: plasterboard battened off masonry, 1984 Skirting: timber, torus mould, 1984 Floor: carpet on concrete, 1984 Other: hardwood stair, 1984 Condition: good Significance ranking: little	Space G04 Bathroom Ceiling: plasterboard, 1984 Walls: plasterboard, tiled recess to bath, tiled splashback to basin, 1984 Skirting: beaded timber, 1984 Floor: terracotta tiles in imitation of brick flagging, 1984 Condition: good Significance ranking: little	

Coachman's Cottage

	Space G05 Ceiling: v-jointed hardwood boards, pre-1980? Walls: plasterboard, 1984 Cornice: timber, 1984 Skirting: timber, torus mould, 1984 Floor: carpet on concrete, slate hearth, 1984 Chimney piece: timber, 1984 Other: bookcases on north wall, stair removed, 1984 Condition: good Significance ranking: moderate	Space F01 Bedroom Ceiling: plasterboard, 1984 Walls: painted face brick with timber string wall, O; doorway bricked up in north wall, 1984 Skirting: beaded timber, 1984 Floor: timber, O Other: wardrobe, stair removed, 1984 Condition: good Significance ranking: moderate																																																																								
	Space F02 Stair Hall Ceiling: Plasterboard, tent form, 1984 Walls: plasterboard, 1984 Skirting: beaded timber, 1984 Floor: timber, O Condition: good Significance ranking: moderate	Space F03 Bedroom Ceiling: Plasterboard, tent form, 1984 Walls: north, east, south – plasterboard, 1984; west - painted face brick to eaves level, O; then plastered, 1984 Skirting: beaded timber, 1984 Floor: timber, O Condition: good Significance ranking: moderate																																																																								
	Space F04 Bedroom Ceiling: compressed cement sheet and timber battens, c1940 Walls: north, east, south – plasterboard, 1984; west - painted brick to eaves level then plastered, O Skirting: beaded timber, 1984 Floor: timber, O Other: built in cupboard, stair removed, 1984 Condition: good Significance ranking: moderate																																																																									
Door / Window Schedules:	Door Schedule: <table> <thead> <tr> <th>Door</th><th>Type</th><th>Date</th></tr> </thead> <tbody> <tr><td>D01</td><td>Ledged and sheeted</td><td>1984</td></tr> <tr><td>D02</td><td>Architrave and leaf</td><td>1984</td></tr> <tr><td>D03</td><td>Architrave and leaf</td><td>1984</td></tr> <tr><td>D04</td><td>Architrave and leaf</td><td>1984</td></tr> <tr><td>D05</td><td>Architrave and leaf</td><td>1984</td></tr> <tr><td>D06</td><td>Architrave and leaf</td><td>O?</td></tr> <tr><td>D07</td><td>Ledged and sheeted</td><td>O</td></tr> <tr><td>D08</td><td>Architrave and leaf</td><td>1984</td></tr> <tr><td>D09</td><td>Architrave and leaf</td><td>1984</td></tr> <tr><td>D10</td><td>Leaf</td><td>O</td></tr> </tbody> </table>	Door	Type	Date	D01	Ledged and sheeted	1984	D02	Architrave and leaf	1984	D03	Architrave and leaf	1984	D04	Architrave and leaf	1984	D05	Architrave and leaf	1984	D06	Architrave and leaf	O?	D07	Ledged and sheeted	O	D08	Architrave and leaf	1984	D09	Architrave and leaf	1984	D10	Leaf	O	Window Schedule: <table> <thead> <tr> <th>Window</th><th>Type</th><th>Date</th></tr> </thead> <tbody> <tr><td>W01</td><td>6 pane & 3 pane sliding</td><td>O?</td></tr> <tr><td>W02</td><td>6 pane & 3 pane sliding</td><td>O?</td></tr> <tr><td>W03</td><td>6 pane & 3 pane sliding</td><td>O</td></tr> <tr><td>W04</td><td>6 pane & 3 pane sliding</td><td>Resued</td></tr> <tr><td>W05</td><td>6 pane & 3 pane sliding</td><td>Resued</td></tr> <tr><td>W06</td><td>6 pane & 3 pane sliding</td><td>O, linings M</td></tr> <tr><td>W07</td><td>3 pane & 3 pane sliding</td><td>Reconstructed?</td></tr> <tr><td>W08</td><td>3 pane & 3 pane sliding</td><td>M</td></tr> <tr><td>W09</td><td>6 pane & 3 pane sliding</td><td>O?</td></tr> <tr><td>W10</td><td>4 pane & 4 pane sliding</td><td>M</td></tr> <tr><td>W11</td><td>4 pane & 4 pane sliding</td><td>Reconstructed?</td></tr> <tr><td>W12</td><td>4 pane & 4 pane sliding</td><td>M</td></tr> </tbody> </table>	Window	Type	Date	W01	6 pane & 3 pane sliding	O?	W02	6 pane & 3 pane sliding	O?	W03	6 pane & 3 pane sliding	O	W04	6 pane & 3 pane sliding	Resued	W05	6 pane & 3 pane sliding	Resued	W06	6 pane & 3 pane sliding	O, linings M	W07	3 pane & 3 pane sliding	Reconstructed?	W08	3 pane & 3 pane sliding	M	W09	6 pane & 3 pane sliding	O?	W10	4 pane & 4 pane sliding	M	W11	4 pane & 4 pane sliding	Reconstructed?	W12	4 pane & 4 pane sliding	M
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Statement of Significance:	Designed by William Archer in c1847, the coachman's cottage is of exceptional cultural significance as a consciously architectural design, hiding two separate residences in one composition. Its design demonstrates the status of the coachman when compared to the other workers' cottages on the estate. For the level of significance of individual spaces within the building, see below.																																																																									
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input checked="" type="checkbox"/> World heritage values																																																																									

CONSERVATION POLICIES

Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The current interpretative information provided at the site is adequate.
Use:	This building should continue to be used for bed and breakfast or similar accommodation.
Intervention:	Kitchen and bathroom fitouts could be upgraded if necessary. Other intervention in accordance with Policy 30 (p. 96) is appropriate.
Adaptation:	The interior was converted for bed & breakfast accommodation in 1984. The building could be reconfigured to provide two separate accommodation units.

MAINTENANCE**Recommended
Maintenance
Schedule &
Frequency:**

Every year:

- Check doors, locks, windows are in working order
- Inspect and clean out gutters and downpipes
- Check metal roofing, guttering and flashings and repair if needed

Every 2 years:

- Repair and repaint, if necessary, to existing details

Every 5 years:

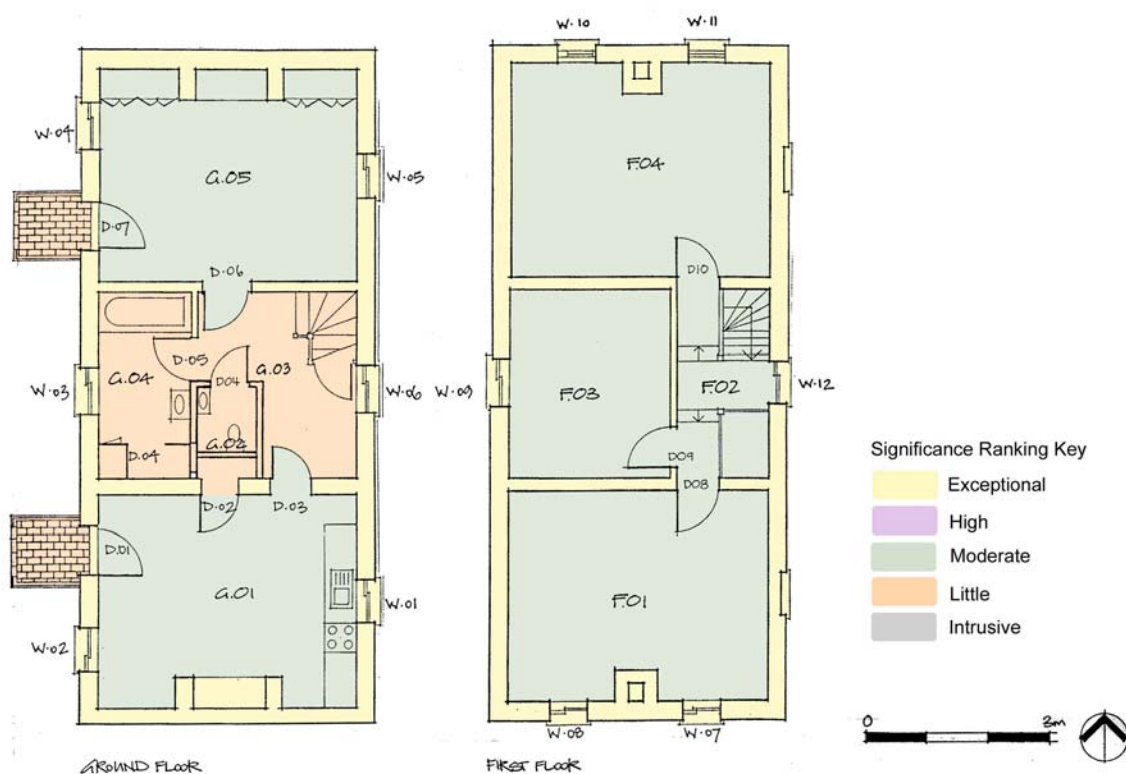
- Paint external joinery and timber work
- Paint external painted render and masonry surfaces
- Paint external metal surfaces
- Check roof timbers and masonry walls for structural faults and take remedial action
- Inspect structural timbers for termites and rot and take remedial action

Every 10 years:

- Repair external timber work

Every 20 years:

- Renew external metal roofing, guttering, downpipes and flashings

IMAGES

Ground floor and first floor plan of Coachman's Cottage showing significance ranking of interior spaces

Coachman’s Cottage



Coachman’s Cottage in its setting



East elevation



West elevation central bay

Garage

ITEM DETAILS									
Building Name:			Garage		Precinct:		Coach House Precinct		
									
					West elevation				
HISTORY									
Historical Notes:		The garage is a weatherboard structure built in the early twentieth century, located to the north of the coach house. It was originally built to house the Archer family’s motor cars, one of which (1954 Dodge) is still kept there. The garage was constructed by 1921, when it is shown in an aerial photograph.							
Key Date:		1910s (Items marked O are original to this date)		Abbreviations:		O = Key date M = Modern (Post 1942)		N =19 th Century E = Early 20 th Century	
PHYSICAL DESCRIPTION									
Exterior:		Roof: corrugated asbestos over battens suggesting original iron tiles, 1930s; paling roof skillion, date ?; boxed eaves, O (probably refaced) Walls: beaded weatherboards (north, south, west), feathered edged boards, brick plinth partly rendered (east), O Other feature: skillion to south side, timber rails and palings to walls, date ? Condition: fair Significance ranking: moderate							
Interior:		Space G01 No Access			Space G02 Ceiling: exposed roof framing, O; asbestos roof sheeting, 1930s Walls: weatherboards (north, south), exposed timber framing and weatherboards (east, west), O Floor: earth Other: peg board on east wall, dodge motor car, 1954 Condition: fair Significance ranking: moderate				
		Space G03 Ceiling: exposed roof framing, O; corrugated asbestos roofing, 1930s Walls: exposed timber framing and weatherboards, O Floor: concrete screed over brick flagging Condition: fair Significance ranking: moderate			Space G04 Ceiling: exposed hardwood palings and rafters, date ? Walls: weatherboards, vertical timber screen (north, west), rail screen (south), date ? Floor: earth Condition: poor Significance ranking: moderate				
Door / Window Schedules:		Door Schedule:			Window Schedule:				
		Door	Type	Date	Window	Type	Date		
		D01	Ledged, braced and sheeted	1950s	W01	Timber weatherboard shutter	1930s		
		D02	Ledged, braced and sheeted	1950s					
		D03	Ledged, braced and sheeted	1950s					

Garage

SIGNIFICANCE ASSESSMENT

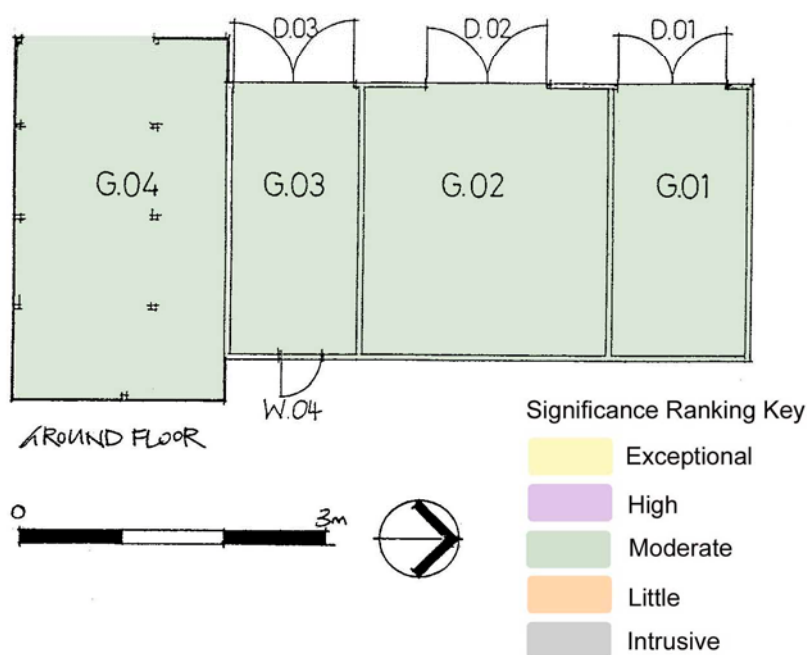
Statement of Significance:	The garage is of moderate significance for its association with later generations of the Archer family and their interest in motor cars. For the level of significance of individual spaces within the building, see below.
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values
CONSERVATION POLICIES	
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The display of a motor car in this building interprets its history and use to an extent. The building is of lesser significance than others in the precinct and need not be overly stressed in interpretation measures.
Use:	The current use of the building for display of a motor car and storage is appropriate.
Intervention:	Intervention to install a discreet security system is appropriate. Other intervention in accordance with Policy 30 appropriate. The lean-to should be re-roofed using galvanised iron, preferably reused from elsewhere on the site.
Adaptation:	Sensitive adaptation of the building in order to improve storage or display facilities is appropriate in accordance with the policies for adaptation (Policies 49 and 50, pp. 97-8).

MAINTENANCE

Recommended Maintenance Schedule & Frequency:

- Every year:
- Carefully clean interior spaces.
 - Check doors, locks, windows are in working order.
- Every 2 years:
- Maintain and repaint exterior to existing details if necessary
 - Check over and repair roof coverings and flashings
- Every 5 years:
- Check for structural faults and take remedial action
- Every 10 years:
- Repair external timber work
- Every 20 years:
- Carry out major repairs to roofing

IMAGES



Ground floor plan of Garage showing significance ranking of interior spaces

Garage





East elevation



West elevation

Garage

Coachman's Cottage Shed

ITEM DETAILS																		
Building Name:	Coachman's Cottage Shed		Precinct: Coach House Precinct															
																		
South elevation																		
HISTORY																		
Historical Notes:	<p>Built at an unknown date, the shed is a weatherboard structure with a skillion roof, located to the north of the coachman's cottage. (The 1947 aerial photograph does not show the building.)</p> <p>At some time the interior was divided into two rooms. The second room was lined out with plywood and battens, and fitted with a timber coat rail relocated from elsewhere. The building is currently used for storing firewood.</p>																	
Key Date:	c1950 (Items marked O are original to this date)	Abbreviations:	O = Key date N = 19 th Century M = Modern (Post 1942) E = Early 20 th Century															
PHYSICAL DESCRIPTION																		
Exterior:	Roof: corrugated iron, timber fascia, O; no gutter Walls: splayed weatherboards, O; door infilled on south wall Condition: fair Significance ranking: little																	
Interior:	Space G01 Ceiling: exposed rafters, battens and corrugated iron, O Walls: exposed timber framing (north, south, east), weatherboards (west), O Floor: flagging, O Condition: fair Significance ranking: little	Space G02 Ceiling: plywood and battens, date ? Walls: plywood and battens, date ? Floor: timber, O Other: salvaged timber coat rail with timber hooks on south wall, relocated from elsewhere Condition: fair Significance ranking: little																
Door / Window Schedules:	Door Schedule: <table border="1"> <thead> <tr> <th>Door</th> <th>Type</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>D01</td> <td>Ledged and sheeted</td> <td>salvaged</td> </tr> <tr> <td>D02</td> <td>Horizontal braced?</td> <td>O?</td> </tr> </tbody> </table>	Door	Type	Date	D01	Ledged and sheeted	salvaged	D02	Horizontal braced?	O?	Window Schedule: <table border="1"> <thead> <tr> <th>Window</th> <th>Type</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>W01</td> <td>9 pane</td> <td>O</td> </tr> </tbody> </table>	Window	Type	Date	W01	9 pane	O	
Door	Type	Date																
D01	Ledged and sheeted	salvaged																
D02	Horizontal braced?	O?																
Window	Type	Date																
W01	9 pane	O																
SIGNIFICANCE ASSESSMENT																		
Statement of Significance:	<p>The coachman's cottage shed of cultural significance because it is associated with the Archer family and it demonstrated the continued need for outbuildings, albeit different locations from the earlier outbuildings as the use and management of the Woolmers Estate changed.</p> <p>For the level of significance of individual spaces within the building, see below.</p>																	
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values																	

Coachman’s Cottage Shed

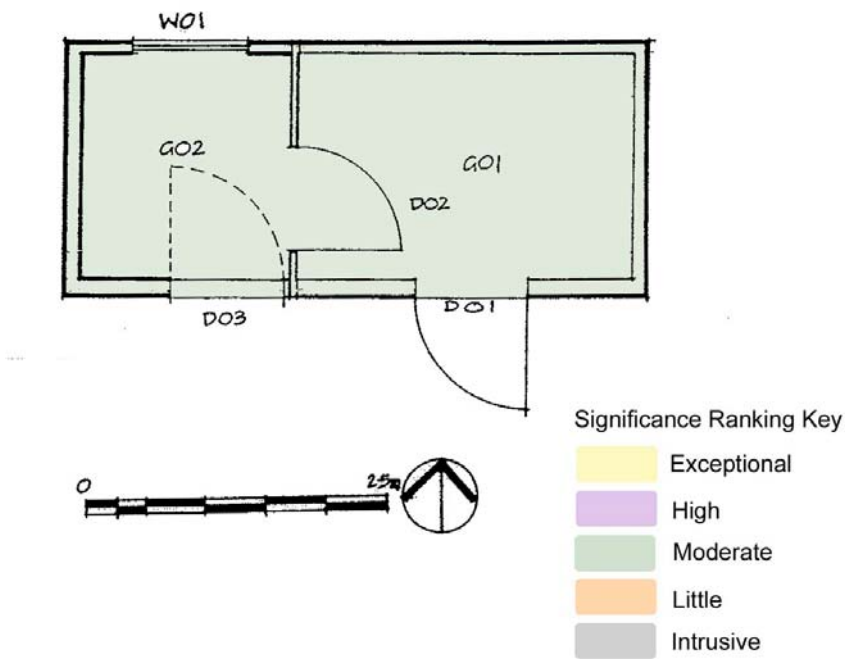
CONSERVATION POLICIES

Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The building need not be interpreted.
Use:	The building should continue to serve a functional purpose for storage, wood store etc.
Intervention:	Intervention is appropriate in accordance with Policy 30 (p. 96).
Adaptation:	Complete adaptation is appropriate in accordance with Policies 49 and 50 (pp. 97-8).

MAINTENANCE

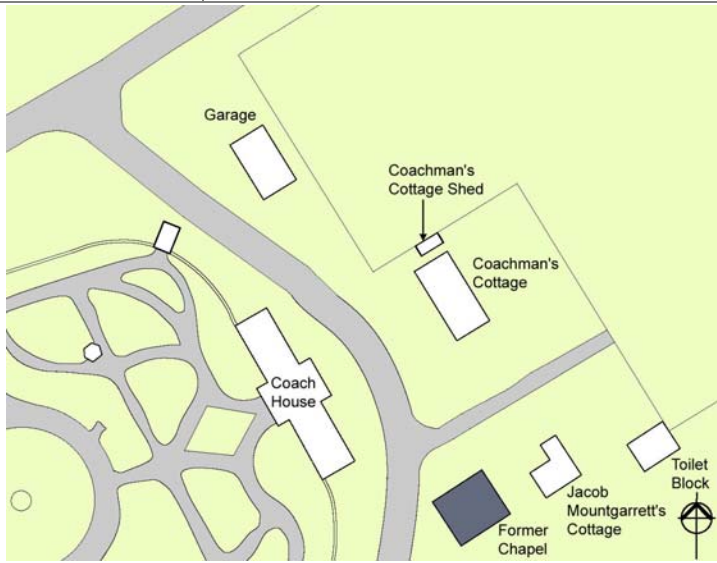

Recommended Maintenance Schedule & Frequency:	<div>Every year:<ul style="list-style-type: none">Carefully clean interior spaces.Check doors, locks, windows are in working order.Check metal roofing and repair if needed</div> <div>Every 2 years:<ul style="list-style-type: none">Repair and re-new finish to existing details if necessary</div> <div>Every 5 years:<ul style="list-style-type: none">Check for structural faults and take remedial action</div> <div>Every 10 years:<ul style="list-style-type: none">Repair external timber work</div> <div>Every 20 years:<ul style="list-style-type: none">Renew metal roofing</div>
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IMAGES



Ground floor plan of Coachman’s Cottage Shed showing significance ranking of interior spaces

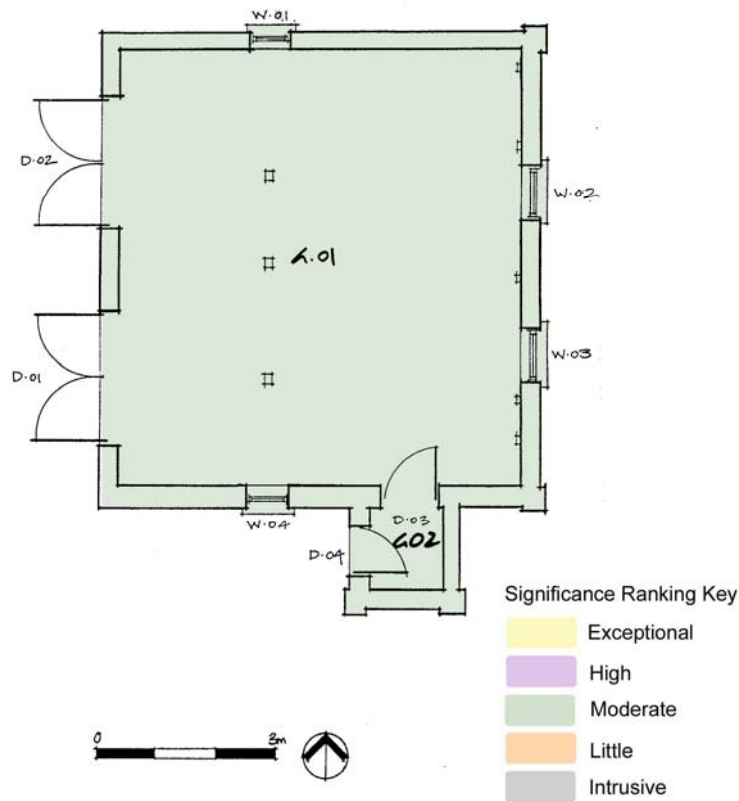
Former Chapel

ITEM DETAILS						
Building Name: Former Chapel			Precinct: Coach House Precinct			
						
South Elevation						
HISTORY						
Historical Notes:		The former chapel was built in the 1840s and was designed to ensure the religious well being of the workers, which was a common practice on an estate of this size. It was constructed as simple neo-classical gabled building with a small porch on the southern end Following the death of Thomas Archer (1850), and the subsequent changes with the management of the estate, the chapel fell into disuse. In the 1920s it was extended to house an apple grader to support the orcharding activities on the estate run by Thomas Edward Cathcart Archer. At this time, the west wall was removed and replaced with timber columns, and a skillion extension was built with large timber doors to allow easy loading and unloading of the fruit. The apple grader, manufactured by D. Harvey Ltd of Box Hill, Victoria survives in the building.				
Key Date:		1840s (Items marked O are original to this date)	Abbreviations: O = Key date N =19 th Century M = Modern (Post 1942) E = Early 20 th Century			
PHYSICAL DESCRIPTION						
Exterior:		Roof: corrugated steel, date ?; over timber shingles, O; timber eaves fascia cut at angle, O Walls: brick, roughcast, O and 1920s; porch with pilasters and capitals (south); 9 no. iron tie rod plates, 1 no timber tie rod plate (east); 2 no metal tie rods, c1920s?, 3 no sub floor iron vents, 1920s (west), Other features: steel gutter and downpipe (west elevation), c1920s; lunette windows in upper portion of north and south walls, O Condition: poor Significance ranking: high				
Interior:		Space G01 Ceiling: exposed roof framing, O and 1920s Walls: brick, O and 1920s Floor: timber, O (150mm) and 1920s (100mm) Other: base of colonial pine dresser, 1840s; original west wall replaced by 3 no timber columns; apple grader manufactured by D. Harvey Ltd, Box Hill, Vic, 1920s Condition: fair Significance ranking: moderate		Space G02 Porch Ceiling: lath and plaster, O Walls: brick, O Skirting: missing Floor: timber, O Condition: poor Significance ranking: moderate		
Door / Window Schedules:		Door Schedule:		Window Schedule:		
	Door	Type	Date	Window	Type	Date
	D01	Ledged, braced and sheeted	1920s	W01	6 over 6 pane sash (relocated)	O
	D02	Ledged, braced and sheeted	1920s	W02	8 over 12 pane sash	O
	D03	Leaf	O	W03	8 over 12 pane sash	O
	D04	6 panel, bead flush	O	W04	6 over 6 pane sash (relocated)	O

Former Chapel

SIGNIFICANCE ASSESSMENT	
Statement of Significance:	<p>Built for the spiritual well-being of the estate workers, the former chapel is of exceptional cultural significance, and is one of the buildings that allowed the estate to operate as a self-sufficient village. It is likely to be the design of William Archer, and its steeple is an element in the picturesque aesthetic applied to the estate in the 1840s. The alterations to the building in the early 20th century demonstrate the shift of activity away from wool growing toward orcharding.</p> <p>For the level of significance of individual spaces within the building, see below.</p>
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input checked="" type="checkbox"/> World heritage values
CONSERVATION POLICIES	
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The interpretation information provided in the self-guided tour pamphlet is adequate. The former use of the building as a chapel is somewhat obscured by the apple grading machinery, and could be improved by allowing visitors to enter the building via the south porch.
Use:	The building is currently unused apart from being part of the tourist experience at Woolmers. New uses may be appropriate and these should be assessed in accordance with Policy 28 (p. 91). The re-establishment of the use of the building as a chapel would be appropriate so long as evidence of the use of the building for apple grading is retained. (The chapel pews are currently stored in the basement of the Store.)
Intervention:	Intervention to install a discreet security system is appropriate. Other intervention in accordance with Policy 30 appropriate.
Adaptation:	There is scope for adaptation of the building for new or re-established historical uses in accordance with Policies 49 and 50 (pp. 97-8).
MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> ◦ Carefully clean porch and interior spaces ◦ Check doors, locks, windows are in working order. ◦ Inspect and clean gutters and downpipes ◦ Check metal roofing and repair if needed <p>Every 2 years:</p> <ul style="list-style-type: none"> ◦ Repair and repaint exterior to existing details if necessary ◦ Paint exposed external joinery and timber work <p>Every 5 years:</p> <ul style="list-style-type: none"> ◦ Inspect structural timbers for termites and rot and take remedial action ◦ Check roof timbers and masonry walls for structural faults and take remedial action ◦ Paint external painted render and masonry surfaces ◦ Paint external metal surfaces <p>Every 10 years:</p> <ul style="list-style-type: none"> ◦ Engage archaeologist to check extant apple grader <p>Every 20 years:</p> <ul style="list-style-type: none"> ◦ Renew external galvanised steel roofing and guttering

IMAGES



Ground floor plan of Former Chapel showing significance ranking of interior spaces



East elevation



North elevation

Former Chapel



West elevation



View of former chapel and its setting from south east





Space G01, showing exposed timber roof framing and 1920s apple grader on left.



