

Conservation Plan

Stage One Analysis

Beaufort House Ballarat

TITLE PAGE

HISTORY 335

Taffe, Michael John.

Student Number: 8206264.

Assignment No 2: Research Assignment

Obtain a copy of The National Trust Register for your State.

Select a place, public, commercial or domestic, from the Register for your locality.

Paying close attention to the text use its model for a Conservation Plan.

Stage One analysis of a Conservation Plan will include:

1. Documentary and photographic sources. (953 words)
2. Cover (1) by thorough footnoting and well-prepared bibliography.
3. Statement of research unable to undertake. (237 words)
4. Analysis of physical evidence through extensive photographing, especially exterior. If inside concentrate on one or two rooms, unable to enter- statement.
5. Include a narrative history, bring documentary and physical evidence together. (2005 words)
6. Provide a precise Statement of Significance. (472 words)

Synopsis:

The above processes have been followed in collating and presenting this Conservation analysis on Beaufort House Ballarat, listed as No B 1203 on the Victorian National Trust Register. A copy of this entry has been downloaded and included in the documentation. Stages taken are categorised under the sequential headings above.

Extension: A request for one week's extension for this assignment was requested of

Trish Wright-Langsford (02-6773 2067) on 2/06/04, and granted.

Beaufort House Ballarat:

INVENTORY OF DOCUMENTATION

Plans

1. Certificate of Title, Allotment 6 of Section 11, Parish of Cardigan County of Grenville.¹ Repository - University of Ballarat.

This Title document was issued following Henry Cuthbert's death and the sale of the remainder of the subdivided estate including the house block to Archibald McKay in 1927. Since that time, both the McKay family and the education institutional owners who owned the property have purchased back sections sold in the settlement of Henry Cuthbert's affairs.²

2. Map of Dowling Forest, Counties of Ripon and Grenville 1889. Department of Lands, Melbourne. Repository - PROV, VPRS 2500, Unit No 60.

This Department of Lands Map illustrates the extent of Henry Cuthbert's twenty five acre house and garden site together with some of his many local investment properties.

3. Plan of Beaufort House held by the owner, The University of Ballarat.

This plan although modern, shows all areas of the house and residential quarters as they are in 2004. Plan examined and compared by former long time resident of Beaufort House, Mr Max McKay who lived in the home until the 1940s. Today's first floor storeroom was formerly Max's bedroom. The

¹ Certificate of Title, Vol 2890, folio 577906. Transfer No 1303129, Victorian Titles Office, 23/7/91.

² D. Campbell, pers. comm., 11/06/04.

extant original out-buildings are not indicated.

4. Drainage plan No 12059 of The Ballarat Sewerage Authority 1980.³
Repository- The University of Ballarat Archives.

While not necessarily to scale this plan demonstrates the changes to the property as a hostel and shows the relationship of the house to the block. It also omits the original outbuilding owing to it never having plumbing or drainage, to this extent it remains as it was in 1861.

5. Part map of Ballarat in 2004 with highlight indicating today's site of house and shaded area showing the original extent of the property.⁴

This map puts the property in its modern context with post-war residential developments totally encompassing it.

6. Rough plan showing the relationship of house and extant original outbuildings and to provide key for photographs taken on 7-06-04 for physical evidence of the property today.

³ Plan of Drainage, Plan No 12059, Ballarat Sewerage Authority, 1980.

⁴ Wilkins Tourist Map, 1998. <http://wilmmap.com.au/vicmaps/BALLAMP1.HTML> accessed 6/06/04.

Historical Photographs:

1. Family photo taken in the 1870's at the front of Beaufort House showing details including the carriage circle, circular garden and centrally planted Norfolk Island Pine.

1904 Photos featured in 'Punch's' *Victoria's Representative Men at Home*.⁵

2. Photo of north-east corner showing the front and northeast facing verandah.
3. Photo of the sitting room with Sir Henry and Melbourne Punch journalist, Lauderdale.
4. Photo of front north side bay window and verandah detail.

*All these photos and the Cuthbert copy of Melbourne Punch's *Victoria's Representative Men at Home* are held in the Cuthbert family archive, Ballarat.

⁵ T. Lauderdale, *Victoria's Representative Men at Home*, Melbourne Punch, Melbourne, 1904, p. 29.

Written Evidence (Primary Sources)

1. Advertisements calling for tenders to construct the house as they appeared in *The Star*, newspaper Ballarat on 17th and 25th April 1861 respectively.

2. Ballarat Courier 19 August 1950, p. 20.

‘Home of Knight will soon be Teachers’ Hostel’. This article reports on the purchase of the house for the use of the Ballarat Teachers’ College.

3. Ballarat Courier 23 July 1991, p.10.

‘Beaufort House has long History’. While this thirteen year old article is modern it continues to perpetuate the history of Beaufort House for new generations.

4.*(copy not included) Shire of Ballaarat Rates Book No 1 of 1864.

PROV, VPRS 13004, Unit 1.

Entry No 40 shows that Henry Cuthbert’s house and land are well established and that the value of his holding vis-à-vis other larger rural holdings is substantial thereby reflecting the value of the buildings. This area was rural farming land until the early to mid twentieth century. Entry 583 has Charles Mitchell’s 22 acres and residence on the same road at one third the value of Cuthbert’s.

5.*(copy not included) Curtis' Ballarat Directory for 1869.⁶ (Held by Ballarat City Library).

Page 9 of this directory shows Henry Cuthbert at Telegraph Rd. On map No. 2, 'Electric Telegraph' is indicated on the road bordering the property confirming this as today's Sturt St.

Written Evidence (Secondary Sources)

Lauderdale, T. *Victoria's Representative Men at Home*, Melbourne Punch, Melbourne, 1904.

The Heritage of Australia: The Illustrated Register of The National Estate, Macmillan/Australian Heritage Commission, South Melbourne, 1981.

Oral History Interviews

3. Interview (28th May 2004) with Ms. D. Campbell. B.A (Hons), M.A.
3-6-2004. Ms Campbell is also a close personal friend of the present Mr and Mrs Henry Cuthbert.
4. Interview (29th May 2004) with Mr and Mrs H. Cuthbert, he being the great nephew of Sir Henry. Mr & Mrs Cuthbert reside at 'Glenholme' another significant classified 19th century family home in Ballarat.
5. Interview (4th June 2004) with Mr M, McKay who grew up in Beaufort house the property having been purchased by his grandfather in 1927.

⁶ J. Swindler (compiler), Ballarat Directory 1869, James Curtis, Ballarat, 1869, p. 9.

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

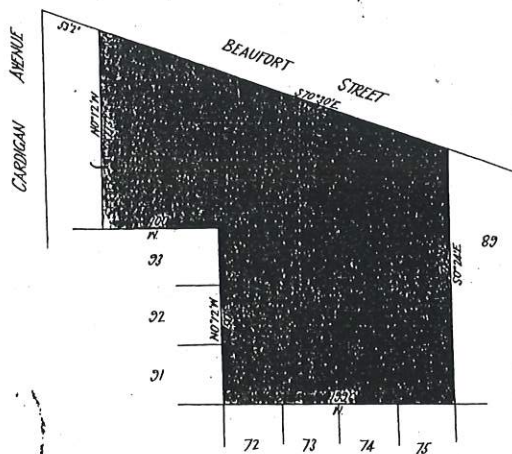


Archibald McKay of Sturt Street Ballarat Merchant is-----
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances-
 notified hereunder in All that piece of Land, delineated and coloured-
 red on the map in the margin containing One acre Two roods and Two perches or-----
 thereabouts being part of Lot 90 on Plan of Subdivision No.10000 lodged in the-----
 Office of Titles and being part of Crown Allotment Six Section Eleven Parish of----
 Cardigan County of Grenville - Together with a right of carriage way over the----
 roads colored brown on said Plan of Subdivision and Together with a right to use the-
 land colored blue on said Plan of Subdivision for drainage purposes-----

Dated the Twenty-seventh day of January One
 thousand nine hundred and twenty-seven.

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



The Measurements are in feet and inches

PLAN 2.

