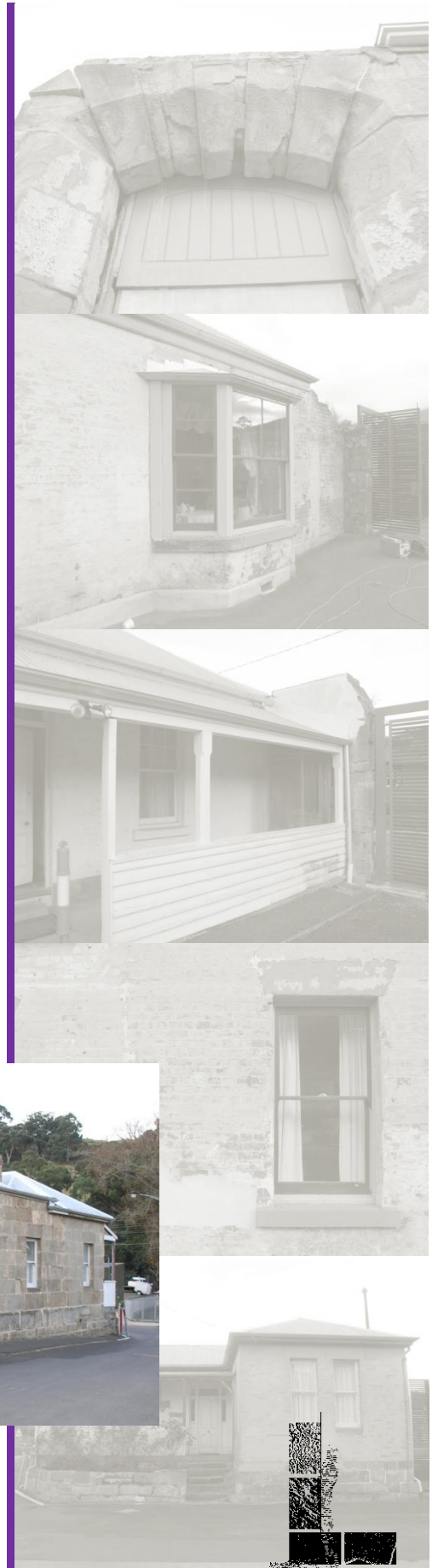


CASCADES FEMALE FACTORY THE MATRON'S QUARTERS

Conservation Management Plan PART 1



FINAL

September 2012

HLCD

Prepared for

Port Arthur Historic Site Management Authority

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EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) for The Matron's Quarters is divided into two parts; the first part summarises the key findings and recommendations and the second part contains the supporting analysis.

Significance

The Australian Convict Sites inscribed in 2010 on the World Heritage List, comprises 11 sites across the continent of Australia including The Cascades Female Factory. The sites are representative of the global phenomenon of convictism and its association with global developments in the punishment of crime in the modern era.

'Female factories' were places managed by the colonial government where Australia's convict women were sent awaiting assignment, and for reform and punishment. The effective control and management of convict women was important to the success of the settlement. Convict women were seen as both in need of protection and as a moral threat to society.

The Cascades Female Factory is the best remaining example of a female factory with extant remains which provides evidence of what female factories were like. It was the primary site for the reception and incarceration of most of the women convicts sent to Van Diemen's Land which operated between 1828 and 1856 when transportation effectively ceased. As a long running penal institution, The Cascades Female Factory was subject to changing approaches to punishment and reform, and to many was a place of great suffering.

The Matron's Quarters, located within Yard 4, was constructed in 1850. Most of the extant built fabric of the residence dates from the final phase of the Female Factory. The site was then used for various institutions, including a Male Invalids Depot, Lying in Hospital, Contagious Diseases Hospital and Lunatics Asylum, until it closed in 1904 and was sold into private ownership. Substantial demolition of The Female Factory buildings and yards took place after 1904 however The Matron's Quarters remained and was extended early in the twentieth century. Private residential use continued until 2003 when the Female Factory Historic Site Ltd was successful in securing funding from the Tasmanian Government for the purchase of land including the residence. In 2007, The Cascades Female Factory was added to the National Heritage List. From 2011 it has been managed by the Port Arthur Historic Site Management Authority (PAHSMA).

The four phases of the history of The Matron's Quarters are significant to different degrees. The Convict period reflects a theme of global importance for which there is little surviving physical evidence at other sites. The Matron's Quarters is important for its ability to demonstrate aspects of the lives and roles of administrators from the convict era and institutional period. The institutional use which followed for almost 50 years is important to Tasmania however there are other examples of institutions with more complete extant fabric from this period. Also it appears that little was done to the residence to accommodate this use and therefore the physical fabric does not convey much information in addition to that which may already be available from documentary sources.

Changes made to accommodate private residential use from 1904 onwards, such as additions forming a street frontage to Degraives Lane, are consistent with other dwellings in South Hobart and Hobart from this period. They are therefore not particularly rare. However, the nature of the changes which were largely additions to the 1850s residence means that the sequence of uses of the building is still able to be understood. From a heritage perspective this is beneficial for interpretation of the layers of change over time.

In summary the significance of The Matron's Quarters can be considered within the approximate time periods below.

- Convict use 1850-56 (Primary significance)
- Institutional use 1856-1904 (Secondary significance)
- Private residential use 1904-2003 (Contributory significance)
- Use as a historic site 2003-ongoing (Some significance)

The Statement of Significance for The Matron's Quarters in Section 5, Part 1 of the report summarises the cultural significance. Evidence that survives from these periods is summarised on the Significance Plan for walls, spaces and fenestration however more detailed information is contained within the physical analysis section of the report (refer to Part 2 of the CMP).

Recommendations

The purpose of this report is to provide recommendations for the conservation and management of The Matron's Quarters for the next ten years within the context of The Cascades Female Factory as a whole. The recommendations are based on cultural significance.

There is good surviving historical documentation about the convict phase and high quality photographs of the site over the decades when it changed from institutional to private residential use. These assist with telling the stories of The Matron's Quarters. However it is the degree to which the physical fabric of the building survives which is outstanding and is able to demonstrate aspects of its significance, including aspects of the lives of its inhabitants. The experience of visiting a place adds an irreplaceable aspect to reading about the past. In this sense, The Matron's Quarters is important in The Cascades Female Factory experience as the last extant building. Also the Female Factory is Hobart's only World Heritage site –this means that there is enormous potential for The Matron's Quarters to be valued by locals and visitors alike.

Recommendations of this report focus on the retention of significant physical fabric, as well as enhancing its readability so that people can understand the layers that have developed over time. The recommendations are designed to stimulate thinking about The Matron's Quarters from three perspectives:

- The Matron's Quarters building and how the extant fabric links to stories of its occupation;
- The Matron's Quarters within The Cascades Female Factory site and visitor experience; and
- Making links from The Matron's Quarters to the local community and to other sites involved in the Convict story.

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1.0 INTRODUCTION

The *Australian Convict Sites* inscribed in 2010 on the World Heritage List, comprises 11 sites across Australia including The Cascades Female Factory. The sites are representative of a number of important themes. These are expanding geo-political spheres of influence, punishment and deterrence, reformation of convicts, penal transportation as a dominant model, the shift in the punishment of crime in the modern era from punishing the body to psychological punishment and influence on the emergence of a national penitentiary system.

'Female factories' were places managed by the colonial government where Australia's convict women were sent awaiting assignment, and for reform and punishment. The effective control and management of convict women was important to the success of the settlement. Convict women were seen as both in need of protection and as a moral threat to society.

The Cascades Female Factory is the best remaining example of a female factory with extant remains which provides evidence of what Female factories were like. It was the primary site for the reception and incarceration of most of the women convicts sent to Van Diemen's Land and operated from 1828 to 1856 when transportation effectively ceased. As a long running penal institution, Cascades Female Factory was subject to changing approaches to punishment and reform, and was a place of great suffering.

The Matron's Quarters is located within Yard 4, constructed in 1850. Most of the extant built fabric of the residence dates from the final phase of the Female Factory. The site was then used as various institutions until it closed in 1904 and was sold into private ownership. Substantial demolition of the buildings and yards took place after 1904 however The Matron's Quarters remained and was extended. Private residential use continued until 2003 when The Matron's Quarters were purchased by the Female Factory Historic Site Ltd. In 2007 The Cascades Female Factory was added to the National Heritage List and it is now managed by Port Arthur Historic Site Management Authority (PAHSMA).

1.1 AIM

The aim of this report is to provide conservation and management recommendations for The Matron's Quarters at The Cascades Female Factory, South Hobart for the next ten years. *The Cascades Female Factory Conservation Management Plan*, October 2007 is the overriding document for the site as a whole. However, the current report specifically provides policies and conservation recommendations for The Matron's Quarters building including its moveable heritage collection and archaeological potential.

1.2 THE SITE AND STUDY AREA

The Matron's Quarters is a c.1850 cottage located within Yard 4 at The Cascades Female Factory. The building is located on the corner of Degraives Street and Degraives Lane in South Hobart in the south-east corner of Yard 4.

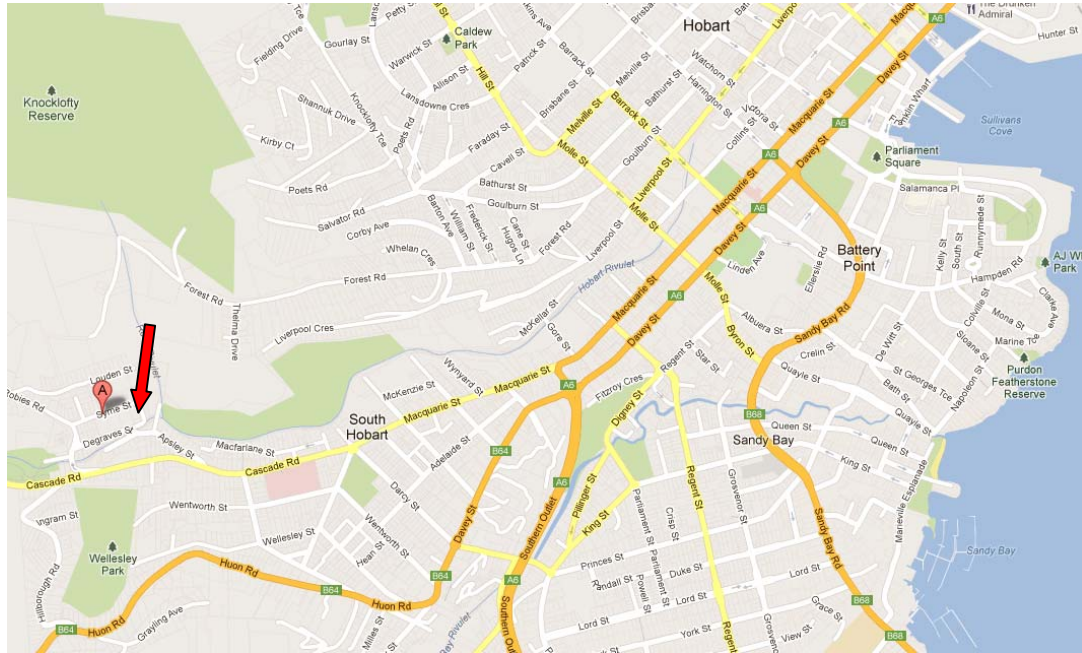


Figure 1: The Cascades Female Factory is located in South Hobart (indicated by the red arrow). Source: Google Maps, accessed June 2012



Figure 2: The former Matron's Quarters building is located in the south-east corner of The Cascades Female Factory site (indicated by the red box). Source: Google Maps, accessed June 2012

1.3 SCOPE OF THE REPORT

This report has been prepared by HLCD Pty Ltd on behalf of PAHSMA. Yard 1, 3 and 4 of The Cascades Female Factory (refer to Figure 2) are now managed by PAHSMA. The Matron's Quarters is the only extant building remaining on the site from the 1850s. Apart from sections of the perimeter walls and some subsurface features, the majority of structures were demolished

in the early twentieth century. This report focuses on The Matron's Quarters located at The Cascades Female Factory and provides a guide to the future management and conservation of the building and its collections.

This plan includes assessment of cultural significance based on historical, physical and comparative analysis. Following site visits and discussion with stakeholders in May and July 2012, a detailed condition assessment and a series of policies which will guide future conservation works, maintenance, use and interpretation have been developed. This will assist the owner to manage the site for the next ten years.

Reference has been made to The Cascades Female Factory *Conservation Management Plan* (2007) by Lovell Chen which addresses the entire site and is the overarching Management Plan as well as *Cascade Female Factory Condition Assessment and Archaeological Zoning Plan*, October 2007 by ERM and the *Cascade Female Factory Initial Heritage Landscape Assessment*, October 2007 by Anne McConnell. *The Matron's Quarters Cascades Female Factory Hobart Archival Research* 2012 by Dianne Snowden has provided the primary research for the analysis in this report.

Some extracts from these reports have been provided in Appendices of Part 2 where they have been used in the analysis for this report.

1.4 METHODOLOGY AND DEFINITIONS

The structure and contents of this report have been written with reference to the key relevant cultural heritage documents in Australia. These are:

- *The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Revision November 1999;
- Peter Marquis-Kyle & Meredith Walker, *The Illustrated Burra Charter, Good Practice for Heritage Places*, Australia ICOMOS, Burwood, Victoria, 2004; and
- James Semple Kerr, *The Conservation Plan, Fourth Edition*, The National Trust of Australia (NSW), 1996.

DEFINITIONS:

The terms '**place**', '**cultural significance**', '**fabric**', '**conservation**', '**maintenance**', '**preservation**', '**restoration**', '**reconstruction**', '**adaptation**', and '**compatible use**' are used throughout this report with their specific meaning as defined in the ICOMOS *Burra Charter*, rather than meanings drawn from common usage.

The **fabric** of a **place** includes all the physical aspects of the place and its surroundings. With careful study, the fabric of the place can convey information which may be interpreted. Combined with other research, it may provide information about **cultural significance** that is based on aesthetic, historic, scientific or social values of the place.

Based on an understanding of the cultural significance of the place, conservation policies can be established to protect the significance of the place. **Conservation** may include the following types of actions:

Maintenance is defined as the continuous protective care of the fabric, the contents and the setting of a place. **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration. Maintenance has to do with the overall management of the place. Preservation may be one of the actions required.

Restoration means returning the existing fabric of a place to a known earlier state. It can be done by the removal of additions or by reassembling the components of the existing fabric. It does not involve the introduction of new material.

Reconstruction does involve the introduction of new materials into the existing fabric to return it as nearly as possible to an earlier state. Hence reconstruction and restoration share the same aim of achieving an earlier state but differ in that only reconstruction involves the introduction of new materials.

Adaptation is the process of modifying a place to suit proposed **compatible uses**. These are uses which involve no change, changes which have minimal impact or are reversible. Adaptation is acceptable only when necessary to conserve a place and when it does not detract from cultural significance.

1.5 STUDY TEAM AND ACKNOWLEDGEMENTS

The authors of this report are Helen Lardner, Architect and Director, and Lisa Sturis, Heritage Consultant of HLCD Pty Ltd.

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Trudy Cowley, Female Convict Research Centre

Christina Henri, Artist in Residence and guide

1.6 CURRENT HERITAGE LISTINGS

World Heritage List

The Cascades Female Factory has been included as part of a serial World Heritage Listing for the Australian Convict Sites. 11 sites across Australia were listed for their representativeness of convictism. The Cascades Female Factory is significant as a place dedicated to receive, control and manage female convicts which is rare both in Australia and on a world scale. While there were several Female factories established on the east coast of Australia, many of these were more temporary in nature and do not have tangible remains.

The Cascades Female Factory consisting of Yards 1, 3 and 4 as part of the Australian Convict Sites is listed under the following criteria:

- IV. to be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history*
- VI. to be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance.*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides the legislative requirement to manage the World Heritage Listings.

National Heritage List

The Cascades Female Factory consisting of Yards 1, 3 and the south of Yard 4 was included in the National Heritage List on 1 August 2007 (Place ID 105932), with the north of Yard 4 added in August 2009 (Place ID 106060).

The Cascades Female Factory is listed under the following criteria:

- a. the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history*
- b. the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*
- c. the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history*
- g. the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*

The National Heritage List consists of 'natural, historic and Indigenous places that are of outstanding national heritage value to the Australian nation'. Places are protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Heritage Tasmania

The whole of The Cascades Female Factory site is included in the Heritage Register of Tasmania (ID No. 10851). This is maintained by Heritage Tasmania under the *Historic Cultural Heritage Act 1995*.

City of Hobart

The City of Hobart has included The Matron's Quarters on the City's Heritage Register. The building with Yard 4 is individually listed as 2-8 Degraives Street in Appendix 1 to Schedule F (Heritage) of the *City of Hobart Planning Scheme 1982*. The place is also located within Heritage Area No. 18, as identified on map F11 in Schedule F (Heritage) to the *City of Hobart Planning Scheme 1982*.

Register of the National Estate

Cascades Female Factory is included on the Register of the National Estate (Place ID 100314).

The Register of the National Estate was originally established in 1975 as a list of natural, indigenous and built heritage places in Australia. In 2007, following amendments to the *Australian Heritage Council Act 2003*, the Register was frozen with no new places able to be added. The Register continued to act as a statutory register until 2012. Now all references to the Register in relevant Acts have been removed and it has become a non-statutory archival resource.

National Trust of Australia (Tasmania)

The National Trust of Australia (Tasmania) has classified the Cascades Female Factory site.

The National Trust of Australia is an independent non-profit organisation supported by a community membership base. It has no statutory power and heritage classifications (listings) by the Trust have no legal status.

2.0 HISTORICAL ANALYSIS

2.1 INTRODUCTION

A separate archival research project on The Matron's Quarters was undertaken by Dianne Snowden in 2012. This archival and historical summary was commissioned by the Port Arthur Historic Site Management Authority (PAHSMA) to inform this Conservation Management Plan.

The archival research document provides extensive information about The Cascades Female Factory including its development, the living conditions experienced by inmates and results of inquiries with a number of floor plans, photographs and registers. Specific information regarding the occupation of The Matron's Quarters including Certificates of Title has also been provided.

A chronological summary of the use of The Cascades Female Factory, and in particular The Matron's Quarters, has been compiled by HLCD from Snowden's work. The chronology is included in Part 2, Section 1.0. The full archival research document should be read in conjunction with this CMP.



Figure 3: View of Cascades Female Factory looking from the north east, post 1905 showing the eastern additions to The Matron's Quarters (located at the bottom left of the complex). Source: Image No. AOT NS 1013/1453 in McConnell, *Cascades Female Factory Preliminary Landscape Assessment*, Sept 2007.

2.2 HISTORICAL ANALYSIS

There are four distinct phases in the history of The Matron's Quarters. These are the convict era (c1850 – 1856); the post convict institutional era (1856-1904); private residential use (1904 – 2003); and as a historic site (2003 – present).