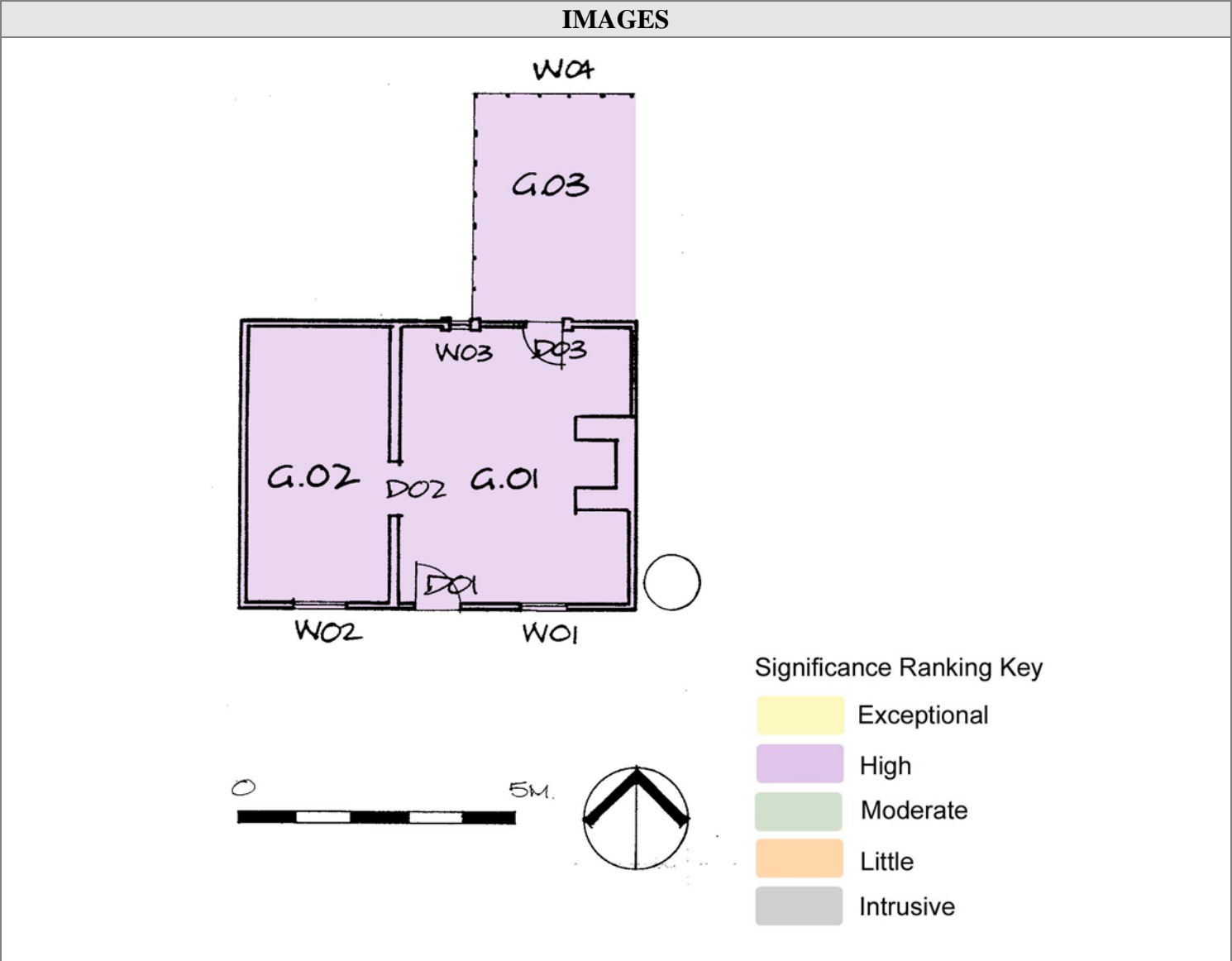
Stacked timber boxes used for orcharding activities in Space G01

Jacob Mountgarrett's Cottage

ITEM DETAILS			
Building Name: Jacob Mountgarrett's Cottage		Precinct:	Coach House Precinct
			
		East elevation	
HISTORY			
Historical Notes:	<p>Jacob Mountgarrett's cottage was originally built for Dr. Jacob Mountgarrett (1773-1828), on what is now the Brickendon estate. It was relocated to Woolmers in 1830 after Thomas Archer purchased Mountgarrett's farm land to the south west of Woolmers in 1827. The land was later made part of Brickendon and conveyed by Thomas to his brother William in 1839.</p> <p>The cottage consists of a simple gabled weatherboard building with a brick chimney to the east. The open skillion weatherboard addition was made to the north elevation in the 1920s.</p> <p>Numerous layers of wallpaper have built up over the years, suggesting that the house was continually lived in for a long time. The main room now houses two pieces of acetylene gas manufacturing equipment from Crossley Bros. Ltd. of Manchester which produced gas for the main house. A nineteenth century bench saw and its mounting survive in the skillion addition.</p>		
Key Date:	1830s (relocated) (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	<p>Roof: corrugated steel sheet, date?; over timber shingles, O; no gutters, brick chimney, O</p> <p>Walls: split weatherboard shingles on rubble footings, brick nogged, O; skillion weatherboard addition, 1920s (north); evidence for a gabled porch over D01 (south); exposed brick chimney breast, 1920s, corrugated steel storage tank floor mounted on brick, date ?, associated with acetylene gas manufacturing machine (east)</p> <p>Condition: poor</p> <p>Significance ranking: moderate</p>		
Interior:	<p>Space G01</p> <p>Ceiling: lath and plaster, O (removed)</p> <p>Walls: lath and plaster over brick nogging, O (part removed)</p> <p>Skirting: timber, O</p> <p>Floor: timber, O</p> <p>Chimney piece: timber surround, O</p> <p>Other: layers of wallpaper; copper water tank</p> <p>Condition: poor</p> <p>Significance ranking: moderate</p>	<p>Space G02</p> <p>Ceiling: lath and plaster, O</p> <p>Walls: lath and plaster over brick nogging, O</p> <p>Skirting: timber, O</p> <p>Floor: timber, O</p> <p>Other: remnant estate fencing, 1840s</p> <p>Condition: poor</p> <p>Significance ranking: moderate</p>	

Jacob Mountgarrett's Cottage

	Space G03 Ceiling: exposed roof rafters under metal corrugated sheeting, O Walls: timber stud framing and sawn boarding, O Floor: earth Other: bench saw and mounting, N Condition: poor Significance ranking: moderate																												
Door / Window Schedules:	Door Schedule: <table><tr><td>Door</td><td>Type</td><td>Date</td></tr><tr><td>D01</td><td>Ledged and sheeted</td><td>O</td></tr><tr><td>D02</td><td>Leaf</td><td>O</td></tr><tr><td>D03</td><td>Ledged and sheeted</td><td>1930s</td></tr></table>	Door	Type	Date	D01	Ledged and sheeted	O	D02	Leaf	O	D03	Ledged and sheeted	1930s	Window Schedule: <table><tr><td>Window</td><td>Type</td><td>Date</td></tr><tr><td>W01</td><td>4 and 8 pane sliding sash</td><td>O</td></tr><tr><td>W02</td><td>4 and 8 pane sliding sash</td><td>O</td></tr><tr><td>W03</td><td>Sash</td><td>1930s</td></tr><tr><td>W04</td><td>top weatherboard shingle hopper</td><td>1920s</td></tr></table>	Window	Type	Date	W01	4 and 8 pane sliding sash	O	W02	4 and 8 pane sliding sash	O	W03	Sash	1930s	W04	top weatherboard shingle hopper	1920s
Door	Type	Date																											
D01	Ledged and sheeted	O																											
D02	Leaf	O																											
D03	Ledged and sheeted	1930s																											
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W01	4 and 8 pane sliding sash	O																											
W02	4 and 8 pane sliding sash	O																											
W03	Sash	1930s																											
W04	top weatherboard shingle hopper	1920s																											
SIGNIFICANCE ASSESSMENT																													
Statement of Significance:	Reputedly relocated to Woolmers in the 1830s from Jacob Mountgarrett’s property nearby, Mountgarrett’s cottage is of high significance for its age, brick nogged construction, and its role in housing estate workers over time. The cottage contains the acetylene gas plant which once provided gas power to the house and which is of technical significance. The numerous layers of wallpaper extant on the walls of the cottage have the potential to provide information about decoration of a farm workers cottage over a long period of time and attests to the status of the various workers on the estate. For the level of significance of individual spaces within the building, see below.																												
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values																												
CONSERVATION POLICIES																													
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).																												
Interpretation:	The building is of lesser significance than others in the precinct and need not be overly stressed in interpretation measures. The information provided in the self-guided tour brochure could be amended to reflect Mountgarrett’s association with the Brickendon land. As well, the acetylene gas machine and layers of wallpaper contained in the building could be further explained to the public.																												
Use:	The exterior of the building should be shown to the public on self-guided tours. The acetylene gas machine should be highlighted to the visitor and its use explained. The interior of the building should not be shown to the public. It may be used for storage.																												
Intervention:	Intervention in accordance with Policy 30 is appropriate. Intervention in the wallpapers is appropriate for research purposes.																												
Adaptation:	There is scope for adaptation of the building to suit functional uses or public visitation, in accordance with Policies 49 and 50 (pp. 97-8).																												
MAINTENANCE																													
Recommended Maintenance Schedule & Frequency:	Every year: ◦ Carefully clean interior spaces ◦ Check doors, locks, windows and acetylene gas machine are in working order Every 2 years: ◦ Repair to existing details if necessary Every 5 years: ◦ Check for structural faults and take remedial action ◦ Renew external finish Every 10 years: ◦ Engage industrial archaeologist to check acetylene gas machine Every 20 years: ◦ Renew external steel roofing																												



Ground floor plan of Jacob Mountgarrett's Cottage showing significance ranking of interior spaces

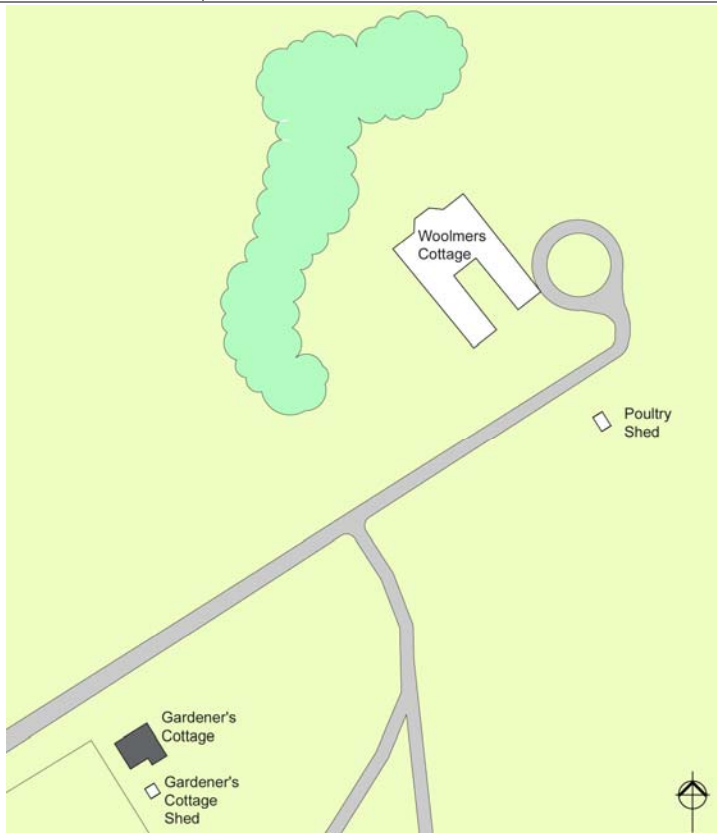



South elevation



View of Jacob Mountgarrett's cottage in its setting from south west

Jacob Mountgarrett’s Cottage

ITEM DETAILS			
Building Name: Gardener's Cottage		Precinct: Cottage Precinct	
			
North and east elevations			
HISTORY			
Historical Notes:	The Gardener's Cottage was built as part of the 1840s building program at Woolmers. It was built in the picturesque Gothic style to be viewed on the drive between Woolmers Cottage and the Main House. It is a cottage ornee The building was adapted in 1998 to serve as guest accommodation.		
Key Date:	1840s (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	Roof: corrugated iron, early 20 th century; over shingles, O; timber fascias, fretted bargeboards, finials, chimney in south east corner, O; face brick chimney, c1920s Walls: pebble dash, rendered masonry sills, cast iron vents, O; rough cast to north gable, c1880s; timber plates for structural tie rods, date ? Other feature: decorative porch to front door, O; dish drain (east elevation), O?; rectangular section picket fence, 1998 Condition: good Significance ranking: high		
Interior:	Space G01 Ceiling: lath and plaster, O Walls: face brick (west), O; plasterboard (north, south, east), 1998 Skirting: beaded, 1998 Floor: timber, O Chimney piece: timber, O Other: built in cupboards, O?; tie rods in east and west walls, c1863 Condition: good Significance ranking: moderate	Space G02 Ceiling: lath and plaster, O Walls: baltic pine boards (north), c1900; hardwood boarded dado, c1920s, over plaster (east), O; plaster (south), O; plasterboard (west), 1998 Skirting: beaded, 1998 Floor: timber boards, O Other: built in cupboards, 1998?; tie rods on north, south, east, west walls, c1863 Condition: good Significance ranking: little	

Gardener's Cottage

	Space G03 Ceiling: lath and plaster, O Walls: lined in plasterboard, 1998 Skirting: beaded, 1998 Floor: timber, O Chimney piece: timber, c1920s Other: tie rods in north and south walls, c1863 Condition: good Significance ranking: little	Space G04 Ceiling: beaded baltic pine boards, O Walls: plastered (north), O; plastered partition (east), 1998; painted face brick (west, south), c1880s? Skirting: rectangular, 1998 Floor: timber, O Condition: good Significance ranking: little																																							
	Space G04a Ceiling: beaded baltic pine boards, O Walls: painted face brick (south); plasterboard, (west, north), O Floor: timber, O Condition: good Significance ranking: little																																								
Door / Window Schedules:	Door Schedule: <table> <tr> <th>Door</th><th>Type</th><th>Date</th></tr> <tr> <td>D01</td><td>4 panelled</td><td>O?</td></tr> <tr> <td>D02</td><td>4 panelled</td><td>O?</td></tr> <tr> <td>D03</td><td>4 panelled</td><td>O?</td></tr> <tr> <td>D04</td><td>4 panelled</td><td>O?</td></tr> <tr> <td>D04a</td><td>Ledged and sheeted</td><td>N</td></tr> <tr> <td>D05</td><td>Ledged and sheeted</td><td>1880s</td></tr> </table>	Door	Type	Date	D01	4 panelled	O?	D02	4 panelled	O?	D03	4 panelled	O?	D04	4 panelled	O?	D04a	Ledged and sheeted	N	D05	Ledged and sheeted	1880s	Window Schedule: <table> <tr> <th>Window</th><th>Type</th><th>Date</th></tr> <tr> <td>W01</td><td>sash</td><td>1880s</td></tr> <tr> <td>W02</td><td>1 pane over 1 pane sash</td><td>1880s</td></tr> <tr> <td>W03</td><td>4 pane casement</td><td>1880s</td></tr> <tr> <td>W04</td><td>1 moving, 1 fixed sash - gothic</td><td>O</td></tr> <tr> <td>W05</td><td>1 casement, 1 fixed sash</td><td>O</td></tr> </table>	Window	Type	Date	W01	sash	1880s	W02	1 pane over 1 pane sash	1880s	W03	4 pane casement	1880s	W04	1 moving, 1 fixed sash - gothic	O	W05	1 casement, 1 fixed sash	O
Door	Type	Date																																							
D01	4 panelled	O?																																							
D02	4 panelled	O?																																							
D03	4 panelled	O?																																							
D04	4 panelled	O?																																							
D04a	Ledged and sheeted	N																																							
D05	Ledged and sheeted	1880s																																							
Window	Type	Date																																							
W01	sash	1880s																																							
W02	1 pane over 1 pane sash	1880s																																							
W03	4 pane casement	1880s																																							
W04	1 moving, 1 fixed sash - gothic	O																																							
W05	1 casement, 1 fixed sash	O																																							

SIGNIFICANCE ASSESSMENT

Statement of Significance: Located and designed as an important picturesque element in the formal approach to the main house from Woolmers Cottage, the gardener's cottage is of exceptional significance and is reminiscent of lodges and cottages found in English pattern books of the early Victorian period recommended for rural estates.

For the level of significance of individual spaces within the building, see below.

Fabric: The fabric reflects ☒ Local ☒ State ☒ National ☒ World heritage values

CONSERVATION POLICIES

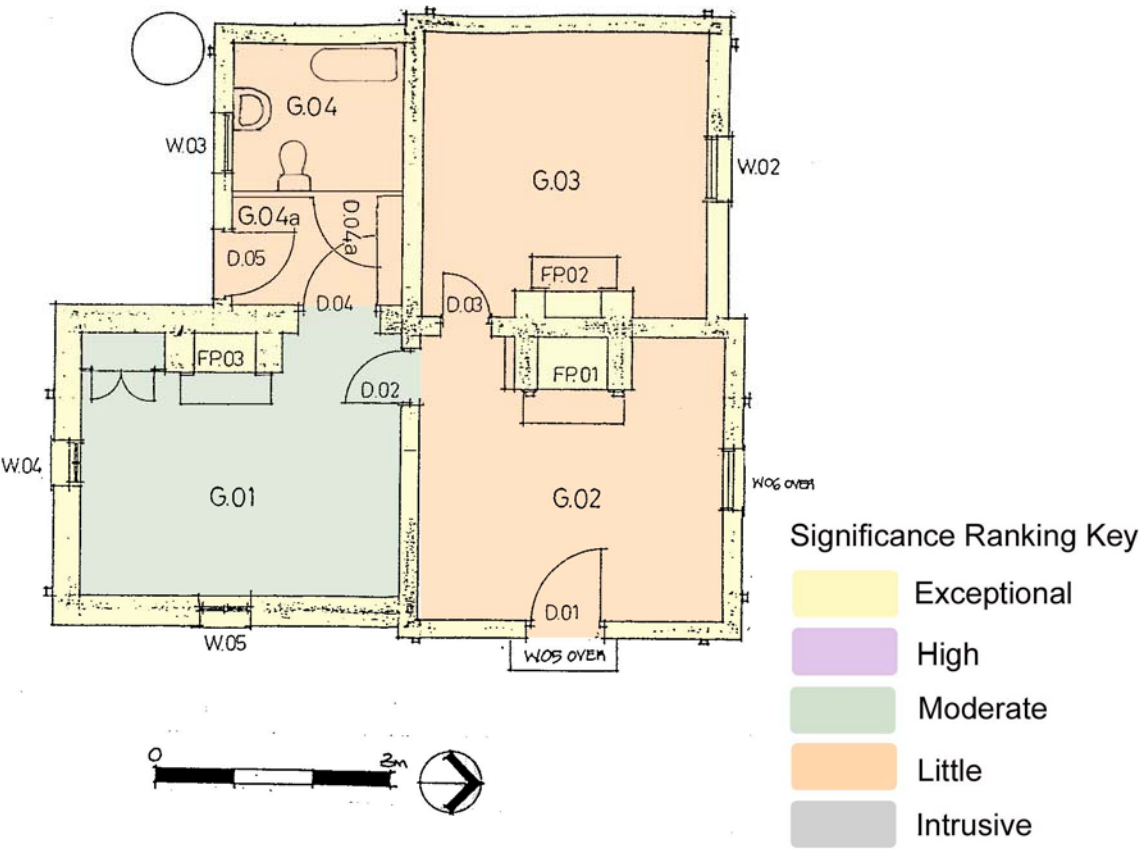
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The exterior of the cottage is viewable by visitors to Woolmers and the building is briefly mentioned in the self-guided tour pamphlet. The building has been known as the Rose Garden Cottage since the National Rose Garden was constructed adjacent; however, this nomenclature is misleading and confuses the significance of the place. Renaming the cottage as a means of more accurately interpreting its history should be considered.
Use:	The building should continue to be used for bed and breakfast accommodation.
Intervention:	Kitchen and bathroom fitouts could be upgraded if necessary. Other intervention in accordance with Policy 30 (p. 96) is appropriate.
Adaptation:	The building has been adapted to provide guest accommodation. Further adaptations could take place in accordance with Policies 49 and 50 (pp. 97-8).

MAINTENANCE

Recommended Maintenance Schedule & Frequency:	Every year: <ul style="list-style-type: none"> Check doors, locks, windows are in working order. Check metal roofing and repair if needed Every 2 years: <ul style="list-style-type: none"> Repair and repaint exterior to existing details if necessary Every 5 years: <ul style="list-style-type: none"> Inspect structural timbers for termites and rot and take remedial action Check roof timbers and masonry walls for structural faults and take remedial action Paint external painted render and masonry surfaces Paint exposed external joinery
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- Every 10 years:
- Check rising damp and treat where necessary
- Every 20 years:
- Renew metal roofing

IMAGES



Ground floor plan of Gardener's Cottage showing significance ranking of interior spaces



North elevation



South elevation

Gardener’s Cottage



Detail of timber hood to front door (D01) on east elevation



View of Gardener’s cottage from main drive



Space G01 showing original timber chimneypiece and built in cupboards.



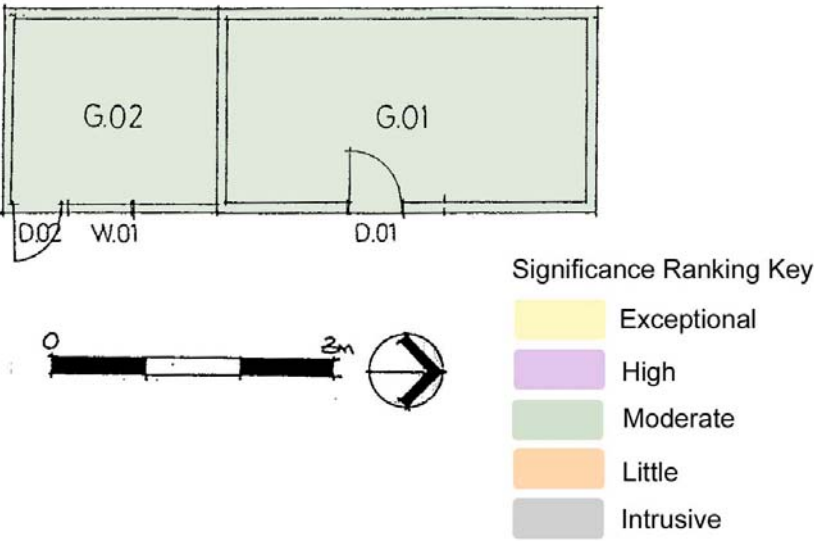
Space G03

Gardener's Cottage Shed

ITEM DETAILS					
Building Name: Gardener's Cottage Shed			Precinct: Cottage Precinct		
HISTORY					
Historical Notes:		Built c1900, this is a small weatherboard shed adjacent to the gardener's cottage.			
Key Date:		1900 (Items marked O are original to this date)		Abbreviations: O = Key date N = 19 th Century M = Modern (Post 1942) E = Early 20 th Century	
PHYSICAL DESCRIPTION					
Exterior:		Roof: corrugated iron, O; addition, c1915 Walls: bullnosed weatherboards, O; straight weatherboards to addition, c1915 Condition: poor Significance ranking: little			
Door / Window Schedules:		Door Schedule Door Type Date D01 Ledged and sheeted, bird wire c1915 D02 Ledged and sheeted c1915		Window Schedule Window Type Date W01 Bird wire opening c1915	
SIGNIFICANCE ASSESSMENT					
Statement of Significance:		For the level of significance of individual spaces within the building, see below.			
Fabric:		The fabric reflects <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values			
CONSERVATION POLICIES					
Fabric:		The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).			
Interpretation:		The building need not be interpreted.			
Use:		The building should continue to serve a functional purpose for storage, wood store etc.			
Intervention:		Intervention is appropriate in accordance with Policy 30 (p. 96).			
Adaptation:		Complete adaptation is appropriate in accordance with Policies 49 and 50 (pp. 97-8).			

Gardener’s Cottage Shed

MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	<div>Every year:<ul style="list-style-type: none">Check door and lock are in working order.Check metal roofing and repair if needed</div> <div>Every 2 years:<ul style="list-style-type: none">Repair and repaint exterior to existing details if necessary</div> <div>Every 5 years:<ul style="list-style-type: none">Check for structural faults and take remedial action</div> <div>Every 10 years:<ul style="list-style-type: none">Repair external timber work</div> <div>Every 20 years:<ul style="list-style-type: none">Renew metal roofing</div>

IMAGES	
<div></div>	

Ground floor plan of Gardener’s Cottage Shed showing significance ranking of interior spaces



South and east elevations

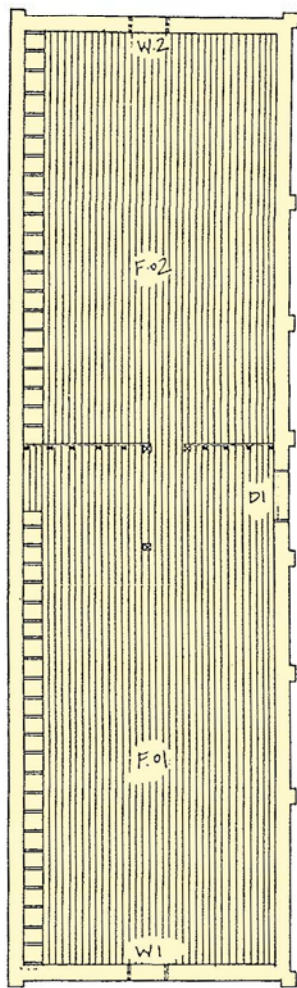
Farm Stables

ITEM DETAILS			
Building Name: Farm stables		Precinct:	Outbuildings Precinct
			
		East elevation	
HISTORY			
Historical Notes:	In addition to the coach house, a stable was built in the 1840s for the estate’s working horses. It was built in a basic form of a long gabled building divided by pilasters with a central gable on the east facade, similar to that of the coach house but more rustic in its execution. The original horse stall partitions remain (Space G01 and G02), although some timber has been removed. The mangers survive in the stalls at the south end of the building (Space G01). On the west side, an open skillion (Space G03) houses an assortment of surviving farm machinery as well as remnant fabric from other buildings on the site, including gates and colonial ovens.		
Key Date:	1840s (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	Roof: corrugated steel sheet, date?, over timber shingles, O; timber box eaves, no gutter, O Walls: brick and rubble, O roughcast, date ?; window sills and lintels of freestone, O (north, south, east, west); timber framed skillion of seven bays, two columns deep, O (west); east elevation divided 7 bays by brick and roughcast pilasters, centre bay elaborately framed by margin, false door at ground floor, bullseye window at first storey, O; timber and iron tie rod plates Condition: fair Significance ranking: exceptional		
Interior:	Space G01 Stables Ceiling: exposed ceiling joists and boards, O Walls: brick, O; north wall lined out as ashlar, O Floor: cobbled, O Other: saddle and harness racks, stall partitions, mangers and hay feeds, O Condition: fair Significance ranking: exceptional	Space G02 Stables Ceiling: exposed ceiling joists and boards, O Walls: brick, O Floor: earth Other: saddle and harness racks, timber stalls, O; remnant historic fabric including gates and colonial ovens stored inside Condition: fair Significance ranking: exceptional	
	Space G03 Farm Machinery Store Ceiling: exposed timber roof framing, O Walls: rubble stone and brick, O; roughcast, date ? Floor: earth Other: timber sawn columns (180 x 180 mm) on stone plinths, O; farm machinery; post bases, pointing in cracks, recent Condition: good Significance ranking: exceptional		

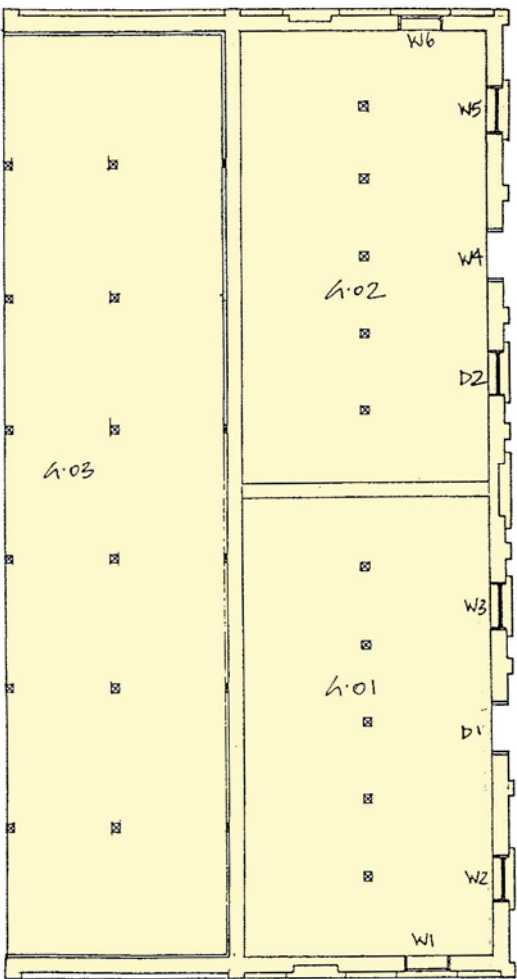
Farm Stables

Door / Window Schedules:	Door Schedule:			Window Schedule:		
	Door	Type	Date	Window	Type	Date
	D01	Ledged and sheeted	1930s	W01	4 pane sash, timber louvres	O
	D02	Ledged and sheeted	1930s	W01a	4 pane sash, timber louvres	O
	Loose stable door stored in Space G02			W01b	4 pane sash, timber louvres	O
				W02	4 pane sash, timber louvres	O
				W02a	4 pane sash, timber louvres	O
				W02b	Ledged, framed and sheeted door	O?
				FW01	Ledged and sheeted door	O
				FW02	Ledged and sheeted door	O
SIGNIFICANCE ASSESSMENT						
Statement of Significance:	The farm stables are of exceptional significance as an important outbuilding associated with the initial settlement of Woolmers Estate by Thomas Archer. The stables provide an understanding of the structure of the estate when compared with the coach house which housed the family’s carriages and horses. They are a good example of a vernacular Georgian outbuilding with intact original stall partitions, saddle and harness racks and mangers. The stables contain a collection of remnant machinery and colonial ovens, etc., associated with the estate which is of technical significance.					
	For the level of significance of individual spaces within the building, see below.					
Fabric:	The fabric reflects	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/> State	<input checked="" type="checkbox"/> National	<input checked="" type="checkbox"/> World	heritage values
CONSERVATION POLICIES						
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).					
Interpretation:	The interpretation information provided in the self-guided tour pamphlet is adequate. Carts and machinery on display could be better explained to visitors.					
Use:	The building is currently under-used and appears to be less visited than other buildings at Woolmers. It would be appropriate to adapt this building for use as a visitors centre or interpretation centre Re-establishing use of the building for stabling horses would also be appropriate. Other suggestions for new compatible uses should be assessed in accordance with Policy 28 (p. 91).					
Intervention:	Intervention to install a discreet security system is appropriate. Other intervention in accordance with Policy 30 appropriate.					
Adaptation:	Sensitive adaptation of the building for new uses is appropriate in accordance with the policies for adaptation (Policies 49 and 50, pp. 97-8), and provided the stall partitions, mangers, saddles, and harness racks are retained.					
MAINTENANCE						
Recommended Maintenance Schedule & Frequency:	Every year: <ul style="list-style-type: none">Carefully clean interior spacesCheck doors, windows and louvres etc. are in working orderCheck metal roofing and repair if needed Every 2 years: <ul style="list-style-type: none">Repair and repaint, if necessary, to existing details Every 5 years: <ul style="list-style-type: none">Inspect structural timbers for termites and rot and take remedial actionCheck roof timbers and masonry walls for structural faults and take remedial action Every 10 years: <ul style="list-style-type: none">Repair external timber work Every 20 years: <ul style="list-style-type: none">Renew external steel roofing					

