

A PHASE 2A ARCHAEOLOGICAL INVESTIGATION OF THE OLD ADMINISTRATION BLOCK AND FOREMAN'S HOUSE ALBION SPRINGS, RONDEBOSCH

Prepared for

Revel Fox and Partners

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Prepared by

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1. INTRODUCTION

The Archaeology Contracts Office of the University of Cape Town was commissioned by Revel Fox and Partners, Architects and Planners, on behalf of LTA Developments (Pty) Ltd to conduct an investigation of the chronology of the Old Administration Block and Foreman's House at Albion Springs, Rondebosch. Previous phases of archaeological investigation on the site focussed on the mill precinct and structures destined for demolition. The Administration Block and Foreman's House (Plate 1) are thought to have formed part of the early industrial complex at Albion Springs. Since not enough attention had been devoted to this aspect, an architectural and archaeological investigation was undertaken to redress the imbalance and to place these buildings in context. A plan of the site (Figure 1) shows the location of buildings at the Albion Mill Estate.

2. THE BRIEF

This required the examination of the Administration Block and Foreman's House with a view to establishing:

- a. whether the Administration Block was initially a single storey building, wholly or in part
- b. whether the Foreman's House was built at the same time
- c. was Foreman's house built with the existing dormers as part of the original structure.

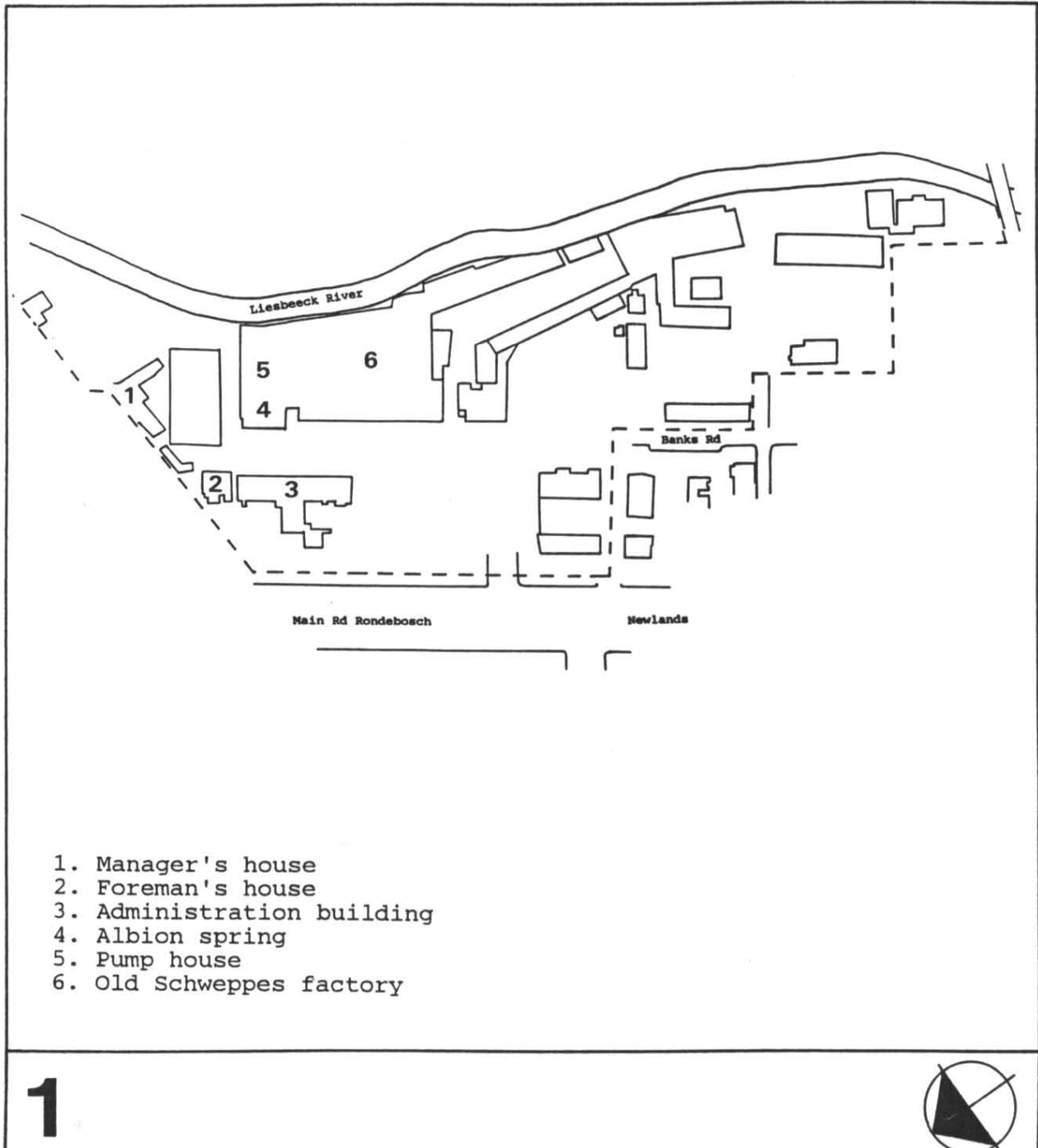
In fulfilling the brief we have removed plaster at various places as well as studied areas where the contractors had already prepared surfaces for replacement of plaster. Photographs were taken of relevant features in both buildings. Due to the complexity of the building sequence, architectural consultants with specialist knowledge of buildings of this period were sub-contracted to comment on the structures. Their report is presented in Appendix A.

3. HISTORICAL BACKGROUND

During the course of the first phase investigation of the Albion springs site, quantities of archival material were collected for the compilation of an historical overview of the site.¹ Some of this information is relevant to the current investigation and is summarised below.

Although the land making up the Rouwkoop estate was first granted in 1660, it was not until 1816 that the first major subdivision took place. After the death of Arend Munnik in 1815, the land was divided between two brothers. The land on the east side of the Liesbeeck river was purchased by Johan Frederik Munnik and retained the name Rouwkoop, while that on the west went to Johannes Gerhardus Munnik and became known as De Hoop. At the time that J.G. Munnik acquired De Hoop, he was residing with his brother across the river at Rouwkoop, and had access to his land via a bridge over the

¹ Phase 1 archaeological investigation: Albion Springs, Rondebosch. Report prepared for to LTA Developments (Pty) Ltd, Dec 1992. UCT: Archaeology Contracts Office.



Liesbeeck. It is presumed that this state of affairs prevailed as there was no dwelling house in place on the De Hoop property at that time. First mention of the existence of a water mill on De Hoop was made in 1818 when application was lodged to construct a dam across the Liesbeeck to provide water for driving the mill wheel. This is the first indication of any built structures on De Hoop.

The evidence for the existence of a dwelling house is indirectly indicated by historical events on the site after 1830. By this time, Rouwkoop on the east side of the river had become the property of William Hawkins, and implies that J.G. Munnik was no longer residing at Rouwkoop. Furthermore, the dispute arising from the poor state of repair of the bridge over the Liesbeeck River suggests that the bridge was not in regular use for some period prior to 1830. It seems likely that J.G. Munnik had been living permanently on De Hoop for some time although the exact site of his residence is unknown.² It is likely that Munnik was in possession of slaves or employees who were assisting with the running of the mill and other agricultural activities. Such employees may have resided in the mill, while Munnik may have had his own dwelling.