Convict use 1850-56

Matrons were part of The Cascades Female Factory from its inception and the Matron's primary responsibility was for the care and control of the convict women. However, during its operation from 1828 to 1856, the Female Factory increased in size and changed in its practices. It appears that there was a trend towards the increased surveillance and confinement of the women. By 1852, the Factory had the capacity to house 1000 inmates.¹

From 1828, the Matron initially slept in a dormitory with other women who held positions within the institution but it appears that later the Matrons were housed off site. This may have been due to the growth of the Factory or that Matrons were given family accommodation off site with their husbands. Generally a Matron was employed in conjunction with her husband, the Superintendent, and was subservient to him. In 1851, JM May was transferred to Cascades as Superintendent and Charlotte McCullagh was the first single woman appointed as Matron.

The Matron first gained a separate residence on site after construction of Yard 4 in 1850. The original dwelling had four rooms with an enclosed yard containing outbuildings for the privy and storage (coal/wood and ash pit). This yard also incorporated separate quarters for the Sub-Matron, who may have been intended as Nursery Matron. The Sub-Matron's Cottage footings were excavated in 2006 (Kostoglou) in the southeast corner of Yard 4 opposite the front of The Matron's Quarters.

Distinctive aspects of the layout of The Matron's Quarters compared to other 1850 residences are discussed in the Section 3 Physical Analysis. However one is the bay window facing north into Yard 4. It has been suggested that the bay window of The Matron's Quarters opened onto the Nursery Yard to allow surveillance by the Matron and that this was in keeping with the increasing surveillance during later years of the factory complex.² However, as Snowden points out, surveillance was already a characteristic by 1850 and supervision of the Nursery was only a minor part of the Matron's duties.³ Also this may not be the primary reason for the bay window if the Nursery was the responsibility of the Sub-Matron.

While this initial period of the building's history is very short, it is considered the most significant. The reasons for this are firstly because The Matron's Quarters was constructed specifically for the Female Factory and its operation so it is able to provide information about this period. Secondly, its association with convictism in Australia, a historical theme of global importance, elevates the significance of this period and the remaining physical fabric which dates from the 1850s is rare.

Institutional use 1856-1904

After the closure of the Female Factory, the place was used for various institutional functions (1856-1904). This included a boys reformatory, a gaol, invalids depot, contagious diseases hospital, 'lying-in' hospital, an asylum and Salvation Army refuge. These functions occupied different buildings across the site at various times. Little is known of the specific use of The Matron's Quarters during this time however, it can be assumed that this building continued to provide accommodation for those overseeing these functions as little modification occurred to the physical fabric. The removal of the external door which lead to the former Messenger's

¹ Snowden D, *The Matron's Quarters: Archival Research*, 2012, p5

² Frost L, as cited in Snowden, p29

³ Snowden, p29

Room and the provision of an internal door to the passage may have happened during this period.

Private residential use 1904-2003

The third period of the history of the place was its use as a private residence after the entire property was auctioned off by the government in 1904. The Matron's Quarters was bought by Henry Jones IXL along with the nursery buildings in Yard 4. It was during the early 1900s that additions were made to the dwelling. This included some demolition of Yard 4 walls and a two room addition plus verandah to the east of the original form.⁴ This gave the building a street frontage and entry from Degraives Lane (refer to Fig 3).

Other modifications which occurred during this period included the addition of a small bathroom on the west side as part of the verandah and small outside toilet attached to the northwest side of the house. Residential development in this area of South Hobart increased after The Cascades Female Factory auction. This can be seen in photos from the time which show a sparse number of dwellings when the place was operating as a female factory and institution and subsequent development. The residential development encroached upon The Cascades Female Factory as a whole as Yard 5 was subdivided and dwellings were constructed. The former Matron's Quarters exchanged hands numerous times and the dwelling was continuously occupied (refer to Chronology in Part 2, Section 1.0 for names of owners). Small businesses were also run from The Matron's Quarters⁵ which made use of Yard 4 North.

The residential additions to The Matron's Quarters from 1904-2003 are in keeping with other development from this period and do not provide very special or unusual insights into living conditions. However it is of benefit that the earlier fabric from c1850 remained largely untouched so that the physical development of the building in stages can be clearly understood.

Use as a historic site 2003 – ongoing

The Female Factory Historic Site Ltd was successful in securing funding from the Tasmanian Government for the purchase of the land encompassing the cottage referred to as Yard 4 south. This occurred on the 16 September 2003. The Tasmanian Government then acquired further land including Yard 4 north in 2008, which was gazetted as The Cascades Female Factory Historic Site of Yards 1, 3 and 4 in December 2009.

The inscription of the Australian Convict Sites World Heritage Property included The Cascades Female Factory Historic Site as one of eleven sites across Australia. The inscription was announced in July 2010. The inscription was agreed on the understanding that all yards were brought under the management of one organisation which is PAHSMA. That was formalised in 2011.

⁴ Snowden, p 42

⁵ Ibid

3.0 PHYSICAL ANALYSIS

This section analyses the documentary evidence in comparison to the existing fabric to demonstrate the development of the building over time. As a detailed description of the site has been undertaken in previous reports, it is not reproduced in this report. However a detailed analysis of built elements and recommended conservation actions is contained in Part 2, Section 4. The site visit by HLCD was undertaken on the 15th and 16th of May 2012. Extracts of the historical images are included in this section but reproduced at a larger scale in Part 2, Section 2.

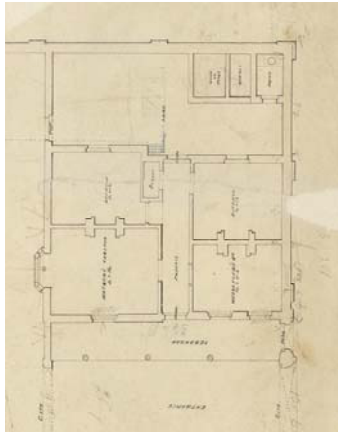
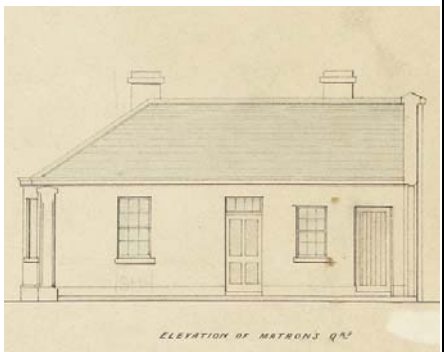
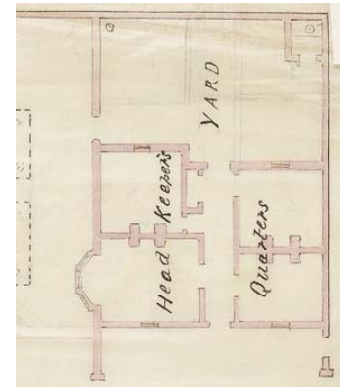





Figure 4: Cascade Female Factory pre 2009. Source: PAHSMA, modified by HLCD.

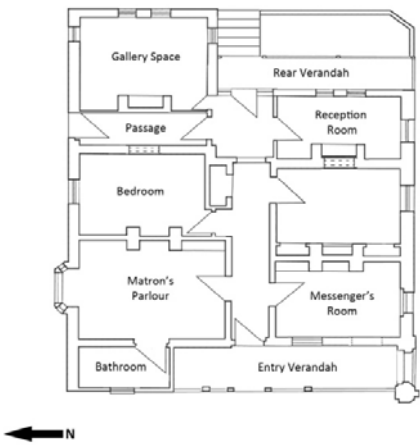
3.1 CONTEXT AND SETTING

The Cascades Female Factory was established within a valley along The Hobart Rivulet. It is framed by Mount Wellington to the west and steep hills to the north. The approach to Cascades Female Factory is via McRobies Road which leads onto Degraives Street. Existing residential development, as well as its location within the valley, obscures views of the place from Cascades Road and passing traffic. Hobart Rivulet walking track leads from the city centre to South Hobart, past the Female Factory to Cascade Gardens near the Brewery. It provides an excellent opportunity to enhance visitor appreciation of the Female Factory.

3.2 PHYSICAL ANALYSIS

YEAR/SOURCE	DESCRIPTION	PLAN/PHOTO
<p>Floor plan and elevations for Yard 4 including The Matron's Quarters, dated 12th July 1849.</p> <p>Source: Tasmanian Archive and Heritage Office, PWD 2661398</p>	<p>In c1850, The Matron's Quarters were constructed within Yard 4; the first separate residence provided for a matron on site. The plans show a domestic four room cottage with central passageway, front verandah, enclosed yard to the east with store and wood/coal, ash pit and privy.</p> <p>Distinctive aspects of the plan are: entry within the site and away from the street; continuous walls to the south and east with no windows; the Messenger's Room not connected to the rest of the cottage and with a separate front door; and the bay window to the north in the Parlour.</p>	 <p>Floor plan 1849 prior to construction (Degraves Street to the right)</p>
<p>Floor plan and elevations for Yard 4 including The Matron's Quarters, dated 12th July 1849.</p> <p>Source: Tasmanian Archive and Heritage Office, PWD 2661398</p>	<p>The elevation shows the separate entries for the Matron and Messenger.</p> <p>The roof form is shown without a hip to the external wall to Degraves Street.</p>	 <p>Elevation 1849 prior to construction</p>
<p>1877</p> <p>Source: Tasmanian Archive and Heritage Office, PWD 2661410</p>	<p>This is a simple plan after construction of the building. The Matron's Quarters had largely the same layout, except the Messenger's Room is shown with an internal door connected to the rest of the cottage and no separate external entry. Physical evidence demonstrates that the external door to the Messenger's Room was filled in at a later date. It is also possible that the internal door was originally an exterior one.</p>	 <p>Floor plan 1877 (Degraves Street to the right)</p>

YEAR/SOURCE	DESCRIPTION	PLAN/PHOTO
	The store for wood/coal and ash pit does not appear. It is not known whether this is a change or whether the building was not constructed as per the 1849 drawings in this regard.	
c.1900 Source: State Library Victoria, SLV a08326 State Library of Tasmania, NS1013-1-45.	These two photographs from c.1900 show The Matron's Quarters prior to its extension and with the factory walls still intact. This demonstrates that the roof form was unlikely to have ever been constructed as shown in the 1849 elevation. The slate roof is evident as well as buttresses to the sandstone walls.	 <p>Photograph c. 1900s</p>  <p>Photograph c. 1900s</p>
Post 1904 Source: AOT NS1013/1453	The eastern wall to Yard 4 has been removed. An addition to the east of The Matron's Quarters has been completed, with a separate L-shaped roof form and two chimneys. This provided a new street entry to Degraives Lane and two additional rooms. The bay window is intact. An outside toilet attached to the north west corner of the cottage is seen in this photo. Also the wall to the yard on the north has become part of the building addition with a doorway in place of the previous opening.	 <p>Post 1904</p>

YEAR/SOURCE	DESCRIPTION	PLAN/PHOTO
Current Source: ERM, modified by HLCD	The current floor plan shows that part of the original verandah was filled in for construction of a bathroom and the window was converted to a door. The outdoor toilet on the north was demolished. The addition to the east meant that two windows in the eastern wall of the c1850 residence have been covered.	 Current floor plan

4.0 COMPARATIVE ANALYSIS

The Matron's Quarters is significant as the last remaining building at The Cascades Female Factory surviving from Australia's period of convictism. This comparative analysis addresses the key phases of its history. Comparison is made with other Female factories in Australia, particularly those which have retained built fabric or subsurface remains comparable to The Matron's Quarters. Secondly, the institutional use of the place including as an asylum, gaol and women's hospital is compared to other institutional facilities in Tasmania. Finally, cottages in close proximity will be assessed to provide a comparison of early residences which may have been connected to the site. A summary discussion has been included below and more detail of individual comparative sites is included in Part 2 of this report.

4.1 FEMALE FACTORIES

A number of Female factories were established in the eastern states during the convict era. These were places of punishment and labour and often functioned concurrently as gaols and depots for the management of female convicts. Other Female factories which were established include Hobart (c.1821-c.1828), George Town (c.1822-c.1834), Launceston (1834-1855) and Ross (1847-1854) in Tasmania; at Port Macquarie (c.1821-c.1830) and Parramatta (1818-c.1848) in New South Wales; and at Moreton Bay, Brisbane (c.1824), and Eagle Farm (1836-1839) in Queensland.⁶ Refer to Part 2, Section 3.1 for descriptions of these places.

The limited time that female factories functioned specifically to manage and imprison females demonstrates the low numbers of women convicts (in proportion to males), the lack of policies relating to the management of women and the role of women in the developing colony. These places ranged from places of incarceration and punishment to labour depots, nurseries and laundries and provided for a range of functions which were essential to the development of early colonial communities and the convict system.

The Cascades Female Factory was included in the serial World Heritage Listing for Australian Convict Sites as it reflected an aspect of convictism specific to women. There were several Female factories established along the east coast, however, there is limited remaining physical fabric and these sites typically operated for a much shorter time. Today, these places have varying amounts of standing buildings such as the stone cottage for the Assistant Superintendent's Quarters at Ross, and the sandstone buildings and walls at Parramatta. However, their original function and purpose can still be understood through documentary and remaining physical fabric, e.g. subsurface remains. Ross Female Factory and Parramatta Female Factory retain built elements including a stone cottage for the Assistant Superintendent's Quarters at Ross Female Factory, sandstone buildings at Parramatta and walls, footings and other subsurface remnants.

Several examples of female factories have been provided in Part 2, Section 3.1, however not all of these places demonstrate physical or documentary evidence of a matron or superintendent quarters being constructed. At Ross Female Factory (Tasmania, 1847) a stone cottage was constructed in the 1840s for the Superintendent; this building is still intact. At Parramatta Female Factory (NSW, 1818), there was a recommendation to provide separate quarters for a married female supervisor however it is unclear if this building still exists. Finally, at Eagle Farm

⁶ Lovell Chen, *Cascades Female Factory Conservation Management Plan*, 2007, p 79

Female Factory (Queensland, 1836) there is documentary evidence of a Matron's Quarters dated 1839 and archaeological evidence remains under the runways constructed when the airport was established.

At most female factories, apart from Ross, The Matron's Quarters and other buildings and facilities were demolished after their convict use ceased. The Matron's Quarters at The Cascades Female Factory is rare in that it has survived in largely its original state, with minor modifications and some additions. The Matron's Quarters, together with the remains of the yard walls, subsurface remains and documentary evidence contribute to the understanding of the site and its significance which is not present at other comparative sites, except perhaps at Ross.

4.2 INSTITUTIONAL USE

In the 19th Century institutions were provided by the government for those who were seen as unable to function in mainstream society including orphans, the elderly, destitute women and for invalids and the insane. The early settlements in Tasmania including Hobart and Newtown identified a need to provide facilities for the invalid and 'insane'. The conditions at these facilities were commonly no better than gaols or other places of imprisonment with poor shelter, unhygienic facilities, a lack of food and harsh treatment of inmates by staff.

St John's Park Precinct in Hobart was originally established as an orphanage but it provided facilities for aged and mentally ill patients, as well as wayward boys. It is unclear whether a Matron's or Superintendent's Quarters was constructed on site. Similarly, Willow Court Asylum at New Norfolk provided for aging patients and those with mental issues. In the 1860s, a Matron's cottage was constructed using recycled materials from other buildings on site and similarly to Cascades Female Factory, the cottage was constructed within the yard. The Hobart Penitentiary included a gaol and chapel which was converted over time to house convicts in solitary cells, courtrooms and other law and order facilities but no information has indicated the presence of a Matron's or Superintendent's Quarters. See Part 2, Section 3.2 for a description of these places.

The Cascades Female Factory also housed a number of different institutional functions from 1856 to 1904 which focused on welfare including a women's lying in hospital, invalids hospital, asylum, gaol and boys reformatory. It appears that the existing convict era buildings were reused with little modification to the existing form. Yard 4 and its buildings were used for a Male Invalid Depot (with Yard 3) (1867-77), a Hospital for the Insane (1877-90), Contagious Diseases Hospital (1891-1900) and House of Mercy (1891-1896).⁷ It is unclear what use The Matron's Quarters had during this period but considering the types of institutional uses, it is likely that the cottage continued housing superintendents and staff as there is little evidence of physical modification for other uses dating from this time. Therefore while Cascades Female Factory changed to an institutional function for the second half of the nineteenth century, the remaining physical fabric does not provide much information in addition to that associated with the convictism era.

Public policy in the 19th Century segregated the aged, 'insane' and those seen to have less moral character from mainstream society. As developments in the care of those with mental and other issues improved, institutions were seen as less than ideal and a move towards decentralization

⁷ Heritage Tasmania, *Cascades Female Factory South Hobart: Entry to the Tasmanian Heritage Register*, p 16

was carried out leading to people leaving these facilities. This meant that building and facilities which were either specially built (for example Willow Court and the Hobart Penitentiary) or converted existing buildings (St John's Park) were eventually closed or adapted to meet prevailing public policy. The Cascades Female Factory is in this way comparable to Willow Court Asylum and to a lesser extent to St John's Park and the Hobart Penitentiary, as the institutional use developed in the 19th Century was eventually ceased with the remaining buildings left for other uses or demolished.

4.3 19TH CENTURY RESIDENCES

Apart from The Matron's Quarters which was constructed within Yard 4 of The Cascades Female Factory, there are several other dwellings located nearby which are believed to have housed staff of the Female Factory, including the original Superintendent's Quarters prior to The Matron's Quarters being constructed. These include 17 Degraes Street (prior to 1845), 19 Degraes Street (c1850s), 21 Degraes Street (c1890s), 31 Apsley Street (c1850s) and 3 Apsley Street known as the former Superintendent's Quarters (c1840). Refer to Part 2, Section 3.2 for descriptions and photographs of these places.

Unlike the rest of The Cascades Female Factory with its dormitory style architecture, The Matron's Quarters was built in a simple domestic form within Yard 4. After the site and the surrounding dwellings were auctioned in 1904, the place was able to be easily converted to a private residence. The rest of the site was intentionally demolished or destroyed by fire such as the nursery building also located in Yard 4. It is likely that the ease of conversion of The Matron's Quarters contributed to its survival from the convict era to now.

As a simple, originally four-roomed cottage, The Matron's Quarters is architecturally similar to surrounding dwellings which date from the 19th Century. However, there are several important distinctions. Firstly, the original front of the cottage faced into Yard 4 and had no street presence. There was a separate entrance through the wall facing Degraes Street for the use of the Messenger but the cottage itself was screened from view. This orientation and siting within Yard 4 is different from the other dwellings related to the Female Factory, mentioned above, and contributes to understanding about the role of the Matron and Messenger at the time.

Once the institutional use of The Cascades Female Factory ended, residential development increased in South Hobart. Development in the surrounding area impacted visually upon The Cascades Female Factory which can be seen when comparing historical photographs to the current condition. As well, this residential development encroached physically upon the Female Factory when Yard 5 was subdivided and dwellings constructed.

After The Matron's Quarters was auctioned in 1904, a new front facade was added which faced east towards Degraes Lane. This L-shaped addition was typical of the period and similar design can be seen in other surrounding dwellings in South Hobart and Hobart. Hence this section of the building is not rare however it is notable that it made use of the existing masonry from the convict era walls and it also still allowed the earlier elements of the building to be understood.