DOWLING FOREST

COUNTIES OF

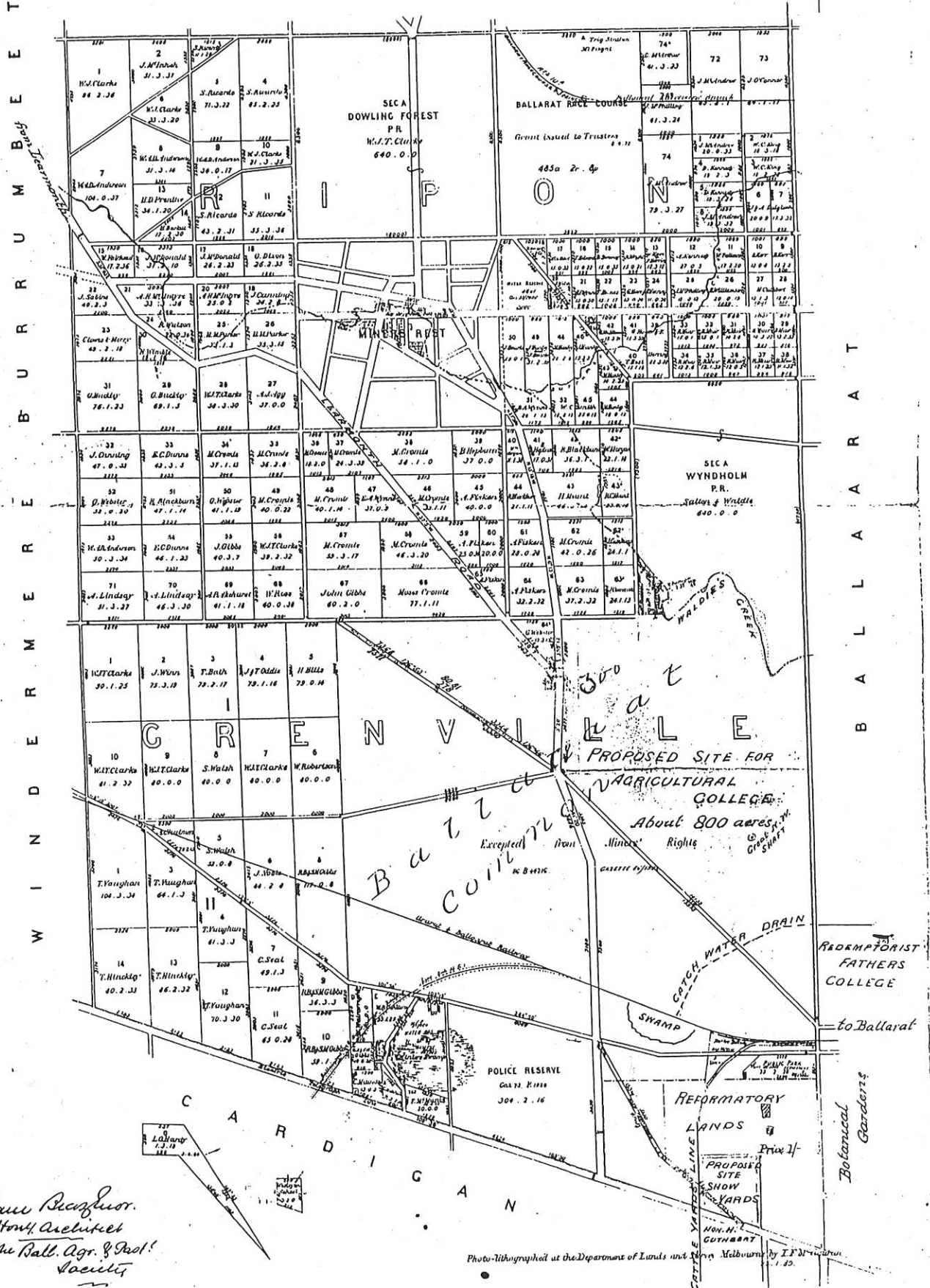
RIPON & GRENVILLE

D
66

SCALE OF CHAINS

L.5391

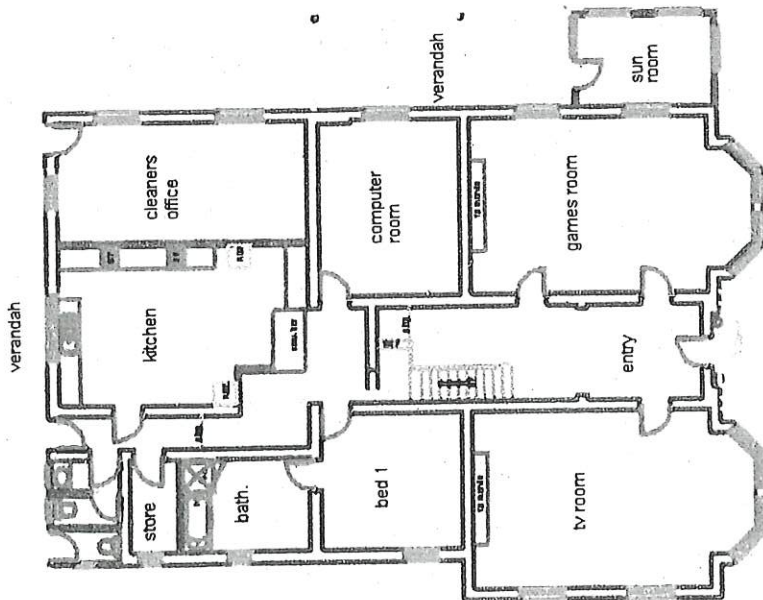
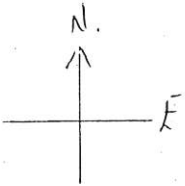
A S C O T



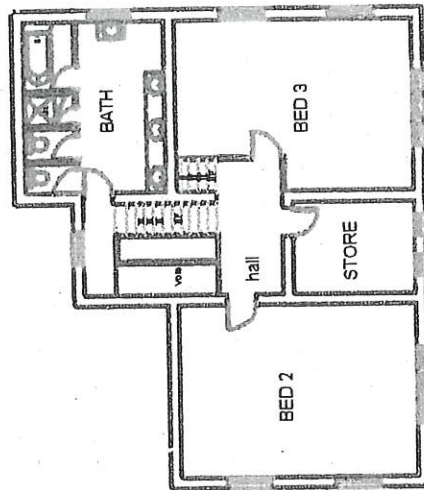
William Beaufort
 Survey Architect
 to the Ball. Agr. & Past.
 Society

Photo-lithographed at the Department of Lands and Survey, Melbourne, by I.F. J. 1900

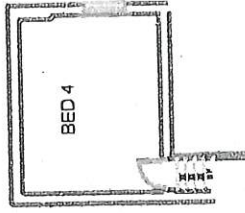
PLAN 3.



ground floor plan
1:100
Beaufort house



level 2 floor plan
1:100
Beaufort house



level 3 floor plan
1:100
Beaufort house

UNIVERSITY OF BALLARAT
BEAUFORT HOUSE

First Floor Plan

Ground Floor Plan

Printed: 4/05/04

PLAN H.

DESIGNER'S COPY

THE BALLARAT SEWERAGE AUTHORITY
PLAN OF DRAINAGE

LOCATION OF PROPERTY *Beaufort House*

DRAINAGE PLAN No. 12059

MUNICIPALITY *Shire*

REFERENCE

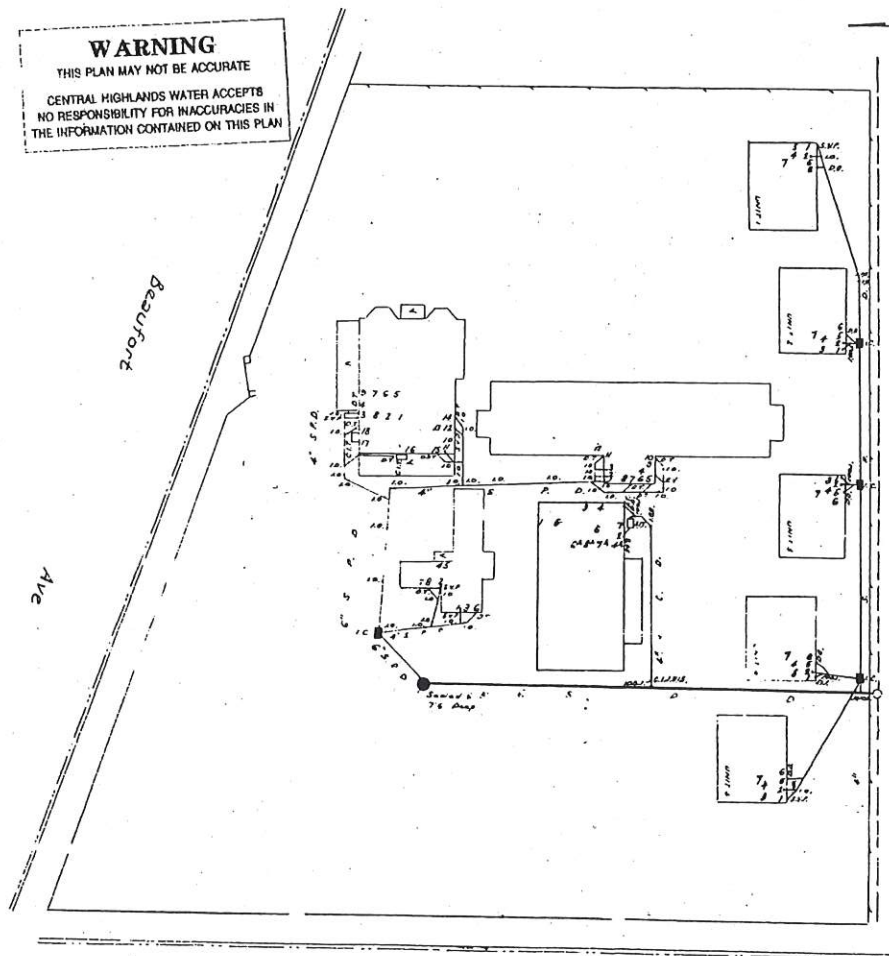
D.G. Disconnector Gully	C.I.P. Cast Iron Pipe	90° B. 90° Bend
Y.G. Yard Gully	Cr.P. Copper Pipe	V.B. Vented Bend
O.R.G. Overflow Relief Gully	C.A.P. Copper Alloy Pipe	I.O.B. Inspection Opening Bend
Y.D.G. Yard Disconnector Gully	U.P.V.C. Unplasticized Polyvinyl Chloride	I.O.O.J. Inspection Opening Oblique Junction
F.W.G. Floor Waste Gully	I.C. Inspection Chamber	R.V. Relief Vent
G.I.T. Grease Interceptor Trap	I.O. Inspection Opening	S.V. Stack Vent
G.S.T. Gully Silt Trap	I.O.S. Inspection Opening Shaft	E.V. Educt Vent
J.U. Jump Up	J.U.I.O.S. Jump Up Inspection Opening Shaft	S.V.P. Soil Vent Pipe
Sl.V. Sluice Valve	I.O.B.S. Inspection Opening Bend Shaft	(See By-Laws B.S.A. Specification and General Conditions of Contract.)
S.T. Silt Trap		
H.C.D. House Connection Drain		

DETAIL PLAN No. 281 SEWERAGE AREA SCALE 40:1 CONST. F.B. TRACED K.O.

WARNING Interference with any drain, sewer, water service pipe or water main without the consent of the Engineer-in-Chief is a breach of the Authority's By-Laws for which penalties are provided.

See also plans 1100 & 1101

WARNING
 THIS PLAN MAY NOT BE ACCURATE
 CENTRAL HIGHLANDS WATER ACCEPTS
 NO RESPONSIBILITY FOR INACCURACIES IN
 THE INFORMATION CONTAINED ON THIS PLAN



EXISTING FITTINGS
BEAUFORT HOUSE MEX. FLOOR

1. Closet internal.
2. Closet internal.
3. Bath.
4. Basin.
5. Basin.
6. Basin.
7. Basin.
8. Shower.
9. Shower.

GROUND FLOOR

10. Closet internal.
11. Closet internal.
12. Closet internal.
13. Bath.
14. Basin.
15. Basin.
16. Sink.
17. Sink.
18. Dishwasher.

STUDENT QUARTERS

1. Closet internal.
2. Closet internal.
3. Closet internal.
5. Bath.
6. Basin.
7. Basin.
8. Basin.
9. Shower.
10. Shower.
11. Shower.

STAFF QUARTERS

1. Closet external.
2. Closet external.
3. Basin.
4. Basin.
5. Shower.
6. Shower.
7. Troughs.
8. Washing Machine.

FURTHER ADDITIONAL WORK
PLAN AMENDED
UNITS 1 - 5

1. Closet internal.
2. Closet internal.
3. Basin internal.
4. Basin internal.
5. Shower.
6. Shower.
7. Sink.

KITCHEN

2. Sink.
3. Sink.
- 4a. Dishwasher.
- 6a. Bain Marie.
- 7a. Boiling Water Unit.
8. Sink.

Ballen
 4. 8. 80

WARNING
 THIS PLAN MAY NOT BE ACCURATE
 CENTRAL HIGHLANDS WATER ACCEPTS
 NO RESPONSIBILITY FOR INACCURACIES IN
 THE INFORMATION CONTAINED ON THIS PLAN

See also Work
12. Sink

Ballarat Map 1.