In 1837 De Hoop was purchased by William Hunt, a baker who was responsible for changing the name of the property to "Albion Mill". William Hunt died at Albion Cottage³ later that year leaving his estate to wife Hannah. Alexander van Breda acquired the estate after it was liquidated in 1851. The liquidation papers indicate that the estate of the Albion Mill comprised:

a Dwelling House with outbuildings, Water Mill and Granary, Vineyard and Orchard and Garden in extent 6 Morgan and 277 square rods.

It is not clear whether the dwelling house mentioned in these papers refers to Albion Cottage, or another dwelling on the property. The wording implies that the dwelling house and outbuildings were close together, as are the mill and granary. It seems plausible that the core buildings of the estate formed a complex in the area of the spring at this time. This report will demonstrate later that a dwelling may have been incorporated within the structure of the Old Administration Block.

The next direct reference made to structures on the Albion estate occurs with the subdivision of the land by Alexander van Breda in the early 1860's. A diagram attached to a deeds transfer of 1862 indicates that a large building (marked a dwelling house) existed on Lot 1. This consists of an elongated structure with a large rear wing (Figure 2).⁴ Although the rear wing has been partly demolished and modified, the basic dimensions of the structure indicated on the diagram are similar to the area occupied by the Administration Block today. The building and an associated garden is also indicated on the Mariendahl plan of 1863.

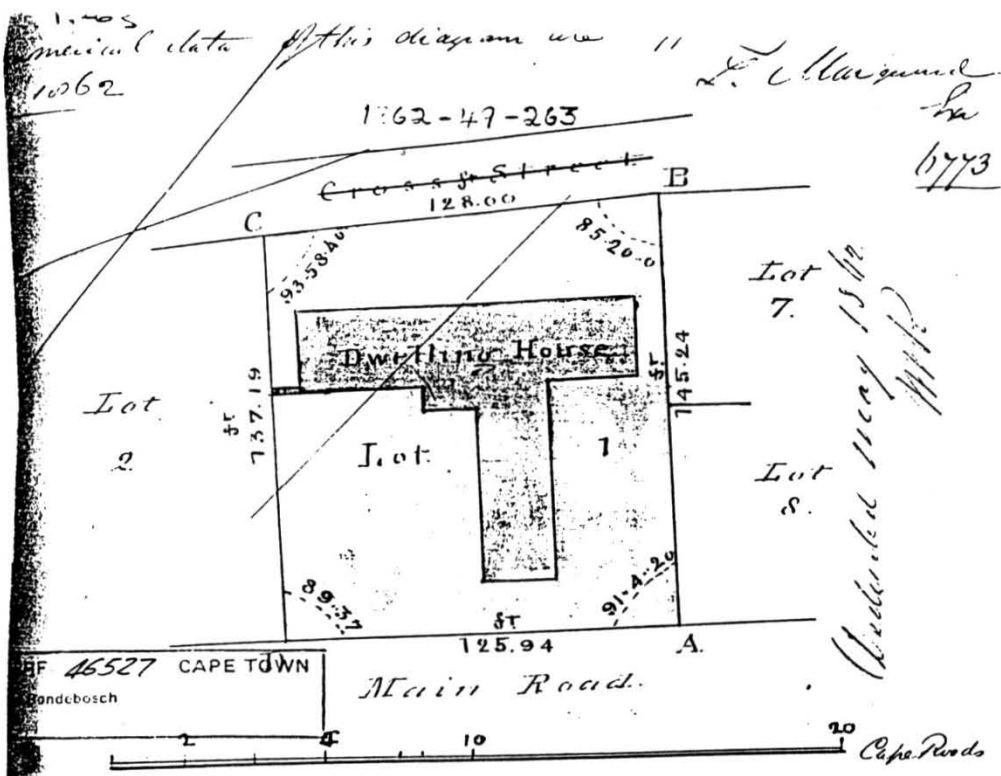
A diagram of Lot 2, the plot on which the Foreman's house stands dated 1862⁵, shows that a cottage existed on the property at this time (Figure 3). This must have been

² A number of buildings that would have stood on the site have been demolished over the years to make way for apartment blocks.

³ The architects report speculates that Albion Cottage may have been one of the original core buildings of the Administration Block. It is known that a building called "Albion Lodge" was located to the north, was demolished to make way for a block of flats. (See ACO report "Phase 1 investigation: Albion Springs Rondebosch", Figure 2.12).

⁴ Deeds office T263 18/8/1862

⁵ Deeds office T100 7/8/1862



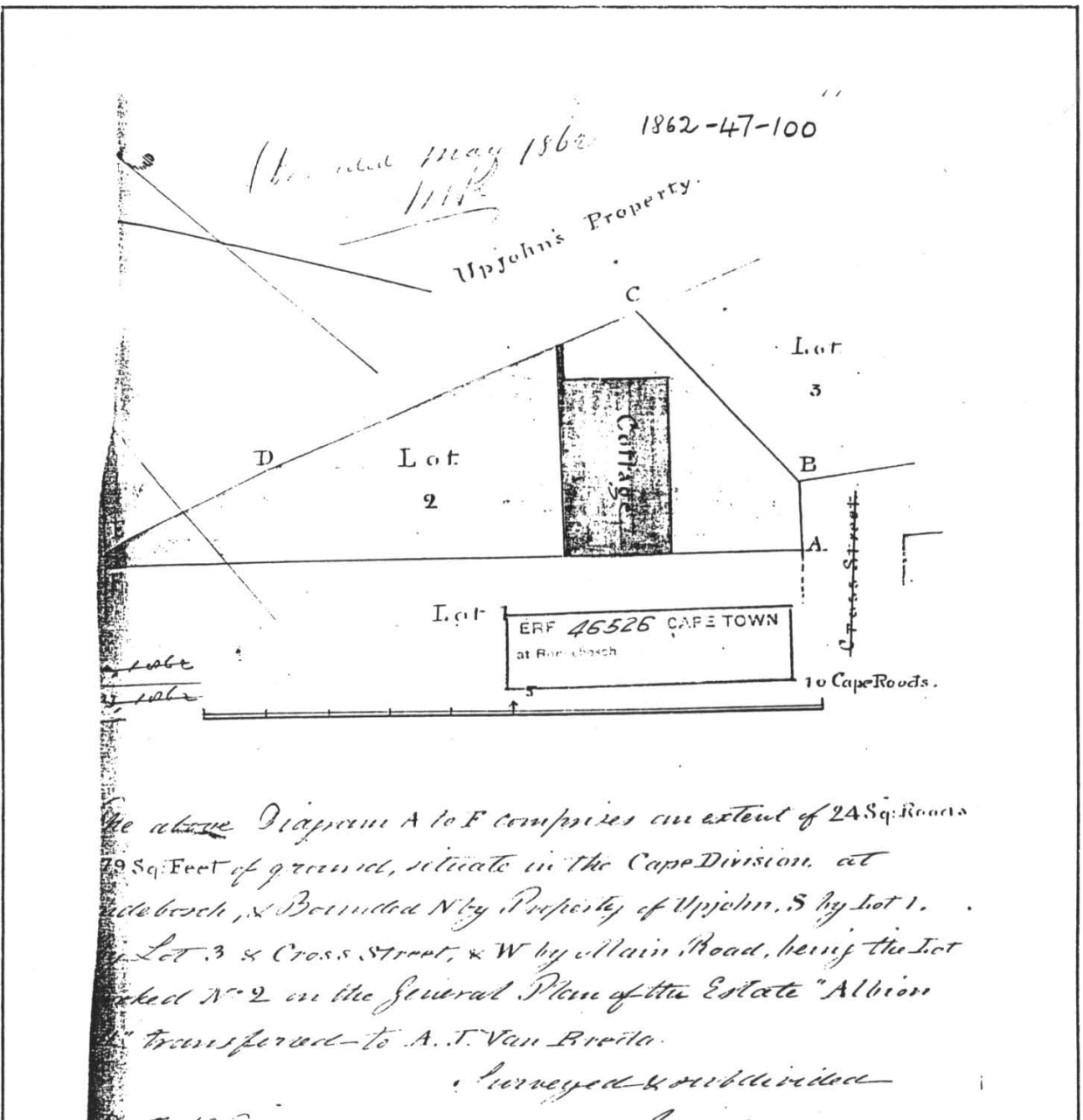
The above Diagram ABCD comprises an extent of 124
 Acre & 48 Sq. Feet of ground, situate in the Cape Division
 Wandebosch, & bounded N by Lot 2, S by Lots 7 & 8, E by
 Street 8, W by Main Road, being the Lot marked
 on the General Plan of the Estate "Albion Mill",
 referred to A. J. Van Breida.

