



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4 Building settlements, towns and cities

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements

11.1 AESTHETIC VALUE*

Eliza's Cottage is a simple Victorian Georgian homestead in a rural setting. The large gums at the side and behind the cottage and the picket fence, which only runs across the front boundary, all enhance the impression of a rural dwelling. (Criterion 1.1)

Eliza's Cottage is an integral part of the Blandstown Precinct. (Criterion 1.4)

11.2 HISTORIC VALUE

Eliza's Cottage is representative of a way of life that was experienced by the earliest colonists and later settlers. The original two-roomed core represents the earliest settlers who built their dwellings from materials that were found close at hand. The small size of the dwelling and the materials used marks the first stage of their foothold on their newly acquired land. The later extensions to the cottage represent the settled status which York had acquired by the 1870s. This stage is marked by the establishment of commerce, giving permanence and employment to shopkeepers, artisans and other occupations. (Criterion 2.1)

Eliza's Cottage is associated with the historical development of York and the original two-roomed core is particularly associated with the earliest years of the town's settlement. The use of rammed earth as a construction medium appears to have been favoured in the first two decades of York's settlement as the material was close at hand, cheap and durable. Over time, as the colonists became better equipped and settled, the clays that were found to be so suitable for rammed earth were used for making bricks. During the next phase of settlement brick became the preferred building material. (Criterion 2.2)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* North Ryde NSW, Angus & Robertson 1989.

The property is associated with both R.H. Bland and the early Government Stock Farm experiment and Stephen S. Parker. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Eliza's Cottage has the potential to reveal information about early construction techniques. The methods used to construct the two-roomed core should be studied and compared with later rammed earth techniques. (Criterion 3.1)

11. 4. SOCIAL VALUE

Eliza's Cottage contributes to the York community's sense of place as it is a building which has survived from the community's earliest days of occupancy. The integrity, authenticity and condition of the building all contribute towards giving the community an understanding of how early settlers lived and how dwellings evolved through time. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Eliza's Cottage is a rare example of a rammed earth structure totally contained within later extensions. Historical records indicate that rammed earth structures were commonly built during the early years of settlement in the Avon valley. While this method of construction has continued to be used elsewhere down through the years, it appears to have fallen from favour around the York district after the 1840s. (Criterion 5.1)

The two-room core at *Eliza's Cottage* is an uncommon example of the type of early housing built in Western Australia during the first few decades of settlement. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Eliza's Cottage is representative of the type of dwelling built in the York area, and elsewhere, during the early settlement years. Buildings constructed during this period were typically two-roomed, vernacular structures which were often constructed from rammed earth. However, few remain extant. (Criterion 6.1)

Eliza's Cottage represents the manner in which the early rural settlers established a foothold on their grants. During the first years of settlement (1830s), settlers built simple cottages, which at best, provided them with shelter while they got on with the job of clearing their land and fulfilling the terms of their grant. It was only after crops and flocks were secure that many of the settlers could turn their attention to either enlarging their first dwelling or starting again from scratch with more 'conventional' materials, such as bricks. (Criterion 6.2)

12. 3 CONDITION

Eliza's Cottage is in fair to good condition. The original portion of the cottage shows remarkably few structural problems with only minor cracks in some areas. The later 1870s section shows some signs of rising damp. The roofing iron over the 1840s and 1870s sections is lifting in places and is probably coming to the end of its useful life. The present owner has been told that the roofing timbers will not be able to bear the weight of a new roof and will

have to be replaced. It was not possible to view the roofing members, without removing several sheets of iron, to confirm this observation.

The current condition of *Eliza's Cottage* could be said to centre around the on-going use of the building as a dwelling, rather than to any structured maintenance program. Although this continuing use has been at the expense of the appearance of the original 1840s cottage, the extensions made to the building have ensured that the structure has remained weather-tight and maintained. The concrete floor in the rooms off the western verandah has created ventilation problems for the walls of this section, particularly those in room 4. This problem has been further exacerbated by an accumulation of soil and vegetation around the south-west side of the building and a faulty down-pipe in the south-west corner of room 4. Rising damp is visible on the exterior side of the southern wall of room 4 and also in the north-west corner of this room.

Although *Eliza's Cottage* has been altered in appearance from its original form, it still presents as a simple vernacular dwelling. The management of *Eliza's Cottage* is related to the on-going use of the structure as a dwelling. Although this has entailed additions, it has not detracted from the heritage significance of the place.

