

PORTABLE BUILDINGS NEWS

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PORTABLE BUILDINGS WORLD HERITAGE NOMINATION TASK FORCE



We recommend to the States and the Commonwealth of Australia that a submission be made to UNESCO for the World Heritage listing of the imported Portable Buildings of the Nineteenth Century which survive in Australia.

Our role is to carry the matter forward until it is taken up by the relevant governments.

We continue to make progress through various activities in all the states and territories of Australia and through collaborating with our advisers and supporters in Australia and overseas, with national ICOMOS representatives, and with various government heritage agencies.

Our advisers and supporters are working with us, providing information on possible newly identified qualifying buildings, and progressing both research and conservation regarding existing buildings and structures on our provisional list.

Public interest and knowledge continue to grow, with media picking up on our campaign and buildings, and knowledge continue to spread, and engagement with universities.

We are always keen to engage and share with supporters and researchers. So please feel free to contact us here:

<https://portablebuildingsaustralia.org>

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OUR RECENT ACTIVITY

University of Melbourne students document portables

In late May Taskforce members were pleased to attend the Measured Drawings and Digital Heritage students' pin-up and presentations at the Melbourne School of Design, University of Melbourne. In semester one 2022, they measured and drew ten of the portable buildings that are on our list.

We joined Dr Stuart King, Ursula Chandler and David Pesavento in commenting on their work and presentations, and in appreciation for their contribution to our research and knowledge base, the students were presented with copies of Miles Lewis's, relevant, award winning book, *Architectural Drawings: Collecting in Australia*, Melbourne Books, 2020.

The students exhibited their work in the MSDx, and have made it available for the public here: <https://melbourne.figshare.com/MDDH>. David provides a more detailed report later in this issue. The staff and students are planning a further exhibition, to be held at a portable, later this year.



Students from the University of Melbourne with a portable building owner: Tony Isaacson



University of Melbourne Masters of Architecture Measured Drawing and Digital Heritage students at Lyndhurst Hall with Tony Isaacson: Christine Jorge



Keilor Portable hut: AIA Website

Relocated Keilor portable wins AIA award

The recently relocated, restored, (wrongly labelled) and likely Glasgow origin iron building, Keilor Police Hut received an Australian Institute of Architects Victorian Heritage Architecture – Conservation award in mid-June. This is PBWHNTF #087. The project was co-funded by Brimbank Council, with support from the Keilor Historical Society, and a grant of \$200,000 from the Victorian Government's Living Heritage Grants program.

The awards jury citation said: "The interpolation of conservation, historical interpretation, and the discreet insertion of a technological prosthesis to facilitate the authentic re-erection of this archaeological relic, is a considered study in the science of architectural conservation making Keilor Police Hut a worthy winner of this year's Architecture Award for Heritage – Conservation.

The taskforce admired the building with our good friends and Keilor project team members Arthur Andronas of Andronas Conservation Architecture, Simon Davies of SIDA Constructions, and Brimbank's heritage consultant Natica Schmeder of Landmark Heritage.



Andrew Muir and Miles Lewis of PBWHNTF with Simon Davies of SIDA and Arthur Andronas at the AIA Award winning Keilor portable hut: Tony Isaacson

OUR RECENT ACTIVITY

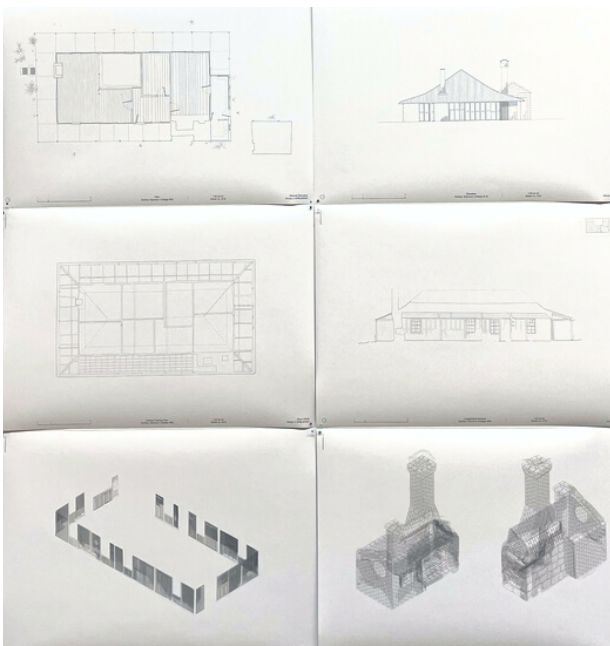
CMP for Seymour Cottage to guide its conservation

Also supported by a grant from the Victorian Government's Living Heritage Grants program, for \$37,000, the Bryce Raworth Conservation and Heritage team lead by Bryce and heritage consultant Guy Murphy has completed a Conservation Management Plan of Sydney Seymour Cottage for the Romsey and Lancefield Districts Historical Society Inc. The CMP consolidates the history of the building, places it in the context of portables, and identifies priority conservation works required to ensure public safety and restore community use.