Surveyed & subdivided
 by me,
 L. J. Cloete,
 Govt. Surveyor.

Cape Town Sheet M. 13.

Diagram contains an area of 29.8 Sq. Rovers.
 Bound, belonging to the front made to Munnik June 1817,
 marked C & D.

2



1871.

Sides.	Angles.
13.00	A 86-1-20
46.25	B 141-4-20
78.00	C 110-6-20
36.00	D 178-50-30
1.99	E 113-34-30
137.19	F 90-23-0

by me.

L. G. Cloete.

Govt. Surveyor.

This Diagram contains an area of 27 Sq. Rods, & 10 Sq. Feet of ground belonging to the front made to Allain Road, June 1871, & marked a b e f.

Lot 2 1862

demolished to make way for the Foreman's House which according to both architectural and archival evidence, was built just before the turn of the last century.

Lots 1 and 2 were eventually transferred to the Cape Town District Waterworks Company which was established by Anders Ohlsson in 1889-1890. The Cape Town District Waterworks Company undertook to supply the municipalities of Woodstock and Claremont with water from the spring. It was at this time that the estate was subjected to a phase of industrial consolidation which saw the installation of two compound condensing engine steam pumps in a specially built room over the spring, and the provision of accommodation and office space. It would appear that at this time the Foreman's House was built on Lot 2 and the buildings on Lot 1 were converted to administration and office space by the Waterworks Company.⁶ Archival sources indicate that the Administration Block contained a panelled boardroom, storage rooms, workshops at the back (for preparation of pipelines and maintenance of machinery) and facilities for the payment and administration of accounts.⁷ It is very likely that the Cape Town District Waterworks, besides building the Foreman's House, undertook major renovations of the building that became the Administration Block.

After 1913 the municipalities of Claremont and Woodstock were amalgamated. The Cape Town City Council retained the use of Lots 1 and 2 until recently.

4. INVESTIGATION OF THE CONSTRUCTION SEQUENCE

On appearance the Administration Block (Lot 1) can be described as an elongated double story building (Plate 1) with a small extension forming a "T" (now demolished) at the rear and 2 entrances opening on to an elongated stoep (with corrugated iron curvilinear canopy). Both the first and ground floor until recently contained offices, most with sash windows, and some with fireplaces. Some architectural features on the ground floor, including the front entrances, some of the joinery and architraves, are characteristic of the mid-19th century or earlier, while other features are considerably later.

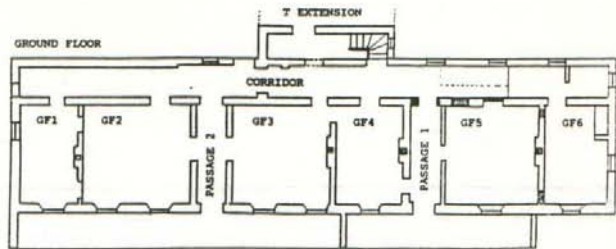
The Foreman's House is a double story dwelling adjacent to the Old Administration Block. The front aspect has a central entrance between two sash windows, leading on to a stoep with a corrugated iron roof. Two dormer windows on the first floor extrude slightly above the roof level and are positioned symmetrically above the sash windows of the ground floor (Plate 1). These are specific features commented on in this report.

4.1 The Administration Block

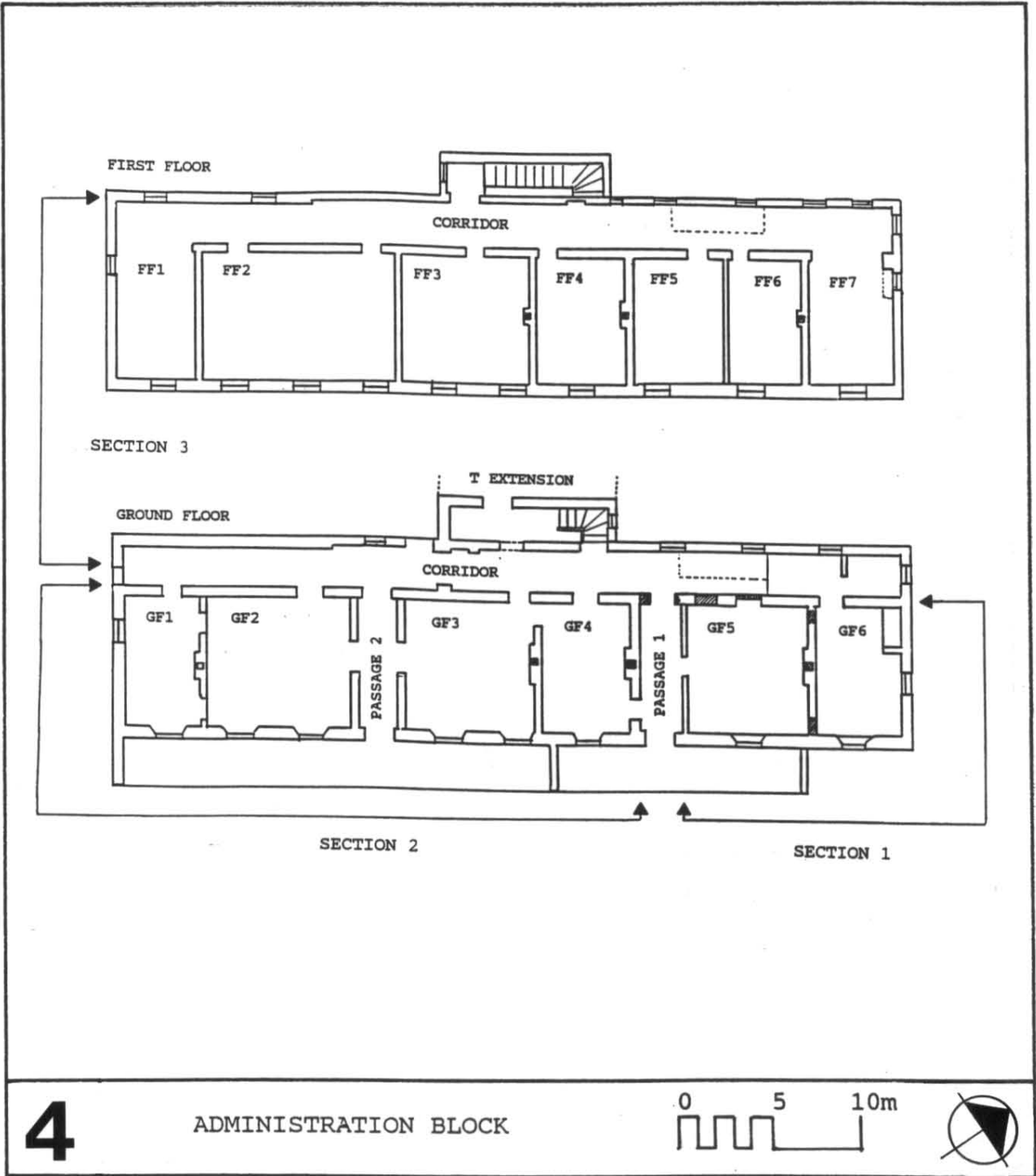
The Administration Block is described in three sections which are roughly analogous to the building sequence. A plan of the ground floor and upper storey are presented in Figure 4. Room numbers referred to in the following sections can also be found on this diagram.