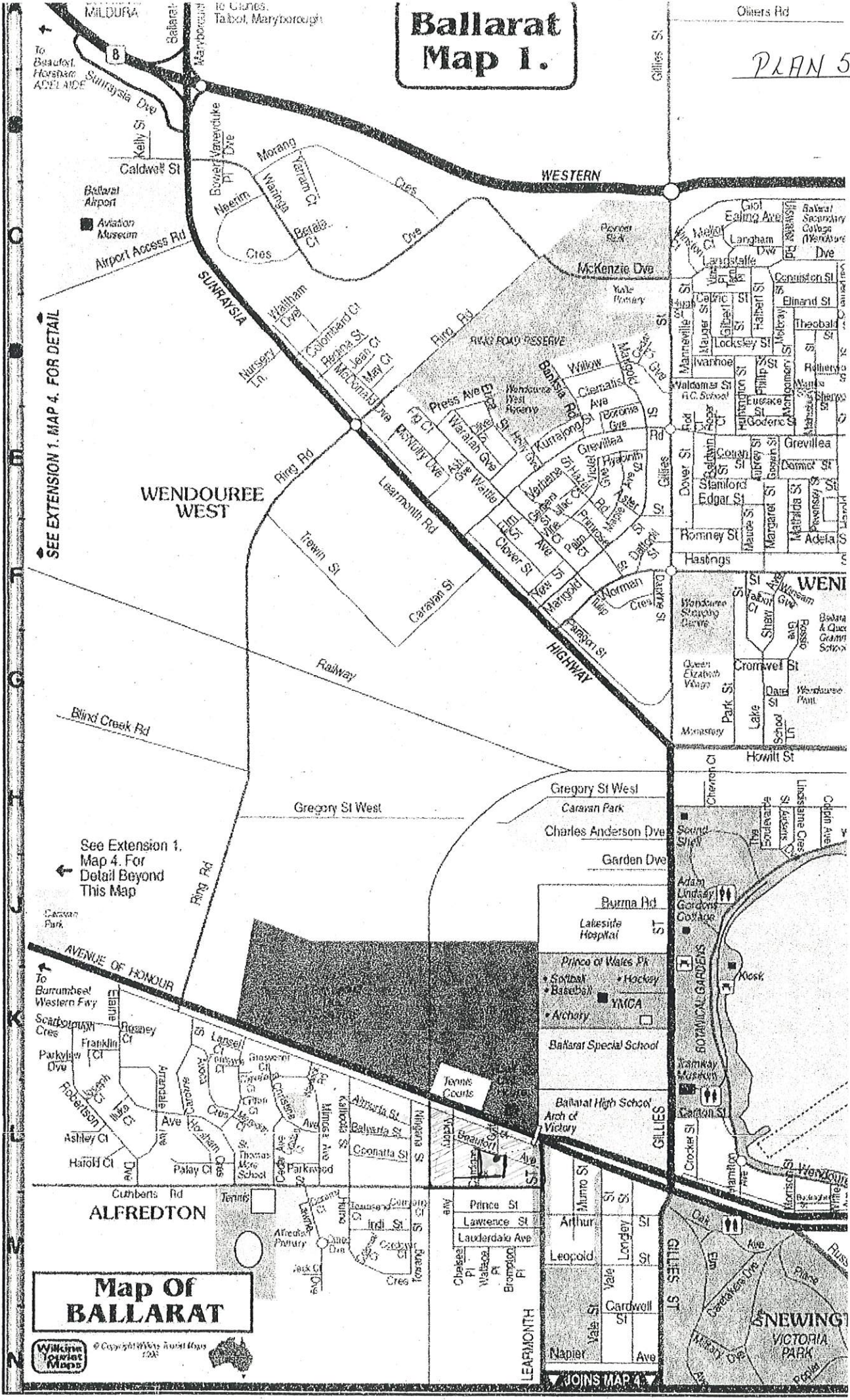
PLAN 5.

SEE EXTENSION 1. MAP 4. FOR DETAIL

See Extension 1. Map 4. For Detail Beyond This Map

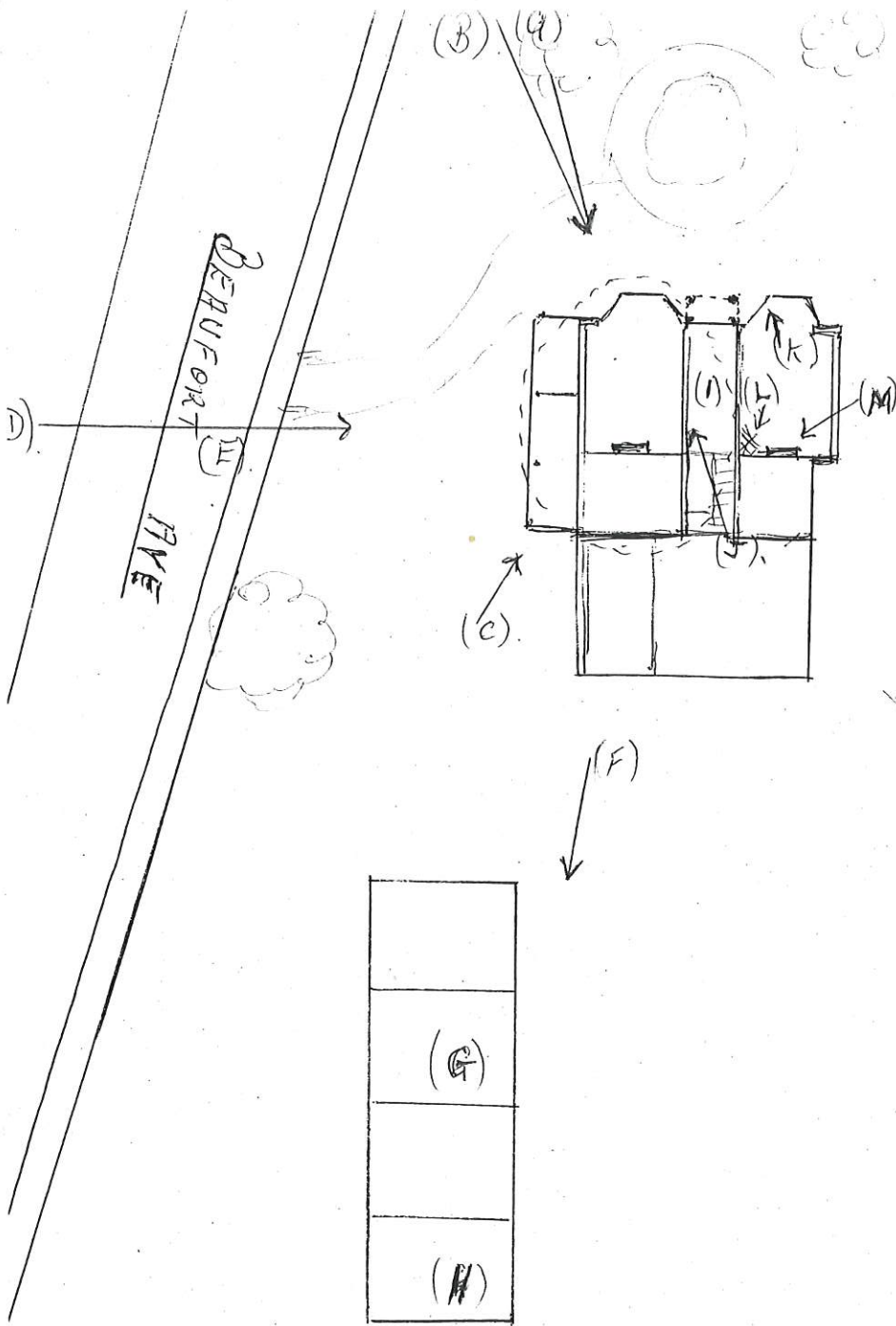
Map Of BALLARAT

© Copyright Wilkies Tourist Maps 2004
 Wilkies Tourist Maps



PLAN 6.

KEY TO PHOTOS
PHYSICAL ANALYSIS



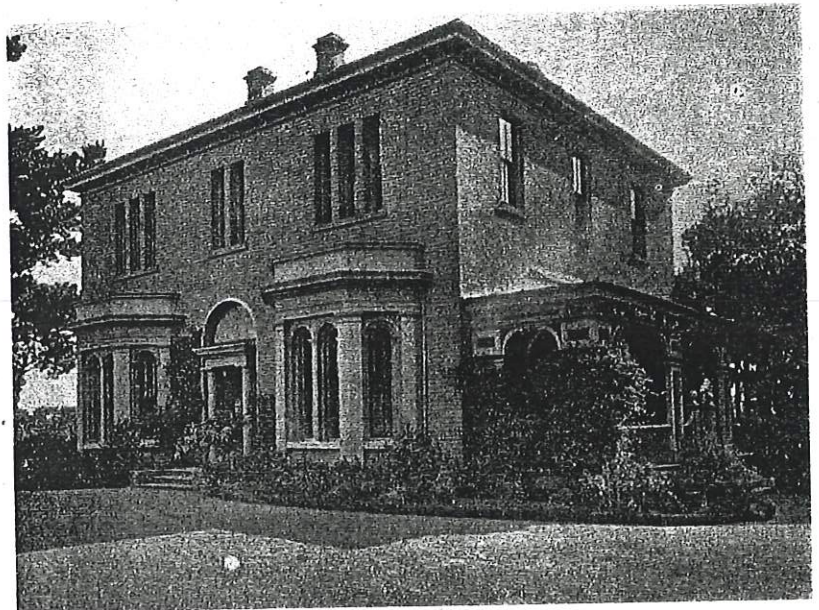
* TECHNICAL: PHOTOS TAKEN WITH
PERMISSION MONDAY 4TH JUNE 2004.
9-00 AM - 10-00 AM

CARDIGAN AVE



No 1. Cuthbert family photo taken on front steps of Beaufort House C. 1875.

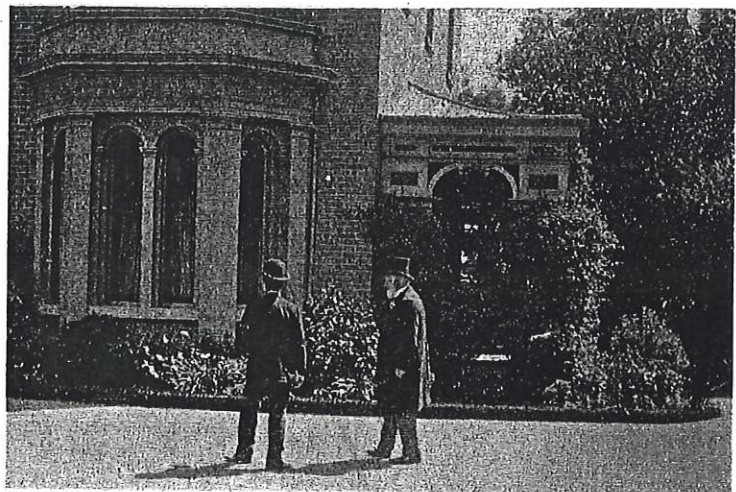
No 2. Front of Beaufort House 1904 featured in *Victoria's Representative Men at Home.*



Photo's from *Victoria's Representative Men at Home* 1904.



No 3. Henry Cuthbert and journalist 'Lauderdale'
In Sitting Room at Beaufort House, 1904.



No 4. Lauderdale and Cuthbert on carriage circle showing
detail of bay window and northern verandah, 1904.