5.0 CULTURAL SIGNIFICANCE

5.1 METHODOLOGY AND CRITERIA FOR CULTURAL SIGNIFICANCE

An assessment of cultural significance considers why a place or item is considered important and why it is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place and the response that the place evokes in the community.

The Matron's Quarters has been included as part of The Cascades Female Factory listing on the National Heritage List and as part of the serial listing of Australian Convict Sites on the World Heritage List. This report builds on these assessments using the National Heritage List criteria as follows:

NATIONAL HERITAGE LIST CRITERIA

The National Heritage criteria against which the heritage values of a place are assessed are:

- a. the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history
- b. the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- c. the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- d. the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of:
 - i. a class of Australia's natural or cultural places; or
 - ii. a class of Australia's natural or cultural environments;
- e. the place has outstanding heritage value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- f. the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period
- g. the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
- h. the place has outstanding heritage value to the nation because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history

- i. the place has outstanding heritage value to the nation because of the place's importance as part of Indigenous tradition.

5.2 STATEMENT OF SIGNIFICANCE

The Matron's Quarters is a contributing element of The Cascades Female Factory which is of national and international significance as one of a group of sites which are representative of the global phenomenon of convictism and its association with global developments in the punishment of crime in the modern era.

The Cascades Female Factory is highly significant because of its association with the lives of convict women. Female factories were places for the effective control and management of convict women who were seen as both in need of protection and as a moral threat to society. Their success was fundamental to the operation of the colonies.

The Cascades Female Factory is the best remaining example of a female factory. It was the primary site for the reception and incarceration of most of the women convicts sent to Van Diemen's Land which operated between 1828 and 1856 when transportation effectively ceased. As a long running penal institution, The Cascades Female Factory was subject to changing approaches to punishment and reform, and was a place of great suffering.

The Cascades Female Factory is rare as the only remaining female factory with substantial extant visible fabric. The Matron's Quarters is rare as an example of a residence for an administrator within the walls of the Female Factory and also rare for its degree of intactness as the only extant building within the walls.

The Matron's Quarters, constructed in 1850, provides important evidence about the latter stage of the Female Factory, particularly about the lives and roles of the institution's administrators. It demonstrates residential use for an administrator and provides a contrast to the manner in which the convicts were accommodated. The design of the residence within the Female Factory walls and its distinctive features such as the Messenger's room with separate access and the bay window are important.

The Matron's Quarters also has significance at a lesser level for its use during the institutional period of the site from 1856-1904. This is important to Tasmania however there are other examples of institutions with more complete extant fabric from this period. Also it appears that little was done to the residence to accommodate institutional use and therefore the physical fabric does not convey much information in addition to that which may already be available from documentary sources.

The site closed in 1904 and substantial demolition of the Female Factory buildings and yards took place as the site was sold into private ownership. The Matron's Quarters remained and changes made to accommodate private residential use from 1904 onwards, such as additions forming a street frontage to Degraeve Lane, are consistent with other dwellings in South Hobart and Hobart from this period. They are therefore not particularly rare but are of local significance.

After 2003, The Matron's Quarters was recognised as an historic site which has allowed it to be conserved. This period is considered to have some significance as the importance of The Matron's Quarters was actively pursued and promoted during this time.

The entire Cascades Female Factory site has heritage value because it has the potential to yield information that will contribute to a better understanding of the layout and operation of a female factory. Archaeological investigations of deposits and fabric around, within and beneath The Matron's Quarters have the potential to yield information about the structure's use and evolution. These remains are especially important to an understanding of the pre-1850s period of use of the site. Archaeological investigations coupled with critical analyses of the documentary and pictorial record of the place have the potential to significantly enhance our understandings of the role of administrators in the female factory system at the Cascades site.

5.3 ASSESSMENT AGAINST NATIONAL CRITERIA

The Matron's Quarters is a contributing element to The Cascades Female Factory which has values relating to convictism of National significance. The Matron's Quarters does not demonstrate the full range of values but it has the ability to demonstrate aspects of the institution's administrators' lives and roles. For this reason, it has been assessed against National Criteria based on the assessment of The Cascades Female Factory for the National Heritage List.⁸

(a) the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.

The Cascades Female Factory is highly significant because of its association with the lives of convict women, its demonstration of the changing philosophies of punishment and reform as they relate to women and as a place of tremendous suffering and inhumane treatment. Convict women made a significant contribution to the development of the colonies. They contributed their labor and their presence was regarded as contributing to social cohesion and stability and they populated the colonies. Over half of the 25 000 convict women sent to Australia were sent to Van Diemen's Land, the majority spending some time at The Cascades Female Factory as it was the primary site for the reception and incarceration of women convicts. It was one of the colony's longest running penal institutions operating from 1828 to 1856.

Female factories were a unique colonial response to the management of convict women, one that reflects both moral and penal philosophies. The factories were multifunctional but were intended largely for reform. They operated as places of work, places of punishment, hiring depots and places of shelter for women between assignments and those who were sick, infirm or pregnant.

The high exterior walls surrounding Yards 1, 3 and 4 South remaining at The Cascades Female Factory demonstrate the need to isolate convict women from negative influences and in turn protect society from their corrupting influence.

The Matron's Quarters at Yard 4 South demonstrates its function both as the residence of the administrator and a model for civil society. The Matron's Quarters demonstrates aspects of the last period of operation of the Female Factory c1850-1856.

The Cascade Female Factory is highly significant as a site of great suffering. Its appalling living conditions and excessively high infant mortality were the subject of numerous inquests and

⁸ Adapted for The Matron's Quarters from *Commonwealth of Australia Gazette No. S141, 1 August 2007*

inquiries. Although the causes of suffering and the management regimes are very different, it can be considered along with Norfolk Island as a place of harshness and inhumanity.

(b) the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

The Cascades Female Factory is rare as the only remaining female factory with substantial extant visible fabric. The Matron's Quarters is rare as an example of a residence for an administrator within the walls of the Female Factory and also rare for its degree of intactness as the only extant building within the walls. The remaining walls in particular evoke a sense of the isolation, control and harshness experienced by women convicts and their children. The Cascades Female Factory as represented by Yards 1, 3 and 4 South is also uncommon in its extensive sub-surface deposits which reflect the evolution of the Female Factory, and the later phases of its use.

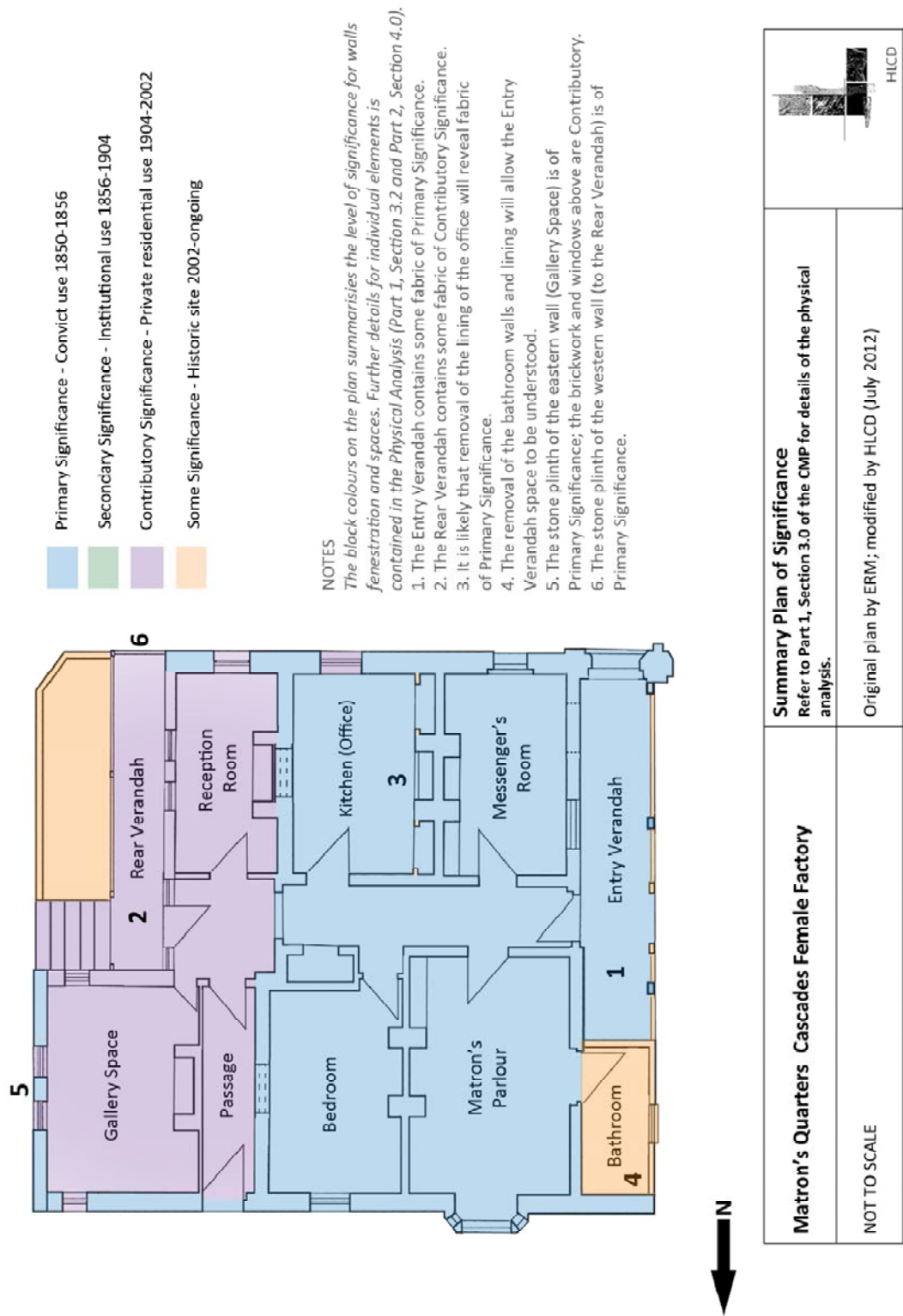
(c) the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

Yards 1, 3 and 4 South, including The Matron's Quarters are largely unexcavated and have considerable archaeological and research potential. Of particular interest are the deposits under the 1850s rooms of The Matron's Quarters. There are also extensive documentary and pictorial collections associated with the site. The archaeological potential along with the documentary and pictorial collections can significantly add to the knowledge and understanding of convict women, their children and the site's administrators which is an emerging area of study and scholarship.

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

The Cascades Female Factory is highly valued by community groups and historians as a place that reflects the significant story of convict women. The Matron's Quarters contributes to this story providing information about administrators within the convict system. The absence of intact historic sites and fabric associated with convict women makes what remains at The Cascade Female Factory of national value. The place has become an important catalyst for academic and community interest in the important role convict women and administrators played in the development of the colonies. The Cascades Female Factory site is also valued as an important part of the wider story of women in Australia.

5.4 SIGNIFICANCE PLAN



6.0 CONSERVATION POLICY

6.1 GENERAL POLICY

6.1.1 STATEMENT OF GENERAL CONSERVATION POLICY

A Statement of General Conservation Policy sets out guiding policies for the conservation of the cultural significance of the site. These policies apply to The Matron's Quarters and its setting and reflect the significance as outlined in the previous section.

The Matron's Quarters should be recognised as a site of cultural significance, of importance to Australia and internationally, as a contributing element to The Cascades Female Factory, part of the Australian Convict Sites on the World Heritage List.

All future conservation or development actions for The Matron's Quarters should be based on the principles of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*.

The Matron's Quarters should have a conservation approach applied to all aspects of works and use that affect it. This will ensure that the significance is maintained for present and future generations. This Conservation Management Plan provides guidance as to how this shall occur.

6.1.2 RATIONALE

The whole of The Matron's Quarters, as part of The Cascades Female Factory, is a significant contributory element in a World Heritage listed place. Within the building, a hierarchy of significance for built fabric has been established to guide future conservation decisions (refer to the Significance Plan Section 5.4).

The Matron's Quarters is primarily of significance as a rare surviving building from the period of convictism, specifically 1850-56. It also has significance for the period until 1904 when The Cascades Female Factory served other institutional uses. After 1904, the building passed into private residential use and additions from this period are of contributory significance.

The aim of the conservation policy is to retain the significance of the site; therefore the rational is to retain the fabric and setting that demonstrates the importance of the building as an example of a residence as part of The Cascades Female Factory, and as representative of the convict era and where possible, to conserve less significant fabric also.

Refer to Section 5.2 which is the statement of significance.

Recommendations of this report focus on the retention of the cultural significance of The Matron's Quarters, including the physical fabric, as well as enhancing its readability so that people can understand the layers that have developed over time. This allows the place to be appreciated within the context of the extensive documentary and pictorial collections associated with the site. The recommendations are designed to stimulate thinking about The Matron's Quarters from three perspectives:

- The Matron's Quarters building and how the extant fabric links to stories of its occupation;

- The Matron's Quarters within The Cascades Female Factory site and visitor experience; and
- Making links from The Matron's Quarters to the local community and to other sites involved in the Convict story.

6.2 PHYSICAL FABRIC

6.2.1 RETENTION OF CULTURAL SIGNIFICANCE

The Matron's Quarters has undergone additions and alterations over time. To guide conservation of the physical fabric, the extent and levels of significance of the various elements which constitute The Matron's Quarters have been divided into four levels of significance: primary, secondary, contributory and some. Refer to Section 5 of this report and Significance Plans in 5.4.

In addition, all views to and from the building are significant.

The areas identified as being of **primary** significance have a high level of intactness and are important to demonstrate the period of convictism. For elements identified as being of primary significance, the existing form, structure, details and materials must be retained except where individual policies identify areas for adaptation. There is little opportunity for change, however it is expected that some adaptation will be required to upgrade some deteriorating fabric over time.

For The Matron's Quarters, little is known of the degree of change to the building during the period of **secondary** significance; being the institutional use from 1856 until 1904. For this reason, it is recommended that the fabric of secondary significance be treated in the same way as that of primary significance and interpretation be used to explain if necessary. For example, it is likely that the Messenger's room external door was infilled and a new internal door was created to this room during the institutional use of the building. This fabric should be conserved as it is (not taken back to the likely convict period configuration) and interpretation should be provided to explain the changes.

Elements of **contributory** significance have more opportunity for change than elements of primary significance. The elements of contributory significance include alterations and additions to the fabric to create the Degraes Lane street frontage and additional rooms for private residential use.

Where elements have been identified as being of **some** significance, adaptation as well as removal or demolition is possible. This fabric relates to recent decades, including the post 2003 Historical Site use of the property. For some elements, removal or demolition would enhance the presentation of elements of greater significance, and the overall significance of the place. For example removal of the toilet within the original verandah frontage and removal of the interior lining to the former kitchen (now office) would enhance understanding of the more significant convict phase.

6.2.2 RECONSTRUCTION POLICY

Reconstruction of the place to a previous state or appearance is not required under the Conservation Management Plan. Reconstruction of missing fabric should only be permitted where interpretation of the property would be considerably enhanced and the following conditions are met:

- This would not cause undue anachronism to its immediate context;
- There is appropriate documentary or physical evidence; and
- This accords with priorities outlined in this management plan.

Reconstruction of original elements and/or finishes should only occur if the precise original form can be determined. Materials used in reconstruction should be subtly distinguished from original materials, for example by inclusion of their date of construction.

Reconstruction should be a lesser priority than the retention and protection of original fabric and is not appropriate where the whole of a structure has been lost.

Reconstruction is considered appropriate for the original frontage of The Matron's Quarters. This is because it is important to an understanding of the site for this area to be the front of the building for visitors as it provides important information about the operation of the Female Factory, including the role of the Matron, the Messenger and their relationship with the community beyond the site.

Reconstruction should include removal of the bathroom and reinstatement of the window to the same opening (currently the doorway). Physical evidence on site should be used for reinstatement of this window and the infill panel below the window should be able to be understood as reflecting later change.

The verandah should be reinstated to the degree that is possible in the remaining physical fabric. The roof alignment of the verandah was not lost with the bathroom infill and it is likely that some structural timbers may remain.

Although a lesser priority, reconstruction of the rear verandah to Degraes Lane is recommended. This is because it is still possible to determine the form of missing elements from evidence in the remaining fabric. If this reconstruction doesn't take place then this evidence may be lost with deterioration of fabric.

6.2.3 REVEALING AN EARLIER KNOWN STATE

The Matron's Quarters is a good example of a building where a sequence of change can be observed by careful viewing of the fabric. In the following cases it is recommended that fabric relating to the convict use be revealed and interpreted for the visitor, however reconstruction is not necessary.

The external door to the Messenger's Room should not be reconstructed as the changes to this room are likely to be of secondary significance; that is to have occurred during institutional use of the site. However the evidence in the built fabric should be highlighted and explained for visitors. For example paint removal to the exterior wall is likely to more clearly reveal the infill of this opening.

Similarly the internal door to the Messenger's room should remain in its current state and be interpreted with reference to its physical fabric including that it has possibly involved the reuse of an external door (perhaps the external one to this room?).

Aspects of the construction of the building which are currently hard to appreciate could be revealed where fabric of lesser significance can be altered as set out following.

The recent replacement of the floor to the Messenger's Room included a removable panel. Consideration should be given to providing an opportunity to view the subfloor, including brick subsurface remains in this room, with a lit viewing panel for visitors.

The ceiling access hole in the passage is not original material and consideration should be given to providing a lit viewing panel to allow visitors to appreciate the oregon beams and slate roof remaining from the convict period and not otherwise visible due to the roof recladding.

The lining of the Kitchen (now an office) should be carefully removed to reveal convict era fabric if possible. This may include the fireplace and the eastern window which was enclosed when the post 1904 additions were made.

Alternative ways to reveal this original fabric may be possible, for example through other openings in the floor, through the opening to the ceiling space in the Kitchen or in the post 1904 passage where the window opening to the bedroom may be able to uncovered. In all cases, convict era fabric should only be revealed if it involves removal of fabric of contributory or some significance and should be explained to visitors to assist them to understand the layers of history of the building.

6.2.4 VIEWS AND ACCESS POINTS

Until its sale for private residential use in 1904, The Cascades Female Factory and later institutions which operated from the site were enclosed within walls separate from the surrounding community. This is an important aspect of its operation, particularly the concept of incarceration and is vividly depicted in the historical photographs; refer to Part 2, Section 2.

The Matron's Quarters building faces into the site and doesn't have a street frontage although the Messenger's Gate operated from Degraives Street to the side of the verandah. The orientation of The Matron's Quarters in this way is rare and an important contrast with other residences from the period, even those associated with the Female Factory but external to its grounds. It provides valuable insight into the operation of the Female Factory.

For this reason it is essential that visitors to the building enter through the historical frontage, not the post 1904 addition to Degraives Lane. In fact understanding of the Female Factory site as a whole is increased if visitors enter Yard 4 from Yard 3. The Messenger's Gate is too fragile to be used as a public entry.