⁶ Cape Peninsula Water Supply report, 1903 & Waterworks Papers, unpublished notes of Mr T. Timoney. Retired waterworks branch of the Cape Town City Council.

⁷ Unpublished notes of Mr T. Timoney. Retired waterworks branch of the Cape Town City Council.



1



4.1.1 Section 1 (Ground floor)

4.1.1.1 Room GF 6

At time of inspection all plaster had been removed from this room. A number of features had emerged which are of particular interest.

a. The east (front) wall, and south wall, were originally made of stone (Table Mountain Sandstone) but show evidence of extensive brick alterations.

b. The sash window (ww5) is inserted into the wall (Plate 2). This is of a type that became popular at the turn of the 19th century (Appendix A).

c. An interleading door between rooms GF 5 and GF 6 (south east corner) has been bricked up - probably late in the last century (Plate 3).

d. This is a large hearth built into the south east corner of the room (plate 4). This was probably built in the later 19th century to accommodate a range. Some original green paintwork exists behind the bricked area towards the back of the hearth.

e. There is evidence that an earlier hearth was built into or against the north wall. This is indicated by the remains of an oven, and a diagonal chimney stack line above it. Traces of soot were visible on the wall before re-plastering (Plate 5). Further evidence of this feature may exist under the present floor.

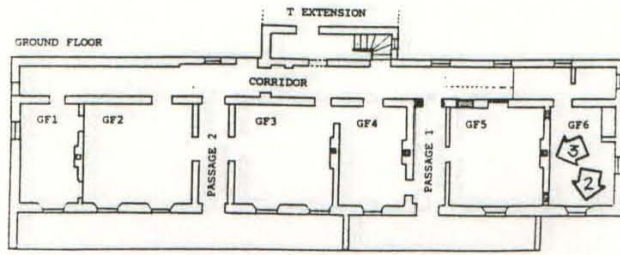
f. The ceiling in this room is match board, plaster and wooden lath, (Appendix A) and probably added at the end of the last century. It is suspended from heavy poles which span the breadth of the room.

g. An examination of the structures below the floor boards of room FF7, showed that 2 types of wall paper (samples retained by ACO) predating the matchwood ceiling, extended up to the level of the poles (plate 6 and 7). The poles had been painted and slightly flattened to accommodate the original ceiling or loft floor - the broad Oregon pine plank floor of room FF7.

Of all the rooms on the ground floor, GF 6 shows that at least a portion of the Administration Block was used for residential purposes. The room GF 6 was used as a kitchen for at least some of its existence. The fact that stone is the predominant building material here could mean that part of an earlier structure has survived. It has been shown elsewhere⁸ that the lower walls of the mill were made from stone⁹ and suggests that this was perhaps the building medium on the estate during the early part of the 19th century.

⁸ Phase 2 archaeological investigation, Albion Springs, Rondebosch. Report prepared for LTA Developments (Pty) Ltd, Feb 1993. UCT: Archaeology Contracts Office. (See also Footnote 1)

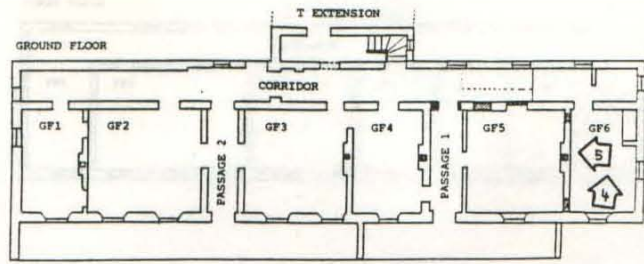
⁹ The upper parts of the walls may also have been made from stone but alterations over the years have made it impossible to confirm this.



2



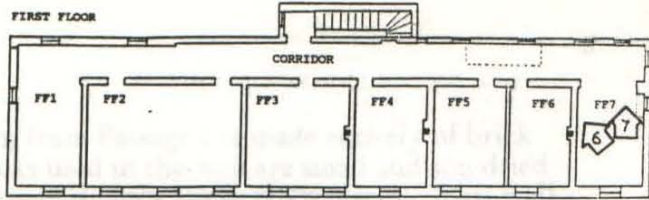
3



4



5



The existing fireplace is a later fixture, the bricks used in its construction match that of the fireplace in House built in 1890



6



7

4.1.1.2 Room GF 5

Plaster removed from the walls of this room has shown:

- a. The south wall shared with GF 6 contains quantities of TMS (Table Mountain Sandstone). This extends to a height of 2m above floor height where fragments of koffieklip (ferricrete) separate the brick construction higher up. (Appendix A)
- b. On the east and west walls, koffieklip and mud mortar have been used to construct the foundations while the walls are of a fairly crude brick.
- c. The south wall separating the room from Passage 1 is made entirely of brick and mud mortar. A number of bricks used in the wall are small and sun-dried (230x60mm), while other fired ones are slightly larger (230x78mm). This wall does not lock with the west wall (corridor) or the east wall (front elevation).
- d. The existing fireplace is a later fixture, the bricks used in its construction match that of the Foreman's House built in 1889.
- e. As in Room GF 6, the window has been inserted towards the turn of century.
- f. The ceiling is lath and plaster.

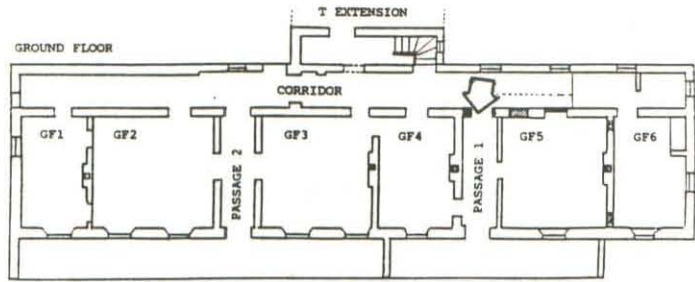
In general Room GF 5 has been altered many times, mostly in the last century. The fact that the wall separating this room from passage 1 does not lock with the east or west wall, could mean that this room was larger in the past.