Sydney Seymour Cottage (PBWHNTH #052) is not a singular portable building, but rather a unique combination of local hardwood post and beam frame, and wall cladding consisting of fifty four pairs (including 3 pairs in storage) of meranti doors similar to those found in Singapore Cottages imported to Australia in 1853-1855, for example the four that PBWHNTF member Andrew Muir has in Collingwood.

Sydney Seymour Cottage was documented by the MSD students in early 2022.

The PBWHNTF looks forward to supporting the Romsey and Lancefield Districts Historical Society Inc. in further grant-seeking to carry out the conservation works.



Melbourne School of Design student measured drawings, 2022: Tony Isaacson

Ongoing public engagement

Our Miles Lewis stays very busy, not only continuing to research and document portables and other areas of architectural and building heritage, but is also in demand for public speaking engagements. Some are related to but not directly the portables, such as his wonderful talk to the Royal Historical Society of Victoria and Engineering Heritage Victoria on the subject of Iron Bridges, and to Professor Philip Goad's Applied Heritage Conservation students, titled 'Physical Investigation of Buildings'. This was a fantastic outline of the why and how of researching heritage, and in fact any, building.

On 28 June he was interviewed about portable buildings by Casey Bennetto on David Astle's Evenings program, ABC radio. The recording unfortunately is no longer available.

Taskforce inspects probable portable for RBA Architects

Taskforce members joined RBA Architects and Conservation Consultants to inspect a probable USA or NZ portable near Melbourne, and look forward to assisting in further investigations and assessment.



Taskforce members with Roger Beeston on site: Tony Isaacson

COMING SOON

Seeking assistance from local historical societies

Professor Charles Sowerwine, RHSV Councillor, Chair of the RHSV Heritage Committee and member of the Portable Buildings World Heritage Nomination Task Force, is inviting local historical societies who have portable buildings in their area to become involved in the task force's campaign to nominate Australia's unique stock of portable buildings for UNESCO World Heritage status.

At last count, there are 104 such buildings still standing in Australia, more than anywhere else in the world. The majority of these buildings – 64 of them – are in Victoria, in part because the Gold Rush created immense demand for buildings.

The RHSV is convening a meeting of local historical societies from around Victoria to introduce them to our area of interest and campaign and to seek their assistance in researching portable buildings.

The taskforce will meet with local societies, the RHSV and the National Trust of Victoria on August 24th to explain our objectives and activities and seek their assistance in providing additional information regarding the probable buildings on our list that are in their region.

Miles Lewis will present an illustrated talk of portable buildings in Victoria, there will be plenty of time for questions and answers, informal discussion and a light lunch.

Details:

<https://www.historyvictoria.org.au/event/portable-buildings-talk-briefing-lunch/>



Interior of Labassa conservatory, a portable building: Miles Lewis

Visit to Broome

More like a cracked record than a tropical paradise escape. Our WA representative, Rosemary Rosario, continues to negotiate with the WA to provide us access to inspect the building fabric of the former cable station in Broome, 9PBWHNTF #110) a portable iron building imported to Broome from Scotland in 1889, purchased by the WA government in 1921 and converted to a court house.

Rosemary has recently made progress, and the WA Department of Planning Lands and Heritage are preparing a letter to the Department of Justice to support our access.

Structural engineer and PBWHNTF supporter David Hogg, did better than us, getting to Broome, and shared with us some good photos, further wetting our appetite.

Alan McLean also made a special visit to photograph the building for us. He chanced to meet the magistrate, who said (contrary to the official line) that a visit from the Task Force would be welcome.



Broome Cable Station, now Court House, 2022: David Hogg

NSW Visit

We are currently organising visits to some of the portable buildings in NSW including the Wingecaribbee in Bowral PB01. See the long article on Hemming buildings in PBWHNTF Newsletter 2.

Engagement with owners

Both the taskforce members and our state representatives continue to engage with owners, sharing research and our interest in portables. When settled down a bit more after COVID, we are planning visits, including meeting with the owners of 'Fenagh' in St Kilda, and 'Watford House' in Avoca.

INTERESTING DISCOVERY IN WESTERN AUSTRALIA

Although there are no specific developments in relation to our Western Australian buildings, there has been an interesting historical discovery. The Manning houses which are discussed in this issue are known mostly from surviving examples in South Australia of about 1838 onwards. But they had already reached the Swan River Settlement (Perth) in 1830, though none of those are known to survive. Recently the Melbourne conservation architect and historian Allan Willingham discovered a report of this first shipment in – of all places – the *Nottingham Review and General Advertiser for the Midland Counties*, 1 January 1830. Though none of these is definitely known to survive, Rosemary Rosario is now investigating the house ‘Boonooloo’ at 30 Betti Road, Kalamunda, which is believed to have been moved there from Fremantle. This seems to be a building which Professor John White identified in 1990 as being by Manning.



Broome Cable Station, now Court House, 2022: Alan McLean



Broome Cable Station, now Court House, 2022: David Hogg

PROGRESS IN TASMANIA

We reported in March that the Tasmanian National Trust does not respond to correspondence, so it is pleasing to be able to report that we have been able to speak to the administrative staff and have been assured that our email has been forwarded to the managing director. Progress indeed.