Public views of The Matron's Quarters from within and outside the site should be protected. Opportunities to provide interpretation using the views to the site available from the historic photographs should be investigated. In particular the approach from the South east along the Rivulet walking track could provide a good opportunity for comparison between the historic views and the current context.

6.2.5 HISTORICAL ARCHAEOLOGY

Historical archaeology relates to all non-Indigenous archaeological sites. It is defined as the study of the past through a combination of physical evidence including artefacts, places and landscapes, and the use of historical sources. Types of physical evidence may include standing and ruinous buildings, deposits of artefacts, and other remains associated with human activity.

The Cascades Female Factory site including The Matron's Quarters has high archaeological potential which must be considered when assessing future development. This includes areas external to the current site as identified on *The Cascades Female Factory, South Hobart, Condition Assessment and Archaeological Zoning Plan*, 2007 by ERM. At The Matron's Quarters, there is archaeological potential in areas surrounding the building. Investigations of the northern side and the Sub-Matrons cottage opposite have already been undertaken. There are also known subsurface deposits under the house. These subsurface deposits are likely to date from an early period in the site's history and may provide information from pre 1850.

All work that may have potential to disturb the archaeological resource should be considered during the planning stage. Planning approval from the appropriate authority is also required prior to works occurring. In the case of archaeological investigations these must comply with the requirements of the Historic Cultural Heritage Act, any relevant Practice Notes of Heritage Tasmania and should be conducted to at least the minimum standards set out in the Port Arthur Archaeology Procedures Manual. If works proceed, a historical archaeologist is required on site to make recommendations on an appropriate management strategy, including archaeological investigation, excavation and future monitoring of any sub-surface disturbance at the site.

6.3 MANAGING CHANGE

The *Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance)*, which guides best heritage practice in Australia, recognises that change may be necessary to retain cultural significance, but that it is undesirable where it reduces cultural significance. The degree of change or intervention to a place must be guided by the cultural significance of the place and its appropriate interpretation.⁹

For most places, significance is retained by minimising change. However, it is recognised that some change may be necessary to support the continuing use of a place. When changes to the site are proposed, the reasons behind making the changes should be clearly identified to justify the actions. Change may be required at The Matron's Quarters site for the following reasons:

- To meet the equitable access requirements;
- To meet occupational health and safety standards; and
- To facilitate continued appropriate use of the building.

Once the reasons for change are identified, a range of options should be explored to address the requirements. The range of options should be developed by a team of people with appropriate expertise, but at a minimum this should always include a heritage practitioner with skills relevant to the task.

⁹ Article 15, *The Australia ICOMOS Charter for Places of Cultural Significance (the Burra Charter)*, Australia ICOMOS, 1979, revised 1999.

Changes should be avoided if they result in a negative impact on heritage values. If a change is considered to reduce cultural significance, it should only be contemplated if essential and only after rigorous examination to determine if other options are possible. Details of the planning and justification for such a change would be required for authority consideration for approvals. The works proposed should be reversible. Reversible changes should be carefully undertaken with input from a heritage specialist and should be considered temporary. They should be limited in scale and considered in terms of the experience of the place as well as the immediate fabric. Reversible change typically involves installing new fabric without removing any of the existing fabric. It is preferable that the new fabric does not touch significant fabric and that only minimal fixings are used.

It is generally not acceptable to demolish significant fabric; however, minor demolition may be unavoidable to accommodate an essential service. Different options for achieving the desired outcome should be considered and the option which has the least impact on cultural significance should be developed. Heritage practitioners are likely to have experienced similar issues on different sites and should be involved in developing a suitable solution.

Prior to any change being undertaken on the site, a record should be made of the building or feature. This should typically include photographs and annotated architectural drawings and should be lodged with an appropriate archive.

The small scale and limited access available to The Matron's Quarters should be kept in mind in allowing any alterations.

6.4 FUTURE DEVELOPMENT

6.4.1 ADAPTATION

Adaptability means the opportunity to modify a building or feature to suit a new use. The degree of adaptability is dependent on the level of significance, intactness and the integrity of individual buildings or features.

Intactness refers to the degree to which a place or feature has been altered or has lost its significant fabric.

Integrity has to do with authenticity and the degree to which the original design or use can be discerned.

A low level of adaptability indicates that little change could occur before there was a negative impact on the significance of the building or feature. A medium level of adaptability indicates that some changes could be made and a high level of adaptability indicates that a considerable amount of change could occur without negative impact on the significance of the building or feature.

The Matron's Quarters was specifically built for residential use within a convict context. There is very little opportunity for adaptability in the original fabric of primary significance. The post 1904 addition, also for residential use, offers more opportunity for adaptation without loss of cultural significance but only internally and without alteration to the current room configuration. This

area has been adapted for displays during recent times when it has been operating as part of a historic site. Adaptation should occur in these spaces, if required, rather than changing fabric of primary significance.

The process of adaptation to meet modern requirements should be carefully managed to avoid the incremental loss of cultural significance.

Adaptation is a conservation process that may involve the introduction of new services, new uses or changes to safeguard the place. Structural works, code requirements and provision of services are common areas where adaptation may be required.

6.4.2 ALTERATIONS AND ADDITIONS

The degree of alteration appropriate to a building is directly related to the overall significance of the place as well as the level of significance of the individual elements. Features identified as being of **primary** significance have the tightest controls on change.

Any alterations to an existing building of heritage value must only be permitted where they demonstrate a contribution to the viable and sustainable use of that building. Changes should be avoided if they result in a negative impact on heritage values.

There is opportunity for minor alterations to existing elements of **contributory** significance, only where they are required to support the ongoing use of the site. Such additions or alterations introducing new materials or design should be done in a simple contemporary manner, not by falsely recreating the appearance of age. They should be done in a manner sympathetic to the existing significant fabric but should strive for design excellence and innovation.

The relevant sections of The Matron's Quarters which have been graded as being of **contributory** or **some** significance and may accommodate change are the post 1904 additions towards Degraives Lane. Even in this area, the external form of the building should not be altered and alterations should be limited to interpretation or display within the existing Gallery Space or Reception Room.

The only addition which may be acceptable would be the replacement of the existing stair to Degraives Lane and addition of a regulatory conforming stair. No other additions are acceptable for The Matron's Quarters because of their potential to impact on cultural significance.

6.4.5 NEW OPENINGS

The insertion of new openings in the significant fabric of The Matron's Quarters is not supported. As previously described, it may be possible to use existing openings or make alterations to fabric of low significance in order to reveal aspects of the original building fabric that is currently concealed (see Section 6.2.2) but this is very limited.

6.4.6 CODE REQUIREMENTS

It may be necessary to apply for variations to current Building Code requirements, or find creative ways to meet the requirements, where satisfaction of these might detrimentally impact upon the heritage fabric of the site. However it should be recognised that the code requirements are based on the provision of safety and equitable access for users of the place and that these

aims must be met, while minimising the heritage impact as much as possible. Suggested works for compliance are potentially a new stair to Degraives Lane to make it code compliant as already outlined.

6.4.7 SERVICES

Many heritage places have been designed using materials and features which passively regulate thermal comfort. Conservation works to the building present the opportunity to reintroduce the original function of these design features and this should be considered in the first instance. For example, existing ventilation elements such as windows and ceiling / roof vents could be incorporated into the overall ventilation approach for the building. However original windows should not be opened so this would be confined to reinstated fabric. Other existing vertical elements such as chimneys may also be considered for use in relation to ventilation where appropriate.

However, it is acknowledged that services may need to be upgraded to meet current standards for occupation and use of the building. As required, new services should utilise any existing access points under the floor and in the ceilings. Modifications of all existing services etc, which are later alterations and necessary for safety, are acceptable. With the provision of new services, the existing recent services, for example plumbing, heating, electrical fittings, should be altered to accommodate change rather than altering historic fabric. It is noted that The Matron's Quarters was recently rewired.

Where additional services are required, for example heating and cooling services, the impact of their introduction should be minimised in the following ways:

- The residential scale of the spaces should be considered and retained;
- Preference should be given to the discrete introduction of services;
- Services should be positioned in a manner sympathetic with the existing elements, so as to not obscure an understanding of their role in the building;
- New services should avoid impact on significant building fabric, be self supporting where possible and should not place stress on fabric not originally designed for such loading; and
- Additions should be fully reversible and removable, without damage to the significant fabric.

These guidelines apply for the introduction of services to provide controlled climatic conditions for the display of items at The Matron's Quarters. It is one reason why display should be confined to the rear two rooms added after 1904.

6.5 USE AND VISITORS

The Matron's Quarters has always been a residence until recent times when it became part of a historic site. As a component of The Cascades Female Factory, part of the Australian Convict Sites World Heritage Property, The Matron's Quarters will remain a historic site. Within these parameters and because of the domestic scale of the building and importance and fragility of its original fabric, there is very limited use of the building which can be accommodated.

The Matron's Quarters should not be used again as a residence. It is unsuitable to meet modern requirements and this report has recommended the removal of the bathroom which is a later addition.

Use of The Matron's Quarters should enable visitors to understand how the extant fabric links to stories of its occupation. This is likely to be through a range of static displays of built fabric (for example revealing the subfloor and the roof space to show aspects of the convict phase now hidden) and interpretation, as well as guided tours and performances (as successfully in place today).

Access to the building must be through its front entry from convict times, establishing The Matron's Quarters within The Cascades Female Factory as a whole for visitors both physically and in the historical development of the site. This assists understanding of the role of the Matron and links to the local community (the Messenger's separate entrance) and to other sites involved in the convict story. The entry to Degraives Lane is of contributory significance as it was constructed post 1904.

It is recommended that the building be generally closed and only guided access be provided to small numbers. This is to protect the extant fabric and, because of the scale of the rooms, it is also difficult to appreciate the experience when space and views are crowded.

No infrastructure or activities should be housed within The Matron's Quarters that do not directly relate to the understanding of its cultural heritage values. Given that it is a very small building, current functions such as the office and the toilets should be accommodated in other non-heritage buildings on site. The current fabric associated with these uses detracts from understanding the most significant period of occupation, convict use from 1850-56.

6.6 INTERPRETATION

Article 1.17 of the *Burra Charter* defines interpretation as follows:

Interpretation means *all the ways of presenting the cultural significance of a place*.¹⁰

The *Illustrated Burra Charter* elaborates further on Article 25 and provides examples of what interpretation might include:

*Interpretation is an ongoing activity that integrates the understanding, appreciation and enjoyment of a place with its day to day use and management, and also with works. It may include signs, brochures, tours, exhibitions, events, publications, artworks and other forms of expression, and may not be confined just to the place. Interpretation should be recognised and planned for in all stages of a project, and in the ongoing management of the place.*¹¹

Appreciation of the cultural significance of The Matron's Quarters is best achieved by interpretation, including maintenance of the significant fabric of the site and retention of the use of the site primarily for visitors and conservation and research purposes.

¹⁰ The Australia ICOMOS Charter for Places of Cultural Significance (the Burra Charter), Australia ICOMOS, 1979, revised 1999.

¹¹ P. Marquis-Kyle & M. Walker, *The Illustrated Burra Charter: good practice for heritage places*, Australia ICOMOS Inc., Burwood, 2004, p.74.

An interpretation strategy should be developed for the building which includes:

- The Matron's Quarters building and how the extant fabric links to stories of its occupation;
- The Matron's Quarters within The Cascades Female Factory site and visitor experience; and
- Making links from The Matron's Quarters to the local community and to other sites involved in the Convict story.

6.7 RECORDS, ARTEFACTS AND COLLECTIONS

There is very good pictorial evidence relating to the institutional experience and documentary evidence from the convict era onwards for the Female Factory and specifically for The Matron's Quarters. This information should be used to enhance visitor appreciation of the site as it is often the combination of being in the physical space and appreciating material that was contemporaneous to the place that is most meaningful. For example the quotations from the inquiries into the conditions at the Female Factory and the later photographic evidence are very valuable assets.

A number of items are housed at The Matron's Quarters by the Female Factory Historic Site Ltd and other individuals or organisations. This consists of various items including framed photographs and prints, furniture, clothing, household items and books. It is understood that none of the objects originated from The Matron's Quarters. Some of these items are props while others are part of the collection in the gallery spaces of The Matron's Quarters and are on loan from other benefactors.

The PAHSMA Collections Policy applies to The Matron's Quarters and The Cascade Female Factory. In accordance with this policy, all items on loan should be returned to their owner. It is not clear what arrangements are in place regarding current items, for example, loan requirements and insurance.

The Matron's Quarters is a small building which should not be cluttered. While there is some opportunity for changing displays in the rear two rooms, it should be remembered that the building is unlikely to be made secure and climatic conditions controlled to museum standard without adverse impacts on the significant physical fabric. Hence the potential for display of original records, artefacts and collections is very limited.

6.8 MANAGEMENT AND DECISION MAKING

6.8.1 RESPONSIBLE MANAGER

PAHSMA is the manager of the site and should ensure that the Conservation Management Plan for The Matron's Quarters is implemented. *The Cascades Female Factory Conservation Management Plan*, October 2007 is the overriding document for the site as a whole and PAHSMA has a number of other applicable policies including the Collections Policy. However, the current report specifically provides policies and conservation recommendations for The Matron's Quarters building and should be consistent with other documents.

6.8.2 MAINTENANCE

Ongoing maintenance is an important aspect of the management of a historic site. The adage that 'a stitch in time saves nine' is particularly relevant to building maintenance; repairing a faulty element before it gets too serious not only saves money in the long term, but also may prevent the loss of historic fabric. It is also critical that it is clearly understood who is responsible for undertaking the various aspects of maintenance. For The Matron's Quarters at The Cascades Female Factory, PAHSMA has excellent experience in the maintenance of historic sites and skilled employees and contractors available.

An Inspection Schedule for Maintenance of The Matron's Quarters is provided in Part 2 Section 5. This schedule identifies types of elements, inspection intervals, inspection tasks, works and responsibilities to ensure vital maintenance requirements are addressed.

6.8.3 PLANNING FOR DISASTER

Disaster planning for protection of significant elements of The Matron's Quarters should be included as part of the overall management of The Cascades Female Factory by PAHSMA. It is understood that a Disaster Risk Management Plan is currently under development for the three sites under PAHSMA management. This should include specific policies for The Matron's Quarters. Fire and storm are possible disaster sources. Appropriate methods of fire detection, containment and fire fighting should be maintained or upgraded to both protect people and ensure the survival of the historic fabric.

The following outlines the initial steps to be undertaken in the case of destruction or damage to The Matron's Quarters (including fire, flood, hail etc):

- Secure the place, and identify any perceived imminent hazard, risk or threat. In particular, this action should:
 - Protect the place from persons hunting for remnants and souvenirs; and
 - Avoid demolition of any structures, until the completion of more detailed heritage assessments.
- In cases where the preliminary inspection identifies some parts of the site that are not stable and will require removal or stabilisation, safety to people is the primary consideration;
- In circumstances where The Matron's Quarters built structure is able to be stabilised and there may be an option to rebuild using existing materials, or stabilised and strengthened, then removal of any fabric should await the assessment report;
- Photographically record the damaged sections of The Matron's Quarters including the interiors and exteriors of all buildings and structures;
- Undertake heritage site assessment(s) of the remaining fabric of The Matron's Quarters, including consideration of options for reconstruction, adaptation and ruin stabilisation potential; and
- Salvage significant historic fabric and artefacts and arrange for their suitable storage. Salvaged items may be able to be re-used in restoration works, or for future interpretation of the site.

6.9 FURTHER INVESTIGATION AND RESEARCH

This Conservation Management Plan builds upon considerable historical evidence relating to The Matron's Quarters which has been collected by others. However, research is actively ongoing and further documents and other records may exist and have the potential to inform future understanding and management of the building.

No invasive investigations have been undertaken on the building. It is likely that further information about the building and its archaeology will be uncovered in the course of work recommended in this Conservation Management Plan being implemented (for example removal of the concrete verandah floors).

Any additional information from documentary, physical or oral sources uncovered for The Matron's Quarters should be incorporated into future revisions of the CMP.

Archival recording and accurate measured drawings of The Matron's Quarters should be undertaken of its current condition and then updated after recommended conservation works from this Conservation Management Plan are undertaken. These should conform to best practice in the heritage industry.

6.10 ADOPTION, IMPLEMENTATION AND REVIEW

A copy of this Conservation Management Plan, and any updates, should be kept in permanent archive by PAHSMA. A copy should also be kept as a readily accessible document for those responsible for making decisions or carrying out works on the site. A copy should also be held by the Commonwealth as the State party responsible for the World Heritage listed Australian Convict Sites.

The implications of this Conservation Management Plan, and its updates, should be considered in all future decisions for conservation or development actions. All changes should be adequately documented in records held by PAHSMA. The recommendations of this Conservation Management Plan should be integrated into the overarching Management Plan for The Cascades Female Factory and regularly reviewed (every 5 years) and any urgent or priority actions identified.

7.0 RECOMMENDED ACTIONS

The following actions are prioritised and should be undertaken in addition to maintenance which is an important aspect of the management of a historic site. No works, regardless of whether they are considered minor or not, should proceed without referral to PAHSMA for assessment.

The table in Part 2, Section 4 describes exterior elements in more detail. This includes the significance and condition of each element as well as recommended actions for conservation. This table should be read in conjunction with the recommended actions detailed below. These have been given a priority for completion (highest, medium and lowest).