IMAGES



FIRST FLOOR



GROUND FLOOR

Significance Ranking Key

- Exceptional
- High
- Moderate
- Little
- Intrusive



Ground floor and first floor plan of Farm Stables showing significance ranking of interior spaces

Farm Stables



North and west elevations



South elevation



Farm machinery (Space G03)



Stables (Space G02)

Woolshed & Cider Press

ITEM DETAILS				
Building Name: Woolshed & Cider Press		Precinct:	Outbuildings Precinct	
				
West elevation. Woolshed (right), Cider Press (left)				
HISTORY				
Historical Notes:	Woolshed The woolshed was one of the earliest buildings to be built on the Woolmers estate. It was built in the 1820s of split weatherboards on rubble footings. A timber framed manual wool press still survives, which was possibly made on site by the blacksmith. Other machinery that survives in the building includes a Cooper shearing machine. Graffiti was written across the main beam, which reads “England Expects Every Man this Day Will Do his duty Admiral Nelson Duke of Bronte Trafalgar 1805”, at a date unknown.			
	Cider Press The cider press was built in the 1840s to support the prosperous production of the orchards on the Woolmers estate. The weatherboard building was contiguous to the woolshed and originally had a shingled roof. The shingled roof has since been covered over with corrugated iron. The original timber and stone cider press survives.			
Key Date:	1820 (Woolshed)/ 1840s (Cider Press) (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942)	N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION				
Exterior:	Woolshed Roof: Corrugated steel sheet, date ? over timber palings, O; timber lantern glass panes on three faces, louvred on fourth, O Walls: timber framed, split weatherboard sheeted on rubble footings, O; iron brackets for a timber gutter (now removed), O?, quad gutter, M (east, west) Other feature: Cornwall insurance sign over FD01, O Condition: good Significance ranking: exceptional			
	Cider Press Roof: corrugated steel sheet, date ? over timber shingles, 1840s Walls: timber framed, split weatherboard sheeted on rubble footings (north, east, west), 1840s Other feature: handmade ironmongery to doors and windows, 1840s Condition: good Significance ranking: exceptional			

Woolshed & Cider Press

Interior:	Space G01 Cider Manufactory (Cider Press) Ceiling: exposed roof truss framing and shingles, O Walls: timber stud frame, sawn board sheeted (external), O Floor: plywood sheeting, M over O Other: timber cider press of levered large timber spar on roof beam, timber press, stone well and basin, location of former well, O Condition: good Significance ranking: exceptional	Space G02 (Cider Press) Ceiling: exposed roof truss framing and shingles, O Walls: timber stud frame, sawn board sheeted (external), O Floor: plywood sheeting, M over O Other: evidence of partitioning, O Condition: good Significance ranking: exceptional																																																																																						
	Space G03 (Woolshed) Ceiling: exposed roof framing and floorboards, O Walls: timber stud frame, sawn board sheeted (external), slatted timber screen (internal), O Floor: timber, O Other: ironmongery, O Condition: good Significance ranking: exceptional	Space G04 Board (Woolshed) Ceiling: exposed roof framing and floorboards, O Walls: timber stud frame, sawn board sheeted (external), slatted timber screen and partition (internal), O Floor: timber, O Other: timber staircase, N; graffiti on main beam 'England Expects Every Man this Day Will Do his Duty Admiral Nelson Duke of Bronte Trafalgar, 1805', O ?; block and tackle, O; additional graffiti on east wall, 1840s-1870s Condition: good Significance ranking: exceptional																																																																																						
	Space G05 Board (Woolshed) Ceiling: exposed roof framing and floorboards, O Walls: timber stud frame, sawn board sheeted (external), O Floor: timber (including slats), O Other: timber sheep pens, M; Cooper shearing machine, M Condition: good Significance ranking: exceptional	Space G06 Sheep Holding Area (Woolshed) Ceiling: exposed roof framing and shingles, O Walls: timber stud frame, sawn board sheeted (external), O Floor: timber (including slats), O Condition: good Significance ranking: exceptional																																																																																						
	Space G06 Woolshed Privy Ceiling: Walls: Floor: Other: Condition: Significance ranking: exceptional	Space F01 (Woolshed) Ceiling: exposed roof framing, O Walls: timber stud frame, sawn board sheeted, O Floor: timber, O Other: timber stair, O Condition: good Significance ranking: exceptional																																																																																						
	Door / Window Schedules: Door Schedule: <table> <thead> <tr> <th>Door</th><th>Type</th><th>Date</th></tr> </thead> <tbody> <tr><td>D01</td><td>Ledged, framed and sheeted</td><td>O</td></tr> <tr><td>D02</td><td>Diagonal beaded boards, L & B</td><td>O</td></tr> <tr><td>D03</td><td>Diagonal beaded boards, L & B</td><td>O</td></tr> <tr><td>D04</td><td>Diagonal beaded boards, L & B</td><td>O</td></tr> <tr><td>D05</td><td>Leaf</td><td>O</td></tr> <tr><td>D06</td><td>Diagonal beaded boards, L & B</td><td>O</td></tr> <tr><td>D07</td><td>Diagonal boards, L & B</td><td>O</td></tr> <tr><td>D08</td><td>Ledged, framed and sheeted</td><td>O</td></tr> <tr><td>D09</td><td>Ledged, framed and sheeted</td><td>O</td></tr> <tr><td>FD01</td><td>Ledged, framed and sheeted</td><td>O</td></tr> <tr><td>FD02</td><td>Ledged, framed and sheeted</td><td>O</td></tr> <tr><td>FD03</td><td>Ledged, framed and sheeted</td><td>O</td></tr> </tbody> </table>	Door	Type	Date	D01	Ledged, framed and sheeted	O	D02	Diagonal beaded boards, L & B	O	D03	Diagonal beaded boards, L & B	O	D04	Diagonal beaded boards, L & B	O	D05	Leaf	O	D06	Diagonal beaded boards, L & B	O	D07	Diagonal boards, L & B	O	D08	Ledged, framed and sheeted	O	D09	Ledged, framed and sheeted	O	FD01	Ledged, framed and sheeted	O	FD02	Ledged, framed and sheeted	O	FD03	Ledged, framed and sheeted	O	Window Schedule: <table> <thead> <tr> <th>Window</th><th>Type</th><th>Date</th></tr> </thead> <tbody> <tr><td>W01</td><td>Ledged and sheeted, side shutter</td><td>O</td></tr> <tr><td>W02</td><td>Ledged and sheeted, side shutter</td><td>O</td></tr> <tr><td>W03</td><td>Ledged and sheeted, side shutter</td><td>O</td></tr> <tr><td>W04</td><td>Ledged and sheeted, side shutter</td><td>O</td></tr> <tr><td>W05</td><td>Ledged and sheeted, side shutter</td><td>O</td></tr> <tr><td>W06</td><td>Ledged and sheeted, shutter</td><td>O</td></tr> <tr><td>W07</td><td>Ledged and sheeted, shutter</td><td>O</td></tr> <tr><td>W08</td><td>Ledged and sheeted, shutter</td><td>O</td></tr> <tr><td>W08a</td><td>6 pane sash above sheeted door</td><td>?</td></tr> <tr><td>W08b</td><td>Glazed sash</td><td>?</td></tr> <tr><td>W08c</td><td>Glazed sash</td><td>?</td></tr> <tr><td>W08d</td><td>Glazed sash</td><td>?</td></tr> <tr><td>W08e</td><td>Glazed sash</td><td>?</td></tr> <tr><td>W09</td><td>Small paned sashes</td><td>N</td></tr> <tr><td>W09a</td><td>6 pane sash above sheeted door</td><td>?</td></tr> </tbody> </table>	Window	Type	Date	W01	Ledged and sheeted, side shutter	O	W02	Ledged and sheeted, side shutter	O	W03	Ledged and sheeted, side shutter	O	W04	Ledged and sheeted, side shutter	O	W05	Ledged and sheeted, side shutter	O	W06	Ledged and sheeted, shutter	O	W07	Ledged and sheeted, shutter	O	W08	Ledged and sheeted, shutter	O	W08a	6 pane sash above sheeted door	?	W08b	Glazed sash	?	W08c	Glazed sash	?	W08d	Glazed sash	?	W08e	Glazed sash	?	W09	Small paned sashes	N	W09a	6 pane sash above sheeted door
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Woolshed & Cider Press

Window	Type	Date
W10	Large paned sash	c1915
W11	Small paned sashes	N
W12	Ledged and sheeted, shutter	O
W13	Ledged and sheeted, shutter	O
W14	Ledged and sheeted, shutter	O
W15	Ledged and sheeted, side shutter	O
W16	Ledged and sheeted, side shutter	O
W17	Ledged and sheeted, side shutter	O
W18	Ledged and sheeted, side shutter	O
W19	Ledged and sheeted, side shutter	O
W20	Ledged and sheeted, side shutter	O
FW01	Ledged and sheeted, shutter	O
FW02	Ledged and sheeted, shutter	O
FW03	Ledged and sheeted, shutter	O
FW04	Ledged and sheeted, shutter	O
FW05	Ledged and sheeted, shutter	O
FW06	Ledged and sheeted, shutter	O
FW07	Ledged and sheeted, shutter	O
FW08	Ledged and sheeted, shutter	O
FW09	Ledged and sheeted, shutter	O
FW00	Ledged and sheeted, shutter	O

SIGNIFICANCE ASSESSMENT

Statement of Significance:	<p>The Woolshed The woolshed is of exceptional significance as perhaps the most important outbuilding at Woolmers, and the key building for the operation of a pastoral estate. Built about 1819, the woolshed is one of the earliest outbuildings at Woolmers, and is probably Australia's oldest woolshed. A timber framed manual wool press still survives in the woolshed which was possibly made on-site by the blacksmith.</p> <p>The Cider Press The cider press adjoining the woolshed was built in the 1840s to support the prosperous production of the orchards on the Woolmers estate. The original timber and stone cider press survives.</p> <p>For the level of significance of individual spaces within the building, see below.</p>
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input checked="" type="checkbox"/> World heritage values

CONSERVATION POLICIES

Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88). The objective of conservation of the Woolshed and Cider Press should be <i>preservation</i> .
Interpretation:	The interpretation information provided in the self-guided tour pamphlet is adequate.
Use:	The building is currently unused apart from being part of the tourist experience at Woolmers. New uses are not appropriate.
Intervention:	Intervention for the installation of discreet and sensitively planned fire and security systems is appropriate. No other interventions should take place unless absolutely unavoidable.
Adaptation:	Generally, there is little to no scope for adaptation of the Woolshed and Cider Press.

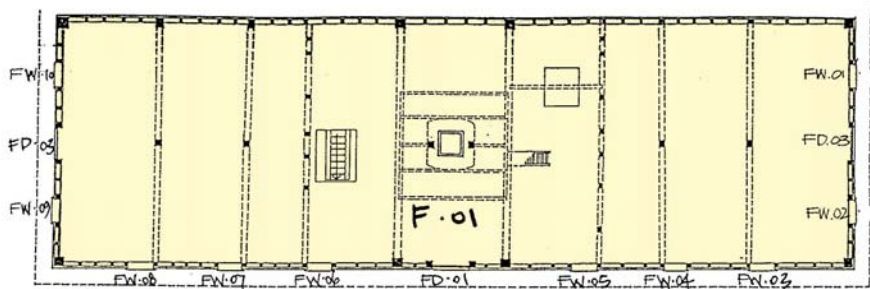
MAINTENANCE

Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> Carefully clean interior spaces Check all locks, fasteners, sashes, shutters and doors are in working order Check metal roofing and repair if needed <p>Every 2 years:</p> <ul style="list-style-type: none"> Repair and repaint, if necessary, to existing details <p>Every 5 years:</p>
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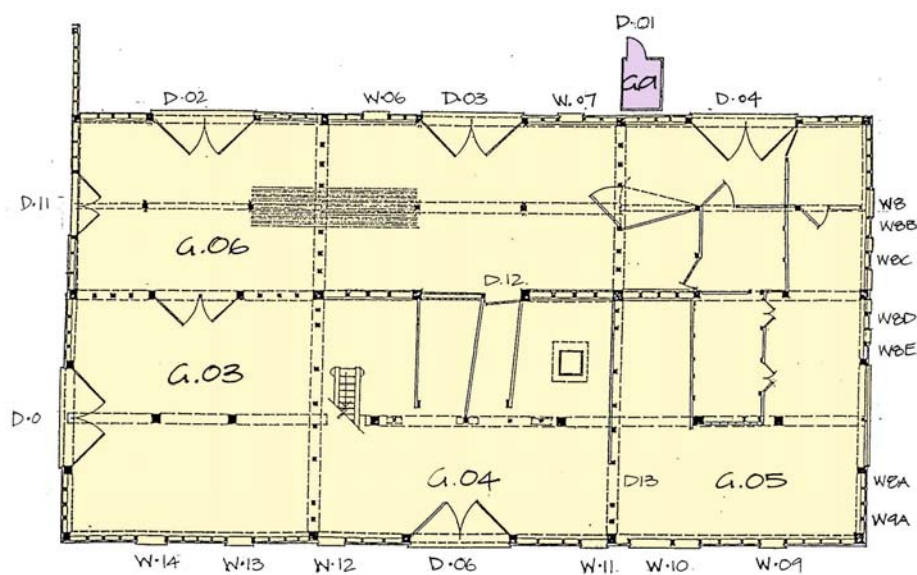
Woolshed & Cider Press

- Inspect structural timbers for termites and rot and take remedial action
 - Check roof timbers and masonry walls for structural faults and take remedial action
- Every 10 years:
- Repair external timber work
 - Engage industrial archaeologist to check wool press and cider press
- Every 20 years:
- Renew external steel roofing

IMAGES



FIRST FLOOR



GROUND FLOOR

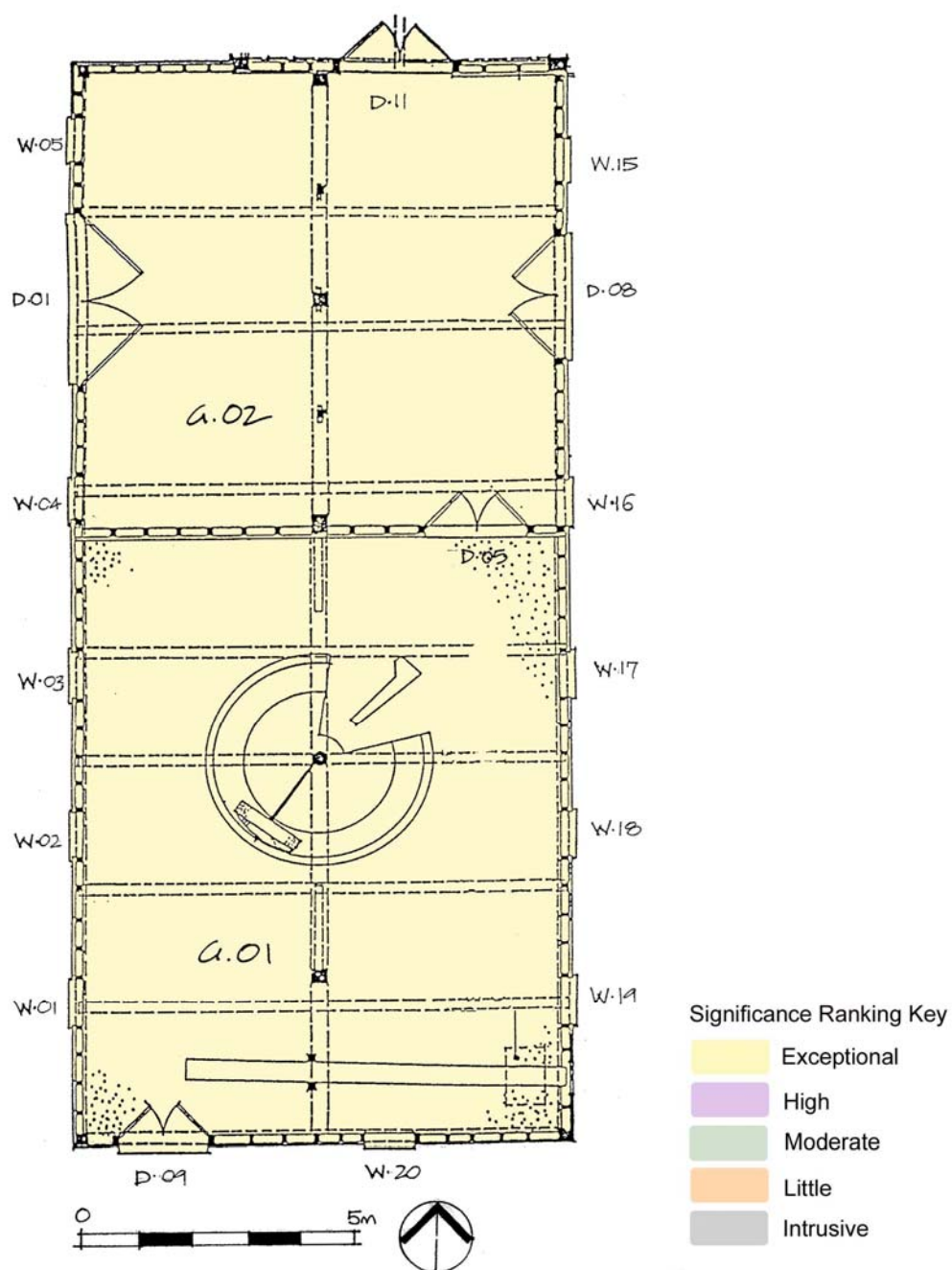


Significance Ranking Key

Yellow	Exceptional
Purple	High
Green	Moderate
Orange	Little
Grey	Intrusive

Ground floor and first floor plan of Woolshed showing significance ranking of interior spaces

Woolshed & Cider Press



Ground floor plan of Cider Press showing significance ranking of interior spaces

Woolshed & Cider Press



South and east elevations, looking north west



South and west elevations, looking north east



South elevation, looking north



North elevation, looking south, with the Cider Press to the left.



Stone cider press (Space G01)



Detail of graffiti on main beam



Exposed roof truss framing and shingle battens (Space G01)

Woolshed & Cider Press

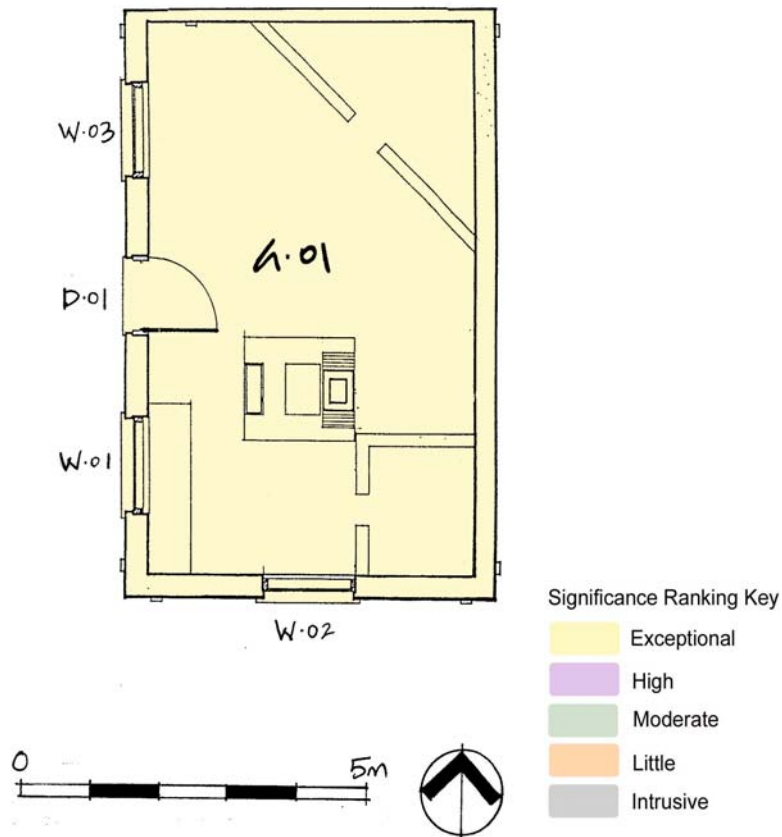
Blacksmith's Shop

ITEM DETAILS					
Building Name: Blacksmith's Shop			Precinct: Outbuildings Precinct		
					
West Elevation					
HISTORY					
Historical Notes:		<p>The blacksmith's shop was an essential building in the early development of Woolmers. According to the Historical Records of Australia, the blacksmith's shop was built in 1822 and is a simple one room building with a central brick chimney breast and hearth and a timber work bench. It has a slate roof.</p> <p>The blacksmith was also important also in the local community, and it was used by the government road gang in the early 1820s.</p> <p>By the 1860s it appears that the estate no longer had its own blacksmith with records being made in 1863 for payments to smiths from Longford for repairs that would otherwise have been done on site.</p> <p>The building seemed to continue to be used however, because in 1963, timbers were purchased for repairs to this building. Some remnant blacksmith's equipment survives in the shop.</p>			
Key Date:		1822 (Items marked O are original to this date)	Abbreviations:		O = Key date M = Modern (Post 1942)
					N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION					
Exterior:		<p>Roof: slate, lead trimmed, O</p> <p>Walls: brick, O, roughcast 1840s; 2 no. timber tie rod plates, date ?; windows with arched recess and brick sills (south, west), O; decorative brick corbels (west), O</p> <p>Other feature: brick chimney, O; roughcast, 1840s?</p> <p>Condition: poor</p> <p>Significance ranking: exceptional</p>			
Interior:		<p>Space G01 Smithy</p> <p>Ceiling: open ceiling exposed rafters slate battens and slate tiles, O</p> <p>Walls: brick, O</p> <p>Floor: earth, O</p> <p>Other: timber plates at window sill height around the room, 2 no half wall brick enclosures, central brick chimney breast and hearth, timber work bench, remnant blacksmiths equipment, O; iron tie rods, date ?</p> <p>Condition: poor</p> <p>Significance ranking: exceptional</p>			
Door / Window Schedules:		Door Schedule:		Window Schedule:	
		Door	Type	Date	Window
		D01	Ledged and sheeted	O	W01
					Ledged and sheeted shutters, top hung
					O
					W02
					Ledged and sheeted shutters, top hung
					O
					W03
					Ledged and sheeted shutters, top hung
					O

Blacksmith's Shop

SIGNIFICANCE ASSESSMENT	
Statement of Significance:	<p>The blacksmith's shop is of exceptional significance as one of the earliest buildings on the estate, and was an essential building for the self-sufficiency of the estate. It is a good example of a vernacular colonial outbuilding, and it is the only outbuilding on the estate with a slate roof. It contains the hearth, workbench and some equipment which provide an understanding of the early blacksmith's trade.</p> <p>For the level of significance of individual spaces within the building, see below.</p>
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input checked="" type="checkbox"/> World heritage values
CONSERVATION POLICIES	
Fabric:	<p>The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).</p> <p>The objective of conservation of the Blacksmith's Shop should be <i>preservation</i>.</p>
Interpretation:	The interpretation information provided in the self-guided tour pamphlet is adequate.
Use:	The building is currently unused apart from being part of the tourist experience at Woolmers. New uses are not appropriate.
Intervention:	Intervention for the installation of discreet and sensitively planned fire and security systems is appropriate. No other interventions should take place unless absolutely unavoidable.
Adaptation:	Generally, there is little to no scope for adaptation of the Blacksmith's Shop.
MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> ◦ Check all locks, fasteners, blinds, sashes, shutters and doors are in working order ◦ Carefully clean and maintain interior spaces ◦ Check slate roof and lead work, repair if necessary <p>Every 2 years:</p> <ul style="list-style-type: none"> ◦ Repair and paint exterior to existing details if necessary <p>Every 5 years:</p> <ul style="list-style-type: none"> ◦ Inspect structural timbers for termites and rot and take remedial action ◦ Check roof timbers and masonry walls for structural faults and take remedial action ◦ Paint external painted render and masonry surfaces ◦ Paint exposed external joinery <p>Every 10 years:</p> <ul style="list-style-type: none"> ◦ Check rising damp and treat where necessary <p>Every 20 years:</p> <ul style="list-style-type: none"> ◦ Carry out major repairs to slate roofing and lead work

IMAGES



Ground floor plan of Blacksmith's Shop showing significance ranking of interior spaces



North and west elevations



North elevation and setting looking south

Blacksmith's Shop



South and east elevations



Half wall brick enclosures in north east corner (Space G01)

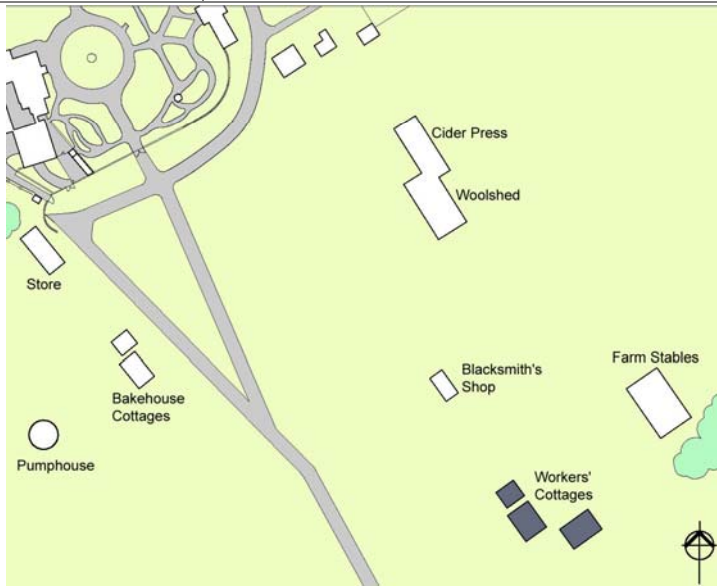



Ledged and sheeted door (D01)



Central brick chimney breast (Space G01)

Workers' Cottages

ITEM DETAILS				
Building Name: Workers' Cottages		Precinct:	Outbuildings Precinct	
				
		View of Workers' Cottages from north east		
HISTORY				
Historical Notes:	<p>Six workers' cottages were built as part of the 1840s building program at Woolmers. They are all two roomed semi-detached cottages (one upstairs and one downstairs). They are simple gabled structures with corrugated iron roofs (probably originally shingled) and elaborate chimneys.</p> <p>Cottage no. 3 has been lined out in the 1930s and fitted with a kitchen sink and cupboard in the 1960s.</p> <p>Two of the pairs were adapted for guest accommodation in 2001. This work included bracing, dampcoursing, new staircases and repointing. Weatherboard additions were made to each cottage to house new kitchens and bathrooms.</p> <p>The single cottage was structurally stabilised at the same time, but otherwise left as is. It is currently used as a wood store. One of the six cottages been demolished.</p>			
Key Date:	1840s (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942)	N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION				
Exterior:	<p>Workers' Cottage 1 & 2 - Oak & Willow (identified in 1996 CMP as Cottages 1 & 2) Roof: corrugated steel sheet, date? over timber shingles, O Walls: brick on rubble plinth, O, roughcast date ?; timber tie rod plates, date ?; brick sill to window, O; wall framed by pilasters forming one recess (north, south), O; wall framed by pilasters which return on the gable roof (east, west), O Other feature: brick chimney, O, roughcast date ? Condition: good Significance ranking: high</p> <p>Workers' Cottage 3&4 - Cherry Tree & Medlar (identified in 1996 CMP as Cottages 3 & 4) Roof: corrugated steel sheet, date ? over timber shingles, O; timber boxed eaves, O Walls: brick, O, roughcast ?; concrete dado c1960s?; timber tie rod plates, date ?; brick sill to windows, O; wall framed by pilaster (east, west), O; wall framed by pilasters which return on the gable roof (north, south), O; gutter and downpipe (east, west); lattice and weatherboard porch (south), N relocated 2001; weatherboard skillion (south), 2001 Other feature: brick chimney, O, roughcast date ? Condition: good Significance ranking: high</p>			