Heritage Tasmania, by contrast, is not moribund. Ian Boersma has checked the corrugated iron buildings at Longford which were illustrated in our last newsletter, and has established that 3 Mason St survives but 1 & 2 Wellington St do not. We hope to find a local historian interested in researching 3 Mason St, and especially the claim that it was prefabricated in England. Failing this, Heritage Tasmania has held out some hope that they may be able to allocate some time to research it once their current workload has been cleared.



Building in Mason St, Longford, Tasmania. D C Mann



Buildings Wellington St, Longford, Tasmania. D C Mann.



JAPANESE HOUSE IN QUEENSLAND

Our only buildings in Queensland are two lighthouses and the Japanese house 'Yeddo'. In this issue we have an article on Yeddo with a fascinating array of images, some previously unpublished. These illustrations were made available by the owners, Hugh Markham and Jan Cattoni, who have also contributed an insightful essay. The principal article is by the historian Jan Barker, who kindly stepped in at extremely short notice to replace our inadequate in-house draft. The combined result is one of the most fascinating dossiers we have for any building on our list.



Master builder Akira Mitsuda restoring shoji screens on site: Jan Cattoni.



Details of restoration of the eaves and the gablet: Hugh Markwell.



Views of the house during dismantling: Markwell collection.

UPDATE ON TERRITORY CHURCH AND REPEATER STATION

We reported in the last issue that the former Knuckey Street church had its heritage listing cancelled when it was moved to the Botanic Gardens, which have their own heritage listing. Our concern is that this does not constitute the level of protection necessary for a World Heritage item, and this has been confirmed by the fact that when reflective foil was installed to the underside of the roof the Heritage Branch was unable to act, because the building was 'not listed'.

We now need somebody within the Territory to nominate the building for listing, and would normally hope that this would be done by the National Trust. The Trust, however is showing no interest, and this seems to go back to the original removal of the building from its site. The move was (rightly, we believe) opposed by the Trust, which said (wrongly we believe) that it should not be relisted in its new location. When a building is moved any classification or listing should be removed or suspended, and it should then be reassessed once the re-erection is complete. The fact is that some buildings retain much of their significance after removal. That is especially true where their significance is more technical than site-related, as is the case with most prefabricated structures. This church is one of the most technically interesting buildings in Australia and it has no protection. Nor is there any proper on-site interpretation of the structure and its importance.



The Pine Creek Repeater Station in 1936, when in use as a hospital (with Sister Morris): Northern Territory Library PH0386/0147



The Pine Creek Repeater Station: Janet Beeston.

The National Trust position seems inconsistent. It is itself the owner of the Pine Creek Repeater Station, which is listed despite the fact that it is believed to have been moved from Burrundie to the present site. We say 'believed' because there seems to be no reliable information on this building. Most buildings owned by national trusts in the various states have been researched by way of a conservation analysis or conservation management plan, but in this case repeated enquiries have failed to elicit any such document. There is no apparent basis for the published story, which is that the building was fabricated by Dorman Long & Co of England, was erected at Burrundie in 1889 as the mining warden's court, and was moved to Pine Creek in 1907. Our own enquiries have found no evidence either of the erection or of the move, but they have produced a fact which invalidates the story: Dorman Long were not manufacturing buildings in 1889.

LIGHTHOUSE IN SOUTH AUSTRALIA

An issue of importance has arisen in relation to the Tiparra Reef Lighthouse, which is now in the Wallaroo Heritage and Nautical Museum. The structure is not listed on the state or local heritage registers because 'only part of it' survives, and it has been deemed unlikely to meet the criteria for state listing. The parts that survive could only be listed as an object if only there was clear evidence that they were significant and intrinsically related to another state heritage place.



(L-R) Tiparra Reef lighthouse, South Australia, opened 1877: National Archives of Australia (Image no. A6247, A52/1)
Fragment at the Wallaroo Heritage and Nautical Museum

Our position is that this interpretation is incorrect on two counts. Firstly, what survives is 60-70% of the height of the lighthouse, and includes the lantern, which is the business end. Much smaller proportions of other structures are commonly listed. Secondly, the practice of listing objects only where there is clear evidence that they are intrinsically related to another state heritage place is not one imposed by their Act, which simply states

- 16(2) An object is of heritage significance if -
 - (a) It is archaeological artefact, or any other form of artefact that satisfies 1 or more of the criteria set out in subsection (1) or

Paul Stark, our joint representative in South Australia, has been recovering more information on the houses of John and Henry Manning, which is incorporated in the article in this newsletter. Anna Pope, of Heritage South Australia, has assisted us by finding photographs and documentation on the house 'Montacute', the Manning components of which were somewhat elusive, Anna has also said the department will investigate the Wrigley patent house at the Waldorf School, of which they were previously unaware.