12.4 INTEGRITY

Eliza's Cottage has a high degree of integrity as the building still functions as a dwelling and appears to have been continuously occupied as a residence since its original construction. The original intent of the simple, two-roomed cottage has since become enveloped in later additions; however, this is considered to be an integral development when a building has been continuously occupied for over 150 years.

12.5 AUTHENTICITY

Eliza's Cottage demonstrates a high degree of authenticity, particularly in the two core rooms which were probably constructed in the 1840s. The 1840s fabric has essentially become enveloped in the later 1870s additions, so few alterations have occurred to the fabric. The most intrusive alterations to this fabric has been the raising of the walls; however, this alteration is thought to have occurred at the same time that new verandah rooms were added to the two core rooms (c. 1870s). Less intrusive alterations included: the creation of a new door in the southern wall of room 1 and the boarding up of the door in the western wall of this room. A window in the eastern wall of room 2 has been covered. No attempt has been made to embellish the original joinery with the addition of architraves around the windows and doors.

The sections of the house that were constructed sometime during the 1870s also demonstrate a high degree of integrity as very few alterations have been made to the original fabric in rooms 3, 4 and 5. Alterations to this area include: the enclosure of the front verandah space and the removal of the rear verandah, leaving the kitchen chimney isolated in much later additions.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by Fiona Bush.

13.1 DOCUMENTARY EVIDENCE

Eliza's Cottage is a single storey cottage displaying stylistic features which link it to the Victorian Georgian style. The cottage was built in several stages. The first stage is represented by two core rooms and is thought to date to the early 1840s. The first alterations probably occurred in the 1870s when the cottage was considerably enlarged. The next known alterations occurred in 1988 when additions were added to the rear. The name of the original owner or occupant is not known. *Eliza's Cottage* is located on a portion of Avon Location t, in the area known historically as Blandstown, just south of the present town of York.¹

The European discovery of the fertile Avon valley was made by Ensign Dale in August 1830.² Many early colonists were dissatisfied with the land which had been assigned to them along the Swan and Canning Rivers, deeming them to be unsuitable for crops and grazing. Dale's enthusiastic report of the valley persuaded Governor Stirling to throw open the district for immediate settlement and selection in November 1830. The site for the new town of York was to be laid out near Mt. Bakewell and sites for two additional towns (Beverley and Northam) were also to be reserved.³ The first grant in this new area was made to Francis Henry Byrne in November 1830. Other settlers soon followed Byrne in requesting land in the new area.⁴

The first settlers arrived in the district in September 1831. The group contained sixteen persons which included Dale, Dr. Collie, Reverend J.B. Wittenoom, J. Hardey, G.F. Moore, R.H. Bland and three soldiers.⁵ Bland had been asked by Stirling to establish a Government Stock Station in the district.⁶

Rivett Henry Bland arrived in Western Australia in August 1829.⁷ The Government Farm was apparently not a success and in 1832 Bland, together with his business partner Arthur Trimmer, was given permission to lease the land for two years. Trimmer took the northern portion and Bland the southern.⁸ For his services to the Government, Bland was granted 1,000 acres⁹ and later acquired an additional 4,000 acres on the left bank of the Avon River. These areas of land later became known as Avon Locations t and u.¹⁰

Bland was appointed Resident Magistrate for York in November 1834.¹¹ As Bland held a government position, York's early development was centred around Bland's farm at the southern end of present day York, near Blands

¹ Collett, Deas, *Blandstown*, unpublished manuscript, no date, unpaginated, National Trust Library.

² Appleyard, R.T. & Manford, Toby, *The Beginning, European discovery and early settlement of the Swan River Western Australia*, Perth, 1980, p.178.

³ Deacon, John.E., *A survey of the historical development of the Avon Valley with particular reference to York, Western Australia during the years 1830 - 1850*, UWA Masters Thesis, 1948, p. 16.

⁴ *ibid.* p.17.

⁵ *ibid.* p.19.

⁶ *ibid.* p.20.

⁷ Erickson, R. *The Bicentennial Dictionary of Western Australians pre 1829 - 1888*, Vol I, Perth, 1988, p.2416.