Workers' Cottages

	Workers' Cottage 5 – Wood Store (identified in 1996 CMP as Cottage 5) Roof: corrugated steel sheet, date ? over timber shingles, O; timber boxed eaves, O Walls: brick, O, roughcast date ?; concrete dado c1960s?; wall framed by pilaster, brick sill to window (east), O; corrugated steel floor mounted water storage tank, date ?; wall framed by pilasters which return on the gable roof (south), O; timber framed skillion verandah (west), c1930s Condition: poor Significance ranking: high	
Interior:	Space G01 Living Room (Willow) Ceiling: exposed timber joists and boards, O Walls: brick, O Skirting: timber, 2001 Floor: timber, O Chimney piece: timber surround, N? Other: timber staircase, shelf in corner, 2001 Condition: good Significance ranking: moderate	Space G02 Living Room (Oak) Ceiling: exposed timber joists and boards, 2001 Walls: brick, O Skirting: timber, O Floor: timber, 1930s Chimney piece: none; colonial oven Other: timber staircase, 2001 Condition: poor Significance ranking: moderate
	Space G1a Kitchen (Willow) All fabric 2001 Condition: good Significance ranking: little	Space G2a Kitchen (Oak) All fabric 2001 Condition: good Significance ranking: little
	Space G1b Bathroom (Willow) All fabric 2001 Condition: good Significance ranking: little	Space G2b Bathroom (Oak) All fabric 2001 Condition: good Significance ranking: little
	Space F01 Bedroom (Willow) Ceiling: plaster, 2001 Walls: brick, O Skirting: timber, 2001 Floor: carpet, 2001 Other: timber stair, balustrade, skylight, luggage rack and cupboards, 2001 Condition: good Significance ranking: moderate	Space F02 Bedroom (Oak) Ceiling: plaster, 2001 Walls: brick, O Skirting: timber, 2001 Floor: carpet, 2001 Other: timber stair balustrade, skylight, luggage rack and cupboards, 2001 Condition: good Significance ranking: moderate
	Space G03 Living Room (Cherry Tree) Ceiling: exposed timber joists and boards, O Walls: painted face brick, O Skirting: 2001 Floor: timber, 2001 Chimney piece: timber mantle piece, 2001 Other: timber staircase, 2001 Condition: good Significance ranking: moderate	Space G04 Living Room (Medlar) Ceiling: exposed timber joists and boards, O Walls: painted brickwork, O Skirting: timber, M Floor: timber, 2001 Chimney piece: timber mantle piece, 2001 Other: timber staircase, shelf in corner, 2001 Condition: good Significance ranking: moderate
	Space G03a Porch (Cherry Tree) Ceiling: exposed timber frame, O Walls: lattice upper and weatherboard lower, O Floor: salvaged sandstock bricks, 2001 Condition: good Significance ranking: moderate	Space G05 Kitchen (Medlar) Ceiling: V jointed boards, 1930s? Walls: plasterboard, M; V jointed boards on north wall, 1930s? Floor: timber, 1930s? Other: timber staircase, 2001; new kitchen fitout including cabinets on north, south walls, sink, stove etc., 2001 Condition: good Significance ranking: little
	Space G03b and G03c (Cherry Tree) All fabric 2001 Condition: good Significance ranking: little	Space G05a Bathroom (Medlar) All fabric 2001 Condition: good Significance ranking: little

Workers' Cottages

	Space F03 Bedroom (Cherry Tree) Ceiling: plaster, 2001 Walls: brick, O Skirting: timber, 2001 Floor: timber, 2001? Other: timber staircase, balustrade, built in cupboard, skylight, 2001 Condition: good Significance ranking: moderate	Space F04 Bedroom (Medlar) Ceiling: plaster, 2001 Walls: brick, O Skirting: timber, 2001 Floor: timber, 2001? Other: timber staircase, balustrade, built in cupboard, skylight, 2001 Condition: good Significance ranking: moderate																																																																											
	Space G05 (Wood Store) Ceiling: exposed v jointed boards, O Walls: lined out in asbestos sheet and timber batten, 1930s Floor: timber, O (structural repairs carried out) Chimney piece: timber surround, O (relocated) Other: lavatory cistern and pan, 1960s; timber staircase removed; hand basin removed and lying on floor; kitchen sink (relocated) Condition: poor Significance ranking: moderate	Space F05 Bedroom (Wood Store) Ceiling: lath and plaster, O Walls: brick, O Floor: timber, O Other: hot water tank, 1960s; stair posts extant, O; balustrade missing Condition: poor Significance ranking: moderate																																																																											
Door / Window Schedules:	Door Schedule: <table><thead><tr><th>Door</th><th>Type</th><th>Date</th></tr></thead><tbody><tr><td>D01</td><td>Ledged and sheeted</td><td>O</td></tr><tr><td>D01a</td><td>Ledged and sheeted</td><td>2001</td></tr><tr><td>D02</td><td>Leaf</td><td>1930s</td></tr><tr><td>D02a</td><td>Sound proof door</td><td>2001</td></tr><tr><td>D03</td><td>Ledged and sheeted with gudgeon hinges, relocated?</td><td>1930s?</td></tr><tr><td>D03a</td><td></td><td>2001</td></tr><tr><td>D03b</td><td></td><td>2001</td></tr><tr><td>D04</td><td>Ledged and sheeted</td><td>O</td></tr><tr><td>D05</td><td>Opening 1930s, left</td><td>O</td></tr><tr><td>D06</td><td>Leaf</td><td>1930s?</td></tr><tr><td>D07</td><td>Architrave and leaf</td><td>O</td></tr><tr><td>D08</td><td>Ledged and sheeted</td><td>O</td></tr></tbody></table>	Door	Type	Date	D01	Ledged and sheeted	O	D01a	Ledged and sheeted	2001	D02	Leaf	1930s	D02a	Sound proof door	2001	D03	Ledged and sheeted with gudgeon hinges, relocated?	1930s?	D03a		2001	D03b		2001	D04	Ledged and sheeted	O	D05	Opening 1930s, left	O	D06	Leaf	1930s?	D07	Architrave and leaf	O	D08	Ledged and sheeted	O	Window Schedule: <table><thead><tr><th>Window</th><th>Type</th><th>Date</th></tr></thead><tbody><tr><td>W01</td><td>2 no 6 pane sliding sashes</td><td>O</td></tr><tr><td>W02</td><td>2 no 6 pane sliding sashes</td><td>O</td></tr><tr><td>W03</td><td>2 no 3 pane sliding sashes</td><td>O</td></tr><tr><td>W04</td><td>2 no 6 pane sliding sashes</td><td>O</td></tr><tr><td>W05</td><td>2 no 6 pane sliding sash</td><td>O</td></tr><tr><td>W06</td><td>Sash</td><td>O</td></tr><tr><td>W07</td><td>Sash</td><td>O</td></tr><tr><td>W08</td><td>Sash</td><td>M</td></tr><tr><td>W09</td><td>2 no 6 pane sliding sash</td><td>O</td></tr><tr><td>W10</td><td>2 no 6 pane sliding sashes</td><td>O</td></tr><tr><td>W11</td><td>2 no 6 pane sliding sashes</td><td>O</td></tr></tbody></table>	Window	Type	Date	W01	2 no 6 pane sliding sashes	O	W02	2 no 6 pane sliding sashes	O	W03	2 no 3 pane sliding sashes	O	W04	2 no 6 pane sliding sashes	O	W05	2 no 6 pane sliding sash	O	W06	Sash	O	W07	Sash	O	W08	Sash	M	W09	2 no 6 pane sliding sash	O	W10	2 no 6 pane sliding sashes	O	W11	2 no 6 pane sliding sashes	O
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SIGNIFICANCE ASSESSMENT																																																																													
Statement of Significance:	The Workers’ Cottages are of exceptional significance as evidence of the extent of activity on the estate at its peak and the infrastructure necessary to maintain that activity. Consciously designed as a set of row housing and possibly drawn from English pattern books, the group of workers’ cottages demonstrates a degree of architectural quality which is rare in Australia. For the level of significance of individual spaces within the building, see below.																																																																												
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input checked="" type="checkbox"/> World heritage values																																																																												
CONSERVATION POLICIES																																																																													
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88). The objective with Cottage 5 should be <i>preservation</i> .																																																																												
Interpretation:	The exterior of the two semi-detached cottages are viewable by visitors to Woolmers and the buildings are adequately interpreted in the self-guided tour pamphlet. Cottage 5 should be interpreted and displayed in the manner of the cottages during the period of Thomas Archer. There is scope to interpret the group of cottages by reconstructing the missing component which formerly adjoined cottage no.5. The new construction could be used as a museum display or visitor centre, or could be used as guest accommodation.																																																																												
Use:	The two semi-detached cottages should continue to be used for bed and breakfast accommodation.																																																																												
Intervention:	Kitchen and bathroom fitouts could be upgraded if necessary. Other intervention in accordance with Policy 30 (p. 96) is appropriate.																																																																												

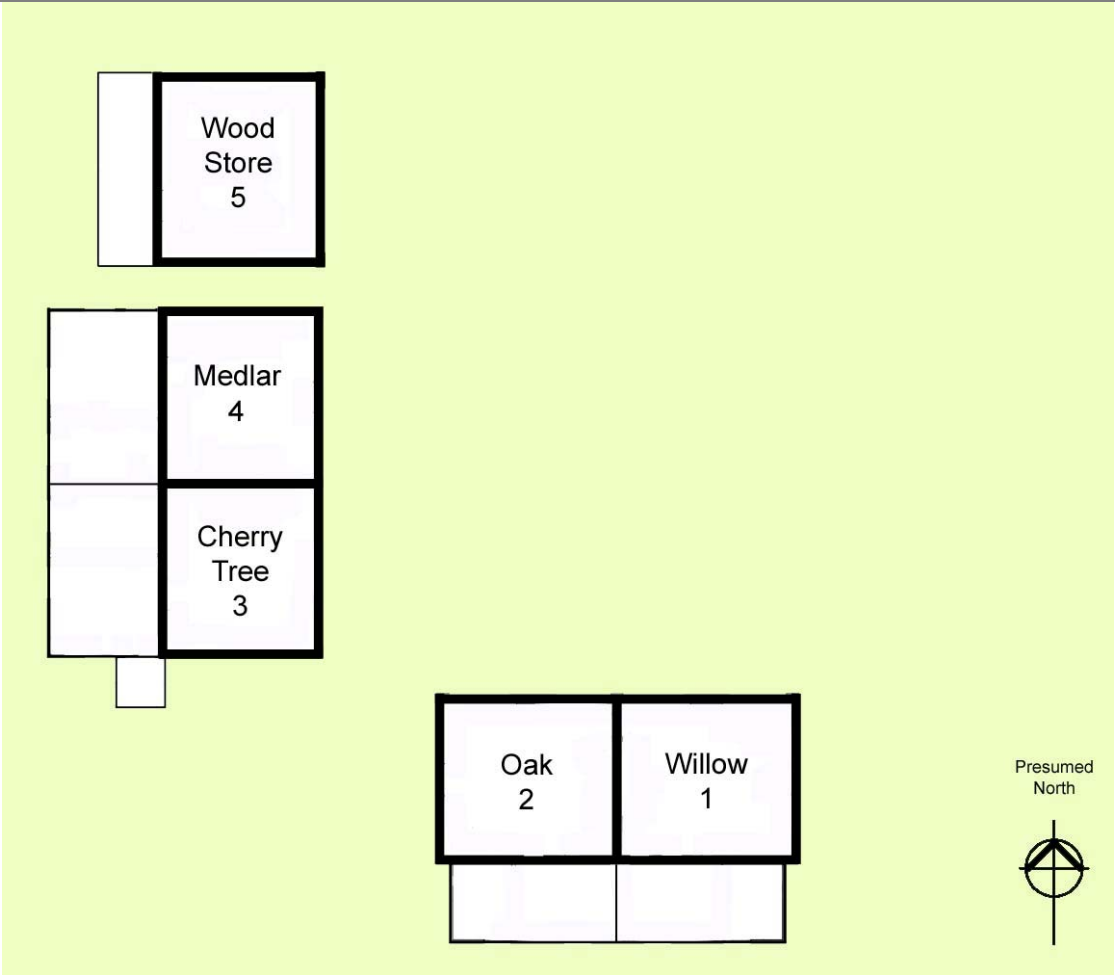
Workers’ Cottages

Adaptation:	Two of the buildings have been adapted to provide guest accommodation. Further adaptations of these buildings could take place in accordance with Policies 49 and 50 (pp. 97-8). Cottage No. 5 could be the subject of adaptations, however it is preferable to preserve it as-is in order to interpret the group.
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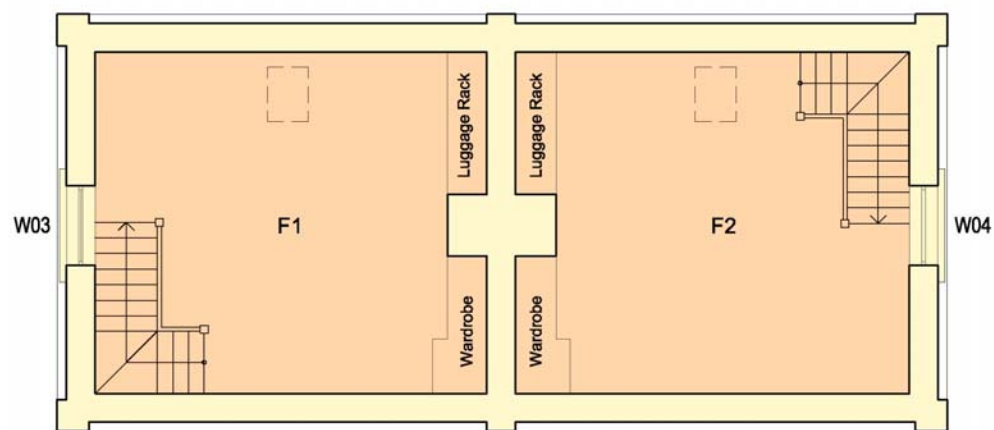
MAINTENANCE

Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none">◦ Check all locks, fasteners, blinds, sashes, shutters and doors are in working order◦ Check metal roofing and repair if needed <p>Every 2 years:</p> <ul style="list-style-type: none">◦ Repaint exterior and interior to existing details if necessary <p>Every 5 years:</p> <ul style="list-style-type: none">◦ Inspect structural timbers for termites and rot and take remedial action◦ Check roof timbers and masonry walls for structural faults and take remedial action <p>Every 10 years:</p> <ul style="list-style-type: none">◦ Repair external timber work◦ Check rising damp and treat where necessary <p>Every 20 years:</p> <ul style="list-style-type: none">◦ Renew external metal roofing
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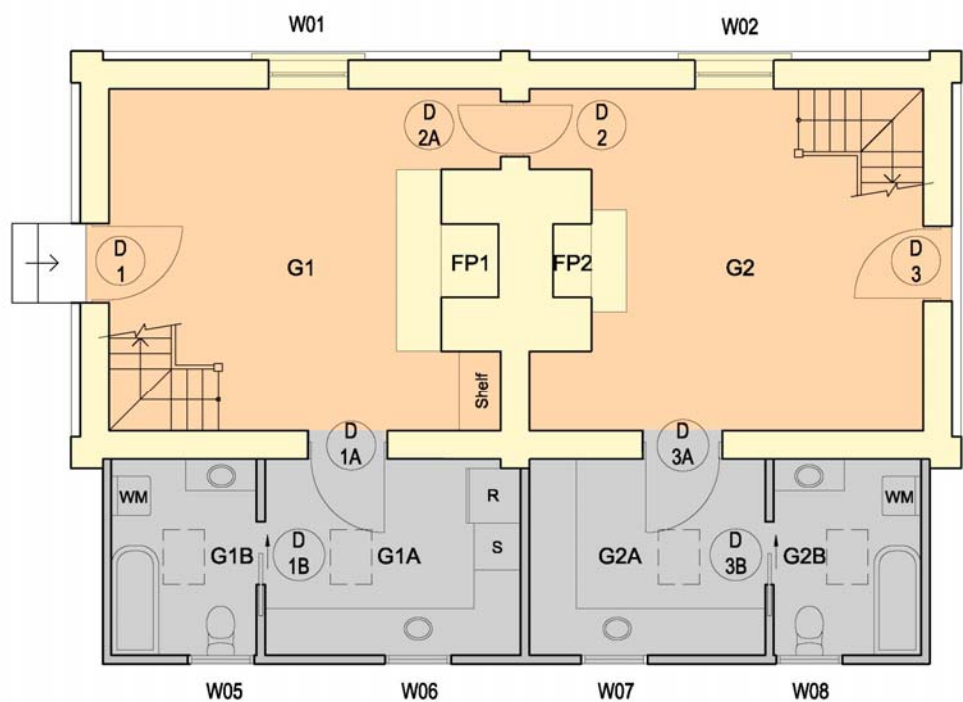
IMAGES



Site Plan showing location and number/name of Worker’s Cottages



FIRST FLOOR



GROUND FLOOR



Workers Cottage #1 & #2

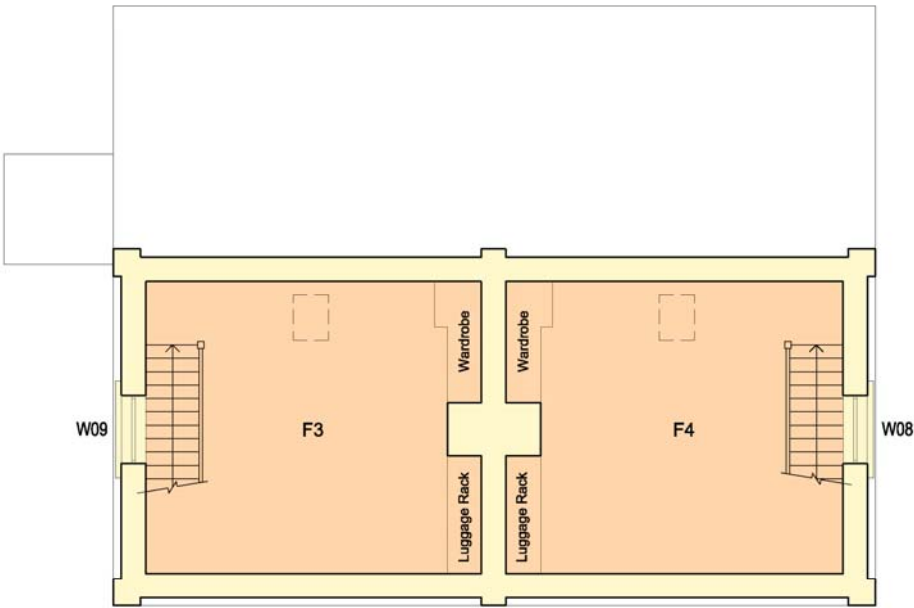


Significance Ranking Key

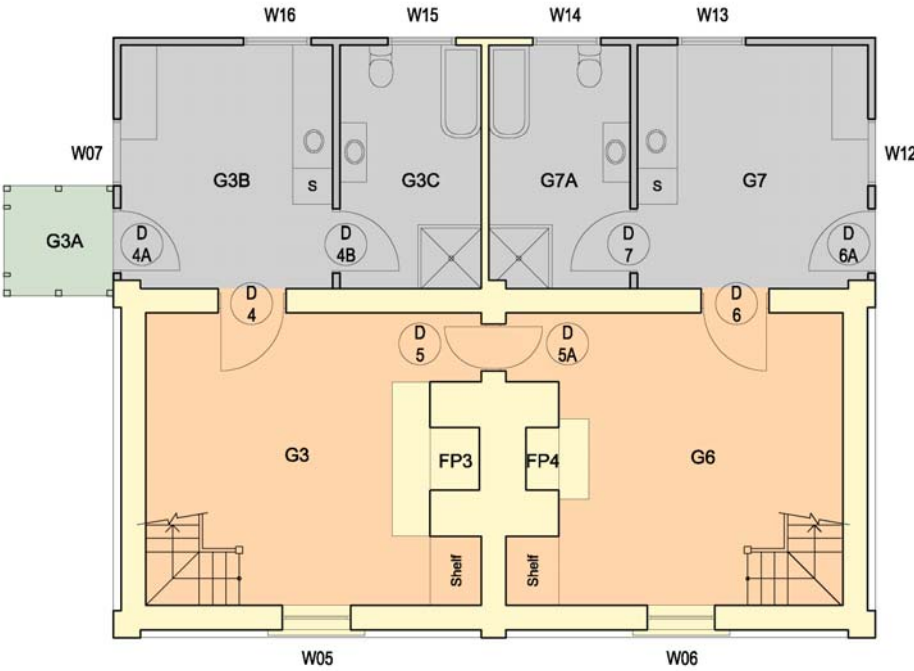
- Exceptional
- High
- Moderate
- Little
- Intrusive

Ground floor and first floor plan of Willow & Oak (Workers' Cottage 1 & 2) showing significance ranking of interior spaces

Workers' Cottages



FIRST FLOOR



GROUND FLOOR



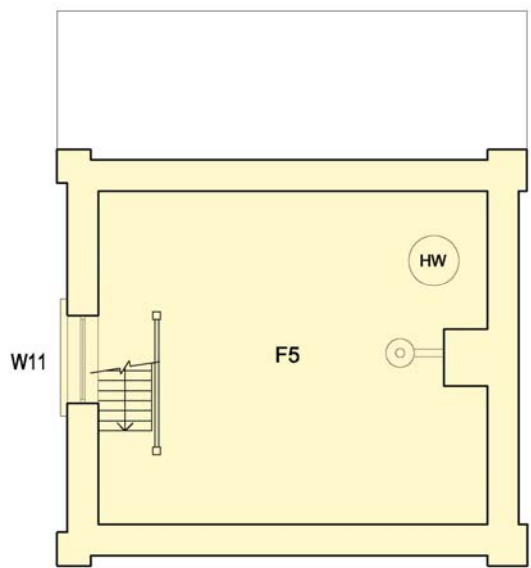
Workers Cottage #3 & #4



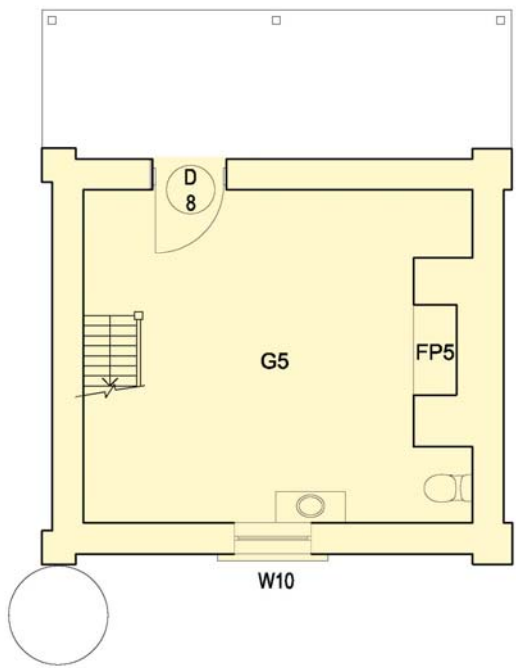
Significance Ranking Key

- Exceptional
- High
- Moderate
- Little
- Intrusive

Ground floor and first floor plan of Cherry Tree & Medlar (Workers' Cottage 3 & 4) showing significance ranking of interior spaces



FIRST FLOOR



GROUND FLOOR



Workers Cottage #5



Significance Ranking Key

- Exceptional
- High
- Moderate
- Little
- Intrusive

Ground floor and first floor plan of Wood Store (Workers' Cottage5) showing significance ranking of interior spaces

Workers' Cottages



East elevations of worker's cottages 3 (Cherry Tree), 4 (Medlar) and 5 (Woodstore)



East elevation of worker's cottages 3 (Cherry Tree) and 4 (Medlar)



South and east elevations of workers cottage 5 (Wood Store)



North and west elevations of Workers Cottage 5 (Wood Store)



North elevation of workers' cottages 1 (Willow) and 2 (Oak)



South elevation of workers' cottages 1 (Willow) and 2 (Oak)



West elevation of Workers' Cottage 2 (Willow)



South elevation of Workers' Cottage 3 (Cherry Tree)



Space G5



Space G06



Space F1

Workers' Cottages

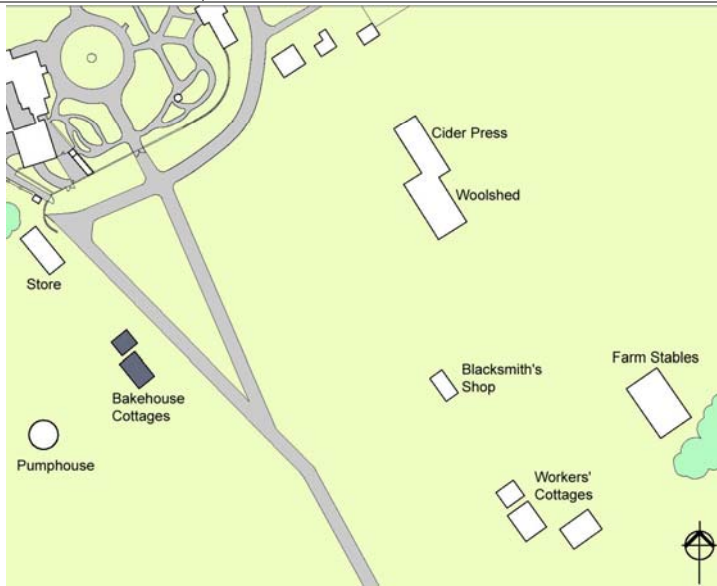



Space G02



Space G07

Bakehouse Cottages

ITEM DETAILS			
Building Name: Bakehouse Cottages		Precinct:	Outbuildings Precinct
			
Bakehouse Cottage no. 1 (right) and no. 2 (left)			
HISTORY			
Historical Notes:	<p>The bakehouse cottages were built in the 1840s as part of the building development on Woolmers Estate. At this time there were three bakehouse cottages built, as evidenced by the 1880s photographs of Woolmers. The third cottage was demolished prior to c1920.</p> <p>At the rear of bakehouse cottage no. 1 is a large oven used for baking breads. The existence of a larger cottage either side of the small central building suggests there were two bakers accommodated at Woolmers and the central building was used as the primary bakehouse. The three fireplaces in the southern cottage (bakehouse cottage no.2) suggest that some baking was done in there as well.</p> <p>The cottages were adapted in the 1980s by T. W. Archer to provide guest accommodation. This included new kitchen and bathroom fittings in the larger building and minor modification of the original fabric. Windows in the small building were enlarged and fitted with frames and sashes salvaged from other buildings on the site.</p>		
Key Date:	1840s (Items marked O are original to this date)	Abbreviations:	O = Key date N =19 th Century M = Modern (Post 1942) E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	<p>Bakehouse Cottage no.1 Roof: corrugated iron, early 20th century; quad gutter, timber fascia, M Walls: painted face brick, rubble plinth, O Other features: bakers oven, corrugated skillion roof, stone staircase, O; timber staircase, M; gate to south, braced timber gate (reconstructed), M; pebbledash gate piers, O; gate to north, pair of braced timber gates (reconstructed), M; pebbledash gate piers, N Condition: good Significance ranking: high</p> <p>Bakehouse Cottage no.2 Roof: slate, lead ridging, half round gutter to east, timber boxed eaves, O; quad gutter, M Walls: pebbledash, rendered sills, rubble footing, O Other features: estate fencing and gate, 1996 Condition: good Significance ranking: high</p>		

Bakehouse Cottages

Interior:	Space G01 Bedroom Ceiling: beaded baltic pine boards, tent form, 1880s Walls: painted face brick with timber course at chair rail level, O Skirting: beaded timber, reconstructed ? Floor: timber, O? Condition: good Significance ranking: high	Space G02 Bedroom Ceiling: lath and plaster, O Walls: painted face brick, timber plate on outer wall at chair rail level, O Skirting: beaded timber, O Floor: timber Other: tie rod at north end of room Condition: good Significance ranking: high																																																
	Space G03 Hall Ceiling: lath and plaster, O Walls: painted brick (east, west), O; plaster (north, south), O Skirting: beaded timber, O? Floor: timber Condition: good Significance ranking: high	Space G04/05 Living Room/Kitchen Ceiling: fibrous cement sheeting with plastic cover strips, M Walls: painted face brick, timber plate on outer wall at chair rail level, O; window bricked up on south wall, M? Cornice: scotia, M Skirting: beaded timber, reconstructed ? Floor: timber, O; renewed in kitchen Chimney piece: timber, O; no grate Other: kitchen fitout, 1980s; tie rod in south wall Condition: good Significance ranking: high																																																
	Space G06 Bathroom Ceiling: fibrous cement sheeting, M Walls: painted face brick with timber plate in outer walls (north, south, west), O; roughly plastered (east), M? Cornice: Scotia, 1980s Skirting: beaded timber, reconstructed ? Floor: timber, O? Other features: fireplace, O Condition: good Significance ranking: high	Space B01 Store Ceiling: exposed joists, thin masonite tacked to underside of floorboards, M Walls: lime washed rubble, O Floor: blue metal gravel, M Other: iron spiked hook in east wall, O Condition: good Significance ranking: high																																																
Door / Window Schedules:	Door Schedule: <table> <tr> <th>Door</th><th>Type</th><th>Date</th></tr> <tr> <td>D01</td><td>Ledged and sheeted</td><td>O</td></tr> <tr> <td>D02</td><td>6 panel</td><td>O</td></tr> <tr> <td>D03</td><td>Ledged and sheeted</td><td>O</td></tr> <tr> <td>D04</td><td>Leaf</td><td>O</td></tr> <tr> <td>D05</td><td>Leaf</td><td>O</td></tr> <tr> <td>D06</td><td>Ledged and sheeted</td><td>O</td></tr> <tr> <td>D07</td><td>Evidence of ledged and sheeted</td><td>O</td></tr> </table>	Door	Type	Date	D01	Ledged and sheeted	O	D02	6 panel	O	D03	Ledged and sheeted	O	D04	Leaf	O	D05	Leaf	O	D06	Ledged and sheeted	O	D07	Evidence of ledged and sheeted	O	Window Schedule: <table> <tr> <th>Window</th><th>Type</th><th>Date</th></tr> <tr> <td>W01</td><td>6 over 6 pane sash, relocated</td><td>M</td></tr> <tr> <td>W02</td><td>4 pane casement, original opening enlarged</td><td>N</td></tr> <tr> <td>W03</td><td>6 over 6 pane sash, relocated</td><td>O</td></tr> <tr> <td>W04</td><td>6 + 6 pane sliding, built up at sill</td><td>O?</td></tr> <tr> <td>W05</td><td>6 + 6 pane sliding, built up at sill</td><td>O?</td></tr> <tr> <td>W06</td><td>6 pane casement</td><td>O</td></tr> <tr> <td>W07</td><td>6 pane casement</td><td>O</td></tr> </table>	Window	Type	Date	W01	6 over 6 pane sash, relocated	M	W02	4 pane casement, original opening enlarged	N	W03	6 over 6 pane sash, relocated	O	W04	6 + 6 pane sliding, built up at sill	O?	W05	6 + 6 pane sliding, built up at sill	O?	W06	6 pane casement	O	W07	6 pane casement	O
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Statement of Significance:	<p>The bakehouse cottages are of high significance because they, with the archaeology of the third cottage, provide evidence of the extent of activity on the estate at its peak and the infrastructure necessary to maintain that activity. They are a good pair of vernacular colonial estate cottages. When compared with other accommodation on the estate, such as the gardener's cottage, coachman's cottage and workers' cottages, the bakehouse cottages help to provide an understanding of the status of the various workers on the estate. Their conversion to guest accommodation by Thomas William Archer provides an understanding of the changes to the operation of the estate in the latter 20th century.</p> <p>For the level of significance of individual spaces within the building, see below.</p>																																																	
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input checked="" type="checkbox"/> World heritage values																																																	

