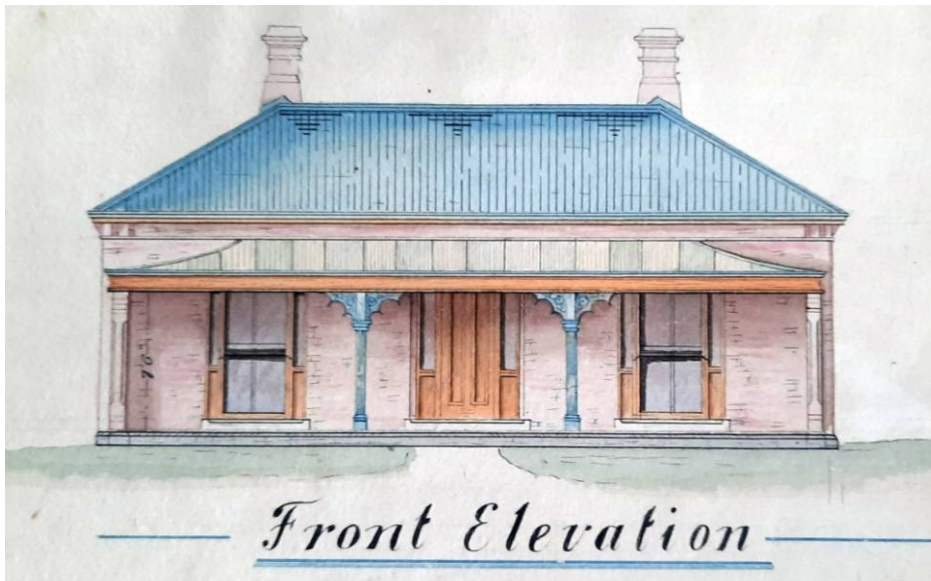
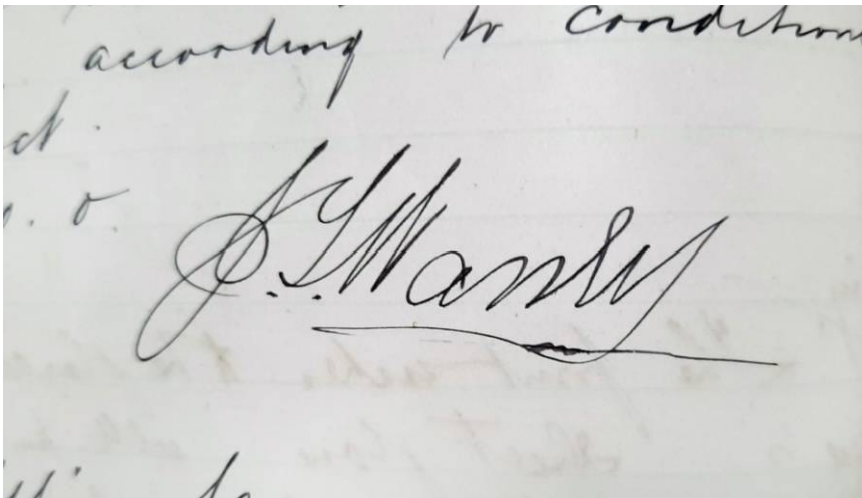