⁸ Collett, *op. cit.*

⁹ Collett, *op. cit.*

¹⁰ DOLA Memorial Book II, no. 454, dated 25/11/1836.

¹¹ Correspondence dated 24 November 1834. A Collection of paper of :Rivett Henry Bland, (1811 - 1894), Private Archives Acc. 1388A.

Brook. Bland apparently built himself a dwelling, although its actual location is not known. Collett (and later authors) states that Bland had 'a simple house surrounded by olive trees, planted to protect the house from summer heat.'¹² This information is not supported by any reference. A Government Residency was built in York in 1840, close to the soldiers' barracks¹³, and it seems likely that Bland occupied this dwelling. Bland resigned his position as Resident Magistrate in September 1842 and was replaced by Richard Mears.¹⁴ Bland's wife died in childbirth in 1845¹⁵ and in September 1846 Bland took up a temporary position as Acting Resident Magistrate for Albany.¹⁶ After his appointment as Governor Fitzgerald's private secretary in 1848, Bland appears to have decided to move out of York as he began to sell off portions of his land.¹⁷

The earliest form of construction used for dwellings in the York district appears to have been rammed earth. Lieutenant Bunbury did a tour of duty in the Avon valley in 1837. In his journal, he describes the method of construction used by settlers when erecting their first home. Rammed earth appears to have been the preferred material as it was considered to be both cheap and durable.¹⁸ The roofs were then thatched with 'grass tree tops.'¹⁹

During the 1850s, the settlers appear to have moved away from the use of rammed earth and were instead using the local clays to make soft fired bricks.²⁰

It seems unlikely that *Eliza's Cottage* represents the cottage that Collett describes as occupied by Bland. The location is considered to be too distant from the area which Bland was developing as the nucleus of the magisterial area. Sometime during the 1840s, a residence for the Resident Magistrate was constructed on the eastern side of the Avon. It seems highly likely that Bland moved into this residence as it was close to barracks which had been constructed for the soldiers.²¹

The widespread use of rammed earth as a construction method during the 1830s and 1840s probably places *Eliza's Cottage* somewhere within this time frame. At this stage however, it is impossible to say who built the cottage or for whom it was built. As it was located on Bland's land it is possible that the cottage was built by Bland to house labourers or possibly an overseer. It is considered that there was definitely a house on the property when Burton purchased it in 1860, as bricks had replaced rammed earth as the preferred material.

Bland sold off his farming land in a variety of different sizes and a portion of Avon Locations t and u (3,700 acres) was purchased by Stephen Stanley Parker in October 1855. Stephen S. Parker arrived with his parents in

12 Collett, op. cit.

13 Collett op. cit.

14 Deacon, op. cit. p.83.

15 Erickson, Vol. I, op. cit. p.2416.

16 Deacon, op. cit. p.120.

17 Collett op. cit.

18 Bunbury, H.W., *Early Days in Western Australia, being the letters and journal of Lieutenant H.W. Bunbury 21st Fusiliers*, London, 1830, p.43.

19 *ibid.*

20 Collett op. cit.

21 Collett op. cit.

Western Australia in 1830.²² In 1836, his father established a farming property in York called Northbourne. Barbara Sewell notes that Parker and his wife Elizabeth, named their new property 'Balladong' and 'lived in a simple two roomed mud brick home erected by Bland.' The building apparently had a roof of thatched straw and was surrounded by olive trees.²³ Like Collett, Sewell gives no reference as to where this information came from. Parker later built his family a much larger house, Bridge House, in c.1860. Collett notes that the stone foundations of the first Parker dwelling were located approximately '150 yards south of Bridge House' and marks its location on a map.²⁴

Parker sold off a portion of Avon Location t (3 roods) to Henry Burton in 1860. Burton paid £9 for the property which was located on the western side of Blands Brook.²⁵ Burton arrived in Western Australia on 1 June 1850 aboard the *Scindian*. He was an enrolled pensioner guard and was listed as a labourer living in York, in the 1859 census.²⁶ In later memorials the portion of Avon Location t on which *Eliza's Cottage* sits was referred to as 'Burton's'.²⁷

Burton sold the cottage to Harden York, a victualler at York in March 1870 for the sum of £35.²⁸ York soon moved on to Beverley, where he set himself up as a shopkeeper, and he sold the cottage in 1874 to Thomas Tomkinson, a carpenter in York, for £40.²⁹ It is proposed, that it was during Tomkinson's ownership of *Eliza's Cottage* that the building was considerably enlarged by the addition of a front verandah with two front rooms, a single room on either side of the original two rooms and the possible addition of a kitchen at the rear.