Bakehouse Cottages

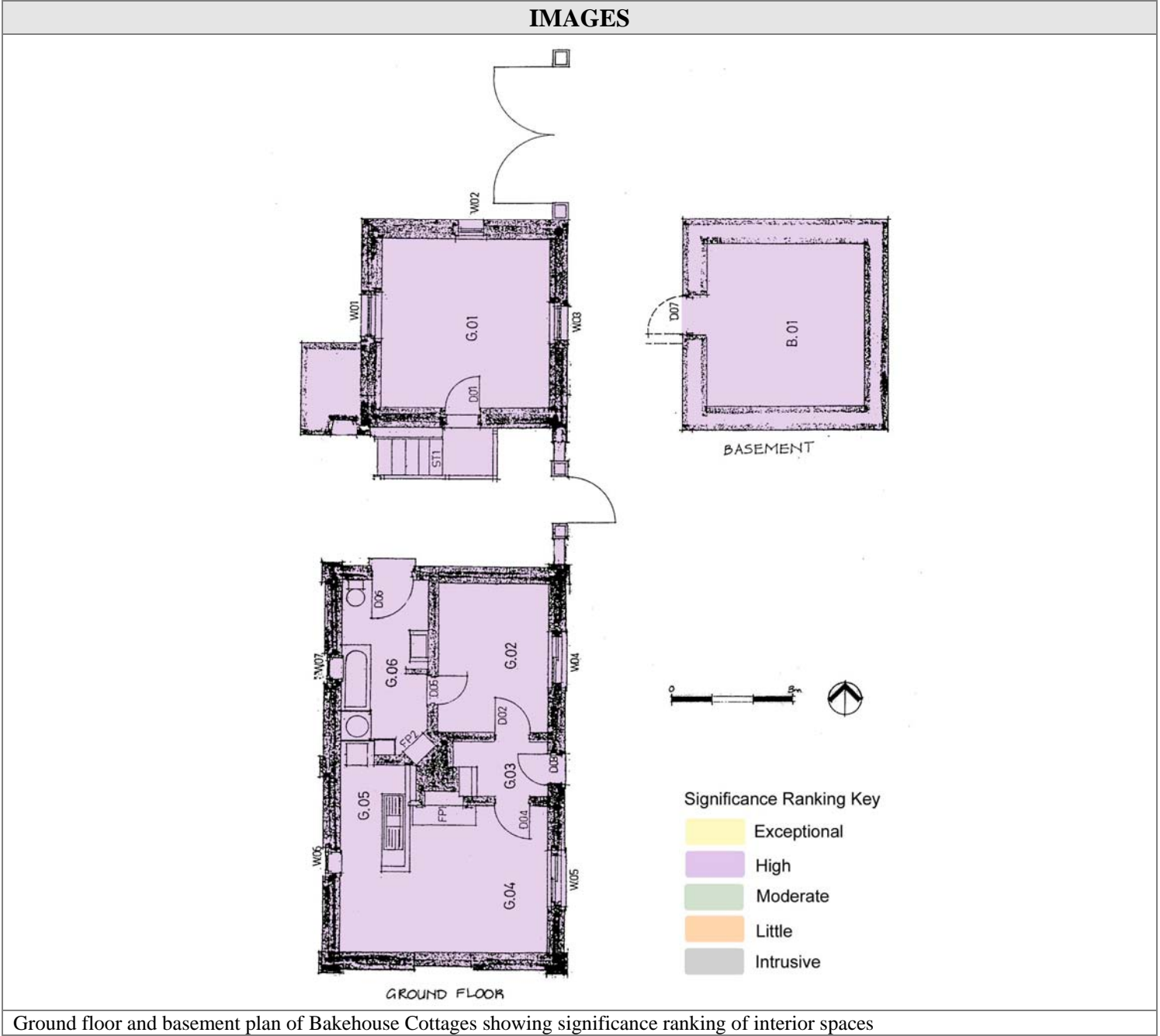
CONSERVATION POLICIES

Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88). The interiors were converted for modern guest accommodation in T.W. Archer's time and the cottages are, as a result, different in character to the other accommodation offered. These finishes should be maintained to existing details.
Interpretation:	The exterior of the cottages are viewable by visitors to Woolmers and the buildings are adequately interpreted in the self-guided tour pamphlet.
Use:	The buildings should continue to be used for bed and breakfast accommodation.
Intervention:	Kitchen and bathroom fitouts could be upgraded if necessary. Other intervention in accordance with Policy 30 (p. 96) is appropriate.
Adaptation:	The buildings have already been appropriately adapted to provide guest accommodation.

MAINTENANCE

Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> ◦ Check doors, locks, windows are in working order. ◦ Carefully clean and maintain interior spaces ◦ Check slate and metal roofing and lead work, repair if necessary <p>Every 2 years:</p> <ul style="list-style-type: none"> ◦ Repair and paint exterior to existing details if necessary <p>Every 5 years:</p> <ul style="list-style-type: none"> ◦ Inspect structural timbers for termites and rot and take remedial action ◦ Check roof timbers and masonry walls for structural faults and take remedial action ◦ Paint external painted render and masonry surfaces ◦ Paint exposed external joinery <p>Every 10 years:</p> <ul style="list-style-type: none"> ◦ Check rising damp and treat where necessary <p>Every 20 years:</p> <ul style="list-style-type: none"> ◦ Carry out major repairs to slate roofing and lead work ◦ Renew metal roofing
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Bakehouse Cottages





South and east elevations of Bakehouse Cottage no.2



North and east elevations of Bakehouse Cottage no.1

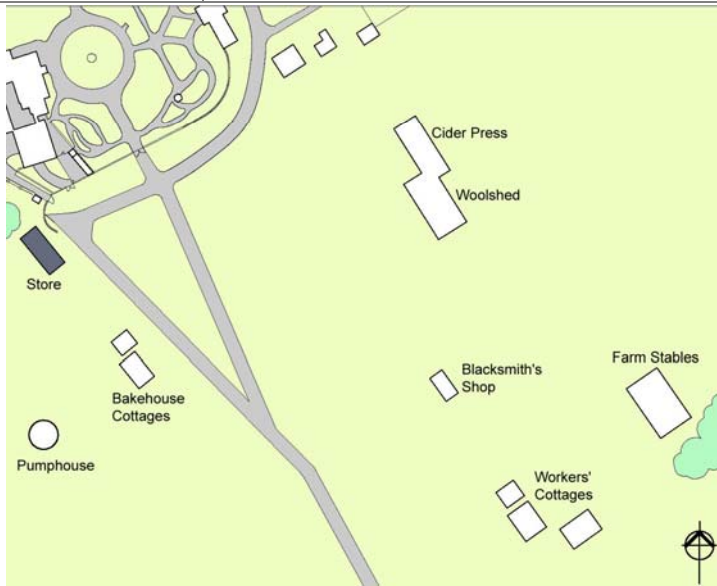



West elevation of Bakehouse Cottage no.1



South elevation of Bakehouse Cottage no.1

Bakehouse Cottages

ITEM DETAILS			
Building Name: Store		Precinct:	Outbuildings Precinct
			
East elevation			
HISTORY			
Historical Notes:	<p>The store at Woolmers was completed before 1826. It was recorded in the 1826 survey by the Land Commissioners as being “a Brick Store which is much better constructed than the House”.</p> <p>Records note that the roof was reshingled in 1860, when “shingles etc. for stores” were purchased. The roof is now covered with corrugated iron.</p> <p>Evidence suggests that a timber balcony existed over the front door to assist with hauling goods up and down from the first floor. The water tank which stored water for the estate is a decorative feature on the roof. An electric generator is housed in the basement.</p> <p>The building has undergone only minor changes, even in its conversion for use as an office and reception area for the estate.</p>		
Key Date:	1826 (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	<p>Roof: Corrugated iron, N over shingles, O; timber boxed eaves, O</p> <p>Walls: Roughcast, timber sills to simulate masonry, rubble plinth, evidence to balcony to D7, O</p> <p>Other features: decorative timber water tower with arched facing, arched recesses to ground floor windows, O</p> <p>Condition: fair</p> <p>Significance ranking: exceptional</p>		
Interior:	<p>Space G01 Store</p> <p>Ceiling: Exposed hardwood floor and framing (unpainted), O</p> <p>Walls: face brick, O; lined, M</p> <p>Skirting: triangulated timber</p> <p>Floor: carpet, M over hardwood, O</p> <p>Other: centre post dropped due to removal of post below; evidence of boarders; office partition, M; office fitout, 1990s</p> <p>Condition: fair</p> <p>Significance ranking: exceptional</p>	<p>Space G02 Reception</p> <p>Ceiling: Exposed hardwood floor and framing (painted), O</p> <p>Walls: face brick (painted), O</p> <p>Skirting: triangulated timber</p> <p>Floor: hardwood, O</p> <p>Other: staircase to F02, O; evidence of partition running north-south, N?; shop fitout, 1990s</p> <p>Condition: good</p> <p>Significance ranking: exceptional</p>	

Store

	<p>Space G03 Office Ceiling: Exposed hardwood floor and framing (painted), O Walls: face brick (painted), O Skirting: triangulated timber Floor: carpet, 1990s over hardwood, O Other: Office partitions, 1990s Condition: good Significance ranking: exceptional</p>	<p>Space F01 Store Ceiling: exposed king post truss, roof framing and shingles, O Walls: face brick, relieving arch in north wall, timber course built in at chair rail level, O Skirting: triangulated timber Floor: hardwood, O Other: exposed structure of water tank, O; bench on north wall, Condition: good Significance ranking: exceptional</p>																																																																														
	<p>Space F02 Store Ceiling: exposed king post truss, roof framing and shingles, O Walls: face brick, relieving arches (unpainted), O Skirting: triangulated timber, O Floor: hardwood, O; covered, M Other: exposed structure of water tank, stair from space G02, O; lead pipe in NE corner for water, manhole in NE corner Condition: good Significance ranking: exceptional</p>	<p>Space F03 Store Ceiling: exposed king post truss, roof framing and shingles, O Walls: face brick, timber course built in at chair rail level, O Skirting: triangulated timber Floor: hardwood, O; carpet, M Other: exposed structure of water tank, O; Condition: good Significance ranking: exceptional</p>																																																																														
	<p>Space B01 Store Ceiling: exposed hardwood floor, joists and beams, O Walls: random rubble with brick quoins at doors and windows, O Floor: crazy paved flagging, O Other: timber post removed from centre of room, located loose on floor Condition: fair Significance ranking: exceptional</p>	<p>Space B02 Store Ceiling: exposed hardwood floor, joists and beams, O Walls: random rubble with brick quoins at doors and windows, O Floor: crazy paved flagging, O Other: chapel pews, blades for metal windmill Condition: good Significance ranking: exceptional</p>																																																																														
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Door / Window Schedules:	<p>Door Schedule:</p> <table><thead><tr><th>Door</th><th>Type</th><th>Date</th></tr></thead><tbody><tr><td>D01</td><td>Pair 3 panel beat butt ext.</td><td>O</td></tr><tr><td>D02</td><td>New door with glazed panel</td><td>M</td></tr><tr><td>D03</td><td>Glazed panel inserted</td><td>O</td></tr><tr><td>D04</td><td>6 panel bead butt (relocated)</td><td>O</td></tr><tr><td>D05</td><td>Leaf</td><td>O</td></tr><tr><td>D06</td><td>Leaf</td><td>O</td></tr><tr><td>D07</td><td>Pair 3 panel beat butt ext.</td><td>O</td></tr><tr><td>D08</td><td>Pair</td><td>O</td></tr><tr><td>D09</td><td>Pair</td><td>O</td></tr></tbody></table>	Door	Type	Date	D01	Pair 3 panel beat butt ext.	O	D02	New door with glazed panel	M	D03	Glazed panel inserted	O	D04	6 panel bead butt (relocated)	O	D05	Leaf	O	D06	Leaf	O	D07	Pair 3 panel beat butt ext.	O	D08	Pair	O	D09	Pair	O	<p>Window Schedule:</p> <table><thead><tr><th>Window</th><th>Type</th><th>Date</th></tr></thead><tbody><tr><td>W01</td><td>6 pane over 6 pane sash, iron bars</td><td>O</td></tr><tr><td>W02</td><td>6 pane over 6 pane sash, iron bars</td><td>O</td></tr><tr><td>W03</td><td>6 pane over 6 pane sash, iron bars</td><td>O</td></tr><tr><td>W04</td><td>6 pane over 6 pane sash, iron bars</td><td>O</td></tr><tr><td>W05</td><td>Iron bars, bricked up, no sash</td><td>O</td></tr><tr><td>W06</td><td>Iron bars, bricked up, no sash</td><td>O</td></tr><tr><td>W07</td><td>9 pane fixed, made to look double hung</td><td>O</td></tr><tr><td>W08</td><td>9 pane fixed, made to look double hung</td><td>O</td></tr><tr><td>W09</td><td>9 pane fixed, made to look double hung</td><td>O</td></tr><tr><td>W10</td><td>9 pane fixed, made to look double hung</td><td>O</td></tr><tr><td>W11</td><td>4 no. iron bars, bricked up</td><td>O</td></tr><tr><td>W12</td><td>4 no. iron bars, bricked up</td><td>O</td></tr><tr><td>W13</td><td>9 pane fixed, made to look double hung</td><td>O</td></tr><tr><td>W14</td><td>9 pane fixed, made to look double hung</td><td>O</td></tr><tr><td>W15</td><td>3 pane over 6 pane sash, iron bars</td><td>O</td></tr></tbody></table>	Window	Type	Date	W01	6 pane over 6 pane sash, iron bars	O	W02	6 pane over 6 pane sash, iron bars	O	W03	6 pane over 6 pane sash, iron bars	O	W04	6 pane over 6 pane sash, iron bars	O	W05	Iron bars, bricked up, no sash	O	W06	Iron bars, bricked up, no sash	O	W07	9 pane fixed, made to look double hung	O	W08	9 pane fixed, made to look double hung	O	W09	9 pane fixed, made to look double hung	O	W10	9 pane fixed, made to look double hung	O	W11	4 no. iron bars, bricked up	O	W12	4 no. iron bars, bricked up	O	W13	9 pane fixed, made to look double hung	O	W14	9 pane fixed, made to look double hung	O	W15	3 pane over 6 pane sash, iron bars	O
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Window	Type	Date
W16	Iron bars, timber ledged & sheeted shutter	O
W17	Iron bars, shutter missing	O
W18	Iron bars, timber ledged & sheeted shutter	O
W19	Iron bars, timber ledged & sheeted shutter	O
W20	Vent hatch, 2 no. iron bars	O
W21	Vent hatch, 2 no. iron bars	O
W22	9 pane, made to look double hung (reconstructed)	M

SIGNIFICANCE ASSESSMENT

Statement of Significance:	The store is of exceptional significance as one of the earliest outbuildings on the estate. It is a fine example of a colonial outbuilding. Its importance to the estate is evidenced in its location near the main house and its more decorative design. The Italianate style water tank on the roof of the store is of technical and aesthetic significance in demonstrating the reticulation system which formed part of the original system of water supply between the river and the estate. For the level of significance of individual spaces within the building, see below.				
Fabric:	The fabric reflects	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/> State	<input checked="" type="checkbox"/> National	<input checked="" type="checkbox"/> World heritage values

CONSERVATION POLICIES

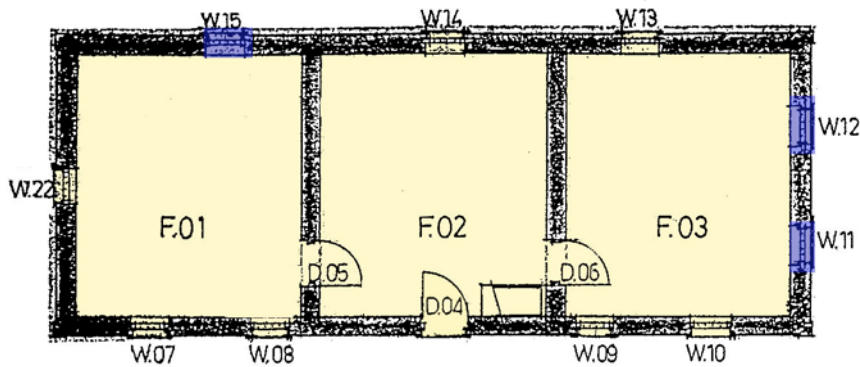
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The interpretation information provided in the self-guided tour pamphlet is adequate.
Use:	The building is currently used for visitor reception, gift shop, office, and ticket sales point. These uses have been introduced to the building very sensitively and could continue. Should these uses be removed to another location in the long term, new uses for the store should be carefully controlled so as to have a minimal impact on the fabric of the building, in accordance with Policy 28 (page 91).
Intervention:	Intervention for the installation of discreet and sensitively planned fire and security systems is appropriate. Other interventions in accordance with Policy 30 (pg. 96) appropriate if absolutely unavoidable. The column removed from the basement should be restored to its correct position or reconstructed.
Adaptation:	The ground floor has already been appropriately adapted to provide a visitor reception and shop for visitors to the Woolmers estate. The basement and first floor are difficult to access and should therefore be preserved and used for storage rather than adapted for other uses.

MAINTENANCE

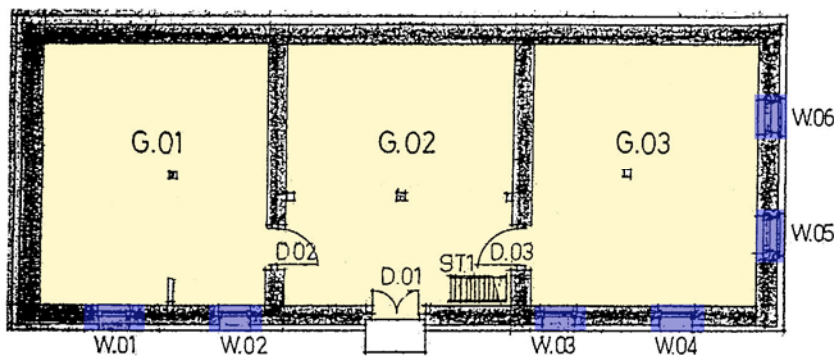
Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> Check doors, locks, windows are in working order. Carefully clean and maintain interior spaces Check electric generator is in working order. Check metal roofing and repair if necessary <p>Every 2 years:</p> <ul style="list-style-type: none"> Repair and paint exterior to existing details if necessary <p>Every 5 years:</p> <ul style="list-style-type: none"> Inspect structural timbers for termites and rot and take remedial action Check roof timbers and masonry walls for structural faults and take remedial action Paint external painted render and masonry surfaces Paint exposed external joinery <p>Every 10 years:</p> <ul style="list-style-type: none"> Check rising damp and treat where necessary <p>Every 20 years:</p> <ul style="list-style-type: none"> Renew metal roofing
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Store

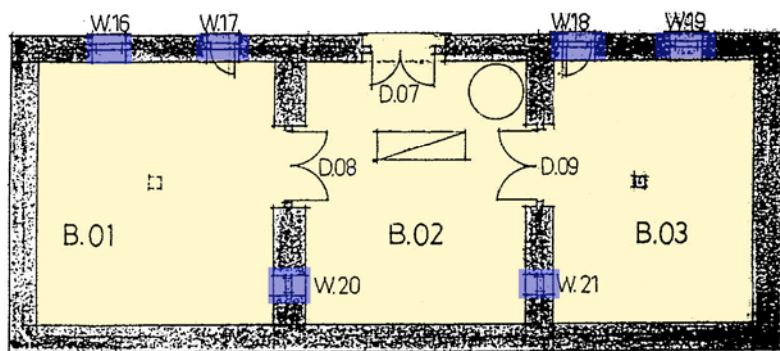
IMAGES



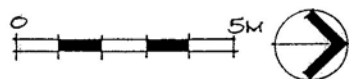
FIRST FLOOR.



GROUND FLOOR



BASEMENT



Indicates bars on windows

Significance Ranking Key

- Exceptional
- High
- Moderate
- Little
- Intrusive

Ground floor, first floor and basement plan of Store showing significance ranking of interior spaces



From south east



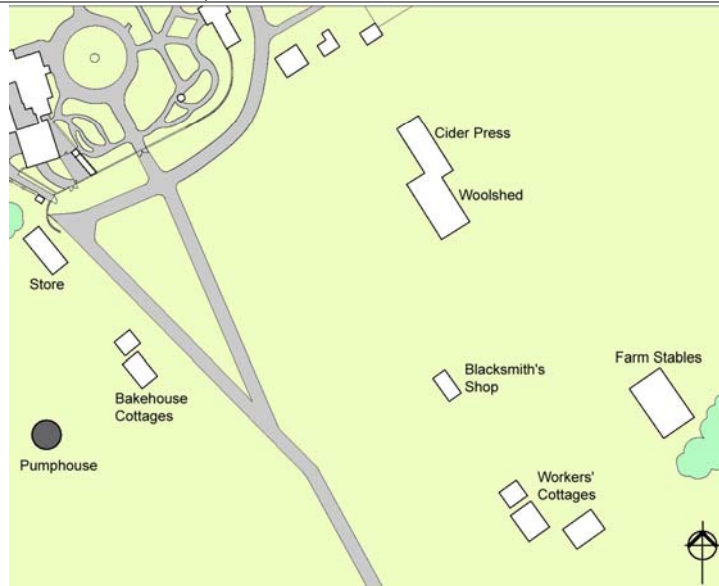

From south west



From north east

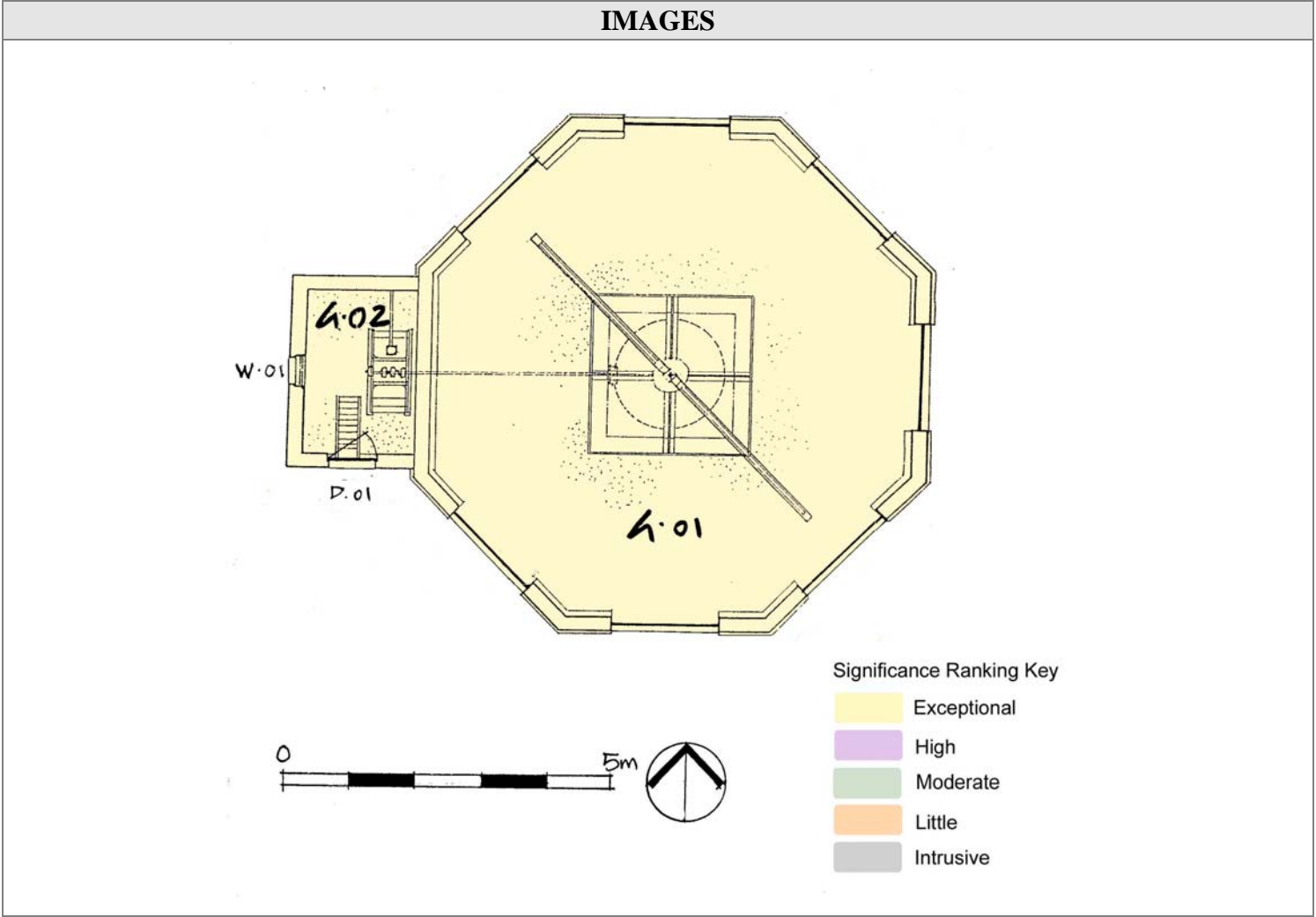
Store

Pumphouse

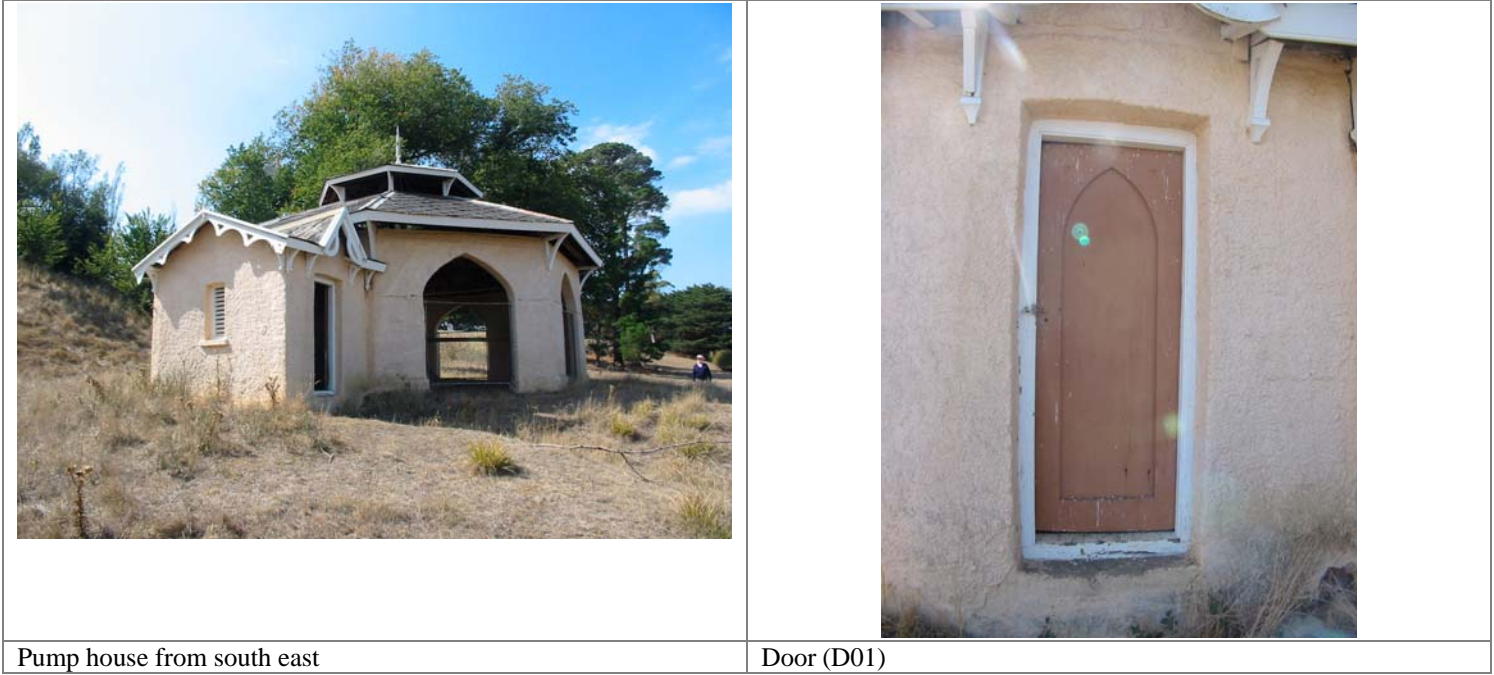
ITEM DETAILS			
Building Name: Pumphouse		Precinct:	Outbuildings Precinct
			