NEW SOUTH WALES

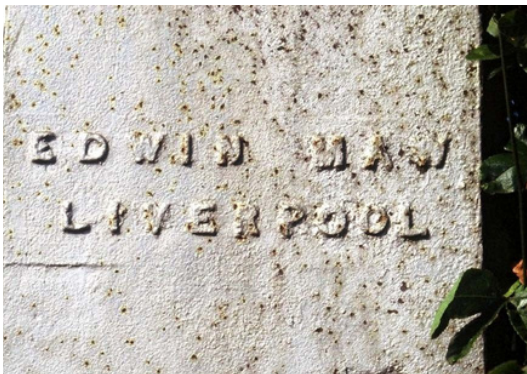
New South Wales has been quiescent, but we are now dealing productively with the City of Shoalhaven and the Shire of Wingecarribee, and we hope soon to be able to inspect the iron church at Numbaa and the house 'Wingecarribee', which was discussed in detail in our last issue.

A current problem in New South Wales is the lack of information on the orchid house at 'Wyoming' in Birchgrove, Sydney. We have detailed information on glasshouses in Victoria and South Australia, but for some reason no-one will tell us anything about the Sydney one.

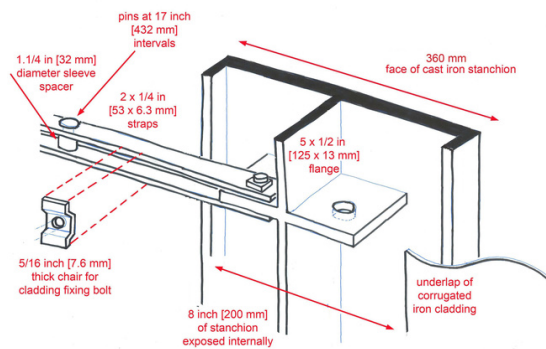
The church at Numbaa was made by Edwin Maw of Liverpool UK, using a rather remarkable structural system, which will be discussed in a future issue. There are two other buildings by Maw in Tasmania, from one of which the drawing below has been derived.



Iron church at Numbaa: Miles Lewis



Edwin Maw brand stamp from a building in Tasmania: Miles Lewis



Edwin Maw structural system: Miles Lewis

VICTORIA

Victoria has continued to make progress with the portables. As mentioned previously Bryce Raworth Conservation and Heritage team lead by Bryce and heritage consultant Guy Murphy has completed a Conservation Management Plan of Sydney Seymour Cottage for the Romsey and Lancefield Districts Historical Society Inc. Keilor Police Hut received an Australian Institute of Architects Victorian Heritage Architecture – Conservation award in mid-June.

Miles Lewis was interviewed about portable buildings by Casey Bennetto on David Astle's Evenings program on 28th June and he will soon be presenting an illustrated talk of portable buildings in Victoria.

Ten of the portables in Victoria have now been recorded by University of Melbourne students through point cloud surveys and measured drawings. The Taskforce members accompanied the students to these portables and explained the construction techniques of each in detail. David Pesavento has detailed out the experience below.



Tony Isaacson and Andrew Muir applying the Miles Lewis method of site investigation in Geelong: Miles Lewis



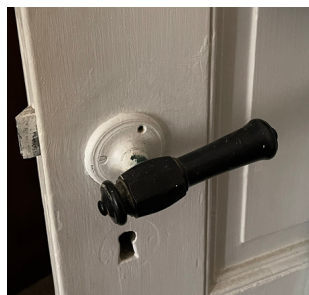
Miles Lewis demonstrates the correct method at 'Keyham': Tony Isaacson



Jennifer Bantow of the Geelong Branch of the National Trust of Australia (Victoria) joined the taskforce in a break from site investigations: Tony Isaacson



German joinery and ironmongery, 'Keyham' 2022: Tony Isaacson



Master of Architecture Students Measure and Draw Portables

David Pesavento

Measured Drawing and Digital Heritage is an elective subject which I teach alongside Ursula Chandler under the supervision of Dr. Stuart King available to Masters students of both Architecture and Urban & Cultural Heritage at the University of Melbourne. Students explore the evolving field of digital heritage in conjunction with the production and critique of manual measuring and drawing.

We have followed the activity of the Portable Building World Heritage Nomination Task Force since its inception. As the first semester since 2019 in which the subject would be taught predominantly in-person, we decided that the portable buildings denoted as such by the PBWHNTF presented ideal subject matter for study. Their rich history, locality and accessibility, and manageable scale, combined with their unique aesthetic and cultural appeal make for a compelling first impression, while their burgeoning renown offered students the chance to make a practical contribution to the area of architectural cultural heritage. For us as architectural practitioners the portables are fascinating local artefacts, and we were excited to further our interest in and understanding of them.

The various custodians and owners of the portables assigned for study were contacted and briefed, by the students themselves, on the proposal: to have their buildings manually and digitally studied and recorded to produce outputs for assessment comprising a suite of measured drawings. We were thrilled when most of those approached were enthusiastic to be involved and to support the students and the PBWHNTF in their aims.

With logistics resolved, ten groups of two to four students spent between one and three days at their designated site, employing both traditional manual measuring techniques in conjunction with emerging digital technologies-namely LiDAR and Photogrammetry, used to capture 3D models of the buildings. These raw materials were refined over a period of five weeks with a view to producing an accurate suite of traditional measured drawings to a professional and academic standard, and valuable supporting digital records.