Tomkinson was born in 1830 and arrived in Western Australia in c.1848. He married three times and was widowed twice. At the time of his purchase of *Eliza's Cottage* he had five children.³⁰ Tomkinson had owned the cottage for 9 years when he sold it in 1883 to George Bird of Albany. He obtained a price of £120.³¹ The considerable increase in the resale value of the property suggests that major improvements had been made to the building by Tomkinson prior to the sale. Tomkinson may possibly have made the additions himself as by 1883 he is described as a builder.³²

Bird sold the property in 1886 to Richard Chipper, a publican at York.³³ It is highly likely that both Bird and Chipper had purchased *Eliza's Cottage* with a

²² Erickson, R. *The Bicentennial Dictionary of Western Australians pre 1829 – 1888*, Vol. III, Perth, 1988, p.239.

²³ Sewell, B., *The House of the Northbourne Parkers; pioneers of Western Australia 1830 – 1983*, Perth, 1983, p. 70.

²⁴ Collett op. cit. He gives a reference as *The Parker Saga* by B. Parker. The location of this cottage is marked in the Balladong Concept Management Report prepared by M. Feilman. see fn 41.

²⁵ DOLA Memorial Book VII, No. 189. This memorial actually deals with a conveyance between Burton and Harden York on 23/3/1870 for a portion Avon loc. t. However, it notes that this land was previously conveyed to Burton by Parker in 1860.

²⁶ Erickson, Vol. I, op. cit. p.410.

²⁷ An example of this can be found in DOLA Memorial Book IX, No. 342 dated 18/10/1883.

²⁸ DOLA Memorial Book VII, No. 189 dated 17/11/1870.

²⁹ DOLA Memorial Book VIII, No. 67 dated 30/12/1874.

³⁰ Erickson, R. *The Bicentennial Dictionary of Western Australians pre 1829 – 1888*, Vol IV, Perth, 1988, p.3076.

³¹ DOLA Memorial Book IX, No. 342 dated 18/10/1883.

³² DOLA Memorial Book IX, No. 342 dated 18/10/1883.

³³ DOLA Memorial Book IX, No. 1516 dated 25/2/1887.

view to its investment value, rather than to actually occupy it themselves. Chipper died in 1888³⁴ and the property spent a while in limbo while his Trustees ordered his estate. The cottage was sold by George Stirling (operating on behalf of the Trustees), for £120 in 1901, to William Cox, a teamster living in York.³⁵ In order to purchase the cottage, Cox borrowed £50 from Mary Neville.³⁶ Cox defaulted on his payments and the property passed into the possession of Mary Neville. Neville sold the cottage in 1920 to Janet Clement.³⁷

Eliza's Cottage was identified as part of the Blandstown Precinct in 1977 in a historical study undertaken by M. Feilman and Partners on the town of York³⁸

The cottage had several owners following on from Clement and it was in 1988, during the occupancy of Michael and Alice Woods, that additions were made to the rear of the cottage. A plan submitted to council for approval shows that previous additions had been made to the southern side of the cottage.³⁹

Bruce and Kathleen May became the new owners of *Eliza's Cottage* in June 1991. They decided to name the dwelling *Eliza's Cottage*.⁴⁰

In 2000, *Eliza's Cottage* is used as a residence.

13.2 PHYSICAL EVIDENCE

Eliza's Cottage is a simple, Victorian Georgian style building with a central two room 'core' constructed from rammed earth, later extensions constructed from soft fired bricks which surround the original two rooms and more recent extensions at the rear of the building constructed from hard fired bricks. The exterior of the cottage has been rendered. The single storey structure has a broken pitched, hipped roof covered with corrugated galvanised iron. Three simple brick chimneystacks protrude through the roof on the northern side of the cottage. The roof cladding is in fair to poor condition.