BLACK MOUNTAIN PROJECTS
HERITAGE CONSULTANTS



Allfarthing Cottage principal elevation from E.C. Manfred's 1885 plans



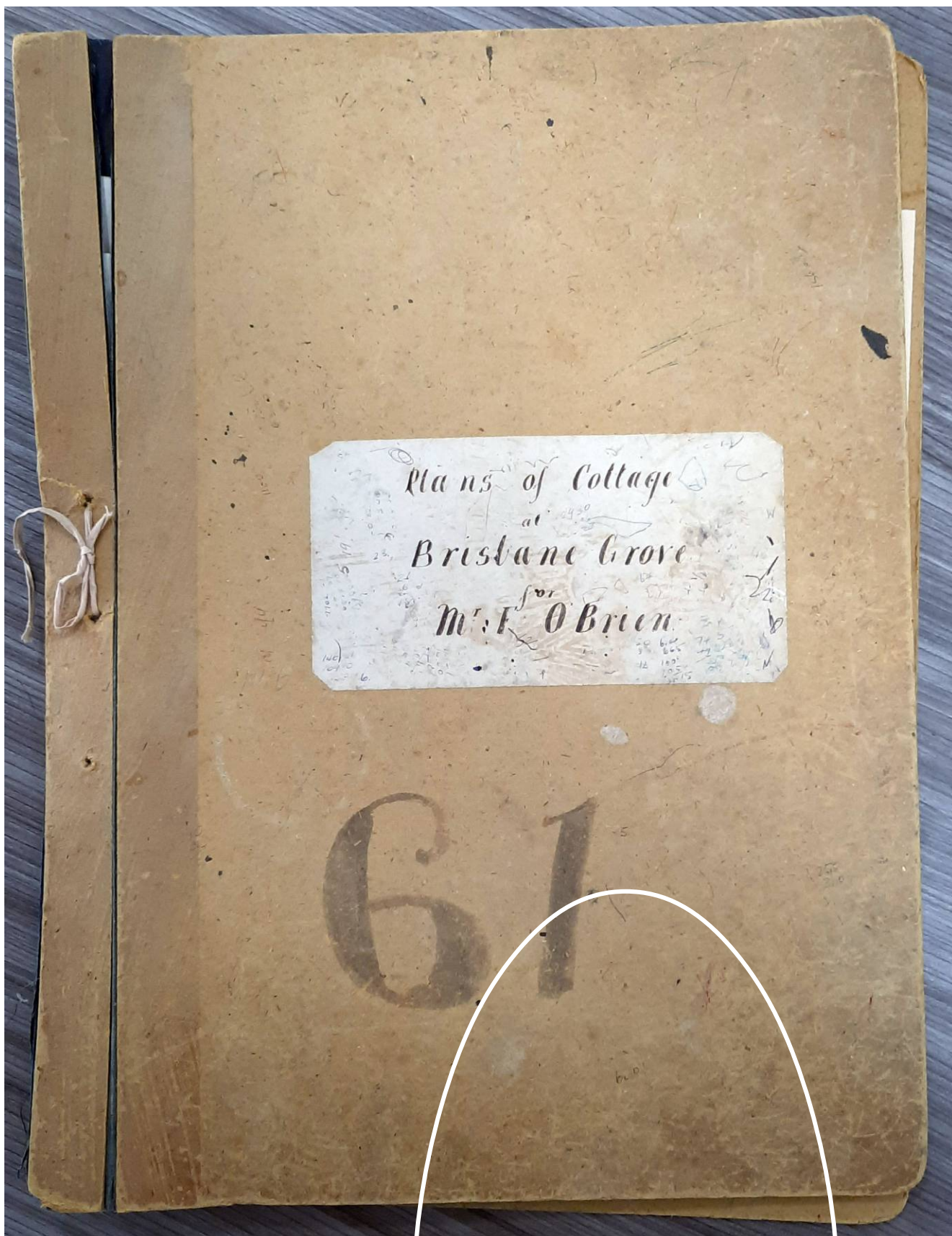
Architect's signature on 1885 building contract for construction of Allfarthing cottage for Mr Francis O'Brien for the sum of £559

Appendix 1

Allfarthing Historical Documents

Source: Kieran Davies private collection

Report to Hogan Planning
April 2021



Plans of Cottage
at
Brisbane Grove
for
Mr. F. O'Brien.

Goulden.
Nov. 19th 1888-
Received from Mr. A. B. Mansfield, the
Hon. George Specification (Duplicate) of
Cottage at Brisbane Grove for Mr. F.
O'Brien, which I will return on
completion of the work.

(Duplicate) at
for
1. Re
812
72
73
60 5.3 0
01 6.2 15

Memorandum of agreement
this the 13th day of November 1885
John Thomas Harner of Goulburn of the
part v. Francis A. Bruce Solicitor Goul.