Pumphouse from west			
HISTORY			
Historical Notes:	The pump house is a Gothic style building with pointed arched openings, wide eaves supported on timber brackets, and fretted bargeboards, built c1840. It is sited in a prominent location when approaching Woolmers from Longford, beside the Macquarie River. The building retains its original horse drawn iron pump machinery, manufactured by Braithwaite, Miller & Co., London. It was still in use during the 1890s, but was replaced by the timber windmill by 1921. The timber shingle roof has been replaced in asbestos shingles c1910.		
Key Date:	c1840 (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION			
Exterior:	<p>Pump House Roof: hipped roof with lantern ventilator, timber finial, no gutter, O; asbestos tile sheet, c1950s; galvanised ridges, date? Walls: brick O, roughcast, date ?; 7 no. arched openings, O with cyclone fencing infilling, 1960s?; decorative timber eaves brackets at junction of each wall, O Condition: fair Significance ranking: exceptional</p> <p>Adjoining Pump Room Roof: hipped roof with lantern ventilator, timber finial, no gutter, O; asbestos tile sheet, c1950s; galvanised ridges, date? Walls: brick O, roughcast, date ?; decorative timber eaves brackets and mouldings, O Condition: fair Significance ranking: exceptional</p>		
Interior:	<p>Space G01 Tread Mill Ceiling: exposed timber roof framing with lantern, O Walls: brick, O, roughcast, ? Floor: earth, O Other: timber horse pump and spar set in centre of floor, timber wall plates at springing of the gothic arches, O; cyclone fencing in apertures of arches, M Condition: poor Significance ranking: exceptional</p>	<p>Space G02 Pump Room Ceiling: exposed timber joists, O under asbestos shingles, c1950s Walls: plaster, O (part removed) Floor: brick paved, O Other: Iron pump machinery manufactured by ‘Braithwaite, Miller & Co., London’, lunette in south wall for machinery shaft, O; concrete footing for pump machinery, 20th century; adjustable metal structural support to keep chamber from collapsing, post 1996 Condition: fair Significance ranking: exceptional</p>	

Pumphouse

Door / Window Schedules:	Door Schedule:			Window Schedule:		
	Door	Type	Date	Window	Type	Date
	D01	Ledged and sheeted	O	W01	Timber adjustable louvres	O
SIGNIFICANCE ASSESSMENT						
Statement of Significance:	The pump house is of exceptional significance as an early extant example of a completely intact horse driven water pump, housed in a building which was designed by William Archer in the 1840s as a consciously Picturesque element in the landscape at Woolmers.					
	The pump house is significant as part of the system of water supply between the river and the estate and was in use probably until the 1890s. It contains the original pump mechanism intact.					
	For the level of significance of individual spaces within the building, see below.					
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input checked="" type="checkbox"/> World heritage values					
CONSERVATION POLICIES						
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).					
Interpretation:	The building is adequately interpreted by the information provided in the self-guided tour pamphlet and its former function is fairly self-evident. Historic images of the pumphouse could be used in future editions of the tour pamphlet or subtly introduced to the site of the pumphouse (preferably on a free-standing sign).					
Use:	The building is currently unused apart from being part of the tourist experience at Woolmers. New uses are not appropriate.					
Intervention:	Intervention to install a discreet security system is appropriate. Other intervention in accordance with Policy 30 appropriate.					
Adaptation:	Generally, there is little to no scope for adaptation of the pumphouse. Consideration could be given to allowing visitors to enter the pumphouse (pending the security of the horsemill).					
MAINTENANCE						
Recommended Maintenance Schedule & Frequency:	Every year:					
	◦ Carefully clean interior					
	◦ Check doors, locks, windows are in working order.					
	◦ Check roof covering and repair if needed					
	Every 2 years:					
	◦ Repair and repaint, if necessary, to existing details					
	Every 5 years:					
	◦ Inspect structural timbers for termites and rot and take remedial action					
	◦ Check roof timbers and masonry walls for structural faults and take remedial action					
	◦ Paint exposed external joinery and timber work					
	Every 10 years:					
	◦ Repair external timber work					
	◦ Engage industrial archaeologist to check horsemill					
	Every 20 years:					
	◦ Carry out major repairs to roofing					



Ground floor plan of Pumphouse showing significance ranking of interior spaces



Pumphouse



Exposed timber roof framing (Space G01)

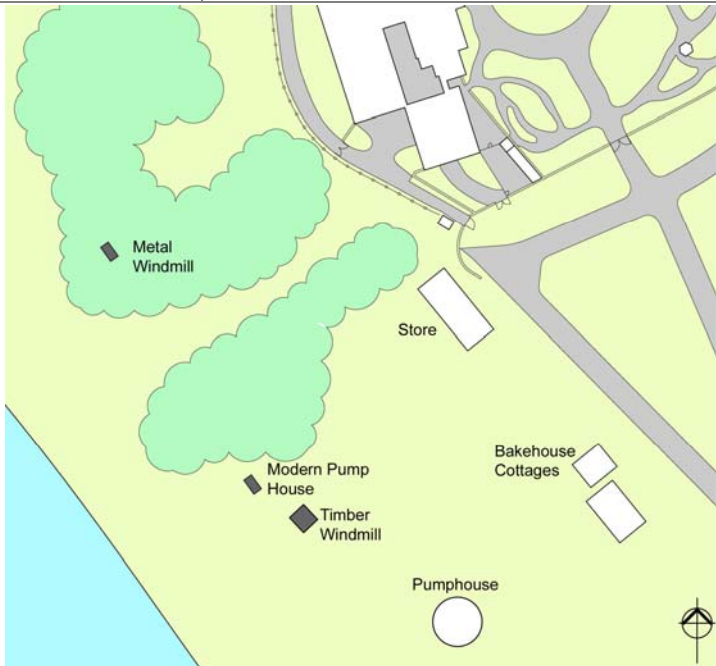



Timber hose pump and spar set in Tread Mill and modern cyclone wire fence





Adjustable metal structure support in Pump Room (Space G02)

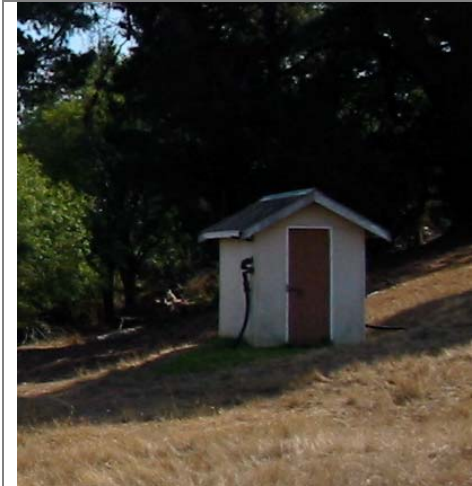
Windmills & Modern Pump House

ITEM DETAILS			
Building Name: Windmills & Modern Pump House		Precinct:	Outbuildings Precinct
			
Timber windmill and Modern Pump House from south			
HISTORY			
Historical Notes:	Timber Windmill The first record of the timber windmill at Woolmers is in a 1921 aerial photograph. It is not clear when it was built to take over the role of the pumphouse which was still in use in 1890. The windmill is of the American fan style with sails of narrow boards arranged radially, a timber vane sheet and direct acting type pump machinery. The windmill was reconstructed in 2006-07.		
	Metal Windmill The metal windmill is of all metal construction and has direct acting pump machinery. The date it was built is not known. The windmill since fallen out of use and its sails have disappeared.		
Key Date:	Modern Pump House This was built in the 1930s.		
	1860s? (Timber Windmill) Late 19 th century (Metal Windmill) 1930s (Modern Pump House) (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century
PHYSICAL DESCRIPTION			
Description:	Timber Windmill Timber windmill of American fan style. Sails of narrow boards arranged radially in a group of eight, timber vane sheet, timber tower cross braced, direct acting type pump machinery, O (some fabric reconstructed) Condition: good Significance ranking: high		
	Metal Windmill All metal windmill. Sails missing. Metal vane sheet, metal tower of bolted construction cross braced, direct acting tupe machinery, O Condition: poor Significance ranking: moderate		
	Modern Pump House Roof: Asbestos shingles, timber barge boards and eaves fascia, no gutter, O Walls: cement sheeting, O Condition: fair Significance ranking: little		

Windmills & Modern Pump House

Door / Window Schedules:	Door Schedule: Door Type Date D01 Flush O
SIGNIFICANCE ASSESSMENT	
Statement of Significance:	<p>The timber windmill is of high significance as part of the system of water supply between the river and the estate in use between the 1890s and 1920s. It is of technical significance for its intact sails, timber vane, and direct acting pump machinery, demonstrating the changing technology adopted for the supply of water to the estate. Only one other example is known in Australia.</p> <p>As part of the sequence of water supply systems evident on the river bank at Woolmers, the metal windmill and modern pumphouse are significant in demonstrating 20th century means of conveying water to the buildings on the estate.</p>
Fabric:	The fabric reflects <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/> World heritage values
CONSERVATION POLICIES	
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	The windmills are addressed in the self-guided tour pamphlet. Now that the timber windmill has been conserved, it would be appropriate to introduce interpretation about the historic function of the windmill and the conservation process at the location.
Use:	Not applicable.
Intervention:	Appropriate intervention in accordance with Policy 30 (pg. 96) is appropriate.
Adaptation:	There is no scope for adaptation of the windmill or pumphouse.
MAINTENANCE	
Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> ◦ Check windmill is in working order, repair if necessary ◦ Check doors, locks, windows to Modern Pump House are in working order <p>Every 2 years:</p> <ul style="list-style-type: none"> ◦ Repair and repaint to existing details if necessary <p>Every 5 years:</p> <ul style="list-style-type: none"> ◦ Check for structural faults and take remedial action <p>Every 20 years:</p> <ul style="list-style-type: none"> ◦ Carry out major repairs
IMAGES	
	
East elevation of timber windmill	View to Macquarie River, from store

Windmills & Modern Pump House



South elevation of Modern Pump House



View from east

Windmills & Modern Pump House

Woolmers Cottage

ITEM DETAILS			
Building Name: Woolmers Cottage		Precinct:	Cottage Precinct
		 <p>From north west</p>	
HISTORY			
Historical Notes:	<p>Woolmers Cottage Woolmers Cottage was built c1839 by Thomas Archer for the use of his eldest son, Thomas William, following his marriage to Mary Abbott. Thomas William died of scarlet fever in 1844 and his widow continued to occupy the house. Between 1858 and 1868 Mary went for an extended visit to England with her children and mother-in-law. The cottage was papered and painted at this time, the work done by William Wright and paid by the new tenant, George Ritchie. After Mary returned to the estate, she continued to live in the cottage until her death, in 1874. Woolmers Cottage was later leased to Mrs Mayne in 1880, William Ralston from 1885 and R. Cartledge from 1895. In 1905, the cottage was leased to Herbert Gatenby, who also leased 3,780 acres of the estate, but Cartledge was living in Woolmers Cottage again in 1910. Following his marriage to Marjorie Patten in 1915, Thomas Edward Cathcart Archer moved into Woolmers Cottage and remained there until his father’s death in 1934. During this time the internal walls were relined with asbestos cement and Marjorie bought several items of furniture for the house (between 1927 and 1932). Following their move to the main house, it is not clear who lived at Woolmers Cottage until the 1960s when Isabella Mead moved in. Between December 1956 and May 1958, repairs were done on the house including the roof, pipes, plumbing, new bath, painting and papering, a new entrance and ramp and repair to the septic tank. Further repairs to the roof were carried out in 1963. The exterior of the cottage was conserved in 2006-07, and plans are currently under consideration for adapting the interiors of the building for guest accommodation.</p>		
	<p>Woolmers Cottage Poultry Shed Built around 1920, this weatherboard shed was used as a chicken roost.</p>		
Key Date:	1839 (Items marked O are original to this date)	Abbreviations:	O = Key date M = Modern (Post 1942) N =19 th Century E = Early 20 th Century

Woolmers Cottage

PHYSICAL DESCRIPTION		
Exterior:	<p>Woolmers Cottage Roof: Elaborate brick pilastered chimneys (rough cast), Corrugated iron sheet, date ?, over timber shingles, O; boxed timber eaves, no gutter, O. Verandah – concave profile sheeted in flat iron, O; timber battens under ? Walls: brick, O, roughcast ? North: central bay window, verandah – timber columns in gothic style, timber balustrade and rails, O; glass enclosure on east side, c1915 South: 2 no. principle elevation broken into 2 no. recesses each by pilasters, divided by courtyard entrance, O; 2 no. elevated corrugated iron water storage tanks on hardwood frames, c1915; gutter and downpipe; evidence of broken bottles to capping of south wall East: rubble plinth, O; elevation broken into 7 no. arched recesses by pilasters West: brick plinth, O; elevation broken into 7 no. arched recesses by pilasters Courtyard: brick Flemish bond, O; quad gutter and downpipe, M; concrete dado, 1960s?; skillion shelter on north west corner (Space G24), ?; broken bottles on south wall; iron rainwater head on north wall Other features: water pump located in south east corner of courtyard, spring bell system in north west corner, O; gate missing to courtyard (in store) Condition: good Significant ranking: high</p> <p>Woolmers Cottage Poultry Shed Roof: exposed rafter, battens and corrugated asbestos, no gutter, O Walls: exposed hardwood frame, exposed splayed weatherboards, O; chicken wire panel north of door Condition: poor Significance ranking: little</p>	
	<p>Interior:</p> <p>Space G01 Earth Closet Ceiling: lath and plaster, O Walls: plaster, O Skirting: timber, O Floor: timber, O Other: remains of roller blind, O; ‘Vespea Twyford’ ceramic pan, ‘Wetter’s Improved Norton Cistern’, c1915 Condition: poor Significant ranking: moderate</p>	<p>Space G02 Wood Store Ceiling: lath and plaster, O Walls: brick, O Floor: dirt Condition: fair Significant ranking: moderate</p>
	<p>Space G03 Earth Closet Ceiling: lath and plaster, O Walls: ? Floor: timber Chimney piece: Other: timber thunderbox, O; shelving, later Condition: poor Significant ranking: exceptional</p>	<p>Space G04 Laundry Ceiling: open joisted ceiling under floor boards, O Walls: brick, O Floor: timber, O Chimney piece: fireplace, O Other: timber staircase to attic spaces, timber shelves on gallon brackets, O; water tank, c1915 Condition: fair Significant ranking: moderate</p>
	<p>Space 05 Kitchen Ceiling: open joisted ceiling under floor boards, O Walls: brick, O Floor: timber, O Chimney piece: brick bakers oven, O Other: 1 no. gas lamp, fitted dresser, O; ‘IXL’ fuel stove, c1915 Condition: fair Significant ranking: moderate</p>	<p>Space G06 Office Ceiling: battened, 1915 Walls: plaster, O; paper decoration, c1940s Cornice: 1915 Skirting: timber, O Floor: timber, O Chimney piece: marble surround, O Other: reveal shutters, O Condition: poor Significant ranking: exceptional</p>

Woolmers Cottage

<p>Space G07 Dining Room Ceiling: lath and plaster, O Walls: plaster, O Cornice: O Skirting: timber, O Floor: timber, O Chimney piece: black marble and iron grate, O Other: reveal shutters, evidence for bell system, 8 no. picture pins, O Condition: fair Significant ranking: exceptional</p>	<p>Space G08 Bedroom Ceiling: battened, c1915 Walls: plaster, O Cornice: timber, c1915 Skirting: timber, O Floor: timber, O Chimney piece: marble surround and grate, O Other: reveal shutters, 3 no. bell cranks, hinged ventilator, O Condition: fair Significant ranking: exceptional</p>
<p>Space G09 Drawing Room Ceiling: lath and plaster, O Walls: plaster, O; paper decoration, 1960s Cornice: O Skirting: timber, O Floor: timber, O Chimney piece: Cararra marble of Neo-Classical style surround and iron grate, O Other: picture rail, c1915; pressed brass curtain pelmets, date ? Condition: fair Significant ranking: exceptional</p>	<p>Space G10 Bedroom Ceiling: battened, c1915 Walls: plaster, O Cornice: O Skirting: timber, O Floor: timber, O Chimney piece: Cararra marble surround and iron grate, O Other: reveal shutters, O; curtain brackets, c1915 Condition: fair Significant ranking: exceptional</p>
<p>Space G11 Ceiling: battened, c1915 Walls: plaster, O Cornice: O Skirting: timber, O Floor: timber, O Chimney piece: Cararra marble surround and iron grate, O Other: Window pelmet surround, reveal shutters, O Condition: fair Significant ranking: exceptional</p>	<p>Space G12 Stair Hall Ceiling: lath and plaster, O Walls: plaster, O Skirting: timber, O Floor: timber, O Other: timber spiral staircase, D is baize covered, O Condition: fair Significant ranking: exceptional</p>
<p>Space G13 Lavatory Ceiling: M Walls: Cedar panelling, O Cornice: M Floor: ? Other: WC cistern, iron bars to window, O; pan and basin, 1980s Condition: fair Significant ranking: moderate</p>	<p>Space G14 Store Ceiling: M Walls: O Cornice: M Skirting: timber, O Floor: tiles, 1890s Other: kitchen fitout, 1980s Condition: fair Significant ranking: moderate</p>
<p>Space G15 Pantry Ceiling: lining, M Walls: lining, M Cornice: M Skirting: timber, O Floor: ? Other: bathroom fitout, c1980s; iron bars to windows, O Condition: fair Significant ranking: moderate</p>	<p>Space G16 Back Hall Ceiling: M Walls: plaster, O Cornice: M Skirting: timber, O Floor: timber, O Other: fanlight, 3 no. bell cranks, plaster architrave to D, O Condition: fair Significant ranking: exceptional</p>

Woolmers Cottage

<p>Space G17 Coach House & Tack Room Ceiling: timber boards with beaded battens, O Walls: brick, O Floor: timber, O Chimney piece: brick fireplace, O Other: timber feed bins, O; timber saddle props Condition: poor Significant ranking: exceptional</p>	<p>Space G18 Stables Ceiling: timber boards with beaded battens, O Walls: brick, O Floor: concrete, M Other: ladder to attic, 4 no horse stalls with arched fronts, O; timber work bench and shelves, date ? Condition: fair Significant ranking: exceptional</p>
<p>Space G19 Loose Box Ceiling: timber boards with beaded battens, O Walls: brick, O Floor: rubble, O Other: manhole to attic space, timber feed trough, O; McCormack Dearing tractor, 1960s Condition: poor Significant ranking: moderate</p>	<p>Space G20 Ceiling: timber boards with beaded battens, O Walls: brick, O Floor: timber, O Other: courtyard entrance door, O (relocated) Condition: fair Significant ranking: moderate</p>
<p>Space G21 Hall Ceiling: lined and battened, c1915 Walls: lined and battened, c1915 Cornice: timber, 1915 Skirting: timber, O Floor: timber, O Other: D with 11" rim lock, 2 no. bell crank, skylight, O Condition: fair Significant ranking: exceptional</p>	<p>Space G22 Side Lobby Ceiling: exposed timber joists and flooring, O Walls: brick in Flemish bond, O Floor: concrete, M Other: bell crank, timber trap door to cellar, timber block tackle, O Condition: poor Significant ranking: exceptional</p>
<p>Space G23 Lobby Ceiling: lath and plaster, O Walls: plaster, O Skirting: timber, O Floor: timber, O Condition: poor Significant ranking: exceptional</p>	<p>Space G26 Poultry Shed Ceiling: exposed rafter, battens and corrugated asbestos, 1920s Walls: exposed hardwood frame, exposed splayed weatherboards, 1920s; chicken wire panel north of door Floor: earth Other: chicken roost and trough, 1920s Condition: poor Significance ranking: little</p>
<p>Space V01 Verandah Ceiling: soffit of verandah rafters and boards, O Walls: pebble dash, verandah columns, O and reconstructed; glazed screen, 1930s Floor: timber, O Condition: poor Significant ranking: exceptional</p>	<p>Space V02 Verandah Ceiling: soffit of rafters and sarking boards, O Walls: pebble dash, verandah columns, O; glazed screen, 1930s Floor: timber, O Condition: poor Significant ranking: exceptional</p>
<p>Space B01 Ceiling: exposed floor joints and floorboards, O Walls: rubble, brick quoins to external corners and openings, O Floor: compacted rubble, sump in centre, O Condition: poor Significant ranking: exceptional</p>	<p>Space B02 Stair Hall Ceiling: exposed floor joints and floorboards, O Walls: rubble (east, south, west), brick (north), O Floor: brick, O Other: timber hanging beam and meat hooks, O Condition: poor Significant ranking: exceptional</p>
<p>Space B03 Ceiling: exposed floor joints and floorboards, O Walls: rubble (north, east, west), brick (south), brick quoins at external corners and openings, candle chamber in south wall, O Floor: compacted rubble, O Other: sump in centre, O Condition: poor Significant ranking: exceptional</p>	<p>Space B04 Ceiling: lath and plaster, O Walls: rubble, brick quoins at external corners and openings, O Floor: compacted rubble, O Other: 2 no. barrel vents, loose barrel platform, O Condition: poor Significant ranking: exceptional</p>

Woolmers Cottage

	Space F01 Ceiling: lath and plaster, O Walls: lath and plaster, O; wallpaper remnants, c1920s Skirting: timber, O Floor: timber O Condition: fair Significant ranking: exceptional			Space F02 Ceiling: lath and plaster, O Walls: plaster, O; 2 layers of wallpaper, pre 1915 Skirting: timber, O Floor: timber O Other: skylight, O; corrugated iron sheeting and glass, 20 th century Condition: poor Significant ranking: exceptional		
	Space F03 Stair Hall Ceiling: battened pine, 1915 Walls: plaster, O Skirting: timber, O Floor: timber O Other: timber staircase, gate to stair balustrade, skylight (roof over), O Condition: poor Significant ranking: exceptional			Space F03A Hall Ceiling: battened pine, 1915 Walls: plaster, O Skirting: timber, O Floor: timber O Other: skylight (roof over), O Condition: poor Significant ranking: exceptional		
	Space F04 Servants Ceiling: lath and plaster, O Walls: brick, O; 2 layers of wallpaper, pre 1915 Skirting: timber, O Floor: timber O Other: electrical conduit, date ? Condition: poor Significant ranking: exceptional			Space F05 Servants Ceiling: lath and plaster, O Walls: plaster, O; wall paper decoration, 1880s? Skirting: timber, O Floor: timber O Other: skylight, O; corrugated iron roofing and glass, M Condition: poor Significant ranking: exceptional		
	Space F06 Ceiling: exposed shingles and roof framing, O Walls: face brick, O Floor: hardwood, 3 no access holes, O Condition: poor Significant ranking: exceptional			Space F07 Ceiling: exposed shingles and roof framing, O Walls: face brick, O Floor: hardwood, 1 no access holes, O Other: skylight, O; sash removed and covered with corrugated iron Condition: poor Significant ranking: exceptional		
	Space F08 Ceiling: lath and plaster, O Walls: plaster, O; wall paper decoration, 1880s? Skirting: timber, O Floor: timber O Other: timber stud partition Condition: poor Significant ranking: exceptional			Space F09 and F10 No access Significant ranking: moderate?		
Door / Window Schedules:	Door Schedule:			Window Schedule:		
	Door	Type	Date	Window	Type	Date
	D01	Ledge, framed and sheeted	O	W01	4 pane fixed sash over timber louvre	O
	D02	Ledge, framed and sheeted	O	W02	6 pane over 6 pane sash	O
	D03		O	W03	6 pane over 6 pane sash	O
	D04	Ledge, framed and sheeted	O	W04	6 pane over 6 pane sash	O
	D05	Ledge, framed and sheeted	O	W05	Hopper sash	c1915
	D06	Ledge, framed and sheeted	O	W06	6 pane over 6 pane sash	O
	D07	4 panel, bead flush	O	W07	4 pane over 10 pane double margin sash	O
	D08	4 panel, bead flush, fanlight	O	W08	4 pane over 10 pane double margin sash	O
	D09		O	W09	4 pane over 10 pane double margin sash	O
	D10		O	W10	4 pane over 10 pane double margin sash	O
	D11		O	W11	4 pane over 10 pane double margin sash	O
	D12		O	W12	4 pane over 10 pane double margin sash	O

Woolmers Cottage

Door	Type	Date	Window	Type	Date
D13		O	W13	4 pane over 10 pane double margin sash	O
D14	4 panel	c1917	W14	4 pane over 10 pane double margin sash	O
D15		O	W15	4 pane over 10 pane double margin sash	O
D16		O	W16	4 pane over 10 pane double margin sash	O
D17		O	W17	3 pane sidelights	O
D18		O	W18	3 pane sidelights	O
D19		O	W19	4 pane over 10 pane double margin sash	O
D20	4 panel, ext.; 6 panel	O	W20	6 pane over 6 pane sash, 5 cast iron bars	O
D21	Pair ledge, framed and sheeted	O	W21	6 pane over 6 pane sash, 5 cast iron bars	O
D22	Ledge, framed and sheeted	O	W22	6 pane over 6 pane sash, 5 cast iron bars	O
D23	Pair ledge, framed and sheeted	O	W23	6 pane fixed sash over timber louvre	O
D24	Pair 2 panel, side light	1915	W24	6 pane fixed sash over timber louvre	O
D25	Ledged and sheeted	1920s			

SIGNIFICANCE ASSESSMENT

Statement of Significance:	<p>Built about 1839, Woolmers Cottage is of exceptional significance as one of the most resolved designs of the 1830s in Australia. The house shows a clear division of the various activities of a colonial house in its planning, design and the detailing, as a self-contained unit consisting of the main house, carriage house, and service wing built in a 'U' around a service yard.</p> <p>The garden associated with Woolmers Cottage overlooks the valley toward Longford from the cottage's commanding situation. The garden contains evidence of an earlier planned garden, much of which has been lost. The later tennis court shows the importance of sport and leisure activities to the later generations of the family.</p> <p>For the level of significance of individual spaces within the building, see below.</p>
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Fabric:	The fabric reflects	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/> State	<input checked="" type="checkbox"/> National	<input checked="" type="checkbox"/> World	heritage values
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CONSERVATION POLICIES

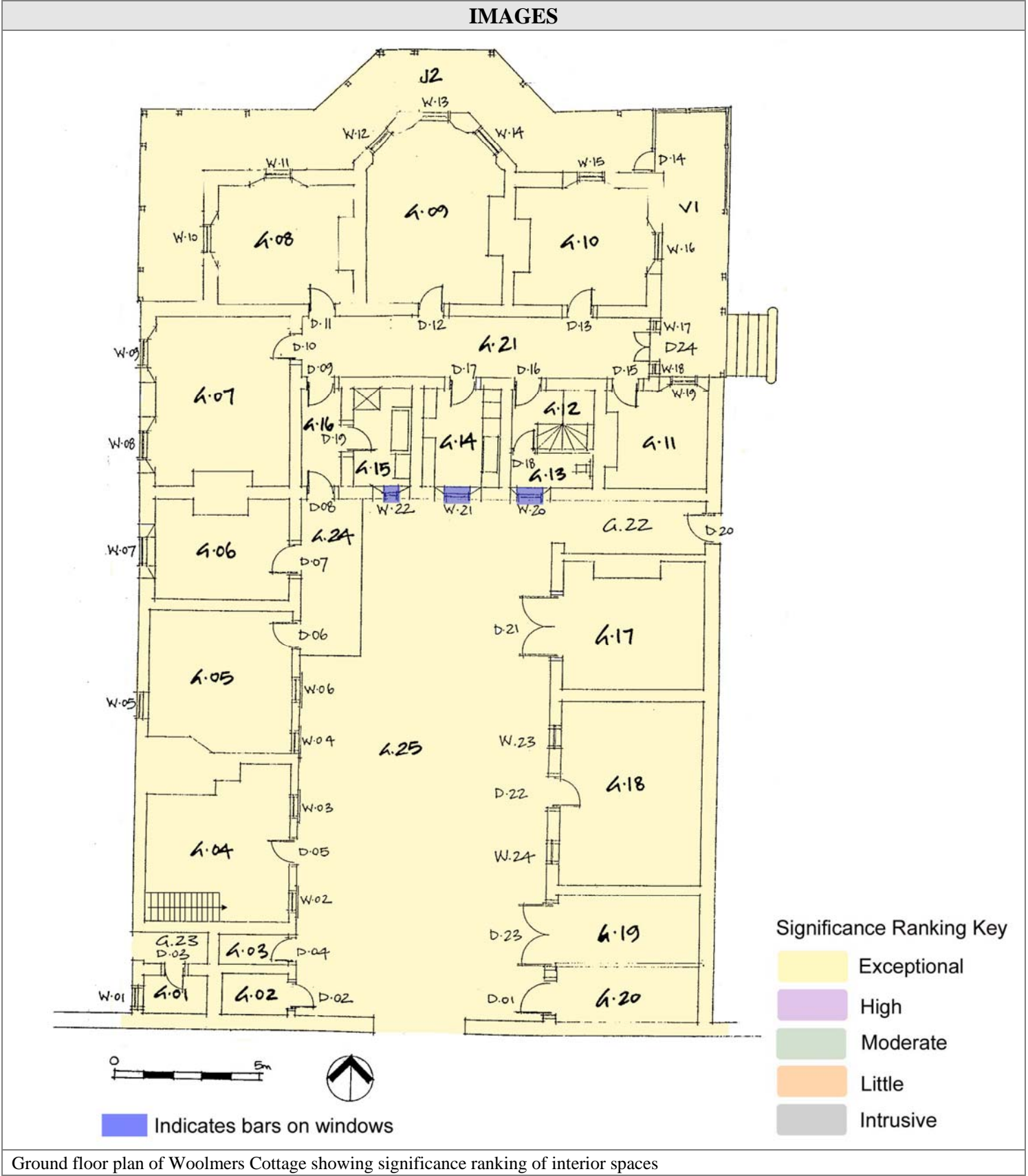
Fabric:	The exterior and interior fabric should be conserved to the existing details in accordance with the Policy for Treatment of the Fabric (Policy 11, page 88).
Interpretation:	Woolmers Cottage is not interpreted at present. Interpretation measures should be put in place in the short term. It is anticipated that many visitors to Woolmers would be interested in seeing the interiors of Woolmers Cottage and guided tours could be led either in conjunction with or separate from tours of the main house. The long term plan for Woolmers Cottage is to adapt it for guest accommodation, which would prevent tours of the interior; therefore, the opportunity should be taken at present to show the house to the public.
Use:	The building is proposed to be used as guest accommodation for longer term stays. Other appropriate uses include gallery/exhibition space or visitors centre.
Intervention:	Intervention for the installation of discreet and sensitively planned fire and security systems is appropriate. No other interventions should take place unless absolutely unavoidable.
Adaptation:	Adaptation of the fabric should be carefully controlled. No change to the plan form should be made. All new work should be reversible. The policies for adaptation of exceptional fabric (Policies 49 and 50, pp. 97-8) should be strictly adhered to in order to prevent loss of significance.
Woolmers Cottage Poultry Shed	The poultry shed can be substantially adapted or removed.