4.1.1.3 Passage 1

It is possible that passage 1 evolved as a result of modifications to an older building. An examination of wall thickness, and plaster removal at the interface of passage 1, the rear corridor and Room GF 4, show that this may have been a breakpoint between an older portion (section 1 - north) and more recent portions (section 2 - south). Evidence for this is presented below:

- a. Plaster removal shows that the wall (GF 4-north) separating Room GF 4 from passage 1 is very thick - some 560mm. It is likely that this was an outside wall.
- b. An arched doorway separates passage 1 from the rear corridor. Plaster removal at this point shows that the arch is constructed from a mixture of stone (TMS) and bricks. This abuts against the plastered outside of wall GF 4-north (Plate 8).
- c. It is likely that the arched doorway contained a door and semi-circular fanlight characteristic of the mid-19th century (Appendix A)

Interpretation of the construction history of passage 1 is difficult as a result of the complex sequence of alterations and adjustments that have taken place on this portion of the building. The explanation offered here must be considered tentative. A southern outside wall of section 1 may have been demolished towards the mid-19th century. A passage with arched doors at either end was inserted to link what were previously separate



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buildings. The mixture of stone and brick used in the construction of the doorways suggests "robbing" of building materials from a previously demolished structure.

4.1.2 Section 2 (Ground floor)

This comprises rooms GF 1-4, and Passage 2. In general, the building methods used in section 2 are rather more consistent than in section 1. Noticeable features are as follows:

- a. The first 75cm above ground level on the exterior wall are made of koffieklip and mud mortar. Construction then continues with soft fired brick up to ceiling level where the brick type changes.
- b. Plaster removal next to the front door and circular fanlight (passage 2) show that the joinery (Georgian door and fanlight) has been inserted at a later date (Plate 9).
- c. Plaster removal adjacent to two of the front windows shows that these have been inserted (Plate 10). Brickwork extending through the koffieklip foundations below the level of the sill could mean that the windows have been inserted into larger openings (? doorways). The sills are made of granite. The windows themselves are characteristic of a form fashionable around the turn of the century (Appendix A).
- d. The brickwork surrounding the inserted door and windows is similar. This indicates that the front door of passage 2 and the window frames were inserted at the same time.
- e. Inspection of offices in first floor showed that the ceiling was suspended from uneven unshaped poles (Plate 11). The general level at which these are placed is slightly lower than that of section 1. The architects report (Appendix A) mentions the possibility that this structure had an open thatched roof before the first floor was added.

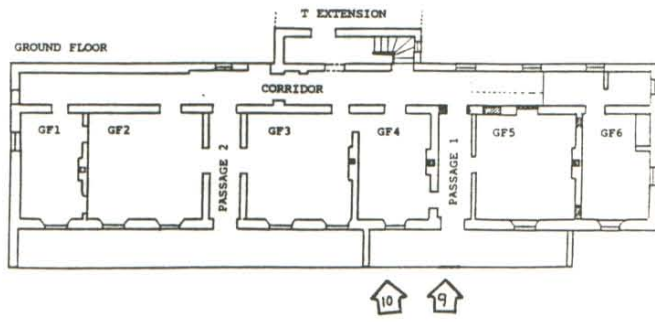
The layout of the rooms and spacing of windows is consistent and fairly symmetrical. Section 2 consists of two similar spaces (each with a large room and fireplace, and a smaller room) separated from each other by passage 2. This suggests that section 2 was built as a single structure, and renovated as such thereafter. It is probable that renovations at the turn of the century involved moving older doors and fanlights from other parts of the structure to the front, and then positioning new windows (some in existing gaps) in the front of the building. Both the archaeological team and architects are in agreement that section 2 may have been an outbuilding attached, or very close to a dwelling house which we feel is represented by the structural remains in section 1.

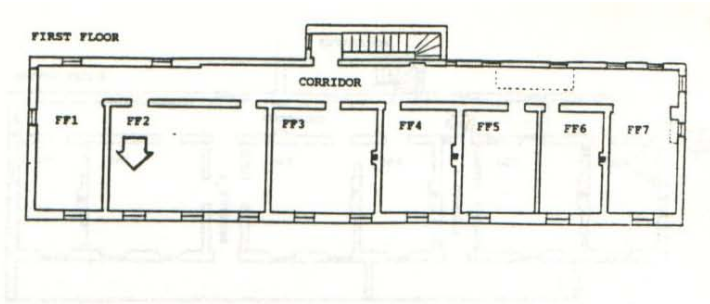
4.1.3 Section 3

This consists of the entire first floor and corridor at the rear of the building. The following points describe features that have led to the inference that the first floor and ground floor rear corridor were later additions to sections 1 and 2.

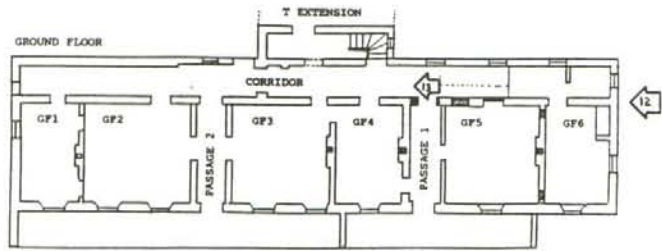
4.1.3.1 Rear corridor

- a. Plaster removal on the northern wall of section 1 shows that the rear corridor is a brick addition to the largely stone wall of room GF 6 (Plate 12).





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12



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b. The brickwork of the west wall is similar to that of the first floor indicating contemporaneous construction.

c. The unshaped tie beams of Sections 1 and 2 do not extend into the rear corridor. Removal of plaster and paint on the east wall of the rear corridor has shown that this was once a whitewashed exterior wall. A paint line and beam slots indicate that a verandah may have may have existed at the rear of the building and was removed when the rear corridor was built (Plate 13).

4.1.3.2 First Floor

d. Exposed brickwork on the front elevation shows that the ground and first floor were built from different kinds of brick.

e. Apart from partition walls and rear corridor wall, brickwork is consistent across the entire upper floor indicating that this was added during a single building episode.

f. All the windows of the first floor are of types that date to the turn of the century or early 20th century.

g. Apart from the three end rooms, FF5, FF6, FF7, associated with section 1, the architects report indicates that the unshaped tie beams over section 2, were too uneven to have ever supported floorboards. Shaped beams were added (plate 11) to support a floor when the first floor was built (Appendix A).

h. The existing roof was constructed as a single event over the entire building.

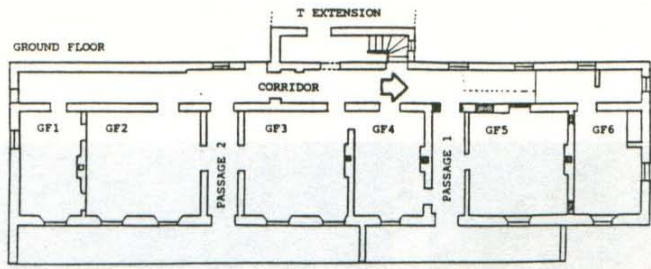
i. An opening for a staircase in the rear corridor adjacent to section 1 may indicate that the north end of the building had separate access in the past (Plate 14).

j. Further alterations took place after the construction of the first floor. This involved the conversion of the 3 central rooms into 6 smaller ones by adding brick and wood reinforced partitions.