The said John Thomas Harner undertakes to complete all the works mentioned in the specification in conjunction with the printed conditions for the sum of Five hundred fifty ^{pounds} pounds s^y

The said Francis A. Bruce agrees to pay the said John Thomas Harner the sum of Five hundred fifty ^{pounds} pounds, according to conditions of Contract.
£559.0.0

J. J. W. W. W.

Witness

William Cameron

agreement on
November 1885

Painting Paint all external wood + iron work usually painted with three (3) coats best white lead oil paint - finished in approved color. the veranoh roof being painted in two (2) colors.

All the internal joiner's work is to be sized + varnished in the best two (2) coat work with good copal varnish left hard + bright

Glazing The front window to be glazed with 26 of Chance's sheet glass, well puttied + splayed. Subst front rows to have colored + figured glass.

All other windows to be glazed with 21 of sheet glass

J. W.

Plastering

All ceilings throughout to be lathed with good down laths well nailed up with 1" clout headed nails & when joints every two (2) feet & then plastered in the best three (3) coat work, the last coat to be well travelled & finished white

All walls except kitchen to be plastered in the best two (2) coat work finished with an approved tint in the last coat & well travelled

Limewhite walls of kitchen

Run angle beads to arch in bath in jagged stuff

All mortar must be composed of good sharp sand & port. & one (1) part lime the lime being run through a fine sieve some time before being used & the whole well tempered

The pointing up stuff must be mixed up with plenty of good long cow hair

[Signature]

Knauttepiece

to have 1 1/2 shelves. (two @ moulded)
caved trusses base shed moulings stop
chamfered joints -

all fixed with iron screw
bolts

J. L. W.

All windows to be double hung in box frames
 $\frac{3}{4}$ " lining 1" styles $\frac{3}{8}$ " slips & sashlinings 3" double
rebated sill $1\frac{3}{4}$ " lead best hemp lines iron weights
sash pulleys approved patent fasteners & lifts
 $1\frac{1}{2}$ " moulded window blind sockets, the sockets to
be 2" x $1\frac{3}{4}$ " moulded

where frames project beyond plastering the
architrave must be tucked in.

Finish round all windows with 3" mouldings
to form architraves

Put $1\frac{1}{4}$ " angle beads to angles

All skirting to be 9" double sunk & moulded
fixed to wall plugs 2 ft apart &
finished all round against floor with
 $1\frac{1}{4}$ " angle fillets

All windows & door frames to have $1\frac{1}{4}$ " beaded
fillets outside to hide joint.

Fit up in pantry 50 ft run of 12" x 1"
shelving with brackets every 3 feet apart.

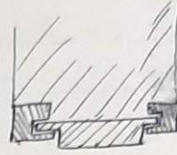
Fit up 1" shelf in brackets in Kitchen

J.S.W.

Joiner's Work

All timber is to be the best of the
Kind specified

Boards Pine. Clear Pine
Shavings Oak shavings
Sawdust Pine
Saw shavings
Oregon.



Front & Back doors to be 2" thick panelled as
shown here with 3-4" butts to 5" x 4" rebated Oregon
frames with moulded transoms 1 1/2" wide &
panels all fixed. - moulded panels at
bottom. the head of the architrave to be
moulded & over the upright
provide for front over Knocker Knob &
patent latch
for back over 8" rim lock with wooden
handles

Internal doors. etc to be 6' 10" x 2' 10" x 1 3/4" for
moulded panels here with 2" butts to rebated
1 1/2" joint lining finished with 5" architrave
6" mortice locks & oak handles.

Kitchen door 6' 10" x 2' 10" x 1 1/2" Party door 6' 6" x 2' 6" x 1 1/2"
here to joint lining into edge beaded.
7" rim lock & 4" butts.

All locks to be of approved make &
handles to have patent fastenings.