7.1 RECOMMENDED ACTIONS

HIGHEST PRIORITY	
Element (Location/Description)	Recommended Action
Strategies	<p>Integrate the recommendations of this Conservation Management Plan into the overarching Management Plan for The Cascades Female Factory and regularly review this plan every 5 years. Any urgent or priority actions should be identified and carried out.</p> <p>Incorporate any additional information from documentary, physical or oral sources uncovered for The Matron's Quarters into future revisions of the Conservation Management Plan.</p> <p>Undertake archival recording and accurate measured drawings of The Matron's Quarters current condition prior to recommended conservation works commencing. Once works are completed, the archival recording and measured drawings will need to be updated to provide an additional record of the works and condition of the building.</p> <p>Develop and implement an Interpretation Strategy for the building.</p> <p>The Collections Policy developed by PAHSMA should be implemented at The Matron's Quarters.</p>
Approach	<p>Direct visitors to enter the building through the historical frontage (west), not the post 1904 addition to Degraes Lane. Reconstruct the original frontage of The Matron's Quarters to allow visitors to understand this facade as the main entry and its relationship to the whole site (see medium priorities).</p> <p>Visitors could gain a greater appreciation of the site by entering into Yard 4, including The Matron's Quarters, from Yard 3.</p>

	<p>The approach to The Matron's Quarters from The Rivulet walking track should be assessed for pedestrian and vehicular safety in association with neighboring property owners and managers and the relevant authority.</p> <p>Prevent damage from vehicles near the southern and eastern facades by the use of physical barriers (away from the building).</p>
Watertight	<p>Ensure building is watertight.</p> <p>New gutters are required on south elevation in an appropriate profile.</p> <p>Constant monitoring and maintenance of internal box gutters is required.</p> <p>Ensure there is adequate drainage away from the building to avoid pooling of water.</p>
Masonry	<p>Replace/repair stonework to all facades where deterioration is observed and monitor the condition of stonework.</p> <p>Remnant acrylic paint should be recorded and carefully removed. Lime wash finishes should be conserved.</p> <p>Cement rich mortar and bondcrete should be carefully removed without stone damage if possible and patch with suitable mortar compatible with the stone. Remove silicon to joints without stone damage if possible and remortar.</p> <p>Remove weeds from built fabric.</p> <p>Ensure that the building's perimeter is clear of vegetation.</p> <p>Remove redundant material and repair damage including timber associated with previous meterboard (east facade) and pipe work (north facade).</p> <p>Monitor tie rod and wall movement at the south facade Messenger's entrance. The brick at the top of the arch above this entrance should be removed and the stonework rendered to prevent water ingress. The render should be colour to blend with the stonework and be compatible.</p>
Fenestration	<p>Repair windows including cracked panes, delaminating sills and other damage or where deterioration is observed.</p> <p>Crack injection to some stone sills may be required.</p> <p>Any cement rich repairs previously made around windows should be carefully removed and replaced with compatible material.</p>

	<p>Treat or replace rusting lintels to openings if required. Seal gaps around these.</p> <p>Refurbish the bay window (W5) including installation of new mullions (as original).</p> <p>Replace missing glazing bars at windows W3 and W4.</p>
Verandahs (east and west facades)	<p>Remove concrete floor to both verandahs. Consider condition of stone beneath and also examine for evidence of earlier verandah floors.</p> <p>Repair base of timber posts on the west facade after verandah floor removal.</p> <p>Make stairs at the east facade safe for access or avoid use of this entry.</p>
Vents	<p>Repair and treat rust and surrounding stonework.</p> <p>Ensure ongoing subfloor ventilation.</p>

MEDIUM PRIORITY	
Element (Location/Description)	Recommended Action
Approach	<p>The approach to The Matron's Quarters from The Rivulet walking track could be interpreted in association with the relevant authority. This would provide a good opportunity for comparison between the historic views and current context.</p>
Reconstruction	<p>Remove the bathroom within the original verandah frontage and reinstate the window to the same opening (currently the doorway) with infill panel beneath.</p> <p>Remove the exterior paint of the western wall to allow the outline of the former external door to the Messenger's Room to be visible.</p> <p>Remove the interior lining of the former kitchen (now office) to reveal possible convict era fabric such as the fireplace and possibly window.</p> <p>Replace the removable panel in the Messenger's Room floor with a lit transparent panel to allow views to the subfloor remains.</p> <p>Replace the access hole to the ceiling space in the passage with a lit transparent panel to allow views to the Oregon beams and</p>

	<p>slate roof which date from the convict period.</p> <p>These outcomes may be achieved by alternative methods such as alternate openings in the floor or to the ceiling space, or revealing the window to the passage instead of the kitchen if evidence remains.</p>
Downpipes	Downpipes should be painted out to match wall behind.
Degraves Lane frontage	<p>Reconstruction of timber verandah structure should be considered for the east facade.</p> <p>Concrete at stair (east facade) should be removed; condition of the stone and evidence of earlier stairs should be examined. The addition of a regulatory conforming stair could be considered if required.</p>
Vents	Replacement vents if required should use the same pattern appropriate to the period of construction.
Display space	Upgrade or alter the interior of the 1904 additions for interpretation or display within the existing Gallery Space or Reception Room.

LOWEST PRIORITY	
Element (Location/Description)	Recommended Action
Roof	Considered future replacement of zincalume with less reflective metal ensuring compatibility between metals with rainwater goods is maintained.
Door D4 (east facade)	Door sidelights could be glazed, preferably with original decoration if known.
Garden bed (east facade)	Consider removal of the garden bed and repair stonework.

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CASCADES FEMALE FACTORY THE MATRON'S QUARTERS

Conservation Management Plan PART 2



FINAL

September 2012

HLCD

Prepared for

Port Arthur Historic Site Management Authority

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1.0 CHRONOLOGY

The following chronology provides an overview of the four phases in the history Matron's Quarters at the Cascades Female Factory. For further information refer to *Matron's Quarters Research 2012* by Dianne Snowden.

Development of Cascades Female, 1828-onwards

- 1828 Cascades Female Factory established on the site of a former distillery. Ann Lovell is the first Matron at the Female Factory (Feb 1828- Dec 1831). Yard 1 was designed by John Lee Archer, Colonial Architect and consisted of a Chapel, 2 storey accommodation wing, hospital, nursery and yard.
- 1832 Yard 2 was established to as a result of drainage and seepage problems in Yard 1 as well as flea and lice infestation from the laundry. Solitary cells were introduced for punishment.
- 1842 Yard 3 established with additional cells. The nursery was transferred to Dynnyrne House.
- 1850 Matron's Quarters constructed (convict use – 1850-56) and Yard 4 established. The nursery was transferred back to the Female Factory to a purpose built building.
- 1852 Yard 5 established with the construction of a dormitory and mess building.
- 1853 Transportation of convicts ended; however convict women were still held at the Female Factory which became a 'welfare institution'.
- 1856 Select Committee on the Convict Department, evidence presented described the poor condition of the place, high infant mortality rate and lack of care and provisions to convict women including children.
- 1856 Cascades Female Factory closed and proclaimed a House of Correction (Gaol) for females to be administered by local authorities

Institutional use 1856-1904

- 1856 Cascades Female Factory became a female House of Correction
- 1867 Male and female invalids transferred to Cascades
- 1869 Boys' Reformatory and Training School opens
- 1874 Female invalids and children are transferred to New Town
- 1876 Truganina is buried in front of the Chapel in Yard 1 of the Female Factory
- 1877 Cascades Gaol closes, female prisoners and children transferred to Campbell Street Gaol
- Male invalids and Imperial Lunatics from Port Arthur transferred to Cascades
- 1879 Male Invalids transferred to New Town
- Contagious Diseases Hospital ('The Lock') opens in Yard 2
- Boys' Reformatory and Training School moved to Hobart Gaol
- 1884 Boys' Reformatory and Training School reopens
- 1888 Lying in hospital opens
- 1890 Imperial Lunatics transferred to New Norfolk Asylum or Gaol
- Home of Mercy takes over running of the Contagious Diseases Hospital
- 1891 Contagious Diseases Hospital (Home of Mercy) relocated to Yard 4

- 1895 Contagious Diseases Hospital (Home of Mercy) relocates to outside Cascades
Salvation Army refuge for discharged male prisoners opens
- 1896 Boys' Reformatory and Training School and Lying in Hospital transferred to New Town
- 1904 Cascades closed and site auctioned

Private residential use 1904-2003

- 1905 'Lot 11' consisting of The Matron's Quarters and Nursery building was purchased by Henry Jones and adapted as a private residence
- c.1905-10 Yard 4 wall demolished; two-room extension added to the Degraives Lane end of The Matron's Quarters
- 1906 Matron's Quarters in the ownership of Henry Thomas Francis Dillon
- 1909 Matron's Quarters in the ownership of Dyson Lacy transferred to Henry Brooks
- 1929 Nursery building (adapted to private residences) was destroyed by fire
- 1930s Yard 4 was subdivided into 4 lots
- 1938 Matron's Quarters in the ownership of Laurel Joyce Allcock (Bowden) & Florence May Lane
- 1949 Matron's Quarters in the ownership of Turner Proprietary Limited
- 1954 Matron's Quarters in the ownership of Karoly Hornisher (April)
- 1954 Matron's Quarters in the ownership of Robert Oswald Mather (October)
- 1957 Matron's Quarters in the ownership of Alan Rex Carver
- 1993 Matron's Quarters in the ownership of Richard Carl Sykes & Margaret Jean Sykes

Use as a historic site 2003-ongoing

- 2003 Matron's Quarters (Yard 4 south) purchased by the Female Factory Historic Site Ltd with funding from the Tasmanian Government
- 2007 Cascades Female Factory added to the National Heritage List
- 2008 Tasmanian Government acquired Yard 4 North
- 2009 Yard 4 north was included in the The Cascades Female Factory Historic Site (gazetted in December)
- 2010 Cascades Female Factory was inscribed on the World Heritage List
- 2011 The site comes under the management of the Port Arthur Historic Site Management Authority

2.0 HISTORICAL IMAGES

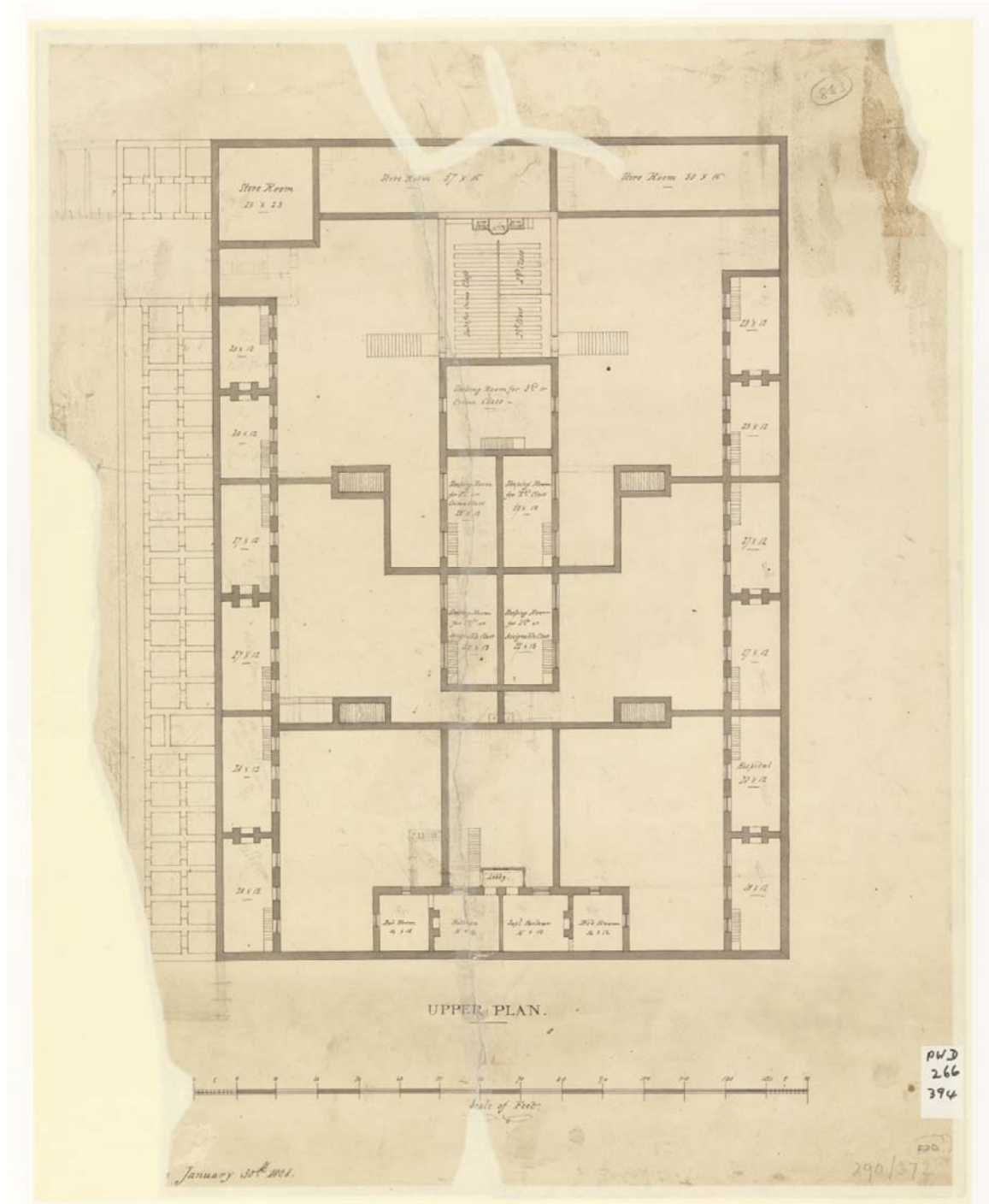


Figure 1: Original floor plan of Yard 1 dated January 30th 1828. Source: Tasmanian Archive and Heritage Office, PWD2661394

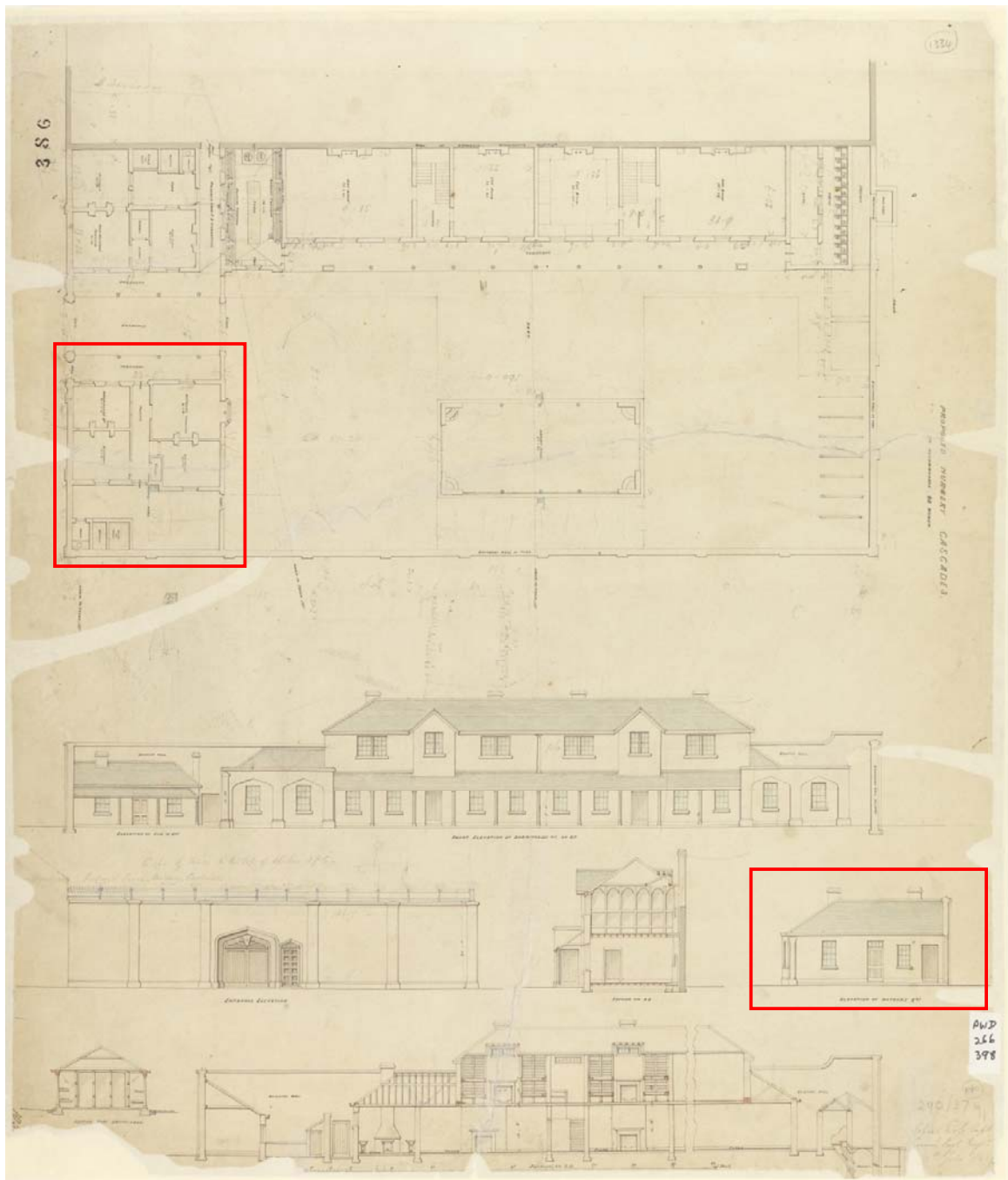


Figure 2: Floor plan and elevations for Yard 4 consisting of The Matron's Quarters (highlighted in red) and the nursery dated 12th July 1849. Source: Tasmanian Archive and Heritage Office, PWD 2661398

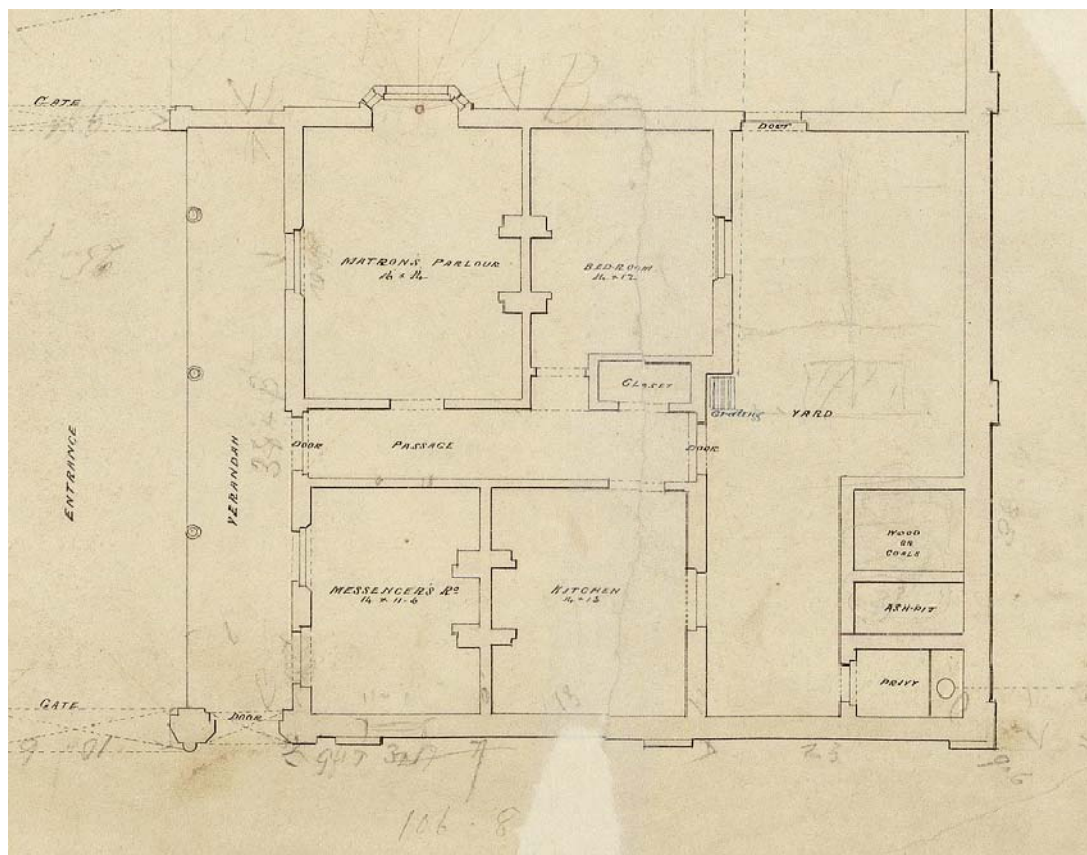
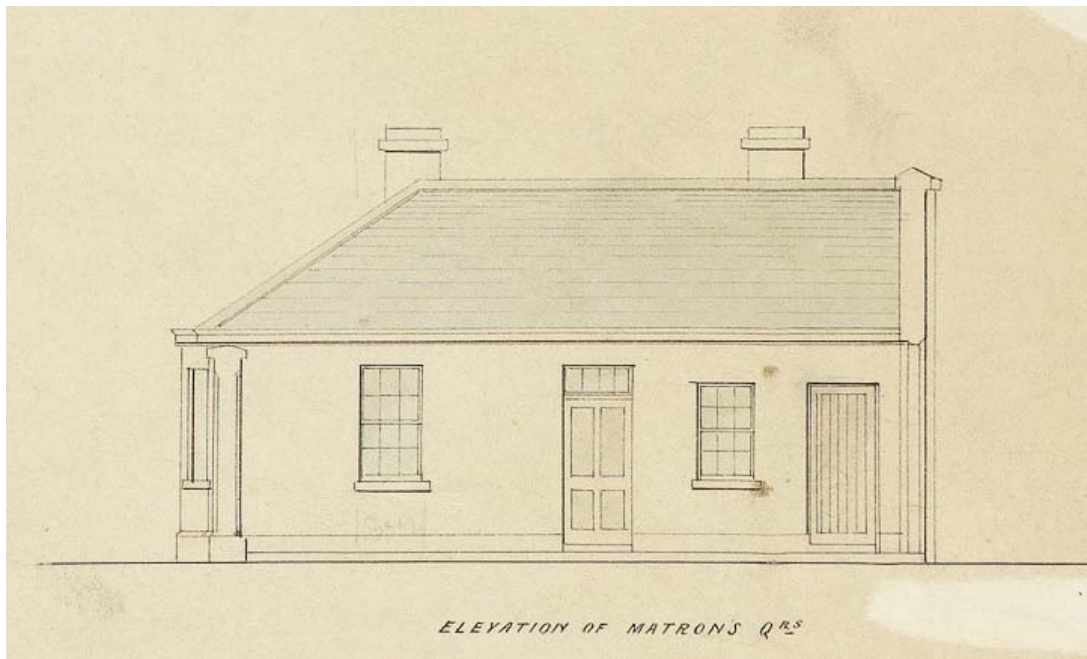