Students at Lyndhurst Hall: MSD students



Tony Isaacson with students at Lyndhurst Hall: MSD students



Owner at Arthurs House, Geelong: MSD students

VICTORIA

The process of recording for archival purposes is not an entirely objective operation. Decisions are made spontaneously and critically concerning the omission or inclusion of particular building elements, whilst navigating the ethics of drawing speculatively from fallible records warrants a degree of vigilance and integrity. These factors are further complicated by the ad-hoc circumstances of the portable buildings in their current state; that they were typically designed and produced as a kind of armature or framework for cladding and habitation means license has naturally been taken in their construction and reconstruction and adaption over time, provoking students to determine their essential qualities from the flux. Tell-tale details emerged from the study to tell hazy stories from a distant past, like that of the contentious entry configuration at 'Oberon'; a portable building comprising only a fragment of a much larger complex, such as at 'Keyham' and 'Woodlands'; or the startling and disappointing determination that a modest cottage in Geelong, though designated for study, may not qualify as part of the PBWHNTF list of nineteenth century imported portables.

The semester culminated in a lively pin-up, with the bulk of the PBWHNTF present to support us in an appraisal of the students' work. A high standard was achieved, and no small thanks is due to the enduring charm and significance of the portable buildings. We thank the PBWHNTF for their support and generosity in helping underscore the value and viability of outward-looking practical relationships between the university and cultural organisations, and working to foster an ongoing appreciation for heritage study in students and staff alike.

The following portables were documented this semester:

041 Woodlands Homestead, Greenvale , 052 Seymour Cottage, Romsey , 056, Arthur's House, Geelong , 064 Keyham, Geelong , 067 Lyndhurst, Pascoe Vale South , 068 Oberon, St. Kilda , 084 All Saints Parish Hall, Fitzroy , 090, Sun Foundry Conservatory, Ripponlea , 093, Brown Brothers Store, Geelong.

The students have agreed to make their work publicly accessible, adding to the body of research and knowledge on these significant portables.

Student work is available to view here: <https://melbourne.figshare.com/MDDH>



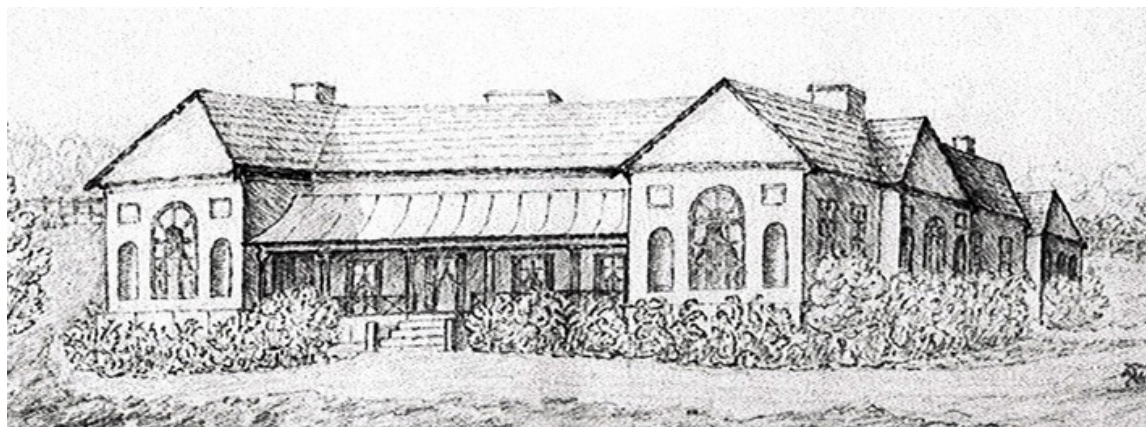
Melbourne School of Design student measured drawings, 2022: Tony Isaacson

THE MANNING HOUSES

MILES LEWIS & PAUL STARK

024 Friends Meeting House, Pennington Terrace, North Adelaide
025 Walkley cottage, Pennington Terrace, North Adelaide,
026 'Ringmer', 2 Ringmer Drive Burnside, South Australia
027 'Montacute', Institute Rd Montacute, South Australia
028 'Blakiston', Princes Highway Blakiston, South Australia
029 'Greenock', Gerald Roberts Rd, Marananga, South Australia
043 La Trobe's cottage, Melbourne
044 'Bungalow Cottage', 78 Mercer St, Queenscliff, Victoria

Easily the most important of the English prefabricators in timber were the carpenters and builders John and Henry Manning, father and son. They were not only by far the most prolific and influential makers, but they also developed a distinctive system of construction which was subsequently copied by others. They can be regarded as the first system builders in the modern sense, as distinct from most other prefabricators, whose work differed little from traditional carpentry. However, the Mannings manufactured traditionally carpentered houses as well.



'Napoleon's New House at Longwood, St Helena' [on reverse], drawing by J B East, 3 April 1822, Royal Musuems, Greenwich, bound with PAF2693-PAF2718, PAF2720 [cropped].