J. W.

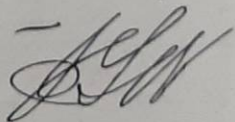
The flooring boards for the house are the of 1" J & G. Kauri pine 6" wide J & G well laid in long lengths in broken butt joints, with 3" boards to hearths, well nailed with $1\frac{3}{4} \times 10$ nails pushed cleaned off transversely

The verandah in front to be formed as shown. Sills 4×2 off bearing, 4×1 J & G. Beach boards with rounded using section under 1 " fascia. Lintel to be 10×5 Oregon wrought- with 1 " head nailed on at bottom.

Supports in columns with zinc caps 4 " diameter & cast iron brackets.

Roof the of curved galv. iron double lap, well rivetted with copper rivets.

Be secured to two (2) 6×2 " hip rafters & two (2) 6×2 " rafters in over the columns, with $4 \times 1\frac{1}{2}$ " purlins between all of Oregon & 4×2 " beaded plate bolted to the wall with $\frac{1}{2}$ " iron screw bolts.

Back Verandah the of curved iron roof, full plate, floor of 4×4 " stop chamfered Oregon post. Finished as above. 

Cover all rafters with 2"x1" battens 3 feet apart
+ then with an approved brand of galv. corr.
iron 26 gauge on the side lap, 6" end lap, well
secured with galv. iron screws & 4 lb lead washers
at every second corrugation

The gutter is to be formed of 24" galv. iron
G.O. brand welded & rivetted at joints - 24" w/o

Put 16" Galv. Ridge capping to all hips & ridges

Put 5" O.G. galv. iron guttering to all eaves fixed
with galv. iron screws & studs every 16" apart. Provide
1" pipe where directed 50 feet length of 3" galv. iron pipe

Flash all chimneys with 4" H. lead, ruffles to be
1" deep & all well weeded with cast lead weffers
from put 4 lb lead pieces at intersections of hips & ridges

The floor of closet to be composed
of 5" x 2" joists 18" centres. 3" x 1" battens
floored with 6" x 1" O.G. Kauri pine
boards

^{18" centres, 4" x 3" plates}
The roof 4" x 2" joists, 3" x 2" rafters 3 ft
apart Cut over joists to form eaves. 2" x 1"
battens 2 ft apart, & covered with galv.
corrug. iron 26 gauge. The same brand
as that used for the house.

[Signature]

Carpenter's Work

All timber used is to be best hardwood unless otherwise specified, & every timber must be cut full square to the size mentioned.

Floor joists 5" x 2" - 18' centres resting on 3" x 2" plates at ends and in centres on ^{4" x 3"} ~~roof walls~~ plates.
The joists to be laid as soon as the foundation walls are finished.

Ceiling joists to be 5" x 2" or 18' centres, stiffened on top or 18' centres with 5" x 1" battens.

Form manhole in ceiling with 3/4" beaded lining & sliding lid 14" x 14" to be 5" x 2" -

Rafter to be 5" x 2" 3 ft centres notched over 3" x 1" batten at feet & spiked to an 8" x 1" ridge board at top. Strip Board to be 8" x 1/4" valley boards 9" x 1/4" with proper tilting fillets & batten. - collar ties 5" x 1" x 3' x 2'.

Form the gutter over the centre with 1" boards & provide fine saw board.

Line the ends of ceiling joists with 1" beaded pine boards & the rafters to have 3/4" board with 1 1/4" chamfered fillet in angle & 1" section under guttering.

The kitchen is not to have ceiling joists only an 8" x 8" wrought iron tie beam in centre, & the rafters 18' apart & the ceiling coved, provision to be made for the eaves. -

J.W.

into the roof
Turn out in stall in unview centre
the front back over & front windows to have
Ball Nose bricks

Carry up all joints reveals plumb &
true bed & fit all timbers required &
sweaty point up round all frames

Break a brick chert 5' x 4' internal
measurement 4 1/2' walls 7.6 high
pit to be 4 ft deep in 4' work
JLW

Brickwork.

All bricks must come from an approved yard, & be subject to approval, the worst of the bricks are to be picked out & used for the internal faces of walls.