It is likely that most of the modifications were made by the Cape Town District Waterworks Company in, or after 1889. Prior to this the Administration Block probably consisted of an elongated single story barn with an extension forming a "T". This was probably under an open thatched roof. Adjacent to or connected to this, was a dwelling house with a loft. These two buildings were converted to commercial use by consolidating the dwelling house and barn, adding the rear corridor and top story over both structures. Internal modifications involved the addition of fireplaces, possible conversion of the kitchen in the dwelling house, construction of office space and conversion of the "T" to accommodate workshops. Besides the insertion of windows in the east side of section 2, the alterations involved re-use of existing joinery.

4.2 Foreman's House

A diagram attached to the transfer of Lot 2 in 1862, indicates that a cottage existed on the site at this time (Figure 3). It is clear that this must have been demolished to make way for the existing building, which according to available archival information, was built by the



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Cape Town District Waterworks just before the turn of the century. The Foreman's House was built on the same alignment as the Administration Block, and both have been decorated so as to appear to be part of a related complex (Plate 15).

At the time of the investigation of this building, plaster and window frames were being removed by the contractors. Further plaster removal in selected locations was undertaken by the ACO. The following features were noted:

- a. Like portions of the Administration Block, the foundations are of Koffieklip and TMS.
- b. The bricks are hard and well fired, the type of brick and laying method are consistent for both the ground floor and first floor. Clay mortar has been used.
- c. The sash windows on the ground floor, and the dormer windows on the first floor have not been inserted (Plate 16), but are part of the original structure. The architects report suggests that the joinery is characteristic of the turn of the century.

The Foreman's House has been from point of origin a double storied dwelling that has retained many of its original characteristics. According to archival evidence (Figure 3), the present building is on the site of a previous cottage. It would appear that no part of the previous building has been incorporated into the existing structure. Stone used in the foundation may originate from the demolished cottage on Lot 2, or structures demolished on Lot 1. The date of 1889 indicated for the building of the Foreman's House by the Waterworks is consistent with both architects and archaeologists findings.

5. ARCHAEOLOGICAL EVIDENCE

Previous archaeological excavations, monitoring of geotechnical excavations as well as recent monitoring of building operations on the Albion Mill estate has not revealed any substantial finds in the form of domestic middens. Small scatters of ceramics seen in excavation trenches towards the rear of the Administration Block consist of fragments of transfer printed refined earthenwares characteristic of the latter part of the 19th century. Few creamwares, or oriental ceramics characteristic of the 18th and early part of the 19th century were found anywhere on the site.

Thus, the evidence from artefacts found on the Albion estate is consistent with the date of the occupation.

6. CONCLUSION

The building sequence proposed in this report results from a series of observations by architects and archaeologists. The paucity of detailed archival material referring to the buildings before 1880 means that the findings of this report present an optimum scenario as generated by the available evidence.

Indirect historical evidence supporting the existence of a dwelling house on Lot 1 is indicated by the early disuse of the bridge between De Hoop and Rouwkoop, the death of William Hunt at a certain "Albion Cottage" [Albion Cottage may have stood further north] and his estate which included a dwelling house and outbuildings. Direct confirmation for



15



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the existence of structures on Lots 1 and 2 is evident on two transfers of 1862 and mentioned on transfers thereafter.

The archaeological and architectural findings are that the Old Administration block once took the form a dwelling house, probably with a loft and a large adjoining outbuilding with a "T" extension (now largely demolished). This structure almost certainly relates to the period when the Albion Mill was in operation and may, in part, predate 1830. It is possible that Munnik was responsible for the construction of some of these buildings in the early part of the 19th century, and it is certain that William and Hannah Hunt were operating a business and living on the site in the 1830's. These dwellings and the mill formed a small industrial complex until the connection between Lot 1 and the Mill was severed in 1862 when De Hoop was partitioned.

By 1889 the link was re-established by the Cape Town District Waterworks Company. It is hypothesised that at this time the first floor and ground floor corridor was added, office and workshop space created. The Administration Block eventually passed into the hands of Cape Town City Council - its original ties with the Albion Mill never being re-established.

The Foreman's House as it stands today was built on the site of an older cottage in response to increased demands on human resources required by the steam pumps installed in 1889. It was designed and constructed as a double storey structure. The windows on the ground floor and dormer windows on the first floor are original.

7. INVESTIGATION TEAM

Principal investigators

Dave Halkett
Tim Hart

Consulting architects

Derek Japha
Vivienne Japha

Field work

Envor. Jephta
Mzwondile Sasa
Mzumzima Mjikelezi

8. ACKNOWLEDGEMENTS

We would like to thank Mr T. Timoney (Waterworks - retired) for passing on valuable information. Mr N. Baumann of Revell Fox and Partners for promptly providing copies of plans at our request.

APPENDIX A

REPORT ON WATER BOARD OFFICES AND HOUSE ON ALBION SPRING SITE

The funds available for this assessment did not permit a systematic survey of the building fabric, or a search for additional documentary evidence to supplement what has already been collected by the archaeological team. Moreover, the notes and conclusions which follow are based on inspection of the structure under the finishes only in the places where these finishes have been removed. Since in most parts of the building only relatively small patches of loose plaster were removed, inspection was possible only at random points. This inspection was made during the week 18th to 23rd July 1993. This written report should be read with drawings attached as Figs 1 and 2.

1. DOCUMENTARY EVIDENCE REFERRING TO BUILDINGS

The following is the sequence of documentary references to the old water board offices and the adjacent house (the buildings on old Lots 1 and 2).

- The date of first reference discovered to a residential building on the Albion Mill site is in 1837 - prior to the subdivision of Lots 1 and 2 - when there seems to have been a dwelling called "Albion Cottage" which was associated with the mill and included in the estate of William Hunt)¹
- Liquidation papers of 1851, prior to the sale of the property to van Breda, describe a "dwelling house with outbuildings, mill and granary, vineyard, orchard and garden", so the accommodation seems to have grown by then.²
- Surveyor's diagrams drawn when a number of erven were subdivided in 1862 show a "dwelling house" on Lot 1, and a "cottage" on Lot 2.³ Both these were on the sites of the present buildings. The next drawing representing the site is the Northcott map of 1887. This shows a number of buildings on the estate, including the buildings on Lots 1 and 2.
- It is recorded that in 1889 the house or part of it became the offices of the Water Board Company.
- A reference was found suggesting that by 1910 the building was being used for tenement housing.

2. PHYSICAL EVIDENCE: WATER BOARD BUILDING

2A. GROUND FLOOR

Wall Construction:

On the ground floor, the wall construction is not consistent throughout. On the north side, the wall between rooms GF5 and GF6 and passage 3 has a base of random Table Mountain sandstone extending to about 2 meters in height in places, mixed with bricks in places. Above the stone is brick, laid in clay mortar. Between the brick and the stone there is a layer of koffielip in clay mortar in places, which was also used in places to fill in openings where doors were removed. The outside back wall extending from rooms GF1 to GF7 has been plastered twice. There is a rough coat of lime plaster, which appears to have been limewashed. This was subsequently plastered over. Along this wall in the section to the north of stair there are beam holes and cut off beam ends in the wall below

¹ 1 Archaeology Contracts Office, UCT, Phase 1 Archaeological investigation: Albion Springs, Rondebosch, (hereafter ACO) p.7.