The founder of the business, John Manning, was allegedly the builder of the house intended for the use of Napoleon during his exile at St Helena,[1] which was completed in 1819, though Napoleon remained in Old Longwood House until his death. It is not clear whether Manning was involved as at this time he was an independent contractor or an employee at the Woolwich Naval Dockyard. But he later claimed to have begun supplying emigrants' houses some time about 1823,[2] He certainly had his own business ten years later, when his son, William Alfred Manning, emigrated to Fremantle, Western Australia[3] with a number of four-roomed panelised cottages, which seem to have been an innovation at this time.

Details of the family have been researched by Megan Martin.[4] John Manning, died in about 1832, and Henry succeeded to the business. W A Manning, remained at Fremantle until 1847, when he returned to London. Another son, Charles Alexander, was in Fremantle from 1854 until his death in 1869, and it seems that the family held land and stock there [5] The Mannings exported to Western Australia, Victoria [Port Phillip], and most of all to South Australia. They had little impact in Van Diemen's Land or in New South Wales other than the Port Phillip District, because these places had a well established building industry in the relevant period.

[1] John Stacpoole, *William Mason* (Auckland 1971), p 32, ref *Bell's Weekly Messenger* [London], 28 December 1839.

[2] *Nelson Examiner*, 22 July 1843, where he claims twenty years experience in furnishing supplies to emigrants, quoted in S Northcote-Bade, *Colonial Furniture in New Zealand* (Wellington 1971), p 21.

[3] J C Loudon, *Encyclopædia of Cottage, Farm and Villa Architecture and Furniture, &c* (London 1846 [1833]), § 513, p 256.

[4] Information from Megan Martin in emails from 30 October 2009 to 22 January 2010. David Hutchinson, then Curator of History at the West Australian Museum, told me in 1976 that C A Manning of Fremantle was a former West Indian merchant, and that his marriage certificate identified his father as John Manning, architect.

[5] *Nelson Examiner*, 22 July 1843, p 1.

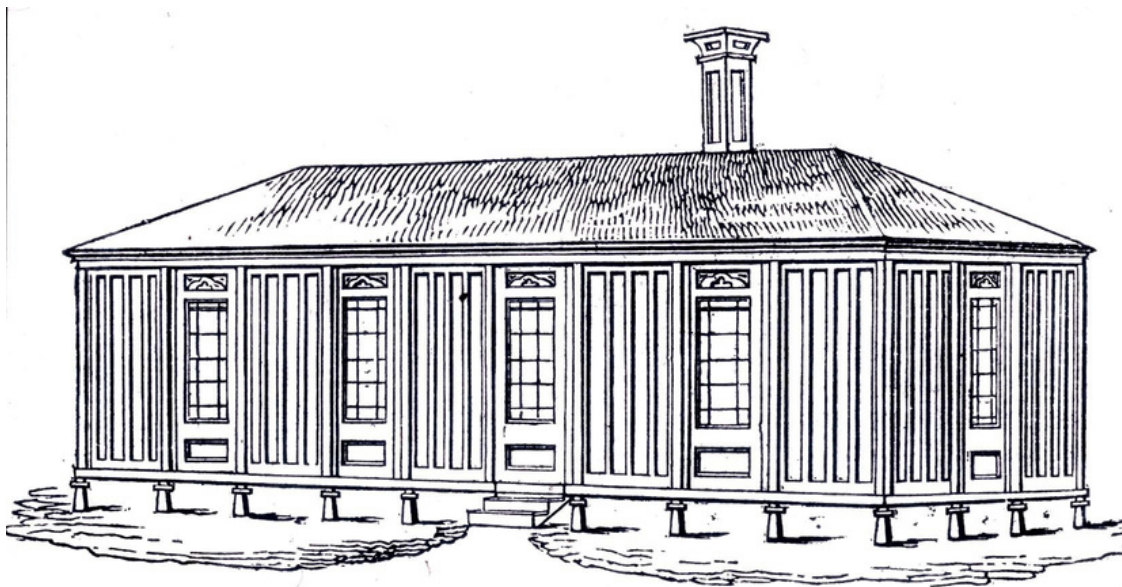
THE MANNING HOUSES

The earliest examples we hear of were houses, a number of which were dispatched to the Swan River Settlement, Western Australia. A visitor to the ship *Medina* in December 1829 saw 'the wooden houses, consisting of four good sized rooms, all packed neatly up; the whole paneled, and to be fixed up, I understand, with screws.[6] William Manning possibly travelled on the same ship, for he too arrived at the settlement in 1830.



'Mona Cottage', house of Thomas Helms, Perth, built in the 1830s, photo by A H Stone c 1861: Western Australian Museum.