G. MILLIGAN.
 ND PAGE WALTERS.
 MES BAKER.
 EW SOUTH WALES.
 EPH LEVINSTON.

m this company to private lands leased from John Payne m of four years from at a rental of one il gold is found, ent or over, and half per cent. upon d of rent, with the e lease for a further paying ten per cent.

at Linton's, and it is at it contains the fol- ; Royal Standard Black Lead, and the d ; indeed, from the ning lands have been oubt but that the the entire length of l, and in proof of the is only necessary to and Glamorgan com-

o held by the lessees o the same payment other shares of the ace (fifty-two) will be s sum will go to res for their expenses g the lease, &c.

the shares are sub- jecting of shareholders opt and sign deed of mine upon the future any.

nd a plan of the dis- and the course of the District Mining Sur- inspected at the office Ballarat, and at the on.

ion for shares to be

N, North American

3E WALTERS, Gla- s, and R, Chamber of Com-

INSTON, Prices of

TENDERS wanted to Sink a Shaft 150 feet, for the energetic Quartz Mining Company, Brown's, with sawn timber 2 in. thick, centred with 1 1/2 inch timber. Contractors to find timber, tools, &c., &c. Specifications to be seen at the Washington and Union Hotels, Brown's.

GEO. P. HIDES, Sec.

TENDERS, addressed to W. W. FENN, Bath's Hotel, will be received up to 9 o'clock on Monday morning next ensuing, for Carting about Twenty Tons of Machinery from Gordon's to near Italian Gully (distance about twenty miles). Tenders will be received for carting the whole at a lump sum, or at so much per ton. The machinery to be removed can be seen by applying to Mr E. Blake, at Gordon's. The lowest or any tender not necessarily accepted.

TENDERS Wanted for making ripples. Apply Victoria Foundry.

TENDERS are invited for supplying the Grand Trunk Lead Gold Mining Company, (Limited)—With a First-class Steam Engine, from 35 to 45 horse-power. Cylinder not to be less than 20 inches in diameter. Tenders stating all particulars, with price and terms will be received up to the 29th inst., addressed to the Manager, post-office, Italian Gully. The lowest or any tender not necessarily accepted.

A. M. VITTY Manager, Springdallah.

TENDERS wanted to supply the Sebastopol Prospecting Company with Firewood, by the cord, for six months. Tenders received at the claim up to Thursday, the 18th instant.

JAMES RUSSELL, Secretary.

WHOLE, or Separate Tenders required for the various works in erecting a Church in Clayton street. Drawings and specifications may be seen until Saturday afternoon, the 20th inst., at the office of H. R. Caselli, Architect, 3, Mechanics' Institute Chambers, Sturt street.

WHOLE or Separate TENDERS are invited for the erection of a Dwelling House on the Raglan road, for Henry Cuthbert, Esq. Plans and specifications to be seen next Bath's Hotel, Lyallard street, where tenders are to be delivered at or before 12 o'clock noon on Saturday, the 20th inst. The lowest or any tender not necessarily accepted.

AGE	£	s.	d.	AGE	£	s.	d.
25	1	17	5	35	2	8	5
30	2	2	0	40	2	16	5

RATES FOR £100, WITH GUARANTEE

Age	Payment	Age	Payment
	£ s. d.		£ s. d.
25	2 3 10	35	2 16 5
30	2 9 5	40	3 5 5

The bonus being guaranteed most other companies, dependent and is as follows:—

If a policy for £1000, is taken years of age, it will have increased
 In 5 years to £1036 10s
 In 10 years to £1090 8s
 In 20 years to £1271 5s
 In 30 years to £1542 10s
 In 40 years to £1904 2s

Or, if the life dies between four periods, the policy will be at the rate of 18s 1d per cent. per

No charge is made for voyage ports of Australia, Van Diemen New Zealand, sea-faring persons excepted.

Policy holders travelling can renewal premiums to, or in the claims can be made from, any place—viz., in Sydney, New Zealand, men's Land, New York, London

The rates charged in Australia as those used in England.

The many various modes of Insurance so as to make profitable family, or to accomplish some other object can be learned on application to the secretary,

W. MURRAY ROBERTSON
 Elizabeth street, Melbourne
 THOMAS DUNN

Star Office, B
 JOHN ROYCROFT, Star Office

LIFE ASSURANCE. —
LIPEAN ASSURANCE
 ISSUES POLICIES, available in India, and the colonies, for LIFE ASSURANCE for Endowments, and upon terms and rates of the most beneficial character to policyholders, and every interested party of the Society, to obtain the same, and to

DEALERS, AND AGENTS

FOR SALE, two-roomed Cottage, with kitchen detached, substantially built, situated in the thriving township of Linton, 65 feet frontage to the main street, and width of 166 feet. Title, Crown grant. Apply by letter, P. O., Post Office, Linton.

ENGINE AND PLANT of the **TANNERY Gold Mining Company**, Mann Lead. For Sale, a very superior Horizontal Engine (16-inch cylinder, 8-foot stroke), with Winding and Reversing Gear, Cornish Boiler, ropes, buckets, smith's timber, &c., &c. Early application necessary to **DRURY & WRIGHT**, Ironers, Main Road.

MINERS and OTHERS.—For **SALE**, One-twentieth Share in the Mornington Company, Stieglitz. The company have full machinery, a splendid reef, and the only reason for selling is the illness of the proprietor. Apply to Mr R. R. Jones, Stieglitz; or, to **JOHN M. GARRATT**, Broker, 13 Malop street, Geelong.

OPENING Quartz Company, Black Hill, Ballarat.—For Sale, 1 Full Share. Apply to the Secretary on the claim.

COFFEE and **GUNNY BAGS** for Sale in large heap.

JONES & CLEMESHA,
Coffee Roasters, Main Road.

DOWLING FOREST.—Portion 30, 5a. 1r. 16p., price £80, Crown grant. Apply to Messrs, 82 Collins street, Melbourne.

FREE LAND.—102 Acres, Bungaree, near Ballarat, £3 per acre. Apply to Messrs, 82 Collins street, Melbourne.

TO LET.—The Kingston Hotel, Kingston, with a Store attached, and every arrangement for carrying on the business of a hotel, with additional storeroom and cellars for several thousand bushels of coal has been provided. The Hotel can be let separately if required. The only reason the proprietors have in relinquishing the business is a change of pursuits. Of the experience of the old establishment as a business, so long known to the public, the proprietors deem it unnecessary to make any further comment. Apply to **BRADLEY & EVERARD**, Kingston.

TO BE LET.—To Livery Stable-keepers, Merchants, and others.—A 5-stall and Coach-house, 40 x 30 feet, back on York Dining Rooms. Apply at the premises beyond Bath's Hotel.

the mining district of Castlemeane, the average yield of gold of gold reef being 100 lbs. per ton up to the present time. The Company's ground consists of a leasehold of 16 acres. For further particulars apply at the Red Bull Hotel, Hamilton street, Ballarat, or to Mr. Jacobus Evans, on the Reef, or address Post Office, Melbourne.

N.B.—A few shares in the above for sale.

TENDERS, whole or separate, are invited for the Erection of a Cottage in Dana street, for Mr Pike. Plan and specification to be seen next Bath's Hotel, Lydiard street, where tenders are to be delivered at or before four p.m. on Thursday, the 25th inst. Lowest or any tender not necessarily accepted.

TENDERS wanted to remove Engine and Stamping Battery from Mount Misery to Ballarat. For particulars, apply to the Phoenix Foundry, Armstrong street, Ballarat.

TENDERS required for various fittings and linings for Church of England School-house, at the Swamp. Drawings and specifications may be seen until Thursday afternoon, the 25th inst., at the office of H. R. Caselli, architect, No. 3 Mechanics' Institute Chambers.

TO BUILDERS.—**TENDERS** will be received for certain Repairs and Alterations in the interior of the Union Bank of Australia, as per plans and specification, to be seen at the Union Bank of Australia, Lydiard street, Ballarat, up to the 26th inst. The Bank will not be bound to accept the lowest or any tender. No tender will be received later than noon of the 27th inst., and no allowance or compensation of any kind will be made to parties tendering.

THE time for receiving **TENDERS** for Mr Cuthbert's house has been extended to Saturday, the 27th inst., at twelve o'clock noon.

TO MINERS, CAPITALISTS, and Others.—Wanted, a party to furnish an Engine, from ten to twelve horse power, portable preferred, for a prospecting claim at present 300 feet deep, situated on the Tea Tree Creek, Moorabool diggings, and known as Allen and party. For particulars apply to Thomas Gill, Post office, Mount Doran.

TO BUTCHERS.—**WANTED**, a steady competent man. Williams Brothers, Creswick.

WANTED situation as Gardener by an Englishman, home and colonial

1. Form with a plan and the necessary details.
2. Plan drawn to scale.
3. General description of the property.
4. Description of the land without the plan.
5. Estimate of the value of the property.
6. All payments.
7. No other conditions.

Tables of Proposal will be furnished of the Ballarat.

QUEEN

Messrs

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of the Legi
The Hon
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J. F. L.
The Hon
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Paid up C
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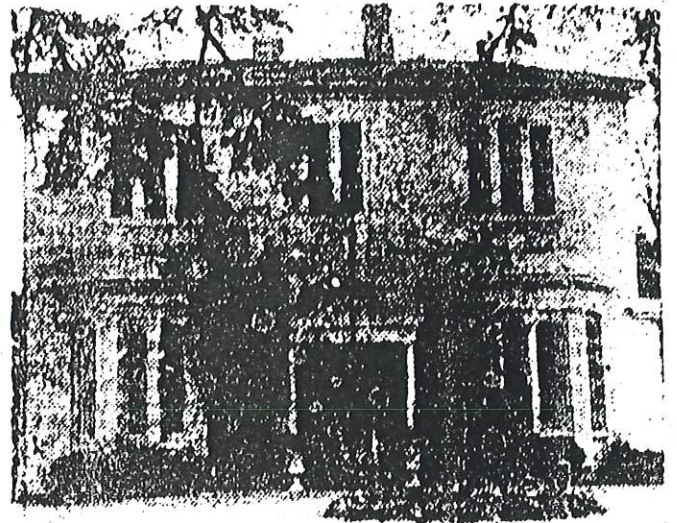
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The 1881



SIR HENRY CUTHBERT

Home Of Knight Will Soon Be Teachers' Hostel

Surroundings which were once considered exclusive to a knight and his relations will soon be the home of Ballarat's training teachers. The famous Beaufort House, pride of the late Sir Henry Cuthbert, has been bought by the Education Department as a hostel for students at the Training College.



THE imposing double-storied blue-stone building was recently sold to the department by Mr and Mrs Alan Newton, who lived in the Sturt street mansion for a quarter of a century.

This noble home has shrunk in the last half-century from a property of 26 acres of residence, and another 26 acres of surrounding land, to a house with a pretty garden and tennis court.

It was built by Ballarat local expert and well-known politician, Sir Henry Cuthbert, who founded the firm of Cuthbert, Morrow and Muir, in 1856.