² Ibid.

³ Ibid.

the floor of the passage, and against the side of the north wall of the stair is a sloping line of what appears to be bitumen.

Joinery:

At the lower level, there is some mid-19th century joinery remaining, mixed with late 19th or early 20th century joinery. The mid 19th century joinery includes two door frames for external double doors with fanlights above (door openings 1210 by 2250 with a semi-circular fanlight with 7 spokes and hoops between). There are also several mid-19th century internal door frames with architraves, and there are six panel doors typical of the mid century. The windows on the front elevation, however, are typical of a form which became fashionable around the turn of the century: sash windows with small top sashes with small panes and large bottom sashes with larger panes. In rooms GF1 to GF4 the window reveals have timber internal linings extending down to the floor (type W3). Room GF5 has a similar window but not the lining (type W4). Room GF6 has a two pane sash window (type W5). The ground floor of the passage has six pane sashes with moulded glazing bars (type W2).

Ceilings:

The ceilings are a mixture of plaster on wooden laths, and matchboard (See Fig 1).

2B. UPPER FLOOR

Roof Construction:

The roof construction at the upper floor level is the same across the whole space: there are heavy Oregon pine king post trusses with metal bolts and bolted brackets at the centre joints. The hips have been replaced as part of the current rebuilding exercise, but were part of the same construction as the roof trusses. There is thus no evidence that the roof was constructed in stages.

Ceilings:

The ceiling construction, however, was not the same across the entire upper level: Some rooms had hair-reinforced plaster on wooden laths (now removed), the other rooms had matchboard. These are marked on Fig. 1.

Wall Construction:

The wall construction, including the back wall of the passage, is the same across the entire upper level except in the case of some cross walls which have modern bricks and were obviously built later. The other walls are built with soft burnt bricks set in clay mortar. The wall between rooms FF5 and FF6 is a brick partition with timber stiffeners, supported on timber beams.

Joinery:

The upper floor windows are all pine or deal. They have the same form (8 pane sashes without horns and with the same overall dimensions and pane dimensions) but are different in detail. In rooms FF4 and FF5 and in the passage the glazing bars are moulded (type W2), while in the windows in the other rooms the glazing bars are made with straight

sided chamfers (type W1). the former were probably copied from the latter. In those windows where the plaster surrounds were stripped, which included rooms with windows of both types, it is clear that the windows were built in when the wall was originally built. However, several windows have a row of different bricks under their internal cills, which in some cases are plaster not wood. This suggests that some cills were replaced at some time. The doors and their architrave surrounds on the upper floor are all different in dimension and details, but all are all characteristic of late 19th or early 20th century designs. There are no architraves similar to the few earlier architraves found downstairs.

Floor Construction:

There are three different floor constructions at the upper level.

- The floors in rooms FFS, FF6 and FF7 were laid direct on to round poles with the tops levelled. The poles and the undersides of the floorboards were painted, and the plaster up to the level of the poles was also painted and in one room was wall-papered. Subsequently plaster on wooden lath and matchboard ceilings were placed below the floors.

There is a double floor construction in rooms FF1 to FF4. In these rooms there are round poles like those in rooms FF5 to FF7, some leveled on top and some not, but these do not and did not ever carry floorboards (the poles are too uneven ever to have done so, and there are no signs of nail holes on the upper surface of any of the poles). Some of these poles are painted, and painted plaster comes up to them in some places. These poles now carry the ceilings below, which are plaster on wooden laths. Above the poles is a second structure of rectangular beams which carries the floorboards, which vary in width from 200mm to 400mm, with about 375mm the most common. Some of the floor boards were nailed with hand made nails.

- The passage has floor boards fixed to sawn timber beams with no substructure of poles. A stairway (now removed) was located in the passage.

2C. GENERAL ARTICULATION

Although the roof was a single, coherent construction, there are various indications that the building below it was not.

- At the upper floor there is a small level change along the line of the wall separating rooms FF4 and FF5.
- The window spacing is uneven; one spacing applies for rooms GF1\FF1 to GF4\FF4, and a different spacing for the remaining rooms.
- Different air vents and spacing were used, corresponding to the change in level and the window spacing changes.
- The internal walls are not all of the same thickness; in particular, the wall between passage 1 and room GF4 is as thick as the external walls.
- It would seem that at least in places on the front wall different bricks were used above and below the floor level of the first floor. However, too little of the surface under the plaster has been exposed to be certain of this, or whether it applies consistently to the entire wall.
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3. THE FAVOURED SCENARIO FOR THE DEVELOPMENT OF THE WATER BOARD BUILDING

The building on this lot has evidently undergone a number of modifications and the physical evidence is difficult to interpret. Conclusions must therefore necessarily be tentative. However, in our view the most likely scenario for the development of the building is as follows:

The structure at the ground level probably did not originally house only domestic accommodation, and was probably built in two or more stages. The earliest structure was probably a single storey cottage at the north end of the complex (see Fig 1). This structure predated the "dwelling house" shown on the 1862 diagram, and was subsequently incorporated into it. This is suggested by the thickness of one of the cross wall between the passage and GF4 at the lower level, the position of which corresponds with the change in level of the floor above and to the changes in the spacing of the air vents. Moreover, the wall construction in this part of building included Table Mountain sandstone up to a higher level than is visible elsewhere). This cottage probably had a thatched roof with a loft storage space accessed from an external stair. It may have been the structure referred to as "Albion Cottage".

At some stage, perhaps before 1851 and certainly before 1862, what probably began as an outbuilding was constructed in line with the cottage, either immediately adjacent to it, or, more likely, as an extension of it under one roof. This structure probably had an open thatched roof, which would be the most likely explanation for the poles under the existing floor beams, which were probably the tie beams of trusses for such a roof. This part of the structure may have been one of the outbuildings referred to in the liquidation capers of 1851, and may have been subsequently converted to rooms as part of the house shown on the diagram of 1862.

Both the cottage and the outbuilding probably at first extended only as far as the inner back wall of the existing rooms. This is suggested by four factors: the thickness of the back wall of rooms GF1 to GF6; the fact that the outside face of this wall has a layer of rough lime plaster and limewash under the present plaster, suggesting that it was an external wall; the existence of beam ends and holes for beams along part of this wall below the passage floor, which probably supported a veranda roof; and the illogicality of the passage in the plan if the building was just a single dwelling house, as it was recorded to be on the; surveyor's plan of 1862. The dimensions scaled from this plan are close to the present width including the passage, but this could be explained by the presence of a verandah when the drawing was made. In our view, the upper storey was added as a single building operation between 1875 and 1890 together with the passage; it was probably at some time around 1890, when the Water Board took over the building. This is suggested by the coherent and uniform roof construction over the entire upper floor, with a form typical of the last quarter of the 19th century; the positions of the two different kinds of windows (the earlier windows are not above the earliest part of the plan); the fact that all the windows were built in when the wall was built, although they are of two kinds (it is likely that some older windows from elsewhere were re-used and supplemented with new windows of the same size but different details); the late architraves on all the upstairs door openings; and the fact that the existence of the passage would be most logical if the use were offices or separate tenement rooms. One problem with this interpretation (upper floor all added c.1890) is the wide floorboards and handmade nails, which are not what would be expected at so late a date. Perhaps chance availability of old timber was responsible, or else a loft floor could have been added earlier within the roof of the original single

storey outbuilding to give more storage space, and then incorporated into a later extension.