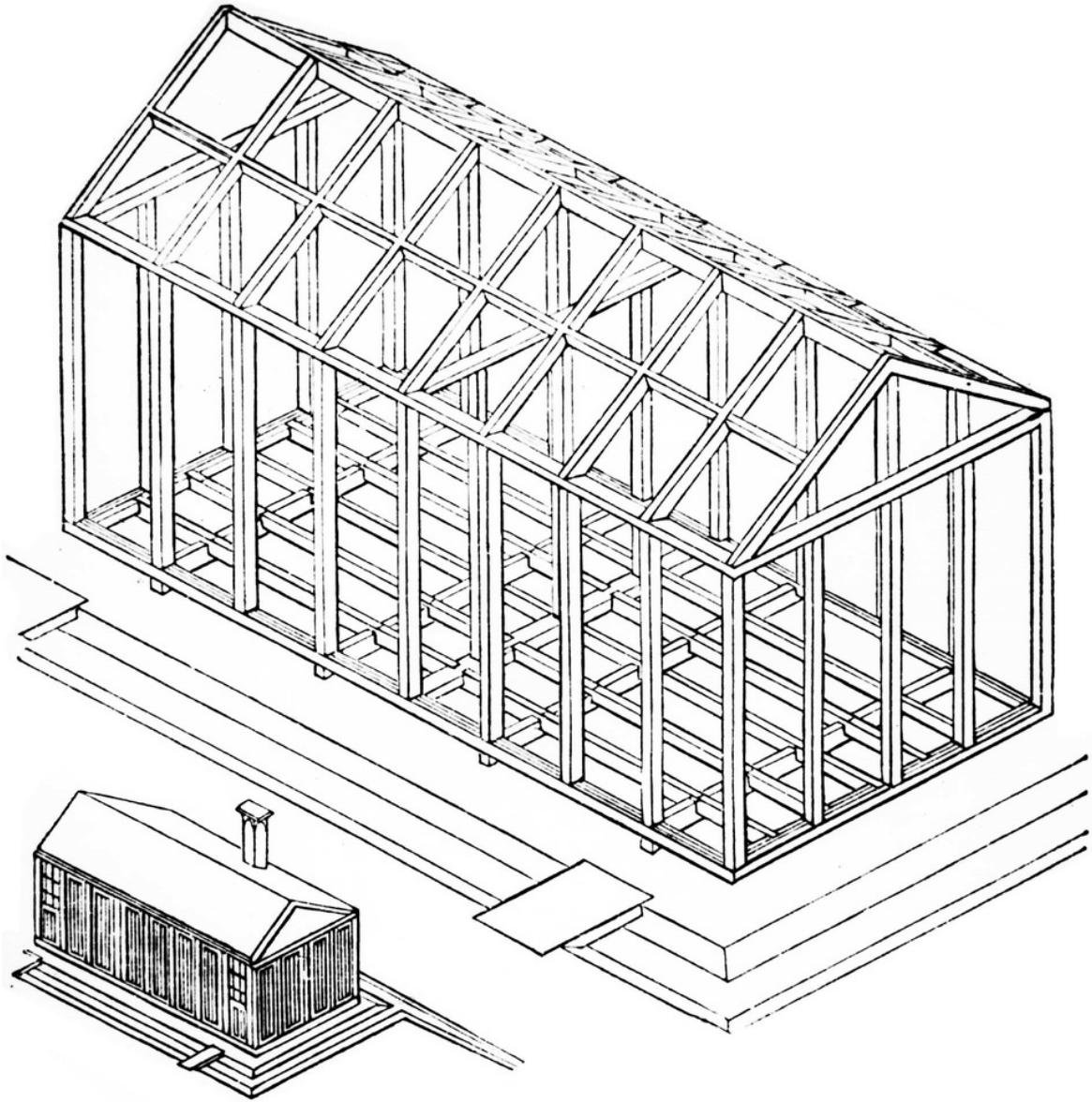
Although there are a number of references to Manning houses in Western Australia the only one of which a good illustration survives, 'Mona Cottage', in Perth, is atypical, and it seems unique, in that it has an attic storey. Although it was built in the 1830s it would not have been one of the original batch which arrived on the *Medina*. But the panelised system is clearly that of the Mannings.



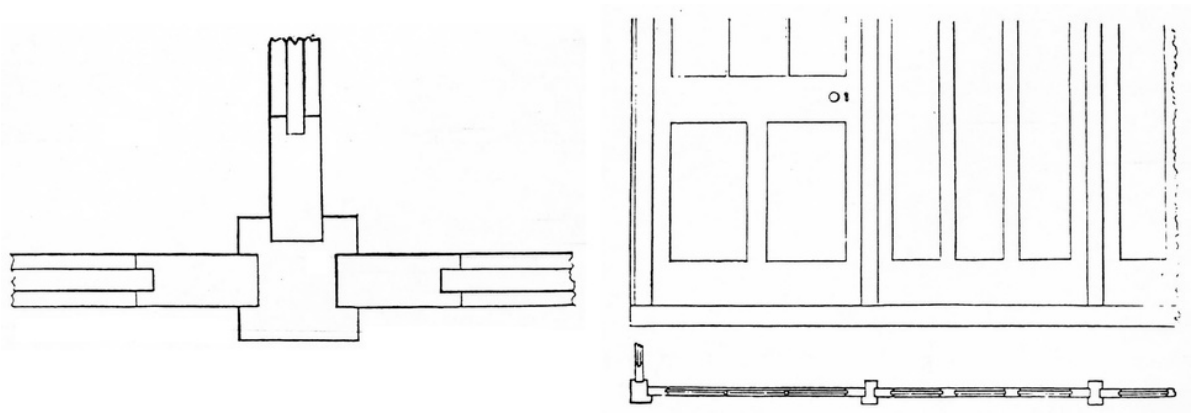
House on Henry Manning's panelised prefabrication system: J C Loudon, *An Encyclopædia of Cottage Farm and Villa Architecture* (London 1846 [1833]), p 256.