In that year he arrived in the colony from Ireland, and decided to make Ballarat his home, after spending one week's holiday in the gold town. He soon became respected as a brilliant lawyer, and was successful in many mining cases.

City's Founder

Sir Henry (then a plain Mr) took part in the formation of the Municipality of the City of Ballarat, when James Oddie was chairman of the committee. In 1857 he was largely instrumental in forming the Ballarat Gas Co.

Up to the 1870's Sir Henry was always in the eyes of Ballarat people alone. He supported local institutions and charities, and concerned himself mainly with his legal business, which grew with his own popularity.

In 1874 he had so endeared himself to the people that he was elected to stand for Parliament. He was elected with a comfortable majority.

By faithful service, sincerity and proved ability he became well known to citizens throughout Australia and was made the Postmaster-General in the famous Derry Administration.

He now became wholly engrossed in parliamentary activities, and took his partners into his firm Messrs A. Wynne, H. W. Morrow, and P. W. Muir.

Such wide activities did not prevent him from caring for his own people in Ballarat.

He took a large part in founding the Ballarat Hospital. He was a member of all local clubs, and a constant contributor to all local charitable institutions.

At this time he was also one of the joint proprietors of "The Ballarat Times," a forerunner of "The Courier."

Local Stone

It was at this time that he built "Beaufort House."

The mansion was constructed from bluestone rocks hewn only a few yards away from the site. When completed, it faced Sturt street, close to the present site of the Arch of Victory.

Sir Henry paid a full staff of gardeners and servants to keep his grounds beautiful; and he employed an old-style groom and driver, who drove him in a shiny carriage, drawn by matched grey horses, to his office daily.

He loved his home, which represented his life work and what it had brought. One of his proudest boasts was the corner where two sturdy and tall cypress trees spread over the lawn. These trees he named Cog and Magog, and referred to them as such always.

When he died in 1907, ten years after being knighted, he left £126,000 and his spacious home.

Famous Firm

Son of one of Sir Henry's closest friends, Mr H. G. Morrow, is still in the famous Ballarat legal partnership founded by Sir Henry Cuthbert. Mr Morrow, paying a tribute to Sir Henry, whom he knew in his childhood, said, "He was a courteous old man, extremely dignified, peaceful and kind."

After Sir Henry's death his property gradually disappeared, and his home had its former grandeur. Now it stands, a relic, in the middle of a mottled collection of modern homes. Its grounds have been covered with tall grass or bushes. Almost on its front lawn, where once were well-kept gardens, lawns and trees, are signs of a new age when people are thinking of how to live, and not how to live.

No Place Like Home!

Visiting her family at Koondrook, near Kerang, is Mrs Myrtle Nes, who has been two years in Norway.

She is the wife of the chief steward in the Norwegian freighter Vilja, who is travelling in the ship with her husband.

"I hate saying this against my own people, but I find the Norwegians are far more friendly than the Australians," she said.

The high cost of living in Australia has amazed me, I will be glad to return to Norway."

AUSTRALIA



THE WORLD

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Southern Council
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P-10

Beaufort House has long history

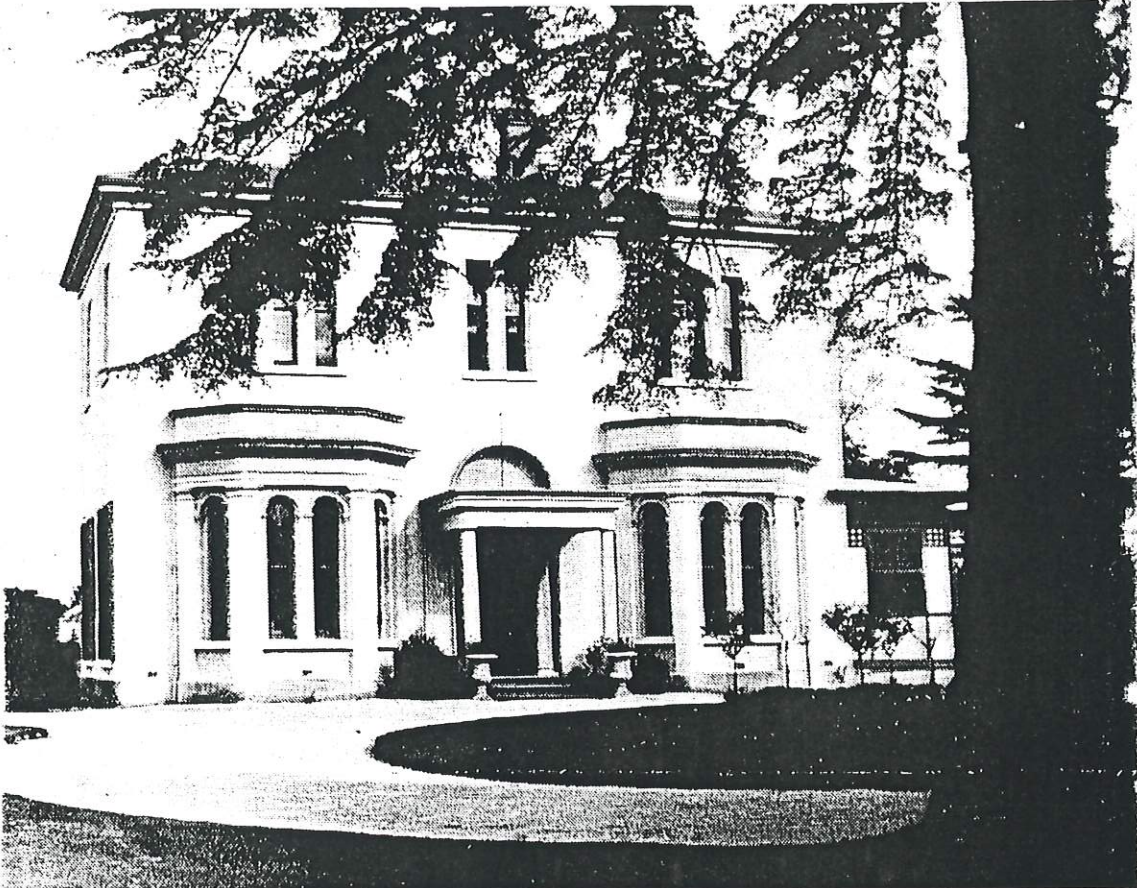
over the

The said the city was maintaining its average of between eight and 10 new houses a month and several big commercial projects were also keeping it buoyant.

"But I talk to other surveyors in the area and they are doing nothing," he said.

"The city approved buildings worth almost \$5.3 million in the March quarter, which Mr. Webb said was consistent with the average of the last three years."

Continued Page 4



Beaufort House — a university role for historic Alfredton mansion.

Student residents of Beaufort House at Alfredton, which is now administered by the Ballarat University College, are the inheritors of a rare piece of Ballarat history.

Plans are now in hand for an approach to the Historic Buildings Council for the structure to be registered for consideration for council listing.

Dating from 1860, Beaufort House was the home for more than 40 years of one of Ballarat's pioneer citizens, Sir Henry Cuthbert, a leading local barrister and for many years Member of the Legislative Council.

Its classical design was the work of Ballarat architect, C. D. Cuthbert, who was well known as the architect of a number of public buildings in the city, including the jail and the original design of the Town Hall.

Already, in 1860, Ballarat had developed to the extent that a property of the size desired by Sir Henry Cuthbert was not available closer to the city centre.

"I have always taken an active interest in gardening. Before I came out here I found it difficult

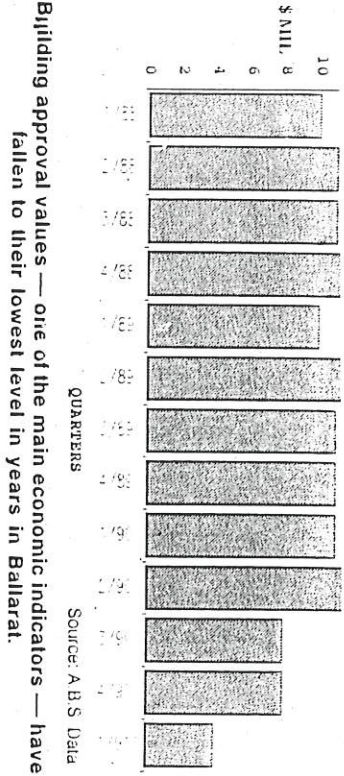
city sufficiently large to suit my taste," he told an interviewer in 1903.

The 25 acre property extended in those days through to Sturt St where the foundations of its bluestone entrance gates have recently been identified, and west to Learmonth St.

In the intervening years, however, the once magnificent gardens which were Sir Henry's pride have been greatly reduced by sub-division, and the handsome house set about by ancillary buildings.

It continued as a private home for about 100 years before being purchased by the Education Department as a hostel for student teachers.

It remained under Ministry of Education control until this year, when administration was transferred to the Ballarat University College.



"There's nothing to say that we have struck the next building boom but the figures here are steady."

The Ballarat branch of the Master Builders' Association could not be contacted yesterday.

Mr Kaufman said even now the market had not improved markedly.

"At the moment it's still steady but not good," he said.

...the average of about \$1.2 million in approvals a month. The totals for the first three months totalled between \$700,000 and \$900,000.

Items not located or no longer extant:

1. Missing from this historical research are photographs of the house showing the extent of original outbuildings. Such photographs from the 1930s and 1940s are in private hands but had been lent out to the owner's son for loan to another researcher who is analysing a garden restoration project for The University of Ballarat.

2. No records have been found of the changes made to the residence after The Ballarat Teachers' College purchased the property in 1950. It is expected that these may have been archived by the Victorian Education Department but have not been located to date.

3. Newspaper searches were undertaken of the *Ballarat Star* from June to December 1861, but no further information has been located in relation to the property. From other projects, and according to the custom of the day, it is expected that further research would reveal coverage of the Cuthberts taking possession of the building in 1860-61.