MAINTENANCE

Recommended Maintenance Schedule & Frequency:	<p>Every year:</p> <ul style="list-style-type: none"> Check all locks, fasteners, sashes, shutters, windows and doors are in working order Inspect and clean out gutters and downpipes Check metal roofing and guttering, repair if needed Carefully clean and maintain interior spaces Check metal roofing and repair if needed
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	<p>Every 2 years:</p> <ul style="list-style-type: none">◦ Repair and paint exterior to existing details if necessary◦ Inspect structural timbers for termites and rot and take remedial action◦ Check roof timbers and masonry walls for structural faults and take remedial action◦ Polish brass door furniture, blacken and polish cast iron grates, wax floor and timber joinery to Ground Floor <p>Every 5 years:</p> <ul style="list-style-type: none">◦ Paint external painted masonry surfaces◦ Paint external metal surfaces◦ Paint protected external joinery <p>Every 10 years:</p> <ul style="list-style-type: none">◦ Repair external timber work◦ Check rising damp and treat where necessary <p>Every 20 years:</p> <ul style="list-style-type: none">◦ Renew external metal roofing, guttering, downpipes and flashings, if necessary
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Woolmers Cottage

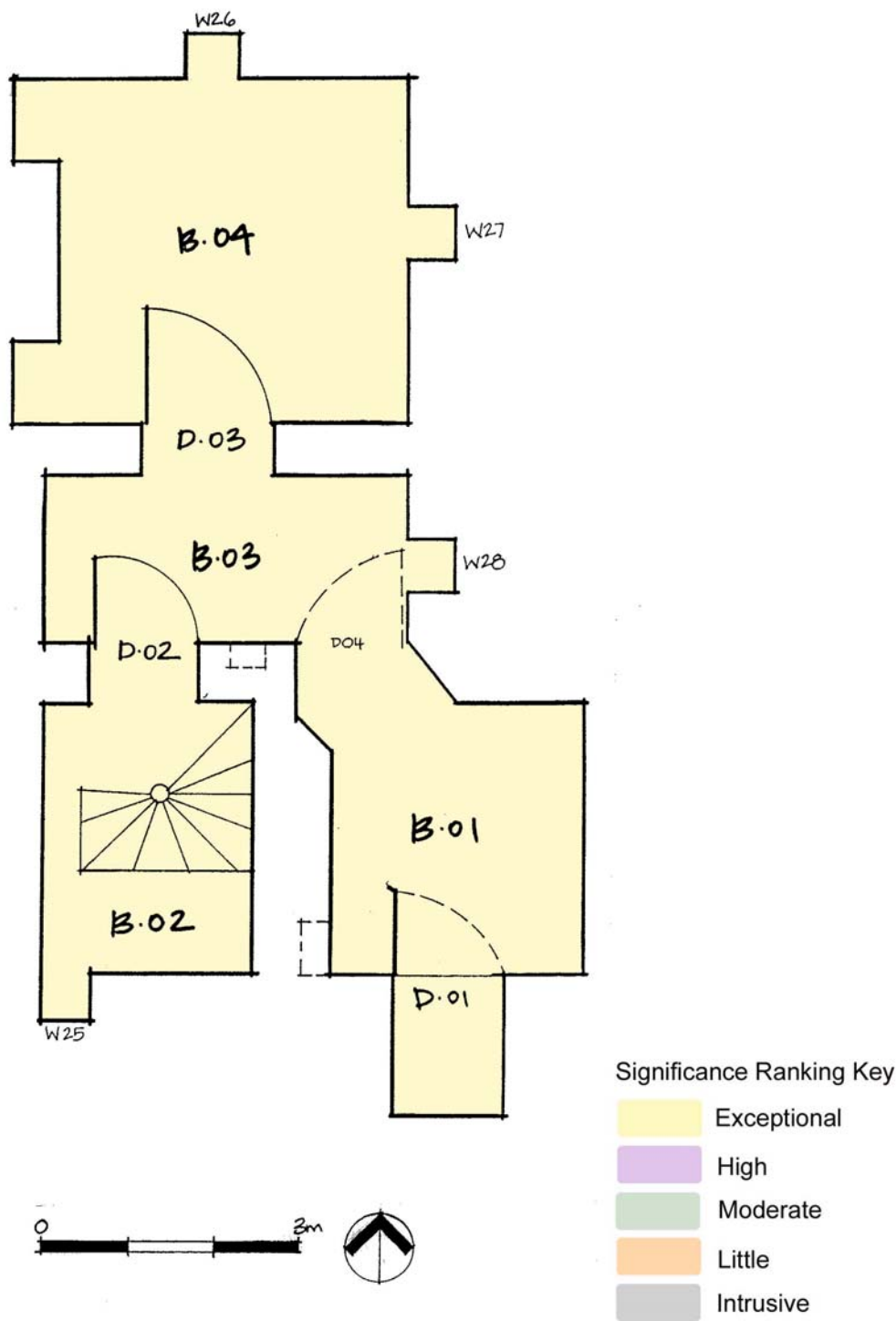




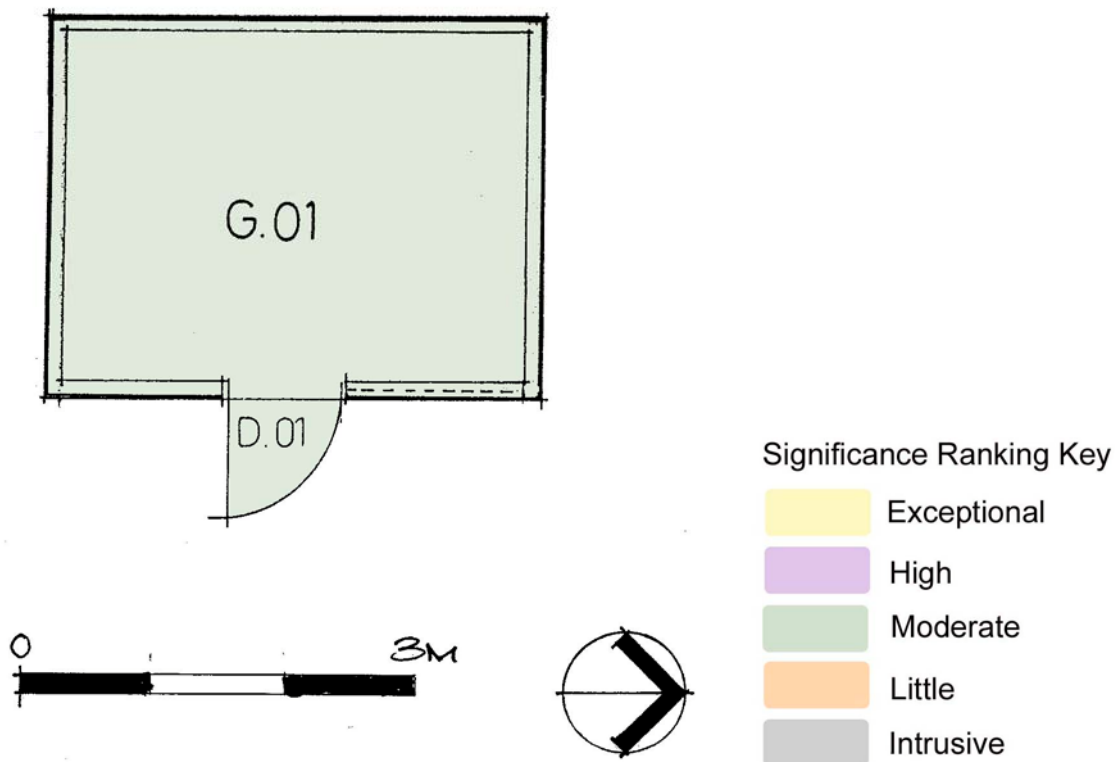
Indicates bars on windows

First floor plan of Woolmers Cottage showing significance ranking of interior spaces

Woolmers Cottage



Basement plan of Woolmers Cottage showing significance ranking of interior spaces



Ground floor plan of Woolmers Cottage Poultry Shed showing significance ranking of interior spaces



Detail of front verandah from west

Woolmers Cottage



Courtyard from south



Gate and exterior wall to Courtyard from south



From south west





Door ? in attic

Cararra marble Neo Classical chimneypiece in Drawing Room
(Space G09)

Hall (Space G21)



1960s paper decoration in Drawing Room (Space G09)

Woolmers Cottage



Kitchen (Space G05)



Stables (Space G18)



Woolmers Cottage Poultry Shed



Interior of poultry shed (Space G25)

Appendix 1

Definitions from the Australia ICOMOS Charter for Places of Cultural Significance [The Burra Charter]

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia; ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Article 1. Definitions

For the purposes of this Charter:

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

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

Cultural significance is embodied in the place itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

Places may have a range of values for different individuals or groups.

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

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

1.5 *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*.

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

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

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

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

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

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

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

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

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

1.15 *Associations* mean the special connections that exist between people and a *place*.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Appendix 2

Copies of Heritage Listings

1. World Heritage List Values Table
2. National Heritage List
3. Tasmanian Heritage Council
4. Register of the National Estate

SUMMARY TABLE OF JUSTIFICATION THEMES

CRITERION (IV)	CRITERION (VI)
<p><i>(a) Complex and diverse systems of punishment and reform*</i></p> <p>This includes: the assignment system; probation system; secondary punishment in penitentiaries; female factories; penal bureaucracy; special regimes for convict boys and female convicts; chain gang schemes; hiring depots; ticket-of-leave system. Harsh conditions and punishments, as well as good material conditions and reform regimes that provided opportunities for convicts to build new lives.</p> <p>Profile sites: Fremantle Prison; Old Great North Road; and Darlington Probation Station.</p> <p>Notable sites with a cross-reference: Cascades Female Factory [6 (c)]; Brickendon-Woolmers [6 (c)]; Old Government House [6 (e)]; Port Arthur [4 (b)].</p> <p>NOTE: Some penal colonies in other parts of the world had elements of these systems but they operated on a more informal and ad hoc way.</p>	<p><i>(a) Impact on other parts of the world</i></p> <p><i>(i) Important influence in ending transportation in the British empire and discouraging the expansion of convictism in other parts of the world: establishment of the new penitentiary system in Britain.</i></p> <p>Profile sites: Coal Mines; Fremantle Prison; Brickendon-Woolmers.</p> <p>Notable sites with a cross-reference: Old Government House [Pt 2B].</p> <p><i>(ii) Important influence in establishment of penal colonies: New Caledonia and French Guiana</i></p> <p>Profile sites: The whole series of sites.</p>
<p><i>(b) Convictism as a deterrence to crime in home state</i></p> <p>The major immediate objective of transportation and throughout the convict era in Australia was to rid Britain of criminals (overcrowded prisons, hulks) and to deter criminals.</p> <p>Harsh conditions and punishment regimes: instances of brutalizing regimes comparable to some of the worst in the world. This included physical and psychological regimes of punishment.</p> <p>Profile sites: KAVHA; Port Arthur.</p> <p>Unconfirmed profile sites: Coal Mines; and Old Great North Road.</p>	<p><i>(b) Exceptional experiments in penology: reformation regimes under Macquarie, Maconochie and Arthur*</i></p> <p>Instances of exceptional material conditions and enlightening regimes: created substantial opportunities for convicts to build new lives.</p> <p>Profile sites:</p> <p>Macquarie: Hyde Park Barracks; Old Government House.</p> <p>Maconochie: KAVHA, Fremantle Prison.</p> <p>Arthur: Port Arthur.</p>
<p><i>(c) Geo-political advantages for home state including economic benefit</i></p>	<p><i>(c) Exceptional experiments in penology: punishment and reform of female convicts*</i></p>

SUMMARY TABLE OF JUSTIFICATION THEMES

CRITERION (IV)	CRITERION (VI)
<p>Empire building was an objective of transportation to Australia. Colonisation including several potentially unique aspects in terms of global convictism – such as the important role of women in populating the colonies and efforts to mould women into a moderating influence on male convicts – which was critical to the survival of the penal colony and the new civil societies)*; export of goods from the new colonies; naval strategic benefits; and preventing French expansion.</p> <p>Immediate and long term economic benefits to the home state including: natural resources; lower cost of detaining criminals; use of convict labour for construction of infrastructure, housing etc. Economic development of Australia was a critical element of the foundation of a new society: the 'white settlement' of a continent previously inhabited by Aboriginal communities.</p> <p>Empire building contributed to the <i>harsh treatment of convicts</i> but also created <i>opportunities for convicts</i> to build new lives.</p> <p><u>Profile sites:</u> KAVHA; Brickendon-Woolmers Estates; Cockatoo Island.</p> <p><u>Unconfirmed profile sites:</u> Old Government House; Cascades Female Factory; Old Great North Road.</p> <p><u>Notable sites with a cross-reference:</u> Fremantle Prison [Part 2B; 2 (a) in Pt 3].</p>	<p><i>Brutal punishment regimes</i> that sometimes damaged or destroyed female lives (including the death of large numbers of their babies) as well as <i>opportunities</i> for some female convicts to build new lives.</p> <p><u>Profile sites:</u> Cascades Female Factory, Brickendon-Woolmers Estates.</p>
<p><i>(d) Convictism for the reformation of criminals*</i></p> <p>The reform of criminals was an important objective of transportation and the convict system in Australia. The legal framework, the material conditions and the various punishment and labour regimes provided opportunities for many convicts to build new lives. The vast majority of convicts were closely integrated into the penal colonies as evidenced in the low incidence of resistance.</p> <p>This will briefly outline the important role of religion and the impact of Enlightenment ideas – covered in detail under 4 (a) and 6 (b).</p> <p><u>Profile sites:</u> Brickendon-Woolmers; Fremantle Prison.</p>	<p><i>(d) Exceptional experiments in penology: reformation of convict boys*</i></p> <p><u>Profile sites:</u> Port Arthur.</p>

SUMMARY TABLE OF JUSTIFICATION THEMES

CRITERION (IV)	CRITERION (VI)
<p><u>Unconfirmed profile sites:</u> Darlington Probation Station.</p> <p><u>Notable sites with a cross-reference:</u> Port Arthur [6 (b)]; KAVHA [6 (b)]; and Darlington Probation Station [4 (a) and Part 2B].</p>	
<p><i>(e) Cultural landscapes</i></p> <p><u>Profile sites:</u> KAVHA.</p> <p><u>Notable sites with a cross-reference:</u> Port Arthur.</p>	<p><i>(e) Penal bureaucracy</i></p> <p><u>Profile sites:</u> Old Government House.</p> <p><u>Notable sites with a cross-reference:</u> Port Arthur; KAVHA.</p>
	<p><i>(f) Artistic and literary works</i></p> <p><u>Profile sites:</u> Fremantle Prison.</p> <p><u>Unconfirmed profile sites:</u> Hyde Park Barracks</p> <p><u>Notable sites with a cross-reference:</u> Port Arthur; KAVHA.</p>

Explanatory notes

- Each of the sites demonstrate most of the themes outlined above. There are some themes that are represented by only a few sites.
- ‘Profile sites’ are the outstanding exemplars of the theme (see below).
- The aim of the table is to ensure that each of the sites is profiled at least once and that none of the sites are profiled excessively. However, while there is a need to achieve a relatively balanced representation of the sites across the themes, it is still important that the best sites are profiled under each of the themes.

Legend

‘**Profile sites**’ these sites are the confirmed exemplars of the theme.

Unconfirmed profile sites: these sites may be included as a ‘profile site’ or listed as a ‘notable site’ (see below). This will be decided during the drafting of versions 3 and 4 and discussed at the next CNSC meeting.

SUMMARY TABLE OF JUSTIFICATION THEMES

‘Notable sites with a cross-reference’ these sites will be listed as a notable site that in 2-3 sentences with a cross-reference to another theme in Part 3, Part 3C and/or Part 2B.

* These are potentially unique aspects of global convictism.

SUMMARY TABLE OF JUSTIFICATION THEMES

SUMMARY TABLE OF SITES AGAINST THEMES

SITE	PROFILE SITE	UNCONFIRMED PROFILE SITE	NOTABLE/CROSS REFERENCE	COMMENTS
KAVHA	4 (b), 4 (c), 4 (e), 6 (b)	6 (e)	4 (d), 6 (f).	
Old Government House	6 (b), 6 (e)	4 (c)	4 (a), 6 (a), 6 (c)	
Old Great North Road	4 (a)	4 (b), 4 (c)		May change 4 (b) to a 'profile site'.
Hyde Park Barracks	6 (b)	6 (f)		
Cockatoo Island	4 (c)	6 (a)		
Fremantle Prison	4 (a), 4 (d), 6 (a), 6 (b), 6 (f)		4 (c)	May reduce 'profile site' to less themes.
Port Arthur	4 (b), 6 (b), 6 (d)	6 (e)	4 (a), 4 (d), 4 (e), 6 (f)	
Coal Mines	6 (a)	4 (b)		
Cascades Female Factory	6 (c)	4 (c)	4 (a)	May change 4 (c) to a 'profile site'.
Darlington Probation Station	4 (a)	4 (d)		May change 4 (d) to a 'profile site'.
Brickendon-Woolmers Estates	4 (c), 4 (d), 6 (a), 6 (c)		4 (a)	May reduce 'profile site' to three themes only.

SUMMARY TABLE OF JUSTIFICATION THEMES

BRICKENDON-WOOLMERS ESTATES WORLD HERITAGE VALUES THAT ARE PROFILED IN THE NOMINATION

WORLD HERITAGE CRITERION (IV)

'BE AN OUTSTANDING EXAMPLE OF A TYPE OF BUILDING OR ARCHITECTURAL OR TECHNOLOGICAL ENSEMBLE OR LANDSCAPE WHICH ILLUSTRATES A SIGNIFICANT STAGE IN HUMAN HISTORY'

- An outstanding representation of the assignment system which was an important feature of the convict system in Australia.
- An outstanding representation of the use of convict labour for the economic benefit of the home state (including colonisation).
- An outstanding representation of the reform and rehabilitation of convicts.

WORLD HERITAGE CRITERION (VI)

'BE DIRECTLY OR TANGIBLY ASSOCIATED WITH EVENTS OR LIVING TRADITIONS, WITH IDEAS, OR WITH BELIEFS, WITH ARTISTIC AND LITERARY WORKS OF OUTSTANDING UNIVERSAL SIGNIFICANCE'

Impact on other parts of the world : the important influence in ending transportation in the British empire and discouraging the expansion of convictism in other parts of the world: establishment of the new penitentiary system in Britain.

- An outstanding representation of the assignment system which played a crucial role in the abolition of transportation to NSW.

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Woolmers Estate, Woolmers La, Longford, TAS, Australia

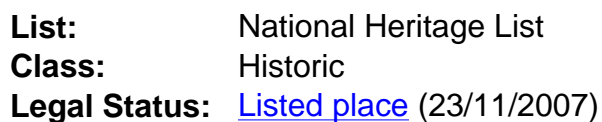




Photographs:







Place ID: 105976
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Summary Statement of Significance:

Established on a land grant in 1817, Woolmers Estate is significant for its history of property development using assigned convict labour. Convict labour was employed in exchange for food and clothing. The assignment system helped to develop the colonial infrastructure, reform convicts, assist settlers in establishing their estates, and in the case of Woolmers, develop the foundations of a successful pastoral property.

The homestead assemblage of Woolmers provides evidence of the use of an assigned convict labour force in the extant convict workplaces such as the woolshed, blacksmith shop, stables, gardens and paddocks. The former chapel was built to assist convicts in their reformation. The layout and architecture of the estate demonstrate the strong distinction between master and servant and how that facilitated the assignment system.

Woolmers retains an outstanding range of extant buildings that comprises houses, formal gardens, outbuildings, workshops, cottages, plants that along with numerous artefacts provide a rare record of the scale and range of operations of a substantial pastoral estate owned by wealthy colonial pastoralists. Associated with the buildings are fittings, furnishings, associated collections of movable cultural heritage and extensive documentary and pictorial evidence, from the early 19th century 'assignment' period to the late 20th century.

Woolmers is uncommon in its survival as a largely intact colonial homestead complex with an unbroken chain of family occupancy, allowing the survival of the range of significant buildings, interior features, and artefacts of every period of its history to the present.

Records associated with Woolmers from surviving musters, farm diaries, correspondence, and conduct reports identify the convict farm workers and enable a greater understanding of an important part of the working population of the property. The integrity of the assemblages and their inter-relationships makes Woolmers a rich source for future study. As no archaeological excavations have yet been undertaken, the place has the potential to yield nationally significant information on aspects of the living and working conditions of convicts during the assignment period.

Official Values:

Criteria

Values

A Events, Processes Woolmers Estate is a pre-eminent example of a property established on an 1817 land grant which exemplifies the use of convict labour in the assignment system to establish a large pastoral estate.

The assignment system was set up to provide convict labour to settlers in exchange for food and clothing, and the government saw the employment of convicts as a cost effective measure to develop colonial infrastructure and assist settlers in establishing rural and commercial enterprises, while at the same time reforming the convict through industry. The large country estate quickly became established as the archetypal symbol of the assignment system. Estate architecture was regarded as vital in achieving the aims of the system.

The development of Woolmers is nationally significant as the homestead group provides important evidence of the use of an assigned convict labour force in the evolution of a pastoral property based on wool production. The place contains convict workplaces such as the blacksmith shop, stables, gardens and paddocks, as well as the woolshed, which is one of the oldest in Australia. It contains the former chapel built for convicts to provide for their reformation. The layout and architecture of the estate makes a strong distinction between master and servant which the colonial authorities believed was an important aspect in the reformation

of convicts.

Woolmers is outstanding for the longevity of ownership in one family and the retention of buildings, artefacts, and records which provide an important insight into the evolution of the estate as a pastoral property over the course of the 19th and 20th centuries.

B Rarity

Woolmers is rare as a surviving 19th century agricultural homestead group developed during the convict era, along lines to facilitate the convict 'assignment' system. Many large farming estates were established during the assignment period in NSW and Tasmania. However, Woolmers is uncommon for the degree of intactness, and range of buildings combined with the continuity of family ownership.

Woolmers remains as an uncommon representative of an early 19th century colonial rural homestead group, comprising complexes with houses, formal gardens and outbuildings which demonstrate a high degree of integrity. The range of buildings still extant at Woolmers is outstanding. These extant outbuildings, workshops, cottages, plant and artefacts are a rare record of the scale and range of operations of a substantial colonial pastoral estate owned by wealthy colonial pastoralists.

Unlike many other colonial houses, Woolmers is also uncommon for the range of related movable cultural objects. It is uncommon in its survival as a largely intact colonial homestead with an unbroken chain of family occupancy, allowing the survival of a range of significant buildings, interior features, and artefacts of every period of its history to the present.

Woolmers is a pre-eminent and rare example of the large rural homestead groups which evolved during the assignment period and which retain a range of buildings which demonstrate the evolution of a highly successful agricultural and pastoral property based on a convict labour force during this period.

C Research

Woolmers contains an outstanding array of buildings, fittings, furnishings, associated collections of movable cultural heritage and extensive documentary and pictorial evidence, from the early 19th century 'assignment' period to the late 20th century.

Records associated with Woolmers provide the opportunity to reconstruct life during successive periods at Woolmers. Many of the early 19th century farm workers at Woolmers were convicts and they can be identified from surviving musters, farm diaries, correspondence, and conduct records. This enables a reconstitution of a large and important part of the working population of the property. When combined with the high degree of integrity of the remaining built fabric and the large number of in situ artefacts, the integrity of the assemblages and their inter-relationships makes Woolmers a rich source for future study, and presents significant research opportunities.

The place also has a high degree of archaeological potential, as no archaeological excavations have yet been undertaken. This has the potential to yield nationally significant information on aspects of the living and working conditions of convicts during the assignment period.

Description:

The Woolmers estate is located close to Longford in the Northern Midlands of Tasmania. The house, gardens and associated outbuildings are located on a rise overlooking the Macquarie River with

extensive views across alluvial plains including Brickendon Estate, Elkstone, Harwick Hill and the Great Western Tiers. The property covers a total of just over 82 hectares, which includes the 15.63 ha (34 acre) portion known as Homestead Area plus an additional 66.41 ha, both portions being part of a 2,905 acre grant to Thomas Archer. Bounded by the Macquarie River to the west, Woolmers Lane to the south and the driveway to Woolmers Cottage to the east, the homestead was formerly defined by hedges to the north. The estate comprises the house and formal garden, a second manor house known as Woolmers Cottage and an extensive collection of outbuildings, avenues of trees and hedges, specimen trees and archaeological remains. The principal components of the Woolmers Estate are listed below. In addition there is an immense collection of movable items or artefacts including furniture, soft furnishings, floor coverings, artwork, books, photograph albums, household items, journals, farm machinery and plant which date from the 1820s and are contained in the buildings and in many cases are integral to the buildings and/or spaces.

Four main precincts have been identified:

Woolmers Main House Precinct

Woolmers Main House (original building): Constructed by convicts in 1819-21 it is a large brick-nog lined building with a hipped roof and flagged verandahs. The rooms have a high degree of integrity with original lathe and plaster ceilings and lining boards and original timber floors. Ceilings throughout the house generally are reinforced with 1890s battens. While all of the collections in the house relate to the Archer family's occupancy of the house from the 1820s on, the fittings and most of the furniture are original. The wallpapers and carpets in the bedrooms, dressing room and sitting room are from the 1930s. Beneath the house are four cellar rooms, three with brick lined wells and one with a large trapdoor in the ceiling providing access into the drawing room. Six attic bedrooms with original timber ceilings and lining boards papered with c1850s wall papers are accessed by narrow staircases at the northern and southern ends. Iron window bars are in situ on some of the attic windows.

Woolmers Main House (extension): Designed by William Archer and built in 1843 in part using convict labour, the extension comprised an Italianate addition with drawing and dining rooms on either side of a large front hall, and Italianate porch below a small tower with a bedroom above. The kitchen and service wing was remodelled at the same time. Elaborate Italianate chimneys replaced earlier stacks, the large sash windows have plate glass while the brick walls are plastered as ashlar with rusticated quoins. It is a very early example of Victorian Italianate marked by a squat tower and a blind window (Apperly, Irving Reynolds 1989:71).

The front hall is a very intact early Victorian room with original oak furniture bearing the Archer crest. The drawing room has a Grecian chimney piece with carytids similar to one at the neighbouring property Panshanger, built by Thomas Archer's brother Joseph. The room survives very much as it was originally furnished; the suite of Brazilian rosewood furniture, the body and border carpet and the gilt cornice poles, the moiré valance and early Victorian crimson tabaret curtains with their bullion fringe are original. The papier mâché in the cornice was purchased in London at Jackson & Son in 1859. Only the wall paper, frieze and picture rail are Edwardian alterations and the lace under curtains are Edwardian replacements (Lucas and Joyce 1994:49).

