

INTERIM HERITAGE PLACES REGISTER

CITATION)

CUPPACUMBALONG HOMESTEAD PRECINCT

NOMINATED BY:

National Trust of Australia (ACT)

NB: This is an amendment to the earlier nomination submitted to the ACT Heritage Council by the National Trust of Australia(ACT). The amended nomination is based on work carried out by the National Trust Cuppacumbalong team in 2002-03.

LOCATION OF PLACE:

Blocks 6, 7 & 8, Section 10, Tharwa

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE:

The features intrinsic to the heritage significance of the place are:

- The current Homestead
 - Garden
 - Tree groups
 - General landscape of the Precinct
 - Cottage Gallery
 - Tennis court
 - Remains of two former homesteads
 - Meat shed 1
 - Machinery shed
 - Stables
 - Driveway and carpark
 - Section of driveway used about 1920s-1970s which runs between the upper and lower garden
 - Access routes to the river and cemetery (through the precinct)
 - *Arbutus x andrachnoides*
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STATEMENT OF SIGNIFICANCE:

The Cuppacumbalong Homestead Precinct has a range of heritage values related to its aesthetics, history and social associations. Formerly part of a working property set in a rural landscape it is now reduced to two Blocks (and a third Block negligible in

size). Development to the north west which now joins it visually to Tharwa village has impacted on its rural nature to an extent.

The homestead is a good, relatively rare and reasonably intact example of the Inter-War California Bungalow style in the ACT. It is one of only a few known examples of this style in the ACT. The homestead displays most of the key features of this style, these being:

- a visually prominent low-pitch roof;
- wide overhanging eaves; and
- exposed roof timbers, in the form of the eaves brackets.

It also displays other characteristics of this style in a modified form.

The homestead has demonstrative value through its distinctive design style which is no longer practised and is of considerable interest. The small number of Canberra buildings in this style enhances this value.

In addition to these formal stylistic characteristics, the homestead displays a number of attractive decorative spaces or elements including:

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;
- the decorative plaster ceiling in Room 15;
- the original/early bathroom fittings and tiling in Room 22; and
- the original/early light fittings.

The garden has aesthetic qualities as a charming place and setting for the homestead, set in an enclosed landscape. The precinct also has aesthetic qualities related to the picturesque view from the front of the house, the upper garden and the drive. The *Arbutus x andrachnoides* is significant as a rare form of this tree. (Criteria (v) and (ix)) A Wisteria and two Tamarisk trees are possibly from the earlier De Salis garden. The lines of Poplars (*Populus nigra 'Italica'*) from the Tharwa Bridge to the homestead cemetery and the remnants of the avenue of Elms (*Ulmus procera*) are a striking element in the landscape.

(ACT Heritage Places Register criteria (ii), (iii), (v) and (vi))

Cuppacumbalong has a moderate degree of social value for the ACT community through its role since 1975 as tourist/visitor destination providing opportunities to:

- enjoy the historic and aesthetic qualities of the precinct;
- browse and shop for craft;
- enjoy a lunch or tea in the homestead; and
- enjoy a picnic either in the grounds of Cuppacumbalong or down by the river. (Criterion (iv))

Cuppacumbalong has significant historical associations through its long association since the 1840s with the early European settlement period of the Australian Capital Territory and with the settler families of the district. It also has strong associations with Count Leopold De Salis who held a prominent position within the rural community of the district, and in local affairs and politics. (Criterion (vii))

Cuppacumbalong has a number of significant relationships with associated places in the surrounding landscape. Of special note are:

- Cuppacumbalong Cemetery, the Avenue of Elms and the pedestrian track south along the riverbank to the Cuppacumbalong Cemetery.;
- Cuppacumbalong Woolshed and Shearers' Quarters;
- remnant elements of the former north driveway on Block 9;
- the land to the east between the precinct and the Murrumbidgee River, including the Poplars; and
- the pedestrian track south along the riverbank to the Cuppacumbalong Cemetery.

SPECIFIC REQUIREMENTS:

In accordance with s.54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the conservation of the heritage significance of the place. These requirements are prepared to implement the following overall conservation policy for the place.

The Cuppacumbalong Homestead Precinct shall be conserved and appropriately maintained in a manner consistent with its heritage significance, and consistent with a sympathetic and viable use or uses.

Any action relating to these requirements is development for the purposes of the Act and will require approval prior to undertaking the activity. To undertake development without such approval may be an offence.

The following requirements are derived from the Cuppacumbalong Homestead Precinct Conservation Management Plan (National Trust of Australia (ACT) 2003).

1.0 Conservation of Significance

Conservation Objective 1.1 - Significance the basis for planning and work

The statement of significance set out in this citation shall be a principal basis for future planning and work.

2.0 Conservation of Buildings, Structures and Archaeological Deposits

Conservation Objective 2.1 - Conservation of building fabric

The fabric of significance at Cuppacumbalong shall be conserved according to its significance and condition.

Homestead

The fabric of the homestead related to the Inter-War California Bungalow style shall be conserved, including the:

- visually prominent low-pitch roof;
- wide overhanging eaves;
- exposed roof timbers, in the form of the eaves brackets;
- large east and north verandahs, although the latter has now been enclosed;
- chimneys; and
- the brick piers with a slab capping.

In addition, the following attractive decorative spaces or elements shall also be conserved:

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;
- the decorative plaster ceiling in Room 15;
- the original/early bathroom fittings and tiling in Room 22; and
- the original/early light fittings.

Other buildings and structures

The rural character of the remaining buildings and structures in the precinct shall be conserved.

- 2.1(a) Changes shall not be permitted to the overall form or materials of the following homestead features:
- low-pitched roof;
 - wide overhanging eaves;
 - eaves brackets;
 - chimneys; and
 - the brick piers with a slab capping.

Maintenance and repair of these features shall retain their overall form, and any new material used shall match the original.

- 2.1(b) The overall form and materials of the east verandah of the homestead shall be retained. It shall remain open and without subdivision.
- 2.1(c) Further subdivision of the former north verandah of the homestead shall not be permitted.
- 2.1(d) The extended series of rooms along the east of the homestead shall continue to be connected and no permanent division between rooms shall be constructed.
- 2.1(e) The following homestead elements shall be retained:
- the varnished and stained timberwork;
 - the fireplaces;

- the sliding timber doors with leadlight panes in Room 1;
- window seats;
- the decorative plaster ceiling in Room 15;
- the original/early bathroom fittings and tiling in Room 22; and
- the original/early light fittings.

2.1(f) Demolition of the following buildings or structures shall not be permitted:

- current homestead;
 - Cottage Gallery;
 - tennis court;
 - archaeological remains of two former homesteads;
 - meat shed 1;
 - machinery shed;
 - stables;
 - section of driveway which runs between the upper and lower garden;
- and
- section of driveway from the gate on Johnson Street (Naas Road) to the carpark.