All brick walls are colored Red in the plans are to be carried up in English Bond, the external faces & sketched to be neatly cut & struck flat - all other internal parts to be left rough for plastering, no part of the work is to rise more than 4'-6" above any other part, & no bats are to be used except where necessary to make up the size of the walls.

Carry up the chimney breasts & turn arches in centres over openings, form 9' x 9' flues carefully joggled over from the openings. Carry up the shafts & caps as shown, the internal faces to be neatly removed smooth with mortar.

Iron arches over all openings on 1 1/2" x 1 1/2" iron bars some cambered as shown, the external arches to be built with bricks of one color.

the string courses to be formed with bricks & properly 2" as shown also the blocks under covers.

the wing walls to & veranda to be built as shown with Bull Nose & splay bricks

Provide twist where oriented low 10' 9' x 3" cast-iron gas air gratings, form 4 1/2' x 4 1/2' ventilating flues in chimney breasts carried up.

The stone for the foundations is to come from the nearest quarry that the architect approves, the walls are to be built in a sound & substantial manner, large stones being used at the quoins, leaving every five (5) feet, & the heart well packed with spalls & mortar, & the work carried up in 12" courses, all the external faces must be neatly finished up & rounded off. The outer walls are to be 18" & internal walls 14" — allow for 2ft in depth.

Build 18" x 18" pier under centre of each room & build solid foundations to carry hearth stones.

Provide & set clean chiselled stone sills to all windows, rebated weathered & throated & set solid at ends.

Provide & set 3" chiselled hearth stones to five (5) fireplaces set level with floors.

All freestone to come from Jordan's Quarry

LYW

Specification of works to be performed and
materials to be provided in the erection and
completion of a Cottage Residence
at Brisbane Lane
for Mr. J. - O'Brien

The levels of the ground are^{well}shown on the plan

The present surface is to be excavated at the back
to the depth shown, the material excavated being
deposited within fifty (50) feet where directed

Because the trenches for the foundations to a
depth of 12" the bottoms being stepped down in
6 steps, the sides cut down true & perpendicular to the
bottom level.

The building must be set out square stone from
a peg to be given hereafter.

There are four (4) stumps on the
ground, which must be taken out &
the holes filled up with earth, well
rammed in

J. W.

Tenders to be delivered on
Saturday. Nov. 7th 1885.