In the dining room the wall opposite the windows is broken with three blind arches, two with matching mahogany sideboards. The end wall has a black marble Italianate chimney piece with arched recesses on either side housing fitted bookcases. The walls in the dining room, originally painted blue were papered with Victorian baroque flock wall paper which was purchased at Simpson's in London in 1859. Much of the dining room furniture and the china bear the Archer crest. Much of the furniture in the principal rooms was chosen by William Archer: the oak furniture in the hall, handsome rosewood furniture and curtains in the drawing room and mahogany furniture and red flock wall paper in the dining room. The carpet in the dining room is a Victorian replacement and the lathe and plaster ceiling has been battened for safety as well as taste. The plaster work in the house extension has fashionable papier mâché enrichments imported from CF Bielefeld in London (Lucas and Joyce 1994:48).

A service passage behind the dining room connects the extension to the kitchen wing and servants' quarters. A staircase leads to the tower room which abuts the attic bedrooms of the original house. Service rooms built in 1845 at the rear of the extension include a lavatory, potting shed, store room, dairy

and still room and connect to the 1820s house forming a courtyard.

Kitchen Wing Building: Built as a small timber L-shaped building the kitchen and servants' quarters were extended in the 1840s to house servants separately rather than in the attics of the main house. The building was a place where assigned female convicts lived and worked. The kitchen was altered in the 1940s for use as a garage and workshop. The building was altered in the 1990s to accommodate a commercial kitchen and café.

Woolmer's Garden: Modelled in the Gardenesque style in the late 1840s the garden is enclosed by a wall and a pair of elaborate dowelled gates. Many original features survive including a garden pavilion, largely rebuilt probably in the 1930s (Lucas Stapleton 1996: vol 2, 55), a garden smoking room, a double thunderbox lavatory and a garden privy which are contemporary with the garden wall (1840s). The formal gardens contain rare examples of early technology including watering systems. A cast iron fountain from Colebrookdale purchased in 1864 is centrally positioned within the carriage circle. An iron fence borders the garden to the south and south west.

Other buildings in the precinct are the kitchen wing shed and kitchen wing skillion shed.

Coach House and Orchard Precinct

Stables and Coach House: Built in 1847 and located adjacent to the walled garden the two storeyed symmetrical stables and coach house with rough cast walls are constructed in the vernacular Georgian tradition. The coach house was one of a number of picturesque features designed to ornament the new approaches to the remodelled house. In later years it was used to house motor vehicles and Thomas Cathcart Archer's Wolseley is still kept there. The acetylene gas manufacturing equipment from Crossley Bros of Manchester which produced gas for the main house is stored in the loft. It was previously located in Jacob Mountgarrett's Cottage.

Coachman's Cottage: Built in the late 1840s around the same time as the Coach House the Cottage probably provided accommodation for two families. Alterations completed in the early 1980s by Robert Morris Nunn were awarded a Royal Australian Institute of Architects (Tasmanian Chapter) Merit Award in 1984. The cottage is currently used for accommodation.

Coachman's Cottage Shed: A small weatherboard shed with a skillion roof, not shown in the 1947 aerial photograph of Woolmers. The original use is unclear.

Garage: The weatherboard garage appears to date from the early 20th century. It is visible in a 1921 aerial photograph of the site and was probably built to house the family's collection of cars, a 1953 Dodge is still kept there.

Former Chapel: Built in the 1840s to provide religious instruction to convict workers in accordance with the reformatory philosophy of the time, it is a gabled building with a porch over the southern entrance. The Chapel was almost certainly unused when it was converted to house an apple grader for the orchard in the 1920s. During the conversion the west wall was extended and the roof pitch altered to accommodate the extension which is brick with pebbledash render. Two sets of double doors in the west wall provided access for loading and unloading fruit. An apple grader, manufactured by D Harvey of Box Hill, Victoria is still located in the building.

Jacob Mountgarrett's Cottage: Originally constructed for the colonial surgeon Jacob Mountgarret prior to 1826 and moved to Woolmers in 1830, the buildings is a simple weatherboard cottage with a brick chimney at one end. An open skillion weatherboard addition was added in the 1920s. Numerous layers of wall paper suggest that it was most likely constructed by convict labour and lived in for a long time. A 19th century saw bench and its mounting survive in the skillion.

Gardener's cottage: Constructed as part of the remodelling of the approach to the property when it was approached via Woolmers Cottage in the late 1840s. The house, designed in the Picturesque Gothic style, is more consciously a cottage orneé (Lucas and Joyce 1994:47).

Gardener's Cottage Shed: A small weatherboard shed probably built c1900.

Orchard Privy: A small weatherboard privy at the west end of the site of the former orchard, probably built for the use of orchard workers. The original thunderbox is in situ.

Ruins: West of Gardener's Cottage, now situated in the National Rose Garden, may be the remains of the glasshouse.

Site of Manager's House: A weatherboard house constructed in the 1850s in the south east corner of the orchard following the death of Thomas Archer. The house was relocated to Union Street, Longford,

around 1900. The site of the Manager's House, its construction and removal, shows evidence of the changes in management at Woolmers Estate over time.

Site of early Drive: Following the construction of Woolmers Cottage and the aggrandisement of the main house, the house was approached along a drive which left Woolmers Lane opposite Panshanger Road leading directly to Woolmers Cottage and then turned to the main house. This formal entry to the main house was later replaced by the current drive through the outbuildings.

Site of Orchards: Orchardring appears to have commenced by 1832 at Woolmers and it was still in production in 1865. Three extensive orchards were planted in the early 20th century. By 1947 the largest orchard had been removed. In 1992 the National Rose Gardens was established which extends over part of the former orchards. The Gardens do not form part of this assessment.

Outbuildings Precinct

Farm Stables: Built in the 1840s, a long gabled building of rendered masonry with central pilasters, it was constructed to house the estate's working livestock and farm equipment. The building is a vernacular version of the more elaborate coach house and still contains some of its original stall partitions and mangers. On the west side an open skillion houses an assortment of surviving farm machinery.

Woolshed: Constructed in the 1820s the Georgian vernacular woolshed is one of the earliest buildings in the complex and probably the oldest in Australia (Lucas and Joyce 1994:47). It was a place both built by and worked by assigned convicts. Constructed from split weatherboards of local hardwood on a rubble foundation the shed contains an early timber framed manual wool press which may well have been constructed on the estate as the iron work is hand forged. Other machinery includes a Cooper shearing machine. Graffiti on the main beam is inscribed with 'England Expects Every Man Will Do his duty Admiral Nelson Duke of Bronte Trafalgar 1805'.

Cider Press: In the 1840s the orchards were sufficiently developed to warrant the construction of a cider press. The weatherboard building was built abutting the woolshed, originally with a shingled roof, now corrugated iron, to house a timber and stone cider apple mill which still is in situ. The cider pulp press is typical of the English eastern counties where, because a variety of fruits were pressed, a box was used in place of a press bed (Morris-Nunn 1986:21). The press was operated by a pole or lever.

Blacksmith's Shop: Probably built in 1822, most likely by convict workers, it is a rendered masonry one room building with a slate roof for fire protection, a central chimney breast, hearth and timber work bench. Some remnant blacksmithing equipment still survives. The Blacksmith's Shop provides evidence of the early development of Woolmers estate.

Workers' Cottages: Five two roomed semi-detached workers' cottages built in the 1840s remain of the six originally constructed. It was likely that these cottages accommodated free settler workers. They are all two-roomed cottages, one room upstairs and one on the ground floor with a fireplace in the main room. Built in pairs, they are simple gabled structures with corrugated iron roofs (probably originally shingled) and elaborate chimneys. The cottages are currently used for accommodation.

Bakehouse Cottages: Two of an original three cottages survive which were built in the 1840s. The third cottage was demolished in the 1920s. At the rear of the smaller building is the estate bread oven. The two simple vernacular cottages, similar in style and construction to most of the other outbuildings. Probably they were used to accommodate the bakers although the surviving one contains three fire places suggesting that it was also used as a baking or possibly a cookhouse. The design and siting indicates the importance and role of the bakehouse in the infrastructure of the estate. The cottage is currently used for accommodation.

Store: This two storey building with its integrated water tower completed by the time the land commissioners visited Woolmers in 1826 was built by convicts and was also a likely convict workplace. A pebble dash masonry building with a hipped roof topped by a decorative Italianate water tower and decorative recessed arches to the ground floor window and the water tower. The original lead-lined water tank and reticulation system is a rare surviving example of an early system of water supply and storage. The store's location close to the house shows its importance for easy access of goods, and for control and security.

Pump House: An early intact horse driven water pump probably built around 1840 as it is shown in an 1840's sketch by Mrs Nixon. As the building can be seen from the Longford approach road it was constructed as an octagonal building in the picturesque gothic style. The pump machinery was manufactured by Braithwaite, Milner & Co., London. Like many of the buildings at Woolmers, the Pump House was probably constructed by the estate's convict mechanics and stands testimony to their skills. It is a rare surviving example of a horse driven water pump remaining in situ.

Timber Windmill: Built between 1890-1921 the windmill replaced the horse driven pump in the Pump House. It was built in the American style with sails constructed from narrow boards radially arranged. The direct acting pump machinery survives. The windmill has been recently restored. It provides evidence of the elaborate and evolving system of water management.

Metal Windmill: The third in the series of constructions, it was used to supply water to the estate. The direct acting pump machinery survives but it has lost some of its sails.

Modern Pump House: The machinery is part of the sequence of water supply systems for the estate. It replaced the metal windmill and is still in use.

Sites including the sheep dip: The site of the sheep dip is located between the farm stables and the woolshed. Other sites include remnant footings east of the farm stables, and north of the blacksmith's shop. The sites of other buildings including the male convict barracks may exist.

Site of Puntman's Cottage: The construction date is not known but it is shown in an 1840's sketch of the property by Mrs Nixon. The sketch shows a picturesque gothic building similar in character and scale to the gardener's cottage. Some stone footings remain.

Woolmers Cottage Precinct

Woolmers Cottage: Built in 1839. A good example of a Regency villa built using assigned convict labour overlooking the river and the neighbouring Archer estate at Brickendon, underscoring the close relationship that existed between the operation of the two estates which regularly shared farm equipment and labour. Four underfloor cellar rooms, with trapdoor access to the drawing room and containing three brick lined wells, and attic bedrooms are in the main house while small attic bedrooms for the domestic servants in the kitchen wing are accessed by a steep staircase from the kitchen. The cottage also contains an early water pump linked to an underground cistern to hold roof water.

Woolmers Cottage Garden: There is evidence of an earlier planned garden, including the oval carriage way and brick borders of the garden beds. Mature pines form a windbreak from the north.

Woolmers house, gardens, cottage and associated outbuildings are remarkably intact. The integrity of the physical fabric is one of its outstanding features. While some structures, notably the chapel, have been converted to other uses, and parts of the original service wing were replaced in the 1840s, few original features have been lost. Some buildings which are documented have been demolished or removed. Demolitions include the male convict quarters, the carpenter's shop, possibly a wheelwright/cooper's shop, (Morris-Nunn 1986:4), a Dutch barn and granary, the puntman's cottage and the third bakehouse cottage. The manager's cottage was relocated to Longford. Some surviving individual features are rare: the woolshed, cider press, store, the range of water pumps, smoking room and the chapel (now an apple sorting shed).

Woolmers also contains a large number of its original fittings, furniture, paintings, dinner services, glassware, cutlery, toys, motor vehicles, farm equipment and related movable cultural objects. Considerable archival correspondence relating to the property, the family and estate workers, much of it in the Archives Office of Tasmania, also survives. The property is actively managed and maintained by the Woolmers Foundation.

History:

The penal colony of Van Diemen's Land was established in 1803 with a small population of convicts, soldiers and some free settlers. From 1788-1830s free grants of land were distributed to settlers in the colony. A small but wealthy farming and trading community emerged (Petrow 2000:4). However, unlike NSW very few ex-convicts, known as emancipists, prospered and became prominent in public life (Petrow 2000:5). Through grants and purchases of land free settlers in Tasmania owned 'a very large proportion of all the property' and became very influential. The wealthier settlers in the north 'could build pastoral empires at the expense of their struggling neighbours' (Morgan 1992:34).

Brickendon and Woolmers Estates are located in the Norfolk Plains, a district that was well watered by the Macquarie and South Esk rivers. The agricultural and pastoral potential of the area meant that it was quickly exploited. Many early land grants were made in the area, the most significant being that awarded to Thomas Archer. Having arrived in Australia in 1811 aged 21 to take up a posting with Commissariat Department in Sydney, Thomas Archer was later transferred to Port Dalrymple in northern Tasmania where he was granted Woolmers in 1817. His brother William arrived in the colony in 1823 and settled on

adjoining land, Brickendon which remains in Archer family ownership. In Tasmania the government purchased through the Commissariat Store items such as meat and wheat at fixed prices to provide food to newly arrived settlers and convicts. The Commissariat settled all business in cash or treasury bills and represented a secure market. Many who established themselves as a colonial elite in the pre-1820 era were either closely associated with the operation of the store, or were amongst its major suppliers. As the principal engine of the economy, sales to the Commissariat Store laid 'the foundation of many a Van Diemen's Land fortune' (Robson 2005:13).

In the 1820s, at a time when the Bigge Report was encouraging pastoralism as an economic base for the colony, the British woollen industry was expanding. Its promotion of colonial wool stimulated the industry in Australia. By 1817 there were more sheep in Tasmania than NSW, and from the 1820s the Tasmanian Midlands became a major merino breeding centre. By 1821 Van Diemen's Land was depasturing more sheep than NSW and had taken the lead in improving the quality of merino wool' (Pearson and Lennon, 2006:12).

Having arrived at an early date in 1817, Thomas Archer was able to quickly establish himself as the most significant settler in the district. By 1825 he had been granted a total of 5,545 acres and had purchased a further 2,142. In later years he acquired substantial other landholdings, notably the neighbouring properties of Fairfield and Cheshunt. He also extended the area covered by Woolmers estate which in 1855 consisted of a total of 12,271 acres. The estate remained one of the largest privately owned properties in the colony.

The construction of Woolmers house probably commenced in 1819. It appears to have been largely complete by the time Governor Macquarie stayed there in 1821 and is still largely extant. Woolmers was a significant early pastoral property. The Land Commissioners in 1826 described everything as being '*on a most extensive scale. Carpenters, Sawyers, Bricklayers, Blacksmiths and a long list of Labourers' not to mention the 'Hundred working Oxen'. He also owned a 'numerous herd of cattle of the English breed,and I have as well a valuable stud of Horses and brood Mares, most of which have been imported at considerable expense from New South Wales'* (Morris-Nunn 1986:2). The house was significantly extended in 1845 with the addition of a new Italianate wing transforming the building into one of the finest, colonial estate houses in Tasmania. The 1840s modifications were designed by William Archer, the third son of Thomas Archer and the first architect born in Tasmania. Significantly, much of the earlier house was incorporated into the extended building rather than being destroyed. The house is unusual in that it provides outstanding evidence of the architectural evolution of a gentleman's rural residence over time. The redevelopment of the property in the mid-1840s placed Woolmers in the first rank of colonial estates.

Thomas Archer was amongst the first settlers in Van Diemen's Land to 'improve' his livestock in order to take advantage of the new opportunities in the fine wool export trade. Some of the stud merinos he acquired came from McArthur's flocks in New South Wales and others were imported from England. The Archer family were very successful with several properties established around Longford. Joseph Archer imported a flock of English merinos in 1821, William Archer imported 30 Merino ewes and 2 rams from England in 1824 for Brickendon forming the basis for the very successful stud he established, and on the adjacent Woolmers 50 Spanish Merinos from Ireland arrived in 1822-23 (Pearson and Lennon, 2006:12; Morgan 1992:61). In 1825 Thomas Archer had assessed that there were 'upwards of Six Thousand Sheep most of which have been very highly improved by an Importation of Pure Merinos from England, about five years ago'. By 1836 he was described as having 25,000 sheep and 'sending seventeen wagons of pressed wool to London every year at a value of £6,000' (Morris-Nunn 1986:15). The earliest documented woolsheds in Australia are probably those of Woolmers (1820s), Panshanger (1821) and Brickendon (1820s). Brickendon and Woolmers also retain wool washing sites.

The assignment system was set up to provide convict labour to settlers in exchange for food and clothing. The first convicts were assigned as farm servants and for personal service to officer-farmers who had been authorised to receive land grants in 1793 (Shaw 1971:67). Reports of the Bigge Commission, established in 1819 to enquire into conditions in the colony, recommended tightening the assignment system and encouraging pastoralism by allocating large land grants to free immigrants with substantial capital. Assignments of convicts to private masters was very much the favoured method of dealing with convicts. The government saw reformatory employment as a cost effective measure to develop colonial

infrastructure and assist settlers in establishing rural and commercial enterprises. 'In its ideal form, assignment was beneficial to all three parties: the government transferred the upkeep of the convict, the master gained cheap labour, and the convict gained reformation through industrious labour' (Tuffin in Alexander 2005:30). There were still over 23,000 assigned convicts in 1837 (Kercher 2003) and the system continued in NSW and Tasmania until the cessation of transportation to NSW in 1840 (Shaw 1971:272, Kercher 2003).

Sir George Arthur (1784-1854), the lieutenant-governor of Van Diemen's Land from 1824-1836, developed and administered the assignment system in Tasmania and rigorously insisted on the mutual good behaviour of both master and servant. He 'recognised that the settler formed a very important 'cog' in a greater machine. In keeping with this, he governed the settler-master almost as stringently as he governed the convict' (Tuffin in Alexander 2005:30). Colonists were expected to make transportation a feared punishment' (Petrov 2005:4). Convict labour which was in high demand due to the shortage of free labourers and skilled artisans, could be withdrawn by Arthur for a range of offences. Servants were liable to summary punishment for misconduct, but they might be withdrawn if their masters broke any of the many other regulations.

The assignment system included incentives for convicts to reform. Convicts were entitled to tickets-of-leave if well behaved. This 'indulgence' allowed them to earn wages and live independently while they served out the remainder of their sentence. However as convicts they continued to be monitored and a ticket of leave could be withdrawn for bad behaviour. Conditional pardons (convicts had to remain in the colony) were given as inducements for special services, such as the capture of bushrangers or absconders or faithful service as police. Arthur personally scrutinised the records before granting these incentives. His administration of convicts increased the governor's patronage and aroused the bitter hostility of those whose servants were withdrawn (Shaw 1966). While Arthur set up an Assignment Board in 1832 he supervised it closely. He consistently insisted that under his regime transportation was a very severe punishment. Assigned convicts, he said, were slaves, except that their slavery was terminable. They were always subject to their masters' caprices and vaguely defined offences were liable to severe punishment (Shaw 1966).

Working on a large farming property became the most common assignment for convicts. In Tasmania, an average of 54 percent of male convicts were assigned to settlers during the period 1820-1835 (Maxwell-Stewart 2006a:3). The need to provide rations and shelter for convicts favoured larger enterprises, as small farmers were less able to support convicts on a consistent basis and would return them to the colonial authorities for reassignment.

Large farming enterprises were labour intensive. Their development was dependent on the availability of cheap labour. Since convicts and ex-convicts constituted 80 to 90 percent of the potential male labour force in the colonies between 1820-1835 (Butlin 1985:19), convicts were instrumental in the expansion of farming in the colonies. The large country estate quickly became established as the archetypal symbol of the assignment system. As estates were generally managed along paternalistic lines it was thought that masters could instil convicts with habits of industry.

Estate architecture was regarded as vital in achieving these aims. Separate quarters for female assigned servants within the house, clearly defined service areas, service staircases, separate quarters for an overseer and detached barrack-like accommodation for male servants were all considered to be features of the well-ordered estate. Skilled workers, such as gardeners, coachmen and artisans were provided with their own cottage style accommodation whereas other agricultural workers were housed separately in simpler quarters. Ideally the estate complex should also include a chapel where the convict population could be mustered each Sunday (Maxwell-Stewart 2006a:7). The Brickendon and Woolmers Estates exemplify these features and are outstanding examples of assignment era properties. As one of the larger estates, many convicts worked at Brickendon and Woolmers in the period from the early 1820s to the 1850s.

In practice, the Archer families shared labour between the neighbouring properties, Woolmers and Brickendon. This was especially the case during harvest seasons when assigned servants were rotated between the two properties. With a combined convict population of over 100, Brickendon and Woolmers

formed the second largest pool of convict labour in private hands in the colony, after the Van Diemen's Land Company. The surviving musters show that between 1830 and 1835 from 41 to 51 male convicts were assigned to Woolmers annually and between 34 to 43 to Brickendon (Archives Office of Tasmania, AJCP, HO/10/47, 48, 49 and 50) William Archer's diary records on 16 October 1847 there were on the entire property 86 men, 15 women and 9 children. A total of 110 people including family members, although some may have been seasonal workers who had already arrived for the shearing (Lucas Stapleton 1996, vol 3:13)..

Properties such as Brickendon and Woolmers are historically significant as they represent the typical convict experience. Unlike road parties, and other punishment regimes, assigned convicts were largely managed by the use of incentives, as opposed to punishment. The estates were places where a premium was placed on particular skills, especially those possessed by convict mechanics (blacksmiths, carpenters, tanners, bricklayers etc) and skilled agricultural hands (ploughman, shepherds, dairymaids etc), and many of these skills are exemplified in the surviving architecture and layout of the estate. They were also places where male and female convicts worked alongside each other unlike the public sector where, housed in barracks or female factories, they were generally kept apart. As well as being sites of work, they were also sites of leisure and recreation. They were places where many sections of colonial society interacted, a process which estate architecture was deliberately designed to control. Thus, following British practice, the front of the house was the place where the family resided and visitors of status were received, while the back was the area connected with work and service. All of these features are remarkably well preserved at Brickendon and Woolmers.

While the assignment system created opportunities for many convicts to start a new life, opposition to the transportation of convicts grew steadily, culminating in the 1838 Molesworth report. The assignment system was considered inconsistent, a lottery dependent too often on the character of the masters, rather than the nature of the crimes. It was also criticised for the perceived contradiction at the heart of the system – that assignment to a well disposed master meant that transportation could often be a reward for evil-doing (Robson 1983:155).

Withdrawal of the assignment process commenced in Tasmania in 1839, to be replaced with the probation system which sought to punish systematically. In 1840 and 1841 there was a labour shortage as no convicts were assigned to private settlers. Due to the cessation of transportation in NSW the convict numbers increased dramatically from 1841 increasing the convict population by over 40% in four years (Shaw 1971:300). The probation system added to the convicts' misery as the severe depression from 1842 meant that convict pass-holders could not find work. From the settlers' perspective the numbers of convicts increased with no off-setting economic contribution, and they deeply resented the additional imposts levied on them to pay for more police and goals which they considered the responsibility of the British government. Meanwhile revenues fell significantly from falling land sales and a drop in exports (Townsend 1991:61). The failure of the probation system turned the majority of colonists into implacable opponents of transportation itself (Sprod 2005:290). Thomas Archer at Woolmers strongly supported the abolition of transportation (Stilwell 1966:26). Both Thomas Archer and William Archer of Brickendon with other family members signed a petition, published in 1850, for the immediate abolition of transportation (Chick 1991:11).

Following the death of Thomas Archer in 1850 the trustees decided in 1855 to lease the 11,000 acre property. However, no lease was eventually entered into and a manager was appointed. Descendants of the Archer family intermittently lived in the main house at Woolmers and during the second half of the 19th century frequently leased the house and farming estate, often to family or relatives. The land continued to be leased as sheep runs. In 1912 a total of 6,147 acres of the Woolmers estate was purchased by the Government for closer settlement. Most of the remaining area was either leased or turned over to orchards. Following the end of the Second World War a further 5,856 acres was compulsorily purchased by the Government in 1947 under the Closer Settlement Scheme. Only the homestead area of 15.63 ha (just over 34 acres) remained in the possession of Thomas Edward Cathcart Archer. In 1974 the property was inherited by Thomas William Archer who never married and died without issue in 1994. Since then Woolmers Homestead has been owned and managed by the Woolmers Foundation which operates as a tourism attraction.

The property is an example of an intact convict era estate in Australia and contains some exceptionally

early and significant buildings including an early woolshed. It provides outstanding evidence of the way in which architecture and estate design was used to reinforce class and gender divisions during the convict assignment period. Until the death of Thomas William Archer in 1994, Woolmers had remained in the hands of one family. As a result it has retained many of its original interior fittings, furniture and other artefacts. Although almost all the agricultural land and pastoral runs associated with the property have been sold, the house and its estate buildings form a cultural landscape which are remarkably intact.

Condition and Integrity:

Woolmers house, gardens, villa and associated outbuildings are in remarkably good state of preservation. The integrity of the property is one of its outstanding features. While some structures, notably the chapel, have been converted to other uses, few original architectural features have been lost. Exceptions include the male convict quarters and parts of the original service wing replaced in the 1840s. Unlike many other colonial houses, Woolmers also contains a large number of its original fittings, furniture, paintings, dinner services, glassware, cutlery, toys, motor vehicles, farm equipment etc. Considerable archival correspondence relating to the property, the family and estate workers, much of it in the Archives Office of Tasmania, also survives. The property is actively managed and maintained by the Woolmers Foundation.

Location:

About 82ha, 2km south east of Longford, Woolmers Lane, comprising the whole of Lots 1 and 3 Title Reference 135619.

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AUSTRALIAN HERITAGE PLACES INVENTORY

[[New Search](#)]

Woolmers

Source: Go to the [Tasmanian Heritage Register](#) for more information.

Identifier: 5077

Location: 658 Woolmers Lane, Longford

Local Government: Northern Midlands

State: TAS

Country: Australia

Statement of Significance: Woolmers is of historic heritage significance because the extension to the farm house is one of the earliest Victorian Italianate buildings in

Australia. Woolmers is also significant for its collection of contents and finishes from the Colonial period. Woolmers farm house is significant as one of the oldest timber buildings in Tasmania. The shearing shed is significant as one of the oldest surviving wool sheds in the country. The pumphouse is significant because it is a very rare survivor of this building

type. Woolmers is of historic heritage significance because of its associations with businessman and politician Thomas Archer, who built it. Woolmers is also significant for its associations with prominent Tasmanian born Architect William Archer who grew up there and designed the extension to the main house. This site is of historic heritage significance because its landscape associations are regarded as important to the community's sense of place. Woolmers is of historic heritage significance because of its ability to demonstrate the principal characteristics of an Old Colonial Georgian farm complex.

Description: The house is a single storey brick building in Colonial vernacular style with hipped roof continuous over stone flagged timber verandah. There is an Italianate stuccoed front added in c1842. The outbuildings include the pumphouse, barn, store and stables and gardeners cottage. Woolmers cottage is a large single storey brick building with cedar joinery, marble firepieces, timber verandah with curved iron roof.

ARCHITECTURAL STYLE:- Old Colonial Georgian

Report produced : 1/8/2007

AHPI URL : <http://www.heritage.gov.au/ahpi/search.html>

Australian Heritage Database

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Woolmers Homestead Complex, 658 Woolmers La, Longford, TAS, Australia



Place ID: 12791
Place File No: 6/03/071/0006

Statement of Significance:

Estate originally 800 ac. Granted to Thomas Archer in 1817. Beautifully built and maintained early homestead with fine collection of outbuildings. Woolmers cottage, built for Thomas William Archer (son of Thomas) is beautifully sited on the estate and contains outstanding cedar joinery and marble mantelpieces. The property is one of the most important, historically and architecturally in Tasmania.

(The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Official Values: Not Available

Description:

House: single storey brick in Colonial vernacular style with hipped roof continuous over stone flagged timber verandah. Italianate stuccoed front added in 1830s. Outbuildings: include pumphouse, barn, store and stables and gardeners cottage. Cottage: large single storey brick with timber verandah with curved iron roof.

History: Not Available

Condition and Integrity: Not Available

Location:

Includes homestead, outbuildings and "Woolmers cottage", Woolmers Lane, 4km south-east of Longford.

Bibliography:

Clive Lucas, Stapleton and Partners : Woolmers Estate, Longford, Tasmania - Conservation Plan, 4 Volumes, (November 1996). NEGP report.

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Woolmers Gardens, 658 Woolmers La, Longford, TAS, Australia

Photographs: None

List: Register of the National Estate

Class: Historic

Legal Status: [Registered](#) (21/10/1980)

Place ID: 12792

Place File No: 6/03/071/0006

Statement of Significance:

The garden was established by Thomas Archer of the Tasmanian pioneer family and it is historically significant as a fine and early example of the Gardenesque style demonstrated by the following features: a number of stylised architectural elements; a major cross axis; shaped beds in geometric arrangements; and a variety of broadleaf and coniferous exotics. The garden represents a period in Australia of the development of stylised grand estates and demonstrates characteristics of the Victorian social structure by containing a private preserve of the inner garden. The garden is aesthetically significant for varied, intimate, enframed, and focal point scenery with axial views to architectural features, mature trees, garden ornaments and a clipped hedge of unusual design.

Official Values: Not Available

Description:

A well kept garden in line with 19th century ideas of landscaping in England. There is an axial view from the front door of the Italianate neoclassical villa to a cast iron three storied fountain in a fish pond on a circular lawn surrounded by a gravel path. Beyond this is extensive shrubbery with winding paths and two hexagonal gazebos, one a castellated gents smoking room the other a rustic summerhouse with a central trunkated tree. Many original trees still exist.

History: Not Available

Condition and Integrity:

Well maintained by present owner high integrity unaltered from original design.

Location:

Generally the garden surrounding the house, including the kitchen picking garden and the poplar drive, Woolmers Lane, 4km south-east of Longford.

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