Figure 3: Extract from previous plan of elevation and floor plan for The Matron's Quarters in Yard 4 dated 12th July 1849. Source: Tasmanian Archive and Heritage Office, PWD 2661398

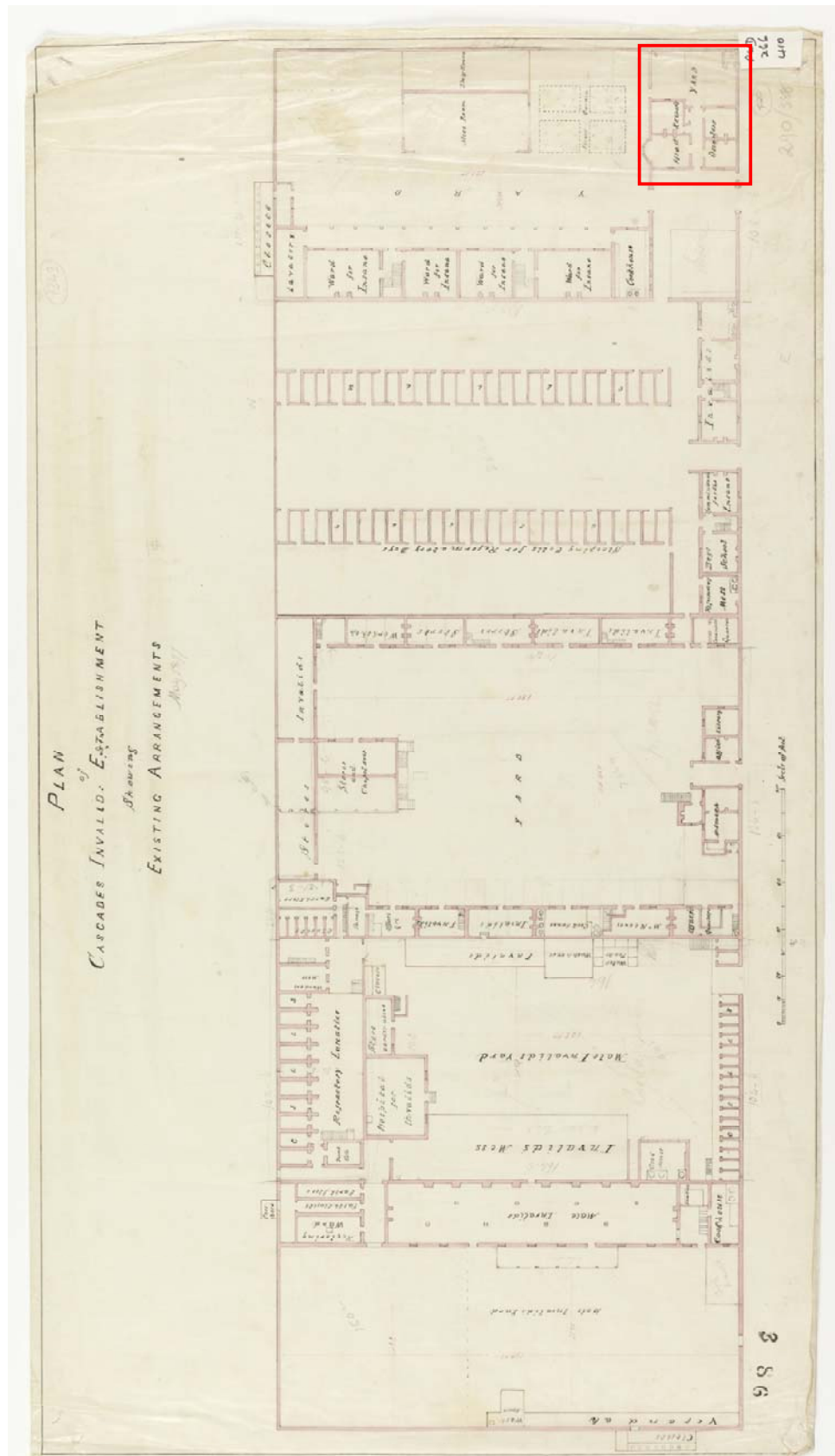


Figure 4: Site plan of Cascades Female Factory dated May 1877 with The Matron's Quarters highlighted in red. Source: Tasmanian Archive and Heritage Office, PWD 2661410

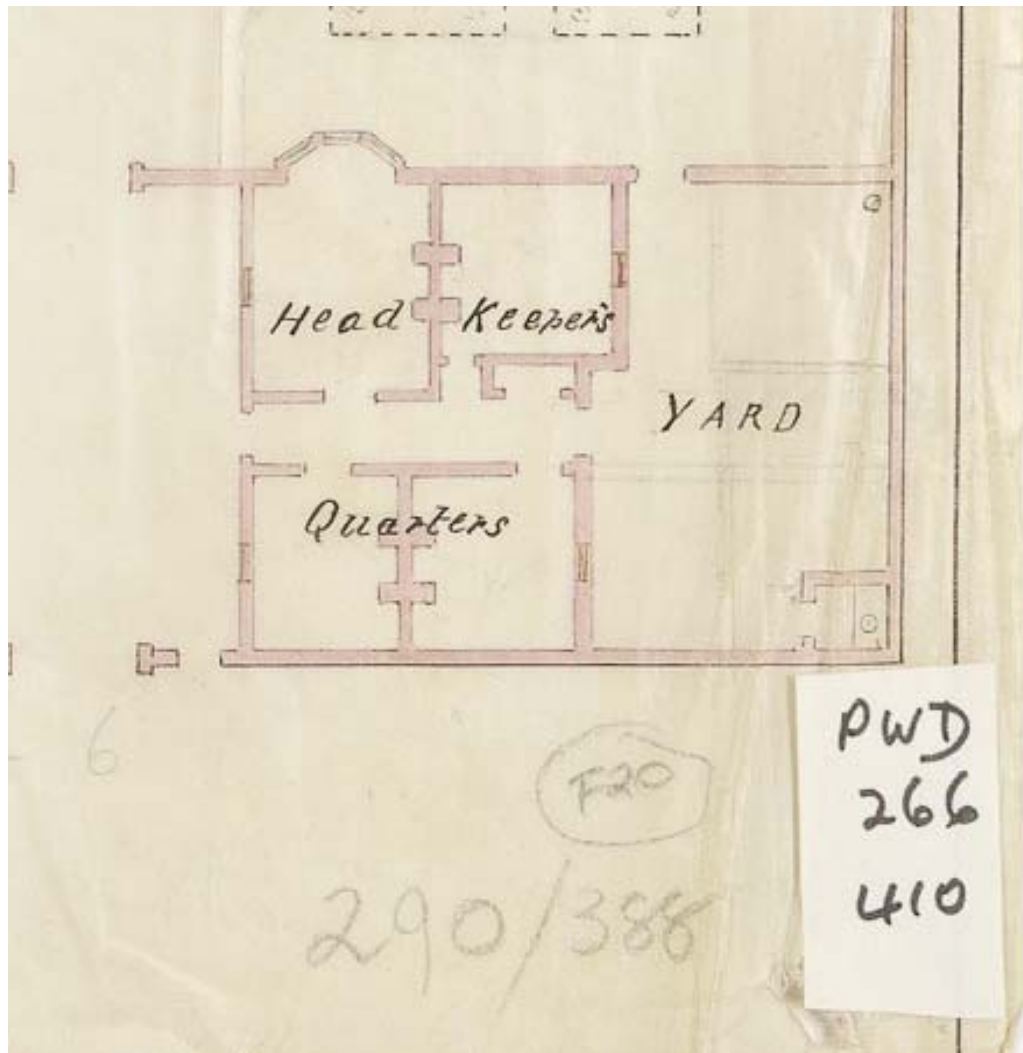


Figure 5: Extract from site plan of The Matron's Quarters (Head Keeper's Quarters) dated May 1877. Source: Tasmanian Archive and Heritage Office, PWD 2661410

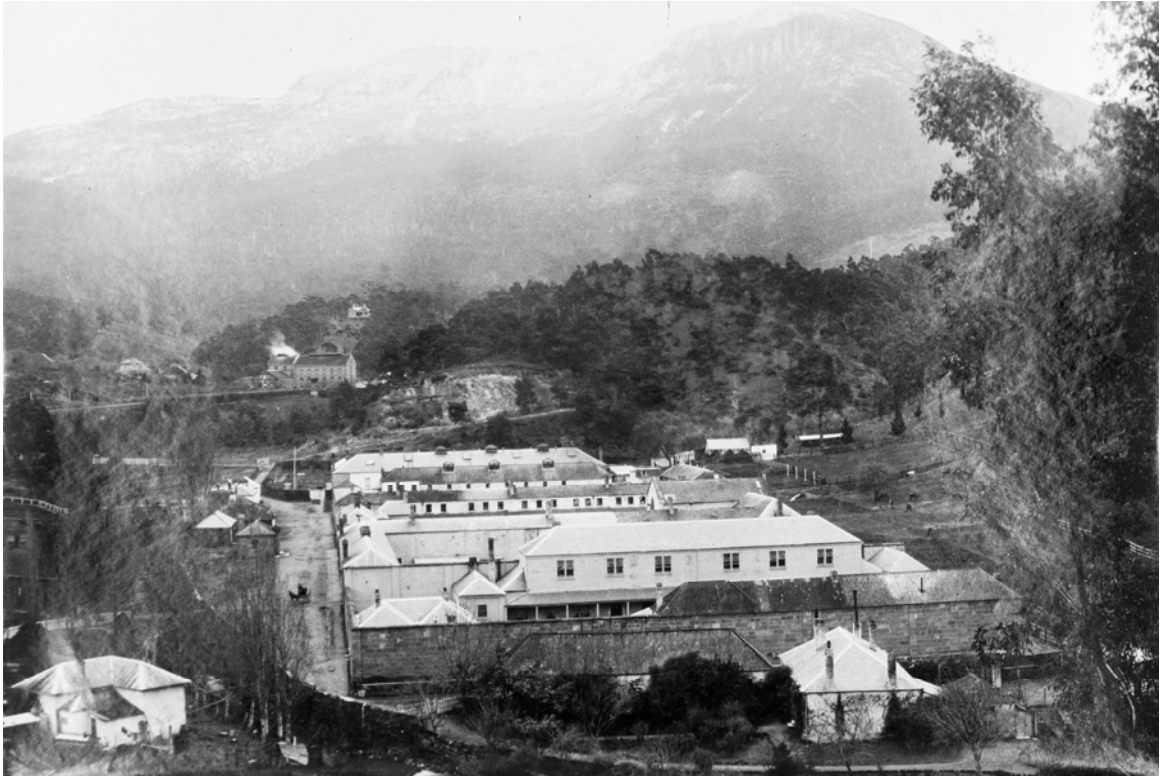


Figure 6: Photograph of Cascades Female Factory with The Matron's Quarters at the bottom left. This photograph was taken in c.1900, prior to the extension to the east which was made after the place was auctioned in 1904. Source: State Library of Tasmania, NS1013-1-45.



Figure 7: Photograph of Cascades Female Factory with The Matron's Quarters at the bottom left within the yard walls. This photograph was taken in c.1900, prior to the extension to the east which was made after the place was auctioned in 1904. Source: State Library Victoria, Image No. a08326



Figure 8: Cascades Female Factory, post 1905 as the eastern extension to The Matron's Quarters has been completed (note the roof form) and prior to the nursery building fire in 1929. Source: McConnell (Sept 2007) Cascades Female Factory Preliminary Landscape Assessment. Reference given: AOT NS1013/1453.

3.0 COMPARATIVE EXAMPLES

3.1 FEMALE FACTORIES (CONVICT PHASE 1850-56)

A comparative analysis of Female Factories was provided in the National Heritage List nomination prepared in June 2006 and reproduced and expanded in the Conservation Management Plan (2007). Refer to these sources for a general analysis of convict sites and further information as the examples below are discussed in relation to The Matron's Quarters at the Cascades Female Factory.

3.1.1 TASMANIA

Hobart Female Factory 1821

Heritage Listings: None

By 1820 the female convict population of Van Diemen's Land was growing. A separate establishment for recalcitrant women convicts was proposed, as a means of preventing the women from consorting with male convicts. The Hobart Female Factory was constructed in 1821 adjoining the Hobart Gaol, on the corner of Murray and Macquarie Streets. Women convicts had, immediately before this period, been accommodated in the Gaol, in a first storey wing. However, both buildings (the original Gaol and Factory) were poorly designed and constructed, and they allowed free communication between the male and female convicts, and also with the public on the adjoining streets. A survey of 1826 found that women and children occupied four badly ventilated rooms. As a result it was decided to build the new Female Factory at the Cascades site in South Hobart; the relocation to Cascades also removed the convict women to a suitable distance from the town.

There is no known remnant fabric associated with the Hobart Female Factory, although no archaeological assessment has been undertaken to determine the potential of any remains.

George Town Female Factory, 1822

Heritage Listings: None

A factory operated at George Town between c.1822 and c.1834, with a shed in the Lumber Yard serving as the original female factory. In about 1825 the Female Factory was moved to the former residence (parsonage) of the Reverend John Youl, the first chaplain in the north of Van Diemen's land, after Youl had moved on to Launceston. A two-storey building housed the superintendent and his family, in addition to four small dormitories for the convict women, and a sick bay.

In November 1834 a new factory was opened in Launceston and the women were moved there. In the mid-1830s, the George Town house was refurbished and used as the Magistrate's Residence and Policy Office, but it was vacated by the mid-1870s and finally demolished in 1889. Little sub-surface evidence remains.

Launceston Female Factory, 1834

Heritage Listings: None

The Launceston Female House of Correction was designed by the Government Architect John Lee Archer (responsible for the Cascades Female Factory development) in 1832, and it opened in November 1834. At this time the George Town Female Factory was closed, and the women were moved to the new facility. The Launceston Female Factory was erected on the block now bounded by Paterson, Bathurst, Brisbane and Margaret Streets in Launceston. It was originally designed to house 80-100 women, but overcrowding soon became a problem with more than 250 women housed in the factory in 1842.

There is no known remnant fabric associated with the Launceston Female Factory.

Ross Female Factory, 1847

Heritage Listings: Tasmania Heritage Register; Register of the National Estate

The Ross Convict Station Historic Site comprises 1.084 hectares on the edge of the village of Ross in the Southern Midlands of Tasmania. Brick and thatch huts were built on the site in c.1831 for convict gangs employed in public works, and in 1833-5 permanent stone buildings were constructed to house the chain gang employed constructing the Ross Bridge. In 1841 the site became a male convict probation station, also housing chain gangs working on the Hobart-Launceston road. In April 1847 a Female Factory was established at Ross to make the hiring of women to local landholders more convenient, and to establish a central-Tasmanian punishment station for women. Various modifications were made to accommodate women, and the first females were received at the Factory in March 1848. Ross was also made into a depot for pregnant women (a lying-in-hospital and nursery), to alleviate overcrowding in the Launceston Factory.

Facilities at the Ross Female Factory included stores, a surgery, overseers' accommodation, washhouse, and cookhouse and bake house. Several alterations occurred to the station during its years of operation; many reflecting historical events and practices. A high fence was constructed during 1848 and 1849 following a riot in 1848, and several separate apartments were built in 1849

During 1850-52 a Gothic style chapel was built to the rear of the site, a kitchen in the hospital yard, a 'dead house' (mortuary?), and a work room abutting the south side of the complex. By the late 1890s most of the remains of the convict establishment were demolished. From 1938 until 1974 the property was used as a working farm. In 1980 the management of Ross Female Convict Station Historic Site was transferred from the Municipality to the Tasmanian Parks and Wildlife Service.

The site today consists of: a stone cottage which was built in the 1840s to serve as the Assistant Superintendent's Quarters [Staff Quarters], a series of roughly discernible earthworks, foundations, remnants of paving, and a few plantings. There are extensive subsurface remains which are largely undisturbed.



Figure 9: The 'Staff Quarters' at Ross Female Factory, the only extant building on site. Source: Department of Environment and Land Management, *Ross Female Factory Conservation Management Plan*, April 1998.

3.1.2 MAINLAND AUSTRALIA

Parramatta Female Factory, NSW, 1818

Heritage Listings: NSW Heritage Branch Register (Cumberland District Hospital Group)

The first Female Factory at Parramatta was established in 1804, in two rooms above the existing Gaol. It was located near the eastern boundary of the precinct between the Governor's Domain and the then township of Parramatta. The Gaol was subsequently demolished and today the site is within Prince Alfred Park. The second Female Factory was established by Governor Macquarie in 1818 on the Parramatta River to house women convicts. A site near the river was chosen to assist the women in tasks such as spinning flax and bleaching linen. The original building constructed at this site was a three-storey structure completed in 1821 to house 300 women, which was subsequently enlarged. When the Female Factory was established, Commissioner Bigge who was appointed to investigate Macquarie's administration recommended that a married woman would be appropriate to supervise the operation of the place and 'she could live in a house within view of the factory (but not within it)'.¹

In 1847 the Female Factory closed down and the Convict, Lunatic and Invalid Establishment was subsequently established in 1848 at the site.