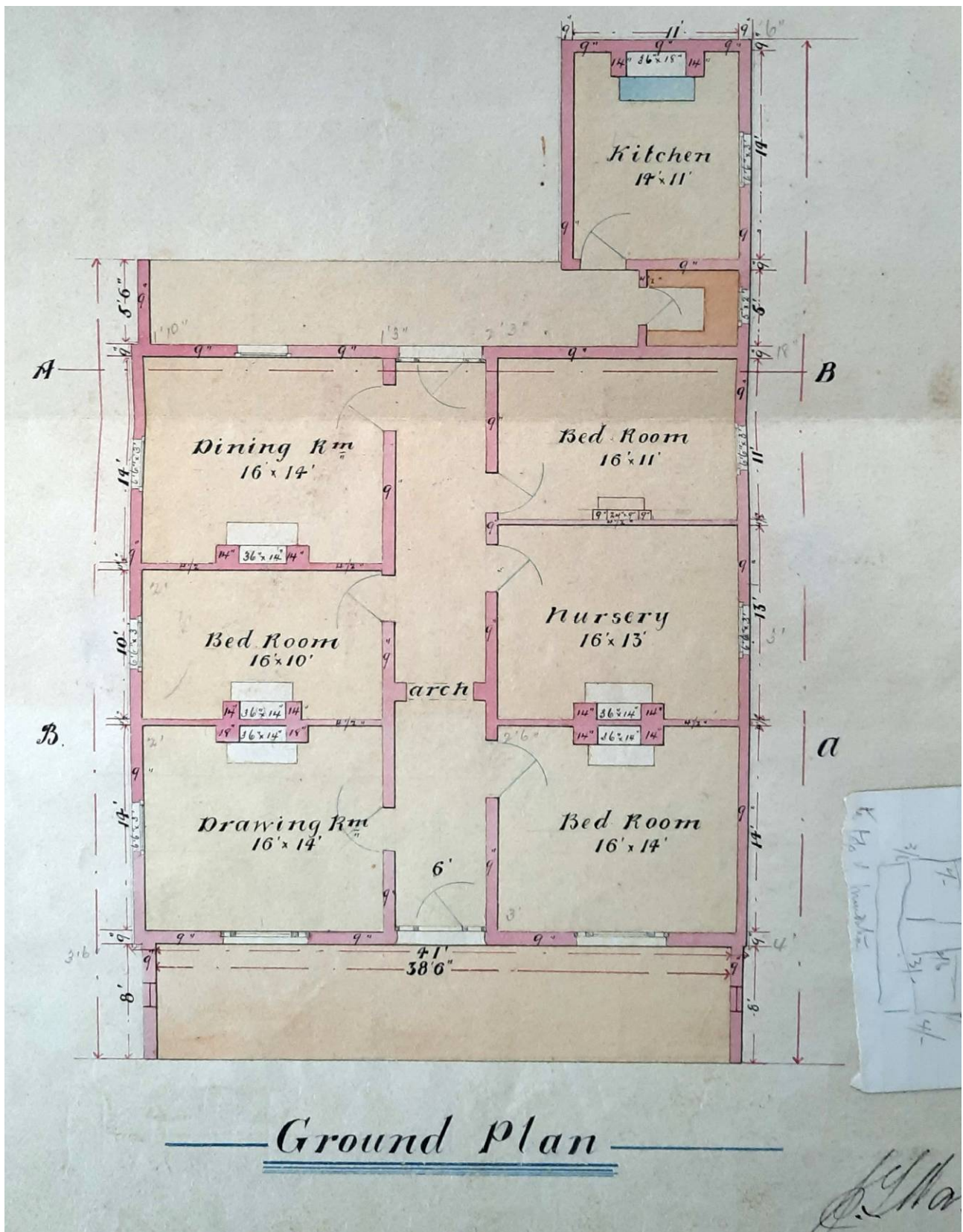
- 1 For the whole work in one sum
- 2 For the finishing grades
3. For the Excavations. Masonry Brickwork &c.