At some stage in the late 19th or early 20th century the ground floor windows were inserted, and the plan may have been modified at the same time to make three two-roomed apartments.

4. THE PHYSICAL EVIDENCE FOR LOT 2.

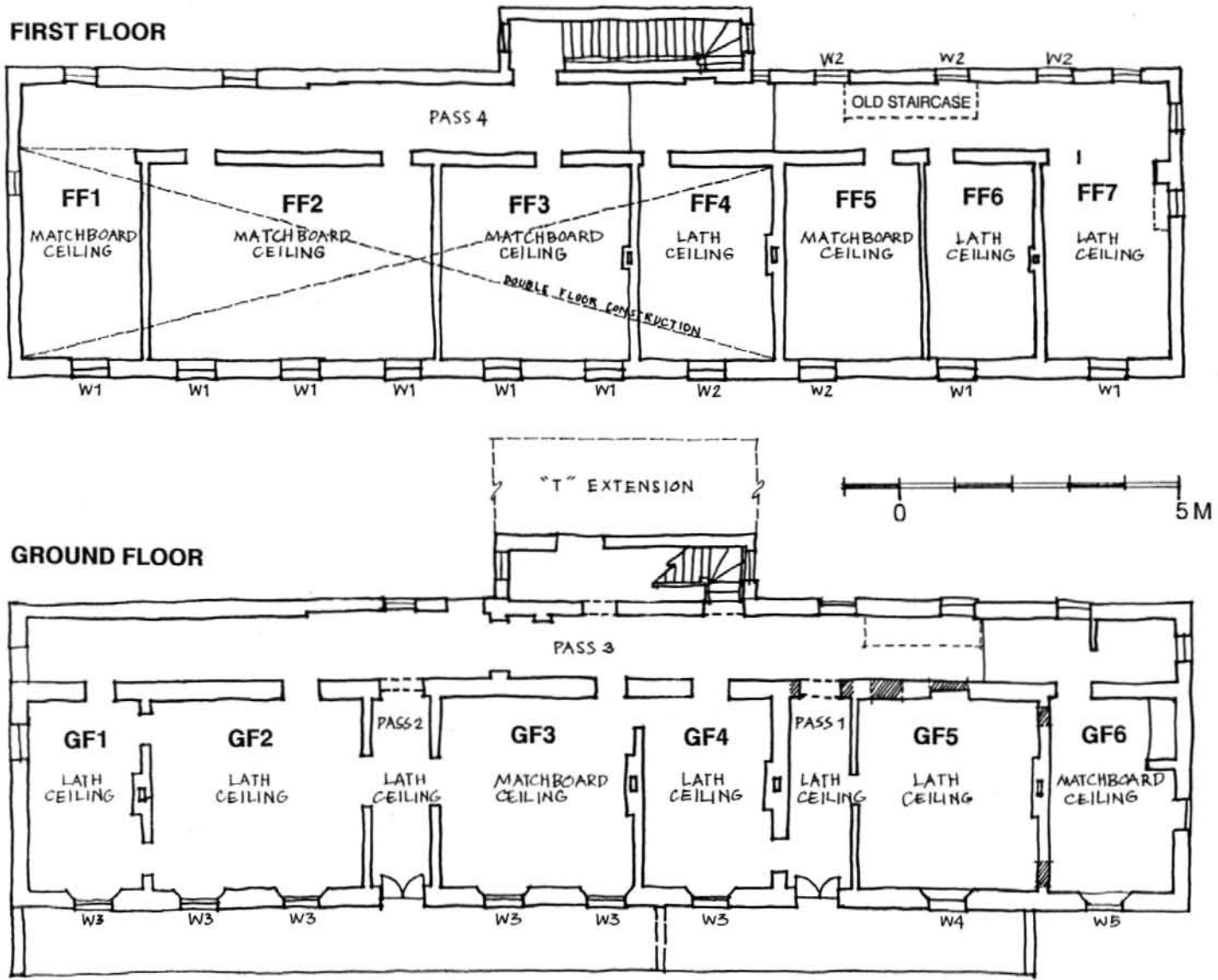
Some Table Mountain sandstone is visible in a wall low down, but the brick walling is consistent from top to bottom. All internal and external joinery is consistent with a date c.1900. The matchboard ceilings at the upper level remain under the asbestos ceiling panels nailed over the matchboard. This matchboard extended into the bay windows. There was no evidence visible on the walling to suggest that the bay windows were built in later.

5. THE FAVOURED SCENARIO FOR LOT 2

The second house on the site, on old Lot 2, is built on the site of an earlier cottage. However, although some sandstone from the earlier building may have been reused, in our opinion the present building is the product of an entire rebuilding exercise carried out c.1900, which established all its present features including the dormer windows.

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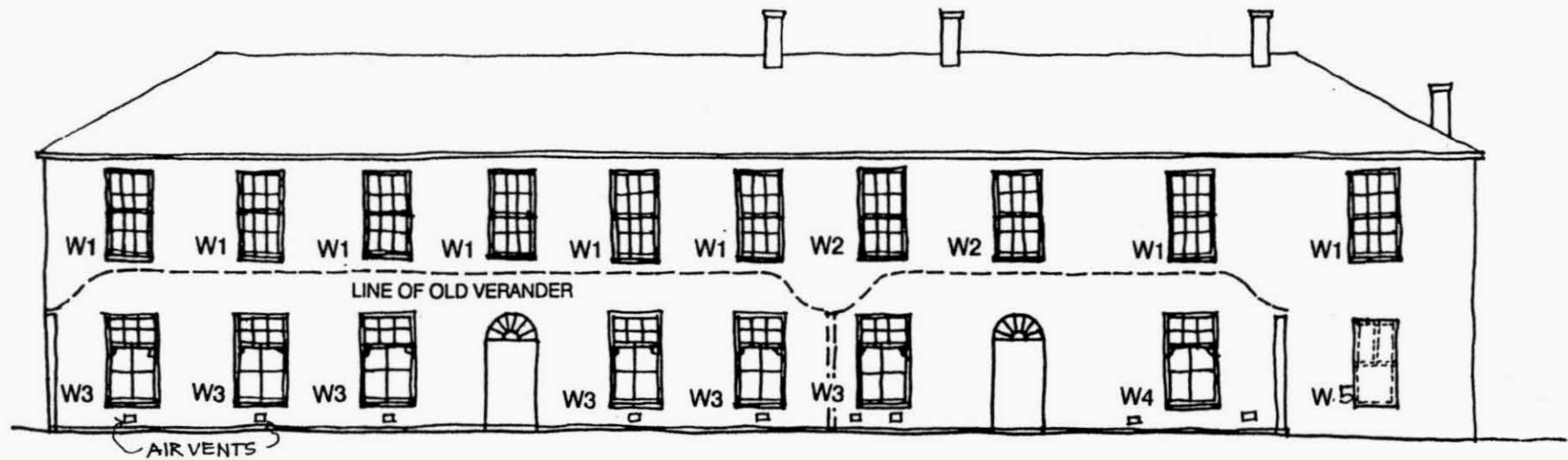
ALBION SPRING OLD ADMIN BUILDING FIG. 1



ALBION SPRING

OLD ADMIN BUILDING

FIG. 2



EAST ELEVATION