Today the site is located in a group of nineteenth century sandstone buildings on the Parramatta River which form the earliest part of the expansive former Parramatta or Cumberland Hospital. While some of the early structures no longer exist, a number of buildings are intact including a double storey building which has been identified as the former Matron's Quarters.² Stone yard walls from the 1819-20 compound, together with the five-sided boundary wall of the c.1840 prison compound survive as well as various lengths of walling dating from the second half of the nineteenth century during the period in which the asylum complex was extended. From the 1960s, the place has been known as Cumberland Hospital.



Figure 10: One of the early building at the former Parramatta Female Factory, later the Cumberland Hospital which has been identified as the former Matron's Quarters, reference: <http://www.parragirls.org.au/female-factory.php>. Source: NSW Heritage Branch, State Heritage Register, retrieved from www.heritage.nsw.gov.au (April 2012)

¹ NSW Heritage Branch, citation for Cumberland District Hospital Group, retrieved from www.heritage.nsw.gov.au

² Parramatta Female Factory Precinct, retrieved from <http://www.parragirls.org.au/female-factory.php>

Port Macquarie, NSW, 1821**Heritage Listings: NSW State Heritage Register – Port Macquarie Government House Site; Register of the National Estate**

In the 1820s a number of penal settlements were established in remote locations of the then British colony of New South Wales for the secondary punishment of convicts. Port Macquarie was the first of these settlements in 1821, followed by Sarah Island, Macquarie Harbour, in 1821-1822. Port Macquarie, which ceased as a convict settlement in 1830, was also used for the incarceration of women.

A well from the former Gaol and Female Factory site (c.1825) has been identified as an archaeological site, and forms part of a group of archaeological features from the Port Macquarie convict establishment (including the Government House site).



Figure 11: The archaeological site at Port Macquarie Government House. Source: NSW Heritage Branch

Moreton Bay Female Factory, QLD, 1824**Heritage Listings: None**

Moreton Bay Female Factory was established in September 1824 as a place of secondary punishment for convicts at Port Jackson and associated settlements; females were present at the site from at least 1825. The Female Factory appears on an 1839 plan by George Barney however the site is today occupied by the Brisbane General Post Office.

There is no known remnant fabric associated with the Moreton Bay Female Factory.

Eagle Farm Female Factory, QLD, 1836**Heritage Listings: Queensland Heritage Register; Register of the National Estate**

The Eagle Farm area was selected by Commandant Logan in 1829 as an agricultural establishment for the then four year old Moreton Bay penal colony. Agricultural activity appears to have ceased in 1832-33, owing to poor conditions at the site. In 1830, female convicts were recorded at Eagle Farm and by 1836, 40 female prisoners and supervising staff were stationed there³. It was closed in 1839. By 1843 the land had been subdivided into allotments and was used for citrus, other crops and for grazing. The most substantial building of the former convict prison, the Superintendent's house, is believed to have survived until at least 1890.

Between 1912 and 1988 the larger Eagle Farm site was used for aviation purposes, becoming Brisbane Airport in 1949 to 1988. Sub-surface evidence of the Female Factory remained under the

³ Queensland Heritage Register, 'Eagle Farm Women's Prison and Factory Site', 2005, Place ID 600186

south-eastern end of the 13/31 runway, and was retained when the airport was closed and subdivided. The Eagle Farm Female Factory is now an archaeological site with a surface of flat grassland with no visible structures or ruins. A study undertaken in 1991 determined that structural, artifact and environmental evidence from 1842 survives substantially intact.⁴

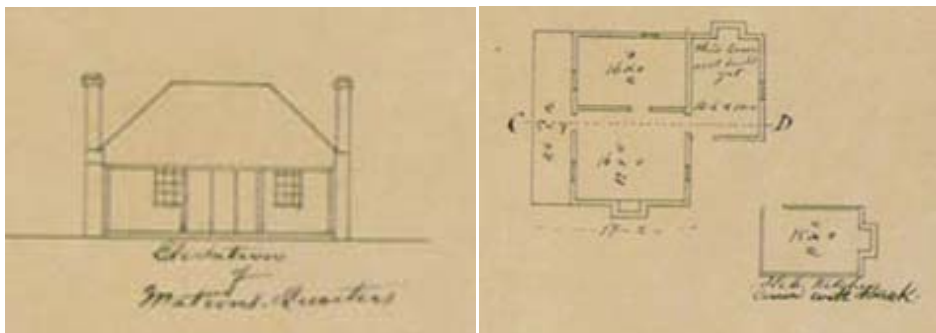


Figure 12: Plans for the Matron's Quarters at Eagle Farm, dated 28 September 1839. Source: State Archives Queensland, Item ID: 659611

3.2 INSTITUTIONS (INSTITUTIONAL USE 1856-1904)

3.2.1 TASMANIA

St John's Park Precinct

Heritage Listings: Tasmania Heritage Register

The St John's Park Precinct was originally constructed as an orphanage in 1831 and operated until 1879. Many of those housed in the orphanage were the children of convicts. The conditions they endured were poor and led to its closure. The institutional use continued with the establishment of the New Town Charitable Institution (1879-1920) which operated as a lying in hospital, home for 'mentally defective' girls and a home for destitute women. Males were also housed at the former orphanage. Inmates were expected to work, were treated harshly and had restrictions on their movements. Other 19th Century buildings in the precinct were used for welfare operations including the New Town Infirmary and Consumptive Home. It is unclear whether any buildings were specifically constructed or utilized as quarters for a Matron or Superintendent.

After the Mental Deficiency Act was passed in 1920, the institute formally took on the role of caring for the mentally ill. As well, the Boys' Training School also operated from New Town until 1922 after it was moved from Cascades.⁵ The place now functions as an aged care facility. The Friends of the Orphans of St John's Park historical group operates under the umbrella of the National Trust of Australia (TAS) to conduct research and raise awareness of the significance of the place as a site of continuous welfare provision since its establishment in the 1830s.⁶

⁴ Register of the National Estate, Registered citation for 'Eagle Farm Women's Prison and Factory, Terminal Dr, Brisbane Airport, QLD, Australia'. Retrieved from www.environment.gov.au

⁵ Friends of the Orphan Schools St John's Park Precinct; history of the site retrieved from <http://www.orphanschool.org.au/welfare.htm>

⁶ National Trust of Australia (Tasmania) retrieved from <http://www.nationaltrusttas.org.au/friendsorphans/pages/friendsorphans.htm>



Figure 13: The Orphan School constructed in 1833. Source: Friends of the Orphan Schools St John's Park Precinct

Hobart Penitentiary Chapel and Gaol

Heritage Listings: Tasmania Heritage Register; Register of the National Estate

The former Penitentiary Chapel (Campbell Street) was designed by the Colonial Architect and Civil Engineer John Lee Archer who was also responsible for stages of the Cascades Female Factory. The Chapel was constructed in the early 1830s next to the adjoining Prisoners Barracks. Originally it was designed as a Chapel for the convict population of Hobart Town however the large number of inmates and a need for secure cells lead to Archer adding thirty-six solitary confinement punishment cells beneath the floor of the Chapel. These cells were unlit and poorly ventilated. The Chapel was shared by the general public and prisoners until 1845 when complaints about the noise from the cells and lack of ventilation led to the Chapel only being used by prisoners, prison officers and their families. It is unclear whether separate quarters were constructed for a Superintendent, however the location of the place within the centre of Hobart would indicate that there would have been separate accommodation provided elsewhere. In 1859, the Supreme Court was established in the nave and eastern transept of the Chapel. An execution yard was later added to the west transept of the Chapel. Other law functions such as offices and additional courtrooms were made at the complex.

Prisoners were transferred out of the site in 1961, with the Deputy Gaoler's house converted to a day time holding block. The Chapel was later partially demolished to allow access to the tunnels under the Court to the docks. The tower remains as does many of the Court buildings.⁷

⁷ Penitentiary Chapel Historic Site; history retrieved from <http://www.penitentiarychapel.com/index.htm>



Figure 14: John Lee Archer's 1831 sandstone front wall of the Penitentiary Chapel. Source: <http://www.penitentiarychapel.com/html/pictures.htm>

New Norfolk: Willow Court Asylum

Heritage Listings: Tasmania Heritage Register; Register of the National Estate

A need for a hospital for invalids and an asylum was identified for New Town (35km from Hobart) in the 1830s. Like many other institutions at the time, conditions were very poor with a lack of adequate facilities, ventilation and light. A number of improvements were made to the hospital between 1855 and 1861 and a number of additional buildings were added throughout the 19th and 20th Centuries for patient treatment. A Matron's Quarters was constructed in c.1861 using recycled materials from the old mess room, engine house and lumber yard. The building was located within the north west corner of the Female Division.⁸ In c.1880s, the Matron's Quarters was converted to a nurses' home.⁹ The place was eventually closed as a result of decentralisation of patient treatments. Now, many of the buildings are vacant but some have been converted to other uses such as shops, cafes and community groups.¹⁰



Figure 15: Willow Court. Source: <http://www.abc.net.au/news/2009-08-22/frustration-over-delays-as-willow-court/1400366>

⁸ Susan Piddock, The New Norfolk Hospital for the Insane, p 13. Retrieved from www.newnorfolk.org

⁹ Susan Piddock, The New Norfolk Hospital for the Insane, p 27. Retrieved from www.newnorfolk.org

¹⁰ Derwent Valley Chamber of Commerce; history retrieved from <http://dvcci.com/dvcci/dvcc-history.htm>

3.3 19TH CENTURY RESIDENCES (PRIVATE RESIDENTIAL USE 1904-2003)

The following comparative examples are 19th Century residences located near the Cascades Female Factory (refer to Figure 21) and were identified in the Conservation Management Plan (2007). Refer to this document for further information. The City of Hobart Planning Scheme Map for Heritage Area No. 18 (Map F11) has been included in Figure 20.

17 Degrares Street

Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage (Heritage Area No. 18)

This dwelling was constructed prior to 1845 as it can be seen in J. S. Prout's drawing of the area from that year. It is a simple masonry cottage with sandstone quoins, sash windows and corrugated iron roof. There is also a small skillion-roofed addition. It is likely that the place was used by the Cascades Female Factory for staff quarters. This is a single storey brick cottage with sandstone quoins with two windows facing Degrares Street and a recent concrete block wall extending from the rear of the dwelling. Access to the building is via the gate from Degrares Street.



Figure 16: 17 Degrares Street. Source: HLCD Pty Ltd, May 2012

19 Degrares Street

Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage (Heritage Area No. 18)

This can first be seen in an 1859 plan and in historic photographs from the time (refer to Figure 6). Its form and materials are similar to that of No. 17 and it may have been constructed during the period that Yards 4 and 5 were developed. Similar to No. 17, this is a single storey brick cottage with sandstone quoins, however there has been modification including an extension to the west near the front doorway and non-original brickwork around one of the windows.



Figure 17: 19 Degrares Street. Source: HLCD Pty Ltd, May 2012

21 Degrares Street

Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage (Heritage Area No. 18)

No. 21 Degrares Street first appeared in plans dated 1892. It is a simple Colonial Georgian, single storey, rendered dwelling with corrugated iron roof. Along with the neighbouring buildings at No.s 17 and 19, it is understood to have been used for staff accommodation.



Figure 18: 21 Degrares Street. Source: HLCD Pty Ltd, May 2012

31 Apsley Street (Hope Cottage)

Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage (Heritage Area No. 18)

31 Apsley Street appears in plans from 1859. In the early 20th Century, the Home of Mercy operated out of this building after moving out of Yard 4 where it had been housed since 1896.¹¹ The single storey dwelling is rendered with quoining still intact and stone lintels and sills however it has been modified as seen in the entry porch and corner window.



Figure 19: 31 Apsley Street. Source: HLCD Pty Ltd, May 2012

3 Apsley Street ('Superintendent's Cottage'; 'Heathville')

Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage

This dwelling is understood to have been constructed c.1840. It is located to the south east of the Cascades Female Factory and may have been used as the Superintendent's Cottage; however this has

¹¹ Heritage Tasmania, Cascades Female Factory South Hobart: Entry to the Tasmanian Heritage Register, 2008

not been confirmed.¹² It has similar form to the dwelling described above. It is masonry (now painted) with a corrugated iron roof.



Figure 20: 3 Apsley Street. Source: HLCD Pty Ltd, May 2012

¹² Lovell Chen, *Cascade Female Factory Conservation Management Plan*, 2007, p 50



Figure 21: Map showing location of 19th Century residences in relation to the Cascades Female Factory. Source: Lovell Chen, Cascades Female Factory Conservation Management Plan, 2007



HERITAGE

City of Hobart Planning Scheme 1982 - Schedule F

HERITAGE AREA NO.18



MAP
F11

Figure 22: City of Hobart Planning Scheme, Heritage Area No. 18 (Map F11) including Cascades Female Factory and surrounding dwellings.

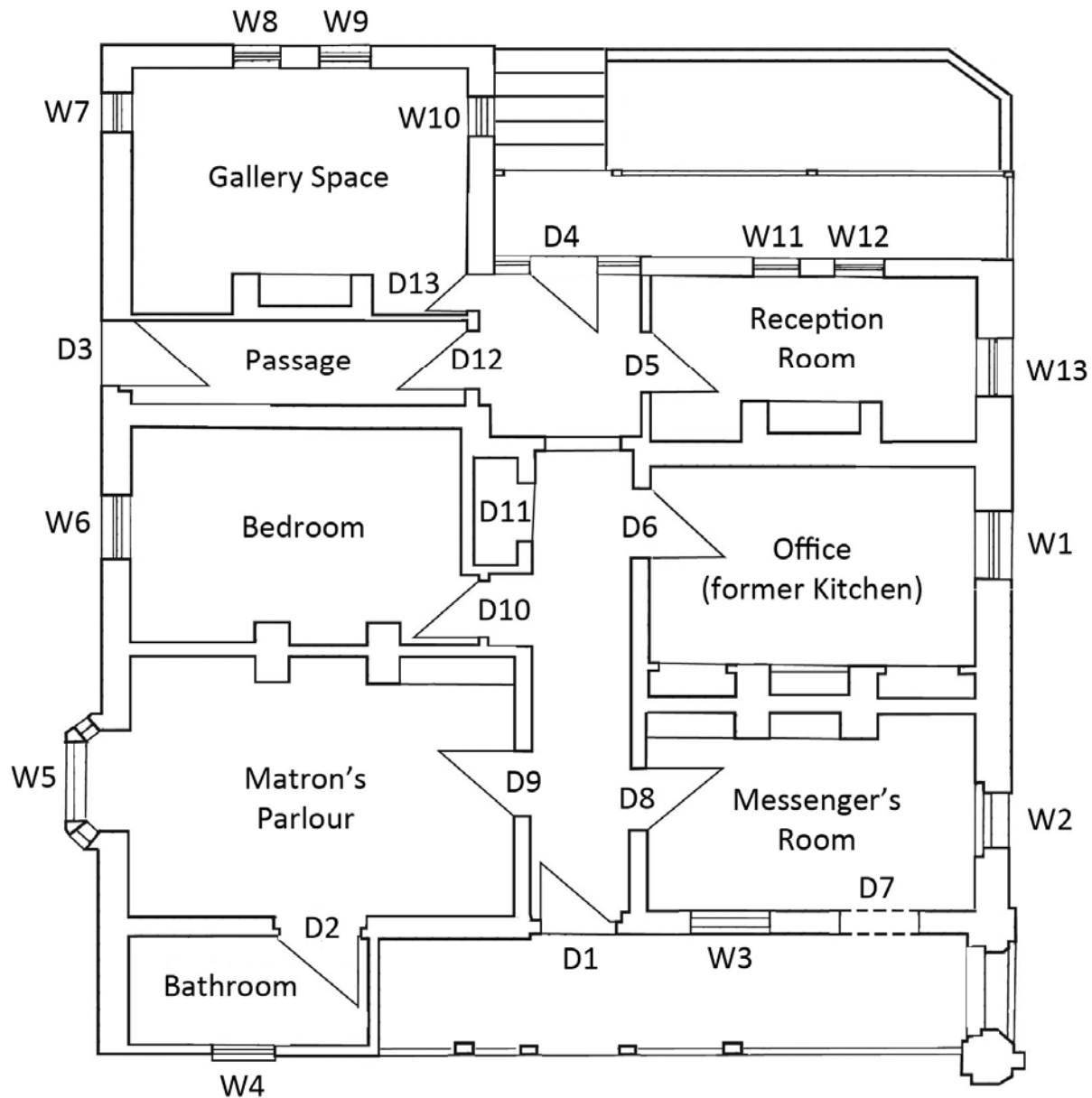
4.0 BUILT ELEMENTS AND RECOMMENDED ACTIONS


4.1 EXTERIOR ELEMENTS AND RECOMMEND ACTIONS



Integrity: Exceptional, High, Moderate, Low



Significance: Primary, Secondary, Contributory, Some, None



Refer to the plan below for door and window numbers (Source: ERM, modified by HLCD, July 2012)






BUILDING AS A WHOLE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Plan form	<p>The four rooms, central corridor and verandah to the Western end which remain from the Convict era layout can easily be understood in the plan. In addition, the full extent of the north brick wall and the south sandstone wall, and the sandstone plinth remain from the convict era with some alterations, including height reduction, removal of buttresses and insertions of new openings.</p> <p>The post 1904, early C20th additions to the east, including enclosure of a passage, two additional rooms and a verandah when the house moved into private ownership can easily be understood in the plan.</p>	<p>High</p> <p>Minor modifications include bricking in of the Messenger's Room door, enclosure of part of the verandah as a bathroom with the window converted to a door and the insertion of two windows in the south wall.</p>	<p>Plan elements from the Convict era are of primary significance.</p> <p>Plan elements from the post 1904, early C20th era of private ownership are of secondary significance.</p>	Good	<p>Remove built-in cupboards in former kitchen (office) and reveal fireplace.</p> <p>Remove bathroom from verandah and reconstruct a window to match the original.</p> <p>Undertake archival recording and measured drawings of The Matron's Quarters, including wall thicknesses and all details.</p>	 <p>North west elevation</p>



BUILDING AS A WHOLE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Roof	<p>Recent zincalume roof; some slate remains in roof cavity.</p> <p>It is clear that the roof form was not built as shown on the 1849 drawing. The original roof form of the Convict era section featured an internal gutter against the higher southern stone wall. After sale into private ownership in 1904, the wall height was lowered to allow for an external gutter.</p>	<p>Medium</p> <p>Roof cladding has been replaced recently but roof form is intact to the stages of construction.</p>	<p>Roof form of primary significance – clearly distinguishes between the stages of construction.</p> <p>Zincalume cladding of no significance.</p>	Good	Consider future replacement of zincalume with less reflective metal ensuring compatibility between metals with rainwater goods is maintained.	 <p>The two sections of the cottage can be seen in the roof form.</p>
	<p>Guttering & downpipes</p> <p>Internal gutter in valley between roof forms.</p> <p>Original timber fascia below gutter</p>	Low	None	Good	<p>Constant monitoring and maintenance of internal gutters is required.</p> <p>Downpipes should be painted out to match wall behind.</p> <p>New gutters required on south elevation in an appropriate profile.</p>	 <p>Guttering (north)</p>