The cottage is situated to the south east of the town centre of York, in the area historically known as Blandstown.⁴¹ The building is located on a lightly wooded site surrounded by native trees and some exotic tree species. The land slopes gently to the east to the eastern property line which is defined by Blands Brook. An adjacent property forms the southern boundary, Bland Street the western and another property boundary to the north. It is included in the York Conservation Precinct.⁴²

34 DOLA Memorial Book XIV, No. 29 dated 2/12/1901.

35 DOLA Memorial Book XIV, No. 29 dated 2/12/1901.

36 DOLA Memorial Book XIV, No. 30 dated 26/5/1902.

37 DOLA Memorial Book XXV, No. 54.

38 Feilman, M.A. & Partners, *An Historical Survey of the York Townsite for the Shire of York*, unpublished report, 1977.

39 Plan submitted to Shire of York dated October 1988. Copy placed in HCWA files 1996.

40 B & D May, correspondence to the Heritage Council of Western Australia, 12 September 2000. The property was named 'Eliza' for familial associations. The fact that the cottage is reminiscent of the cottage described by Eliza Brown in her letters home to her father was secondary.

41 Feilman and Associates, *Balladong Farm York 'Living Museum 1860 to 1885'. Concept and Management Report*, June 1979.

42 Feilman, M & Partners, *An Historical Survey*.

The building is set in a cottage style garden with a timber picket fence along the front boundary. The cottage is located in the north west corner of the lot with the front elevation facing the south west corner. The alignment of the cottage suggests that it was constructed long before the current property boundaries were surveyed.

Both the exterior and interior walls of the building have been rendered making it difficult to determine the exact nature of building materials used in its construction. The symmetrical front façade features two wings on either side of an inset main entry area which once formed the front verandah. The front verandah has been enclosed with weatherboards to dado height, above which is a lattice which conceals sliding aluminium windows on the inside. The four-panelled front door appears to have been hung upside down, as the lock rail is set fairly high up, suggesting that it has been re-cycled from elsewhere. The door has been fitted with a rim lock. The two side wings lie underneath the broken pitch of the roof. The two rooms and the verandah area have concrete floors. The ceiling in the verandah area is plasterboard with narrow batten covers.

The side wings are single rooms (rooms 3 and 4) constructed from soft-fired bricks. The layout of both rooms is identical although room 3 has a fireplace set into the eastern wall. A simple wooden mantle piece is bolted above the arched opening. The eastern wall of room 4 shows evidence of a blocked door. Access to these rooms is via the front verandah. The doors to the rooms consist of 9 panes of glass above two inset panels. The rooms have identical louvred windows which have been placed in the side elevations (north and south). There is evidence of rising damp in the north west corner of room 4. Small patches of plaster have flaked off the wall in this area revealing a very small area of brickwork. The orange colour of the clay is suggestive of soft-fired bricks. The doors are considered to be original and, together with the evidence of construction, suggest a construction date of 1870s. The louvre windows are not original.

The main front wall (west) is rendered with plaster and was once marked out to resemble ashlar masonry. These markings are still clear above the door lintel. This wall was originally an exterior wall with the brick walls to rooms 2 and 3 butted into it.

The interior layout of the main section of the cottage has been centred around the earliest portion of the building which consists of two rooms of unequal size. The front door opens into the larger of the two rooms (room 2) which is currently the lounge. The construction of these two rooms appears to be rammed earth. As the walls are covered with plaster it is difficult to determine the exact nature of the building material. The walls in this section are particularly thick (approximately 30 cm) and the surface is fairly irregular. The thickness of the walls suggests rammed earth, rather than double brick construction. The timber door and window frames are set into the walls. There are no inspection hatches in the ceiling making it impossible to look at either the roofing timbers, or the tops of the wall above ceiling height.

Room 2 has a timber floor covered with carpet and timber tongued and grooved boards have been used for the ceiling. Located in the centre of the north wall is a fireplace constructed from bricks. Above the arched opening is a decorative timber mantle piece. A window has been set into the western wall and features a timber frame which is held together with wooden dowels. The four paned window pivots open horizontally. There is evidence of a former window opening in the eastern wall. Access to room 1 is via an opening in the southern wall, although evidence suggests that there was once

a door here. A curtain presently provides privacy to this room. Access to the rear section of the cottage is via an opening in the eastern wall. This also appears to have once had a door. The floor of the new rear section is stepped down from rooms 1 and 2. The front door (western wall) is not original although, it is set into the original timber frame with new timber architraves.