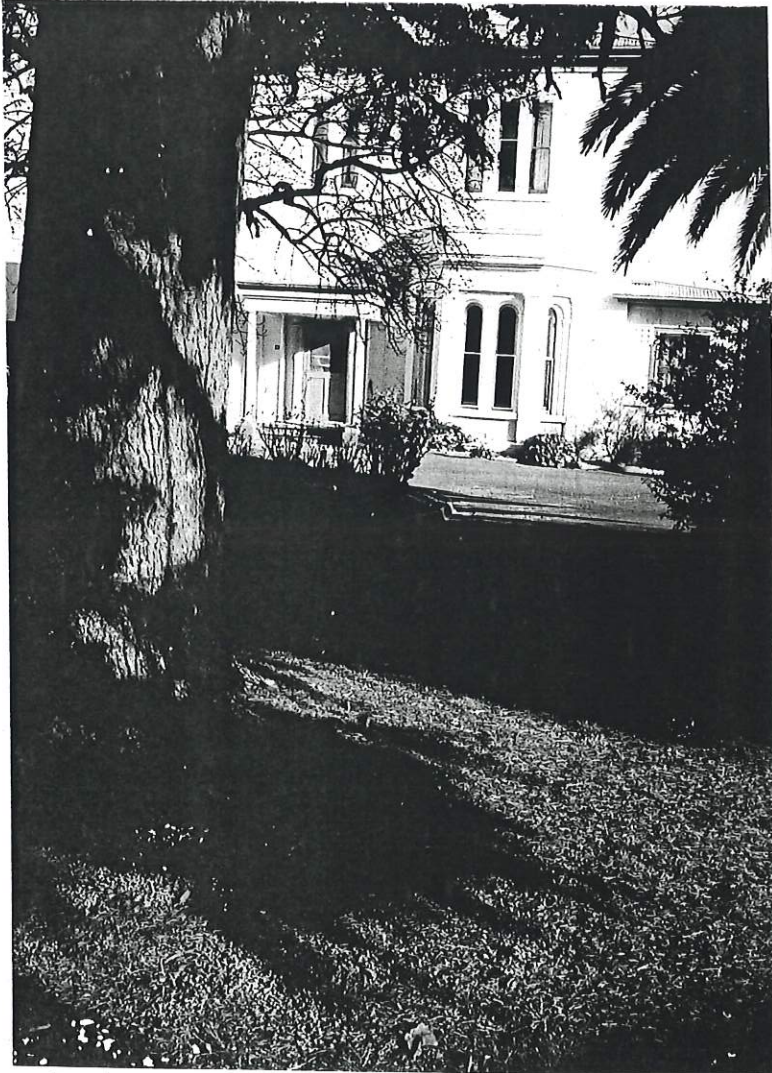
4. A search was made of Planning Permit records at The City of Ballarat. These only reveal an application and permit for a carport in 1990. Earlier records have not been located. These records would have been held by the former Shire of Ballarat and their whereabouts are unknown following local government amalgamation.

5. Original survey plans held by Department of Natural Resources and Environment in Melbourne have not been accessed. These should reveal the location of all buildings on the original acreage. ✓

Formal front entrance Beaufort House Ballarat



(a)



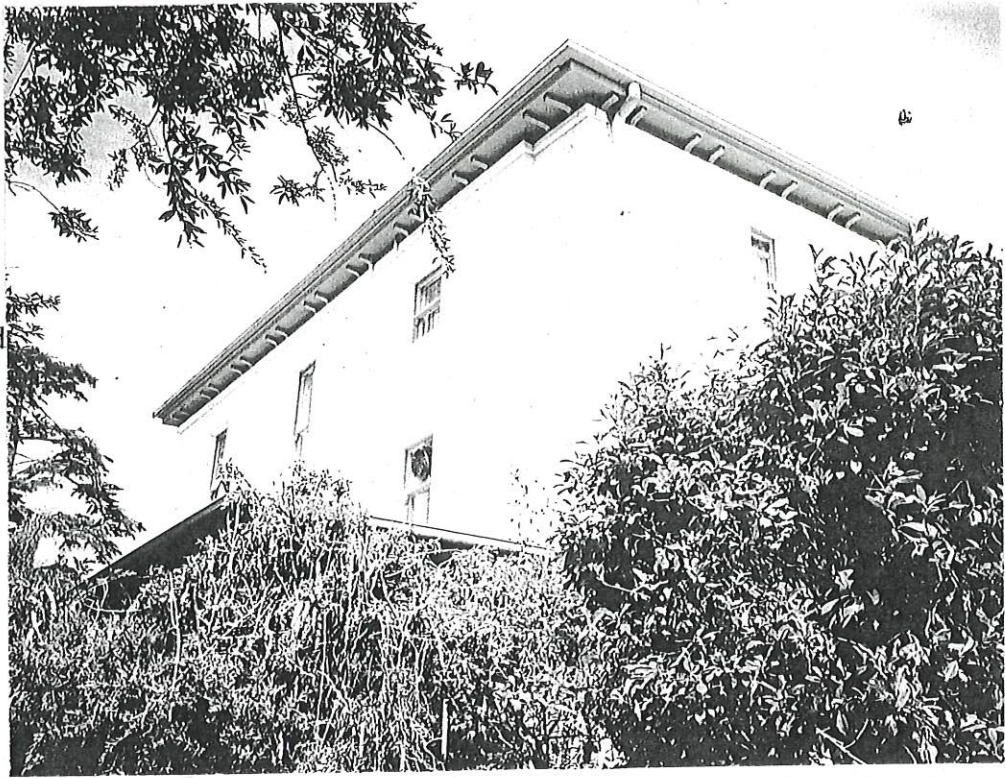
ABOVE
Addition of Portico
&
Enclosure of verandah
With altered roofline
Original verandah had a
simple colonial style slope.

LEFT
From behind the carriage circle
the 150 year old cedar seen in
the 1870s photo frames the
entrance.

(B)

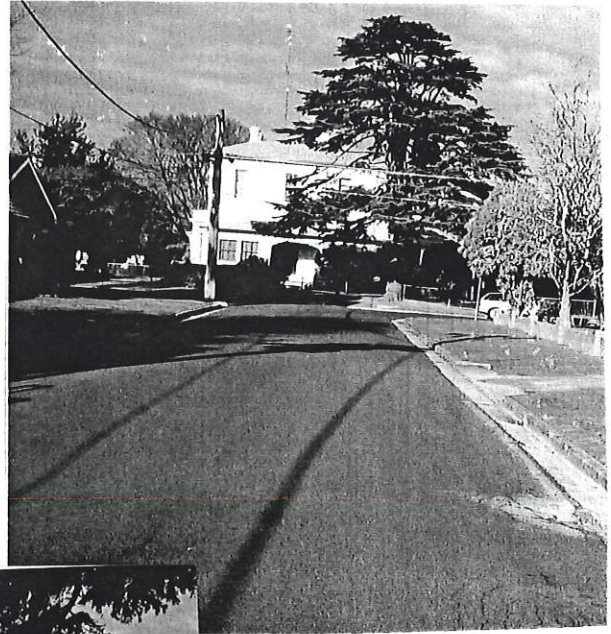
(c)

The north verandah frontage. Original paired verandah posts concealed behind shrubs.



When compared to the historical photos, these best demonstrate the institutional changes to the house in the past half century. The Georgian style north elevation has had changes to service areas which were not there in the time of the McKay era. The render conceals this to a large extent, however the additional floor level and inclusion of extra bathroom and bedroom facilities are apparent in the lower photo.

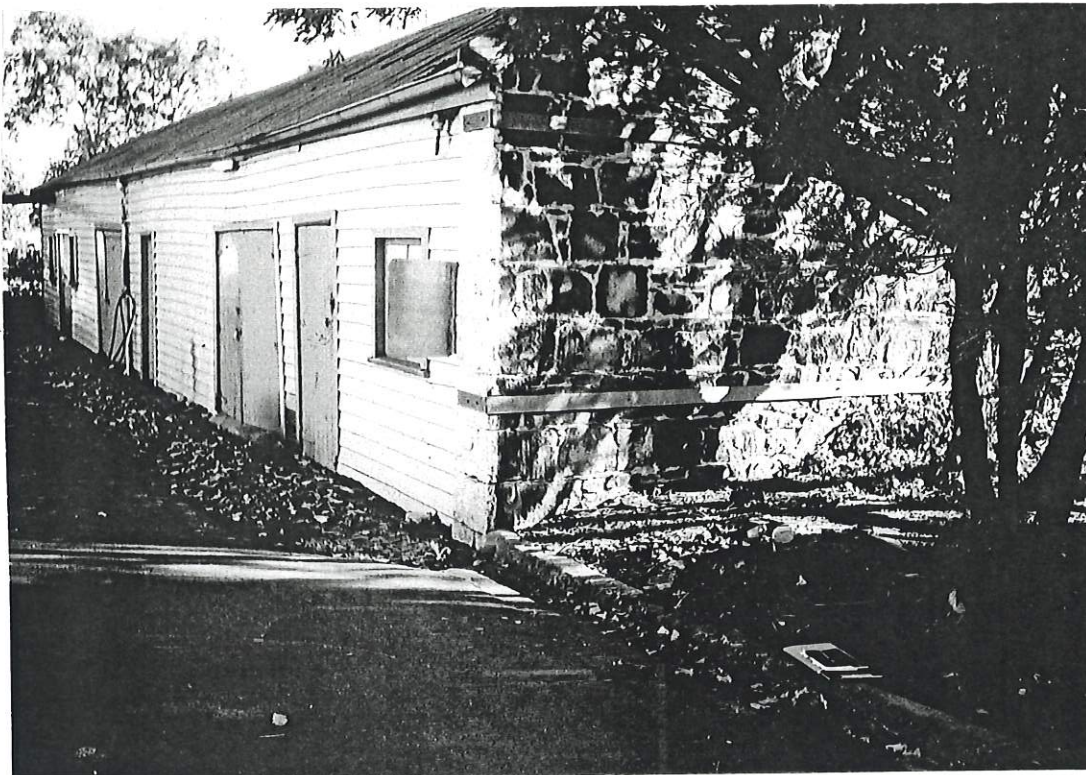
(D)



(E)

(F)

Surviving original
outbuilding:
Carriage house,
harness room,
work shop and
groom/drivers
quarters.



Carriage house.
Shingles remain beneath galvanised iron.

(G)



← Rough sawn timber slabs
line groom/driver's quarters.

(H)

(1)

Internal front entrance hall showing original door still in situ with fine mouldings echoing those of the bay windows and other arched features. Also the skirtings and architraves throughout are intact.