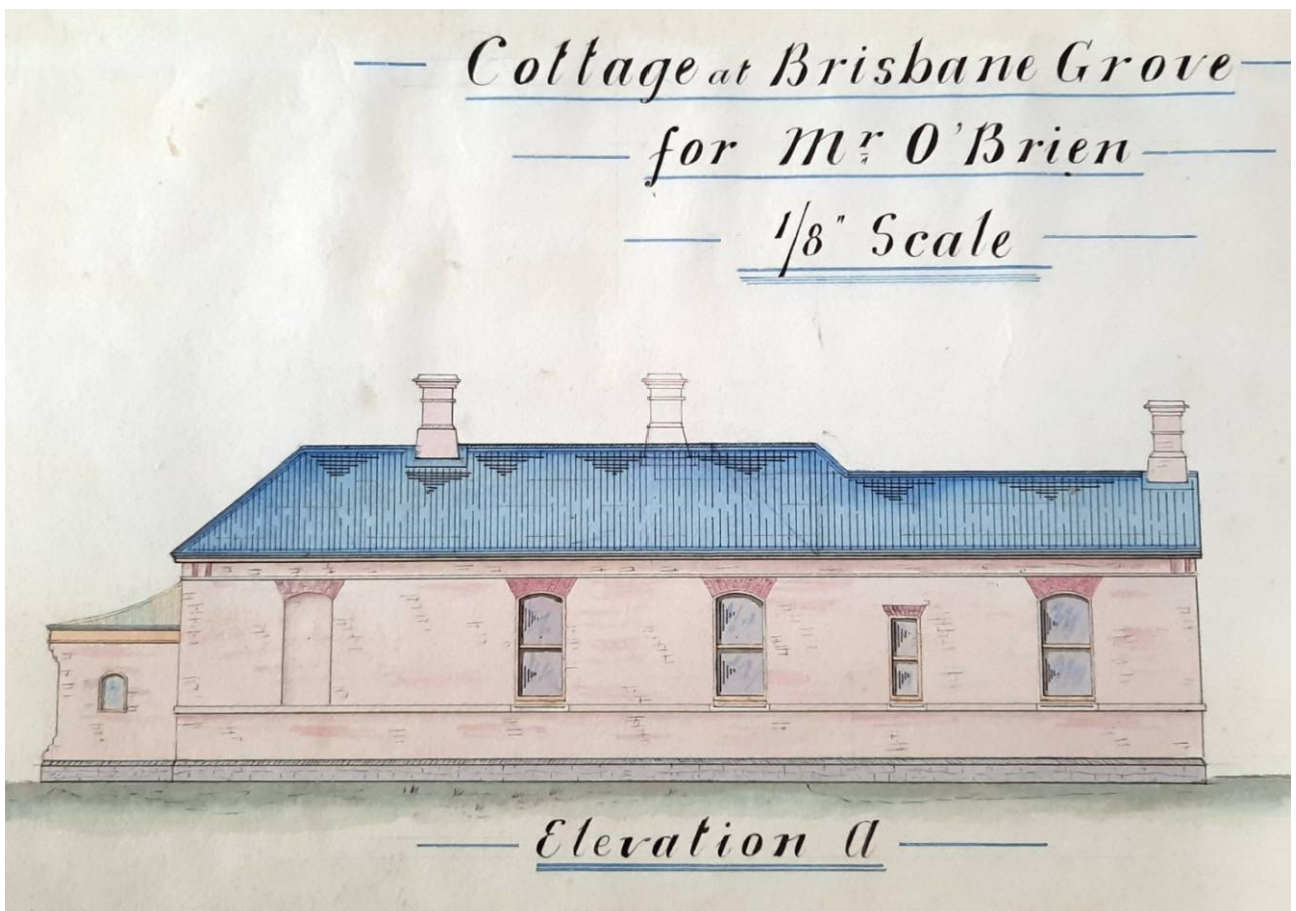
Conditions to be observed by the Parties to annexed
Contract for Cottage
to be erected at Brisbane Grove.
for Mr Francis O'Brien under the direction
and superintendence of Edmund C. Manfred, Architect.

1. The contractor is to provide everything of every sort and kind which may be necessary and requisite for the due and proper execution of the several works included in the contract according to the true intent and meaning of the drawings and specification taken together, which are to be signed by the architect and the contractor, whether the same may or may not be particularly described in the specification or shown on the drawings, provided that the same are reasonably and obviously to be inferred therefrom; and in case of any discrepancy between the drawings and the specification the architect is to decide which shall be followed.

2. The contractor ~~to conform in all respects to the provisions and regulations of any Building Act or law now or hereafter in force in the~~ and to the regulations and by-laws of the Corporation and of the local Municipal authorities, and ~~to give all notices required by the said Acts, Regulations, or By-laws to be given to any local authorities, and to pay all fees payable under any of the said Acts to any such authorities or to any public officer in respect of the works.~~

3. The contractor is to set out the whole of the works, and during the progress of the works to amend on the requisition of the architect any errors which may arise.







The City of Goulburn Gas and Coke Co.
(LIMITED).

Goulburn, June 20th, 1884.

Dear Sir,

I beg to inform you that the Board of Directors has decided to call up the balance of the unpaid capital in three (3) calls, payable on or before the dates mentioned below.

Be good enough to send me your cheque for these calls as they become due—viz:

July 1, 2s. 6d. per share	shares
Aug. 1, 2s. 6d. do.	do.
Sept. 1, 5s. 0d. do.	do.

Yours obediently,
E. C. Manfred,
Secretary and Manager.

M

according to conditions
et.
o.
J. J. Manly