Both of these rooms are in excellent condition with the exception of a shallow crack in the western wall of room 2, close to the front door and running up from a power switch. It seems likely that the installation of the switch has caused the crack.

Room 1 is currently used as a bedroom. Construction is the same as room 2. There is a window in the west wall and evidence of a boarded up door just to the south of this window. A window opening (with no frame) is set in the eastern wall. A new door opening has been placed in the southern wall permitting access to the room to the south of room 1. Both rooms 1 and 2 show evidence of the ceiling being raised at some time in the past.

The room (6) on the southern side of room 1 is a recent addition. The walls are rendered and there are timber-framed casement windows set into the western and southern walls. Access to the rest of the cottage is either through a new bathroom located on the eastern side of the room or through room 1. The floor of this room is at the same level as room 1 so there is a step down into the bathroom.

A small storage room (5) is located on the northern side of room 2. A window is set into the northern wall. Access to this room is via the kitchen in area 7.

The rear portion of the cottage (area 7) was constructed in the late 1980s, with the exception of the chimney in the north east corner. Area 7 contains the bathroom, laundry, dining room and kitchen. The interior walls are plastered, the ceiling is fibrous cement plaster and the floor is covered with large quarry tiles. Sliding aluminium windows are used throughout. The brick fireplace presently houses a modern electric stove. The style of the fireplace suggests that it is similar in age to the two rooms at the front. Entry doors are located in the northern and eastern walls.

The appearance of the cottage suggests that rooms 1 and 2 were the start of a simple dwelling, possibly with a simple front verandah (this is conjectural). The next stage saw the simple dwelling change dramatically with the roof removed and raised, two rooms added onto the front, with a verandah space in between and side wings (room 5 is the only one to remain) added beneath a skillion roof. It is also possible that at this stage a rear verandah was also added which included a kitchen beneath a skillion roof. Closer to the present day were the alterations to the southern and eastern sides and the enclosure of the front verandah area.

The owners keep a careful eye on the condition of the building and are aware of the rising damp problems on the south western side of the building. At present they have applied a sacrificial render as a stop-gap measure until they are able to address the problem fully. They are keen to apply for assistance in replacing the roof cladding.⁴³

13.3 COMPARATIVE INFORMATION

The use of rammed earth as a construction material appears to have been favoured by many early settlers and descriptions of dwellings constructed in the 1830s and 1840s can be found in contemporary and later literature.⁴⁴ Although its use appears to have declined once bricks and sawn timber became available, rammed earth continued to be used in various places around Western Australia. However, of the many rammed earth dwellings constructed during the 1830s and 1840s in the Avon and Swan valleys very few examples remain. The only example known from the Swan valley is 'St. Leonards' homestead in Middle Swan, constructed c.1839.⁴⁵ While *Eliza's Cottage* is the only known survivor in the Avon valley, the technique was not restricted to the Avon and Swan valleys and slightly later examples survive elsewhere. For example, two portions of 'Lowlands' (Serpentine), built c.1858 by Thomas Peel junior⁴⁶; Spencer's Cottage, possibly built by Joshua Spencer in the 1850s⁴⁷ and the stables at 'Berkshire Valley' (Moora, built c.1867.⁴⁸ The core of Mandalay Homestead (c. 1830), Middle Swan, is also a rammed earth structure.

13.4 REFERENCES

No key references.

13.5 FURTHER RESEARCH

The actual material used to construct the walls of rooms 1 and 2 is considered to be rammed earth, however this needs to be checked physically to prevent any lingering doubts that it may be either wattle and daub or double brick. It is suggested that permission should be obtained from the owners to insert a small auger into an inconspicuous portion of the wall to identify the construction material. Once it has been confirmed that the walls are rammed earth the construction methods used in *Eliza's Cottage* should be studied and compared with later rammed earth structures.

When the owners remove the roof cladding it is recommended that an architectural historian be present to try and see if it is possible to identify the stages of construction.

⁴⁴ For example, Lieutenant Bunbury's account and reminiscences of F.Moore on 'Oakover', unpublished information, 1928, in National Trust files.

⁴⁵ Boersma I., *Construction methods, materials and detailing of vernacular colonial cottages in the south-west*, Architectural Dissertation, Curtin University, 1995, p.38.

⁴⁶ *ibid.*

⁴⁷ Bush, F. Assessment for the National Trust.

⁴⁸ Boersma, *op. cit.*