BUILDING AS A WHOLE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Chimneys	There are four brick chimneys remaining. Two from the 1850 section are plain and the two from the c.1904 section have a brick corbel.	1850 chimneys: Primary c. 1904 chimneys: Moderate	Contributory	Good		 <p>c1904 chimney</p>  <p>1850 chimney</p>



EAST FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Walls	Sandstone plinth (4 courses) – tooled finish with slate damp course exposed in some areas	Likely to be remains of exterior wall from convict era. Unknown if it has been partially reconstructed. Buttressing which was not engaged has been removed.	Primary	Thin delamination of stone face occurring, difficult for consolidation and promotes infestation. Variety of mortar composition with patching evident, including some detrimental cement-rich mortar.	Monitor condition. Avoid impact to stonework. Protect from vehicles. Ensure water drains away and weed growth is removed without chemical spray. Any future mortar repairs to be compatible with stone. Remove cement rich mortar if can be achieved without damage to stone.	 <p>Sandstone plinth at the eastern wall.</p>
	Brick construction; some bricks have distinctive thin horizontal projection to face. Lime wash finish to projecting room. Acrylic paint to brick beneath the verandah.	Post 1904, early C20th addition when building in private ownership. High degree of integrity to date of construction.	Secondary	Generally good condition; some deterioration including cracking along mortar lines and	Monitor cracking. Bricks have hard outer crust and soft interior so impact damage could lead to rapid loss. Protect from vehicles. Retain lime wash finish. Carefully remove acrylic	 <p>East elevation facing Degrafs</p>



	'BROOKLYN' name plate mounted on timber near door; provenance unknown.			through some bricks.	paint, recording any evidence of earlier layers and reinstate lime wash finish. Remove timber associated with previous meterboard, fill holes, clean.	Lane
Windows (W8 – W12)	Five matching timber framed, double hung, sash windows with simple profile. Sandstone block lintel – drafted margin and tooled finish suggests these stones were from convict wall. Stone sills.	Post 1904, early C20th addition when building in private ownership. High degree of integrity to date of construction.	Contributory	Timber is very weathered; some loss of bead for glass. Horizontal cracks in window sills W11 and W12.	Repair windows. Crack injection to stone sills to W11 and W12 may be required. Remove cement rich repairs around windows. Record evidence of dark red paint.	 <p>Windows W8 and W9</p>  <p>Windows W11 and W12</p>



Door (D4)	Timber four panel door with central doorknob; side and high lights. Central highlight is clear glass, others replaced by patterned plastic. Iron lintel above door; door threshold is copper over timber doorstep.	Post 1904, early C20th addition when building in private ownership. High degree of integrity to date of construction.	Contributory	Door furniture not original.	Door sidelights could be reinstated with glazing, although original decoration not known. Iron lintel is rusting and requires replacement. Gap should be filled.	 <p>Front door, D4 (c. 1904)</p>
Stairs	Stone construction with brick and concrete repair and infill; evidence of slate in coursing and embedded timber in the concrete.	Low	Contributory	Poor condition, unsafe levels and loose material; previous concrete repairs inappropriate.	Make stairs safe for access or avoid use of this entry. Concrete should be removed; condition of the stone and evidence of earlier stairs should be examined.	 <p>The stone stairs have been repaired with concrete.</p>
Garden bed	Sandstone construction (3 courses) for retaining wall, projecting from verandah. Corner has been cut. Provenance of roses unknown.	Low Stonework likely to be rebuilt using convict era stones. Alignment altered.	Some	Condition is poor; movement of the stonework over time expected as not properly constructed as a retaining wall.	Removal could be considered.	 <p>The garden bed is in poor condition.</p>




Verandah	<p>Floor surface is concrete.</p> <p>Timber verandah structure including posts to north and south; and fascia board with chamfered detail are original. They retain physical evidence of brackets, capitals, rails and other original details.</p> <p>Square posts and timber infill to railing are recent and inappropriate alterations.</p>	<p>Low</p> <p>Integrity of original verandah sufficient to enable reconstruction.</p> <p>Surviving physical evidence of original verandah is contributory.</p>	Concrete floor no significance with stone below likely to be reused convict stone in poor condition.	<p>Concrete has caused deterioration of the stone beneath it.</p> <p>Original timbers in verandah in poor condition.</p>	<p>Remove concrete floor to verandah. Consider condition of stone beneath and also examine for evidence of earlier verandah floors.</p> <p>Record surviving physical evidence of original verandah form.</p> <p>Reconstruction of timber verandah structure should be considered.</p>	 <p>View of verandah facing south.</p>
Vents	Two subfloor vents with metal covers to the projecting room but no subfloor vents where the concrete verandah floor is installed.	Vents match and appear original.	Contributory	Damaged condition	<p>Repair or replace using the same pattern.</p> <p>Check that subfloor ventilation is not compromised by concrete verandah floor.</p>	 <p>Vent in the eastern wall.</p>




SOUTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Wall	<p>Wall is sandstone construction, regular cut blocks of massive size upon stone plinth (1-3 courses) – generally drafted margin and tooled finish.</p> <p>Some remnants of original lime wash. Some later cement and bondcrete repairs and silicon to joints.</p> <p>Arch over doorway at western end.</p>	<p>High</p> <p>This wall remains from the original convict era external wall but has been reduced in height and had windows added. The non-engaged buttresses have been removed.</p>	Primary	<p>Excellent; stonework in good condition after cement render removal in 2011.</p> <p>Tie rod has been inserted through stonework to stop pivot (recent works).</p> <p>Bricks on top of arch have cracks that are letting water penetrate.</p>	<p>Conserve wall and evidence of early finishes.</p> <p>Carefully remove cement rich and bondcrete repairs without stone damage if possible and patch with suitable mortar. Remove silicon to joints without stone damage if possible and remortar.</p> <p>Monitor tie rod and wall movement.</p> <p>Remove unsightly bricks on top of arch and render to prevent water ingress. Colour to blend with stonework.</p>	 <p>South elevation</p>



SOUTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Windows W1, W13	Windows W1 and W13 are double hung, timber framed sash windows inserted as a later addition with the stone course providing a lintel. They do not have a projecting sill.	High	Windows W1 and W13 are of contributory significance dating from the post 1904, early C20th era of private ownership.	Badly delaminating timber window sill.	Glass is cracked and requires replacement. Repair and possible replacement of damaged window sill.	 <p>Window W13</p>
Window W2	Window W2 is a double hung, timber framed sash window, each 6 panes. Specially detailed stone over. It has a projecting sill, fine mullions, timber frame and sill.		Window W2 matches original windows and although not shown on 1849 pre-construction plan may be an original/early feature.	Poor	Sill is delaminating badly. Lintel delaminating needs drip detail.	 <p>Window W2</p>

SOUTH FAÇADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Door (exterior to verandah)	The original timber door has been raised and a new concrete threshold inserted. The original hardware remains, including evidence of joinery which is now missing. A new timber panel has been added above and a perspex sheet protects the exterior.	High	Primary	Evidence of falling damp	Seal top of arch as described earlier.	 <p>Doorway leading from Degraes Road to Yard 4.</p>
Vent	Metal vents; western vent has a different profile and may be earlier, eastern vent is missing.	Moderate	Primary	Damaged condition	Replace the eastern vent with a profile matching those on the east façade.	 <p>Metal vent</p>

WEST FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Wall	Painted brick wall on unpainted stone plinth (1 course); outline of former Messenger's door can be seen; keyed in brick every 8 courses. Weatherboard to bathroom addition.	High	Primary	Stone plinth is delaminating ; brickwork is in good condition.	Remove paint, recording layers of finishes. Remove bathroom addition, retaining any original verandah timbers which may remain.	 <p>West elevation; with the bathroom infill on the left.</p>
Windows (W3, W4)	Window W3 in the brickwork -upper pane has 6 panels with fine mullions, lower pane has been replaced. Small window (W4) to bathroom.	High Low	Primary None	Good	Replace missing glazing bars.	 <p>Window W3</p>
Door (D1)	Original door with highlight above.	High	Primary	Good	n/a	

WEST FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
						 <p>Door D1</p>
Verandah	<p>Concrete floor; timber frame and Huon pine, chamfered posts, zincalume verandah roof.</p> <p>Door to the verandah has Perspex protection.</p> <p>Weatherboard infill to balustrade.</p>	Moderate	Primary	Most elements in good condition, apart from base of timber posts.	<p>Remove concrete floor.</p> <p>Repair the base of timber posts.</p>	 <p>Verandah looking south.</p>
Vents	Metal vent	High	Primary	Poor	Treat rust; repair surrounding stonework.	 <p>Metal vent.</p>

NORTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Wall	Stone plinth (1 course) with brickwork above. Paint remnants evident and some cement repairs. Wall at far west end used to have a toilet addition, some pipework through the brick is evident.	High	Primary	Overall good. Some mortar loss.	Remove remaining pipework near western end. Replace/repair stonework below bay window.	 <p>Northern elevation</p>
Windows (W5, W6, W7)	Bay window (W5) at western end; two single sash windows (W6, W7). Stone lintel and sill to central window (W6).	High	W5 & W6: Primary W7: Contributory	Deteriorating frame to the bay window (W5).	Refurbish window including installation of new mullions (as original).	 <p>Window W5</p>  <p>Window W6</p>

NORTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Door (D3)	Single timber door, 4 panels, stone lintel above.	High	Primary	Good	n/a	 <p>Door D3 (north)</p>
Vent	Metal vent	High	Primary	Poor	Treat rust.	 <p>Metal vent</p>

5.0 INSPECTION SCHEDULE FOR MAINTENANCE

GENERAL GROUNDS WORKS			
Element	Inspection Interval	Inspection Tasks	Works
Retrieval & storage of fallen & detached fabric	Weekly	Inspect for fallen building elements or fabric	<p>In all cases, material which has become detached from the buildings, either in the past or as a result of a new event such as a wind or rain storm should be re-fixed in place immediately if this can be achieved easily. This is particularly important where leaving the fabric detached will allow damage to other exposed parts of the fabric, such as when roof sheets blow off, or when further collapse is likely to occur as a result of loss of structural integrity.</p> <p>In cases where further damage is not likely to occur, and where reattachment/repair is not simple, the appropriate conservation approach should be investigated before the repair works are undertaken.</p> <p>Any fabric which is not reattached immediately should be clearly labelled in two positions with its source and stored in an agreed place until conservation works are undertaken in that area.</p>
Surface Drainage/ Ground works	6 monthly	Check and maintain ground and levels below damp courses and floor levels around exterior of building. Check for build up of debris and earth around base of buildings that encourages pooling. Ensure ground is sloping away from buildings or that adequate surface drains around building are provided.	<p>Direct ground water away from building and do not allow water to pool. Do not allow soil/vegetation build up. Excavate where required to ensure ground slopes away from building.</p> <p>Reduce levels to allow for adequate sub floor ventilation.</p> <p>Scrape back raised ground levels to below damp courses.</p> <p>Grade exterior ground levels to fall away from building/s. In all cases take care to protect sub-surface material.</p>
Pest/ Vermin control	6 monthly	Check for signs of burrowing animals under and around building/s. Check	Repair or fix proofing as required. Provide improved possum and bird proofing as required. Close susceptible openings with

GENERAL GROUNDS WORKS			
Element	Inspection Interval	Inspection Tasks	Works
		for signs of possums or birds in roof spaces and eaves. Check for signs of problem insects in and around buildings including termites, ants, bees and wasps. Do not disturb live termite activity. Engage pest control specialist where necessary. Check for evidence of invasion under floors, in roof spaces or other possible areas of nesting such as wall spaces and corners.	a suitable material. Remove burrowing animals and block access under building/s. Remove possums and birds from roof spaces. Undertake specialist treatment of live termite activity. Undertake specialist treatments to eradicate other problem insects.
Termites	Annually	Inspection by pest control specialist. Termites have been a problem at The Matron's Quarters in the past.	Treat live infestations using methods appropriate to the situation. Suitable methods may include dusting, baiting, commercial sprays, removal of infested trees and destruction of nests. Assess situation and implement appropriate measures to assist in controlling future attacks including removal of timber debris on ground, use of physical and/or chemical barriers, monitoring stations and baiting programs.
Stormwater	Weather events & annually	During and after significant weather events, storms and heavy rain check for overflowing, flooding or leaking. Check for debris build-up restrictions to water flow, signs of overflowing or excessive ponding. Check for loose components and leaking joints. Check stormwater drainage system. Check for blockages and restrictions. Clean out all stormwater drainage sumps. Ensure that the system is functioning and discharges away from the building.	Clear all blockages and restrictions. Clear out debris and tree roots from underground stormwater drains. Repair damage as required. Make good deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair, replace with new underground stormwater drains.

BUILDING			
Element	Inspection Interval	Inspection Tasks	Works
Roof plumbing (gutters & down pipes)	Weather events & annually	<p>During and after significant weather events, storms and heavy rain check for overflowing, flooding or leaking. The internal gutter is particularly vulnerable at The Matron's Quarters. Check for built up debris & leaf litter. Check for wind or impact damage, loose components & leaking joints.</p> <p>During yearly inspection of gutters and downpipes check for debris build-up, restrictions to water flow, signs of overflowing, leaking or excessive ponding at the base of buildings. Check for loose components and leaking joints. Check for rust and other defects. Check that downpipes discharge away from buildings or are connected to a functioning stormwater drainage system.</p>	Clean out gutters and downpipes as required. Re-fix serviceable elements onto sound structure. Make good any deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair replace with matching material and profile. Ensure appropriate fixings for each material and for exposure conditions. Reconnect to functioning stormwater drainage system as required.
Roofing – metal cladding	Weather events & annually	<p>Roofing incorporates cladding, cappings, valleys and flashing to roof elements such as flues and chimneys.</p> <p>During and after significant weather events, storms and heavy rain check for overflowing, pooling, flooding or leaking. Check for built up debris & leaf litter. Check for wind or impact</p>	Replace only badly damaged or corroded through elements. Replace with matching roof sheeting. Re-fix serviceable elements onto sound structure. Make good any deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair, replace with matching material and profile. Ensure appropriate fixings for each material and for exposure conditions.

BUILDING			
Element	Inspection Interval	Inspection Tasks	Works
		<p>damage, loose components & leaking joints.</p> <p>During regular maintenance inspection of roofing elements check for debris build-up, restrictions to water flow, signs of overflowing, leaking or excessive ponding on the roof. Check for loose components and leaking joints. Check for rust and other defects to all roof components.</p>	
Sub floor ventilation	annually	<p>Check that sub floor ventilation spaces and openings are clear and operable. Clean out ventilation openings where necessary. Check for signs of dampness on the ground and on the built sub-floor surfaces. Ensure that surface drainage falls away from the perimeter of the building.</p>	Clean out blocked or obstructed sub floor vents. Undertake minor repairs where possible.
External timber work	annually	<p>This includes timber fascias, eaves, barge boards, weatherboards, verandah posts, verandah floors, doors, door and window frames and other external timberwork.</p> <p>Check for water penetration and condition of associated flashings and seals. Check condition of timber components for rot, splitting and cracking.</p>	Re-fix serviceable loose components. Re-flash or seal where required. Replace missing components with timbers of matching size, profile and finish. In general repairs should be made by replacing sections of rotten or damaged timber rather than by replacing the whole building element. Cut out rotted sections of timber and replace with timbers of matching size, profile and finish. Ensure replacement timbers are primed all round and at joints prior to fixing where painted. Ensure profiles of timber posts and fascias etc match the existing.

BUILDING			
Element	Inspection Interval	Inspection Tasks	Works
Door and window hardware	2 years	Check for missing, loose, corroding or damaged hardware.	Tighten or replace loose or missing screws. Undertake minor repairs to damaged hardware. Lubricate hinges and latches where necessary. Where necessary remove damaged hardware for specialist repair where possible. For missing items or items beyond repair consider replacement with suitable matching hardware. All original door furniture should be retained and used as the basis for replacement designs. Reuse existing holes and fixture positions for any new door furniture, if possible.
Brick/masonry walls	2 years	Inspect for loose, fretted, broken or missing mortar joints and bricks. Retain a watching brief on the condition of the stonework and engage specialist advice if needed.	Identify cause of water penetration or movement. Undertake minor repairs where possible. Report significant damage for possible structural assessment and specification of repair details. Repair joints as required with appropriate mortar. It must match the original pointing in appearance, porosity and strength. Apply an appropriate biocide where there is build up of biological staining.
External painting – timber work	annually	Check for faulty paintwork, particularly any permitting deterioration of substrates. Note selected areas which require repainting or touch ups.	Undertake spot repairs yearly At 6-8 year intervals allow to repaint exterior timberwork as required.
Timber framing, timber floors and timber wall lining	annually	Inspect roof spaces, timber floors, under floor and timber linings for signs of fungal attack, rot, insect attack, splitting and cracking.	Re-fix serviceable loose components. Replace missing components with timbers of matching size, profile and finish. In general, repairs should be made by replacing sections of rotten or damaged timber rather than by replacing the whole building element. Cut out rotted sections of timber and replace with timbers of matching size, profile and finish. Report significant damage for possible structural assessment and specification of repair details

BUILDING			
Element	Inspection Interval	Inspection Tasks	Works
			Where damage to timber has resulted from poor roof drainage or poor subfloor ventilation or structural pressures and the like, repairs to those elements should take place before the timber is repaired.
Internal plasterwork	2 years	Check for signs of damp penetration, cracking, detachment from substrate.	First treat the sources of damp or structural movement to prevent them from reoccurring. Damp sources may be falling damp from deteriorated gutters or roofs or rising damp from earth build up; inadequate site drainage; or damp penetration due to deteriorated masonry. Repairs should then be made to building fabric that has been water damaged. This includes damaged walls and ceilings which should be replaced to match existing.
Interior paintwork	6 years	Check condition of interior paintwork. Clean down interior surfaces where necessary. Note selected areas which require repainting or touch ups.	At 6 year intervals repaint selected interior surfaces where required.
Interior joinery	6 years	Check for signs of moisture damage, swelling or delamination. Check for loose and missing items. Check for easy operation of doors and drawers. Check for termites and borers.	Tighten or replace loose or missing screws. Undertake minor repairs to damaged hardware. Lubricate hinges and latches where necessary. Re-fix serviceable loose components. Replace missing components with timbers of matching size, profile and finish. Cut out rotted timber and replace with timbers of matching size, profile and finish.
Electrical services and supply	2 years	Check electrical supply system and switchboard. Test earth leakage systems and safety switches.	Repair or replace damaged fittings and wiring.