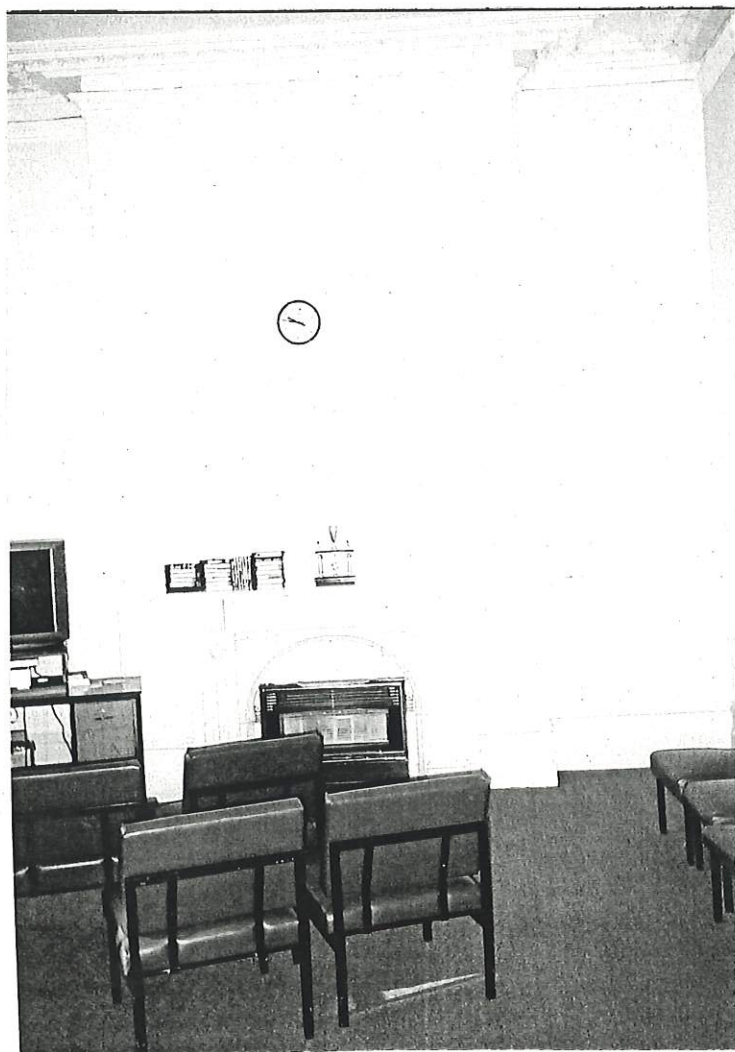
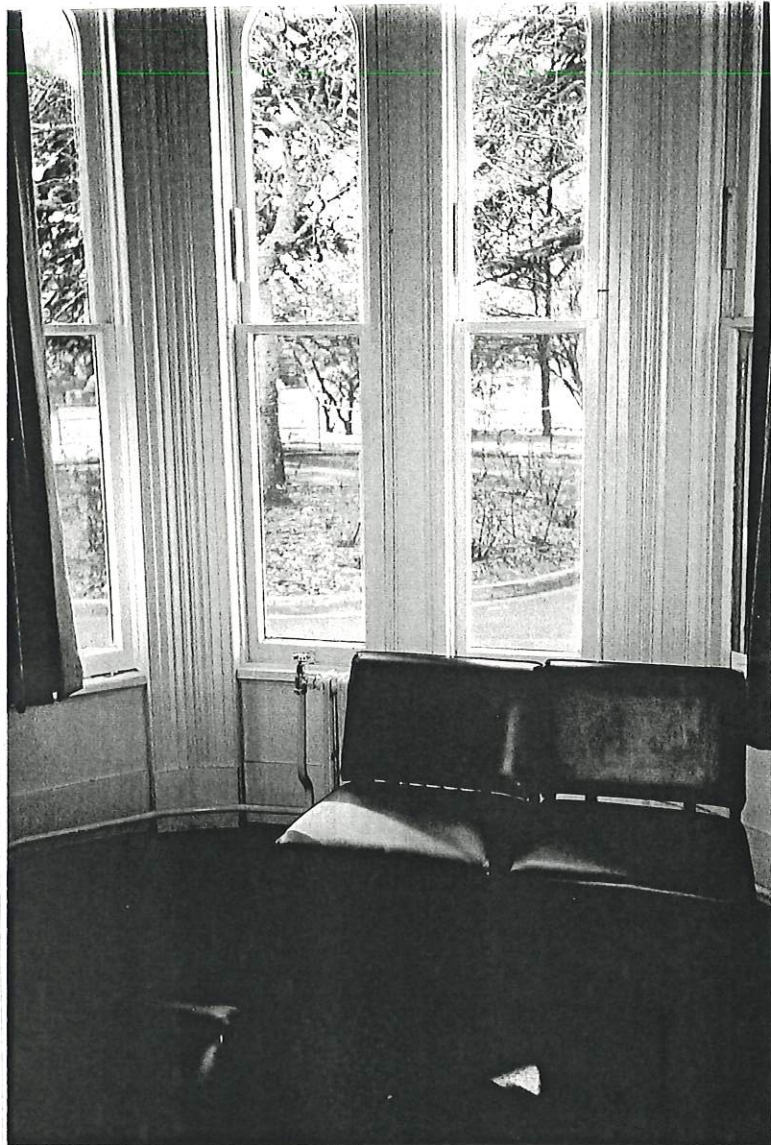


Entrance hall and delicate cast iron stairway baluster showing joinery taken from the stairway landing.

(J)

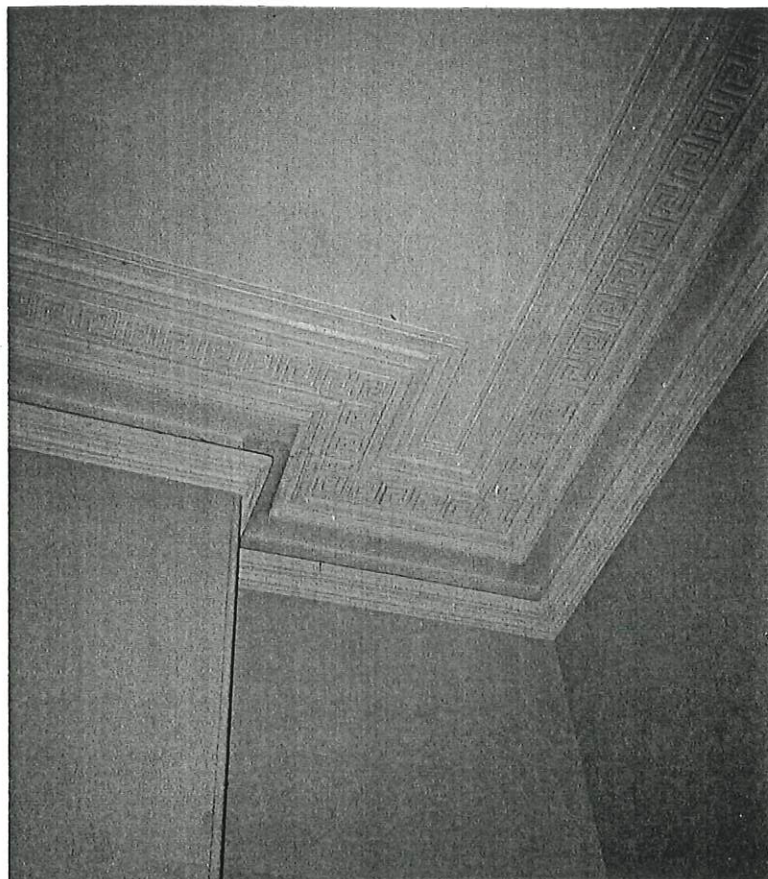
(k)

Finely detailed joinery in window bays and narrow arched windows of living room.



Simple Greek key pattern decorative plaster cornices surviving in living room.

(l)



Living room with intact joinery skirting boards and marble fire surrounds and mantelpiece.

(m)



Beaufort House

PHYSICAL EVIDENCE

INTERNAL ALTERATIONS

(N)

With institutionalisation additional Bathrooms were added at the stair landing level and a bedroom placed above. While this change is best appreciated externally on the north façade. Extra bedroom pictured here.



(O)

The change in decorative plaster patterns, hollow plaster walls and beam sown above identify the amalgamation of two former upstairs bedrooms.



Beaufort House - A Narrative History.

A couple of
sentences about the
establishment and
growth of Ballarat
would help here

Henry Cuthbert arrived in Ballarat in 1855 and after six years practicing at law, contracted the building of Beaufort House, on twenty-five acres, to suit his taste.¹

Essentially built by a successful bachelor to stamp his mark of success in the colony, the property eventually became a family seat until after his death in 1907. His surviving son chose to live elsewhere so that the property was not passed on in perpetuity. From 1907 until purchased by Archibald McKay in 1927 the house was lived in by a succession of tenants.

The house was designed by Charles Davenport Cuthbert who was also responsible for the design of several significant buildings in Ballarat including the oldest section of the Ballarat City Hall, the police court, now known as the Trench Room built in 1860. The motifs and surviving decorative plaster ceilings and cornices in both buildings illustrate a close relationship. The only other domestic building of C.D. Cuthbert known to survive in Ballarat is today's 'Peplow House', which was built for Walter Richardson, immortalised as 'Richard Mahony' in *The Fortunes of Richard Mahony*.² This is a more modest two storeyed house of a simple single fronted mid-Victorian style not unlike the north elevation of Beaufort House, with an arched front entrance. As no other examples of his domestic architecture are known, Beaufort House remains a rare example.

¹ Lauderdale 'Beaufort House Ballarat', *Australia's Representative Men at Home*, Melbourne Punch, Melbourne, 1904, p.29.

² A. Clark, *Henry Handel Richardson: Fiction in the Making*, Simon & Schuster, Brookvale, 1990, p. 37.

Advertisements calling for tenders for the building of the house appeared in the *Star* April 17 and 25, 1861.³ The successful tenderer was James Vowles, a local builder, with a quote of £1,600-0-0.⁴ The building was of brick on bluestone foundations. Complimenting the house were attractive basalt and timber outbuildings including laundry, grooms' quarters and carriage house that remain extant.

The main house has been rendered in the twentieth century. Alterations over the past fifty years have closed off the large underground tank, at the rear of the house which took the drainage from the roof.⁵ Inspection reveals some subsidence by the front southern bay window producing movement in the building due to a downpipe feeding water onto the cement by this bay. The house is built on a stratum of basalt only a metre below the surface of the topsoil so that drainage is poor.

The one remaining original outbuilding of bluestone and timber retains its character. It has basalt paved floors in the carriage house and harness room, and the wooden shingles can still be seen beneath the later galvanised iron roof. As the photographic record reveals, the groom's quarters are lined with rough sawn timber and have floors and ceilings of timber. This building more than any other element, testifies visually to the vintage of Beaufort House. This is further exemplified by the absence of any plumbing or drainage connection even to the present.

Beaufort House displays a Regency elegance, having as its inspiration Henry Cuthbert's maternal ancestral home in Ireland.⁶ Architecturally it is unusual in its

³ 'Tenders Called', *Ballarat Star*, April 17 & 25, 1861.

⁴ M. Probyn, *Marriage Lines*, The Richardson Family Letters, Australian Scholarly Publishing, Melbourne, 1990, letter no.73, pp. 178-179.

⁵ Max McKay, pers. comm., Ballarat 4 June, 2004.

⁶ H & N Cuthbert, pers. comm., Ballarat 29 May 2004.

window treatment, with its bay windows on the ground floor flanking the central, arched niche front entrance with its simple, narrow Tuscan pilasters, doorway and pediment inset. On the second level there are triple windows above each bay with central paired windows above the arched recessed entrance. The pedimental front portico and cement render appears to have been added in the 1920s after Archibald McKay purchased the property in January 1927.⁷ Without this portico and its downpipe, the volume of water flowing onto the concrete immediately abutting the walls would not be aggravating the subsidence already mentioned.

While C. D. Cuthbert has used restrained Italianate features the addition of render added to the Italianate appearance of today and we find it so described by the National Trust of Australia.⁸ The house has often been incorrectly described in the local press, e.g. 'constructed from bluestone blocks hewn only a few yards from the site'.⁹ The major 1950s building changes required to institutionalise the building for hostel purposes, have been concealed by the application of a uniform cement render. This rendering has further contributed to the Tuscan image and to the uncertainty surrounding construction elements and details. Externally the most obvious sign of reconstruction details is in the altered window locations on the north elevation, breaking up the symmetry of the original design.

Internally, the refined taste of the original mid-Victorian plaster ceilings and cornices, are in sharp contrast to the heavy late Victorian and Edwardian interior decoration evident in the 1904 photograph. Despite the years, four main ownership changes and institutionalisation, the house retains much of its integrity internally and externally.

⁷ Max McKay, pers.comm., 4 June 2004.

⁸ National Trust Citation, Beaufort House, online at < <http://www.nattrust.com.au> > accessed 6/05/04.

⁹ 'Home of Knight Will Soon Be Teachers' Hostel', *Ballarat Courier*, Ballarat, 19 August 1950, p. 20.

The plasterwork and original timber joinery remain and are especially notable in the main downstairs front hallway. The repetition of external motifs with arched mouldings to double panelled doors, surrounded by squared timber columns surmounted by a pediment, provides a unifying element. Internally this major doorway is also recessed in arched niches.

The placement of a third storey bedroom and the bathroom facilities on the landing level of the stair are the result of the home's use as a hostel. Interviewing Max McKay I discovered that he was adamant that there was no upper bedroom in his day. Examination of the wall treatment confirms his statement. Photo listed (O) illustrates the removal of a wall some time after 1949.¹⁰ It would appear that before that time there were three bedrooms on the north side upper storey and the master on the front south side. A small room was built at the head of the stairs in the early 1930s, prior to which the stairs would have led to an open upper hallway where the paired window is above the entrance. This room has a false ceiling but we know it was in place by the 1940s.¹¹

The two main public rooms, today's TV room and games room retain their fine plaster cornices, ceiling roses and fine joinery which is notable especially in the window treatment. Here the arched panels of the entrance are repeated in the windows, which in turn are framed with delicately moulded panels. Elsewhere throughout the house the timber architraves and mouldings are more modest in keeping with the more utilitarian and less public use of areas. Although greatly altered, enough features of the original domestic areas survive to demonstrate the place of the housekeeper/maid

¹⁰ Max McKay. pers. comm., Ballarat, 4 June 2004.

¹¹ Max McKay. pers. comm., Ballarat, 4 June 2004.

in such a household. On the north front opposite to the old domestic's quarters is a verandah which, although now built in, to form a room at one end was once an open verandah. The original verandah posts are still in place on the north-western end, albeit buried in shrubbery.

The original marble mantelpieces survive in the two major public rooms at the front of the house. The balusters on the stair are of cast iron in a simple refined scrolled foliate design. All architectural embellishments and fittings both internal and external are restrained, the cornice work in the TV room being of the Greek Key pattern. Henry referred to this room as the living room in his 1904 interview.¹² The most elaborate of the plaster centrepieces is that of the former main bedroom which closely resembles that of the Trench room in the City Hall. Other cornices feature a variety of attractive mouldings including foliate, 'Greek Key' and 'Egg and Spoon' patterns with equally attractive centre roses.

Upstairs, the master bedroom remains resplendent in its elaborate Victorian foliate pattern plaster cornice and ceiling rose. It is this ceiling which has echoes of that in the Trench room at the City Hall. As with the downstairs reception areas the timber joinery in this room, like the plasterwork, survives in beautiful condition, leaving no mistaking that this was the master's bedroom.

Beaufort House in social terms, is a building of national significance for two reasons, one literary and the other socio-political. Firstly it was the home of one of Victoria's more prominent legal and political pioneers. A strong advocate of Federation, Sir

¹² Lauderdale, *op. cit.*, p. 29.

Henry Cuthbert together with Nicholas Fitzgerald represented the Colony of Victoria at Henry Parkes' 1891 Federal Convention in Sydney.¹³

Henry served as the M.L.C. for over thirty years commencing in 1874, serving on several ministries and being variously, Minister for Customs, Minister of Justice and Postmaster General. In this latter position he became famous for his stand in Victoria's 'Black Wednesday' crisis of 1878, with the government's failure to pass the money bill. It was Henry Cuthbert's proud boast that no postal employees lost their jobs.¹⁴ He became solicitor-general in 1894.

Secondly, Beaufort House holds an interesting place in Australia's literary history. Over several decades the house played host to the family of Dr Walter Lindesay Richardson and his wife Mary, nee Bailey. The Richardsons became close friends of the Cuthberts, and their eldest daughter, Ethel Florence came to know this home intimately. She went on to use Henry Cuthbert as the role for Henry O'cock in *The Fortunes of Richard Mahony*.¹⁵

Both Richard Ocock and Henry Cuthbert were Ballarat solicitors at the time, and Richardson combined their names in creating her character.¹⁶ Conjecture has surrounded the identity of the characters until the recent discovery of the photo in the Robertson estate in England inscribed on the verso as 'O'cock's House'.¹⁷ This photo is identical to that which is held by the Cuthbert family and shown as historical photo No 1, in this analysis. Reference to the successful tenderer for the building of the

¹³ W. B. Kimberly, *Ballarat and Vicinity*, F. W. Niven & Co, Ballarat, 1894, p. 125.

¹⁴ loc. cit.

¹⁵ A. Clark, op. cit., p. 16.

¹⁶ loc. cit.

¹⁷ D. Campbell, pers. comm., 4 June, 2004.

house is provided by Walter Richardson, in itself an indication of the closeness of their relationship, as early as 1861.¹⁸

In terms of local significance Henry founded the Ballarat Gas Company in 1857 and laid foundation stones on many of Ballarat's notable buildings such as The Mechanics' Institute.¹⁹ As he was a leading figure in the Masonic Lodge, Mechanics' Institute, District Hospital and other institutions Henry's home remained central in his family and social life.²⁰ This is reflected today in the fact that almost a century after his death locals continue to refer to the house as Beaufort House, or Sir Henry Cuthbert's old house. This is further reflected in the manner in which the media continue to make reference to this connection despite other prominent families subsequently living in it.

Beaufort House is also a property of great social significance locally in that it is the home of one of the founding fathers of the city of Ballarat.²¹ In 1863 Henry Cuthbert married the widowed daughter-in-law of district pioneer pastoralist, Captain John Hepburn of Smeaton House.²² In doing this he ensured that his family was well connected with the pioneering families in the colony, further enhancing not only his place in society but also the status of Beaufort House.

Remaining basically intact, together with its surviving original outbuildings Beaufort House forms a unit that retains its integrity, its links to the foundation of both city and nation and its links with one of the Commonwealth's early great authors. This house

¹⁸ Probyn, loc. cit.

¹⁹ Kimberly, op.cit., p. 125.

²⁰ loc. cit.

²¹ W. Bate, *The Lucky City*, Melbourne University Press, Carlton, 1978, P. 219.

²² M. M. Benson, 'Cuthbert, Sir Henry', in *Australian Dictionary of Biography*, Vol 3, 1851-1890, A-C, Melbourne University Press, Carlton, 1969.

O'cock.²² Having been an institutional house for over fifty years it has also been home to many who have gone on to make their own mark in the world in which we live. While many changes have occurred reflecting the requirements of different owners Beaufort House retains its graciousness externally with streetscape value to the north elevation where it closes off Golf St with its Georgian frontage framed by a cedar now one hundred and fifty years old.

Except for its fine architectural detail it is the associations for which the house is famous that still evoke emotional responses to those sensitive to its past. This can only be appreciated with education and the continued awareness of the past to new arrivals here and to new generations. For those who appreciate the literary and social connections, the house as it is, with its gracious public rooms and external grace, together with its one remaining original out-building, can put us in touch with both Henry Cuthbert and his circle as well as with 'Richard Mahony' and his creator.

²² Probyn, *op. cit.*, p. 16.

Statement of Significance - Beaufort House

1. Beaufort House is a distinctive piece of domestic architecture for Ballarat. The treatment of the bay windows on the ground floor with the paired triple windows above and a central pair of windows above the entrance front entrance. It is designed as a gracious gentleman's residence or townhouse reflecting earlier Regency influence.
2. Given the above, Beaufort House represents the way of life of a successful solicitor and civic leader. It is a statement of success representing the way of life of the successful 'man about town'. Together with its original surviving timber and stone carriage house, its laundry and upstairs the maid's quarters, it represents a way of life for a successful professional man of the mid 19th century.
3. The house has strong associations with the Cuthbert family who were significant in the founding of the municipality of Ballarat, in state politics and the Federation of the Australian Colonies. It retains this association, as the family remains one of the cities oldest. The Cuthbert legal firm also remains as one of Ballarat's oldest institutions. The name Beaufort House has been perpetuated by all owners since it was first built. This includes the present owner, The University of Ballarat, which utilises the house and property for student residential quarters.

4. Because of the nature of subdivision in the 1920s and 1940s the property retains little landscape or townscape value. The immediate surrounds to the house contain some original plantings that contribute to the formal focus at the front of the residence.
5. The house itself maintains its integrity of form and style. Although constructed of local bricks in 1861 the building was rendered some time after the 1920s. Post 1930s additions include the front portico and the partial enclosure of the north-eastern verandah. The large single storey area at the rear of the house is faced in the same render as the main building. The house retains its relationship with its contemporary timber and stone outbuildings.
6. The subdivisions of the early 20th century have destroyed its setting although there is no reason that the site cannot be adapted to enhance the setting of the house. The front garden axis is still being recognisable from the original site of the front gate by the Arch of Victory.
7. The retention of the outbuildings demonstrating their purpose, construction type and relationship with the house.
8. There is no clear unity between the house as it stands today, and its past. Given this, it does however retain its inherent integrity, as do the outbuildings and

that of those buildings in their relationship with the house. As stated in National Heritage Commission's citation:

Beaufort House.....A surviving example of the larger houses constructed on the outskirts of Ballarat last century which has historical associations with Sir Henry Cuthbert and the early history of the area.²³

²³ The Heritage of Australia The Illustrated Register of The National Estate, Macmillan/The Australian Heritage Commission, South Melbourne, 1981, p. 3/145.

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TITLE PAGE

HISTORY 335

Taffe, Michael John.

Student Number: 8206264.

Assignment No 2: Research Assignment

Obtain a copy of The National Trust Register for your State.

Select a place, public, commercial or domestic, from the Register for your locality.

Paying close attention to the text use its model for a Conservation Plan.

Stage One analysis of a Conservation Plan will include:

1. Documentary and photographic sources. (953 WORDS)
2. Cover (1) by thorough footnoting and well-prepared bibliography.
3. Statement of research unable to undertake. (237 WORDS)
4. Analysis of physical evidence through extensive photographing, especially exterior. If inside concentrate on one or two rooms, unable to enter- statement.
5. Include a narrative history, bring documentary and physical evidence together. (2005 WORDS)
6. Provide a precise Statement of Significance. (472 WORDS)

Synopsis:

The above processes have been followed in collating and presenting this Conservation analysis on Beaufort House Ballarat, listed as No B 1203 on the Victorian National Trust Register. A copy of this entry has been downloaded and included in the documentation. Stages taken are categorised under the sequential headings above.

Extension: A request for one week's extension for this assignment was requested of

Trish Wright-Langford (02-6773 2067) on 2/06/04, and granted.