[6] *Nottingham Review and General Advertiser for the Midland Counties*, 1 January 1830, p 4.

THE MANNING HOUSES



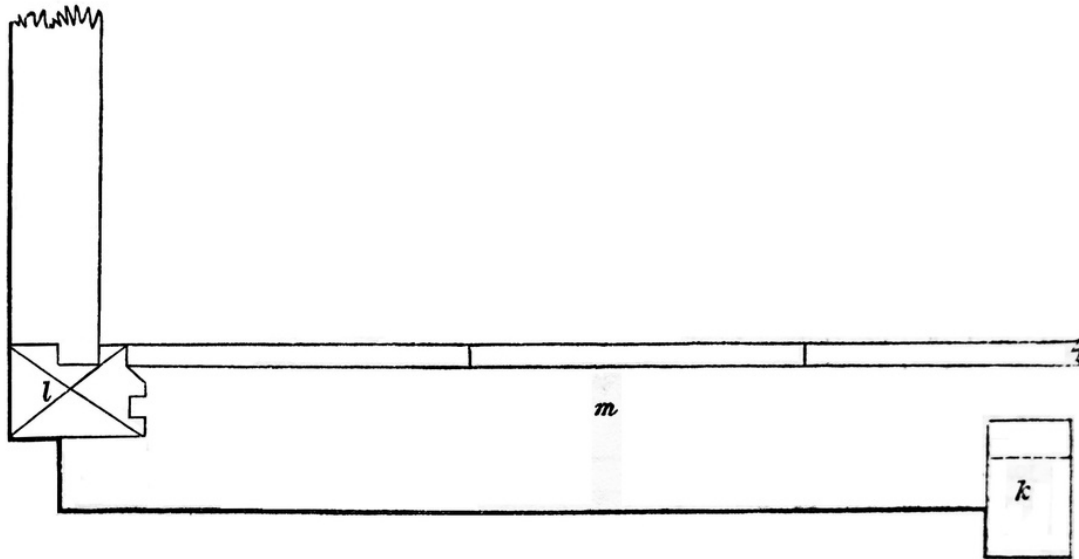
Diagrams of a building on Manning's system: J C Loudon, *Encyclopædia of Cottage, Farm and Villa Architecture and Furniture, &c* (London 1846 [1833]), p 255.



Details of Manning's system: J C Loudon, *Encyclopædia of Cottage, Farm and Villa Architecture and Furniture, &c* (London 1846 [1833]), p 255, 254.

THE MANNING HOUSES

A two room cottage, first reported by Loudon in 1833, was said to have as its principal object 'to supply emigrants with comfortable and secure lodgings immediately on their arrival at a foreign settlement'. It consisted of two rooms each measuring 12 feet [3.6 m] square internally, with a connecting door between them. They were eight feet [2.4 m] high, and one might be fitted with a stove in the corner - of wrought iron, for lightness - from which the flue ran up with 50-80 mm clearance inside a square wooden or iron box, so as to avoid setting fire to the tarpaulin which was provided as a temporary roof.

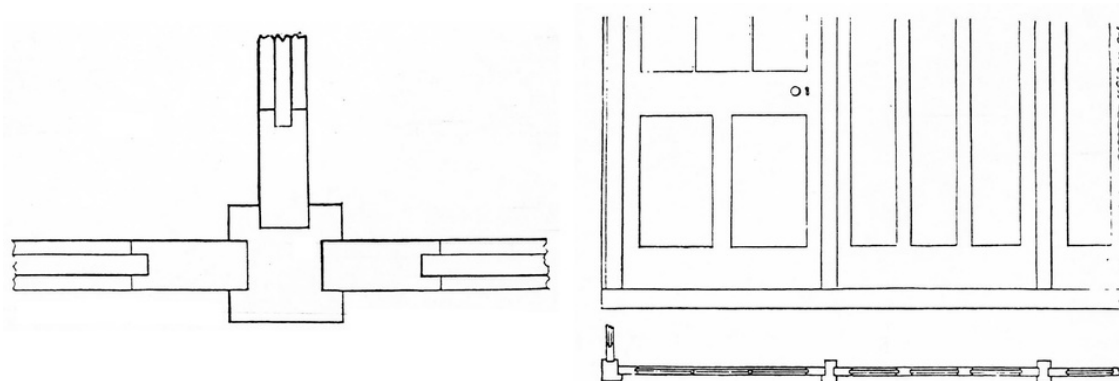


The cantilevered end of the cottage, in which k is a sleeper and m a joist; J C Loudon, *Encyclopædia of Cottage, Farm and Villa Architecture and Furniture, &c* (Longmans, London 1846 [1833]), p 253

The foundation consisted of four sleepers of five by three inches [127 x 76 mm] laid on edge, thirteen feet [3.9 m] long and spaced about six feet [1.8 m] apart, so that the ends of the building would cantilever out nearly a metre beyond the outermost sleepers.

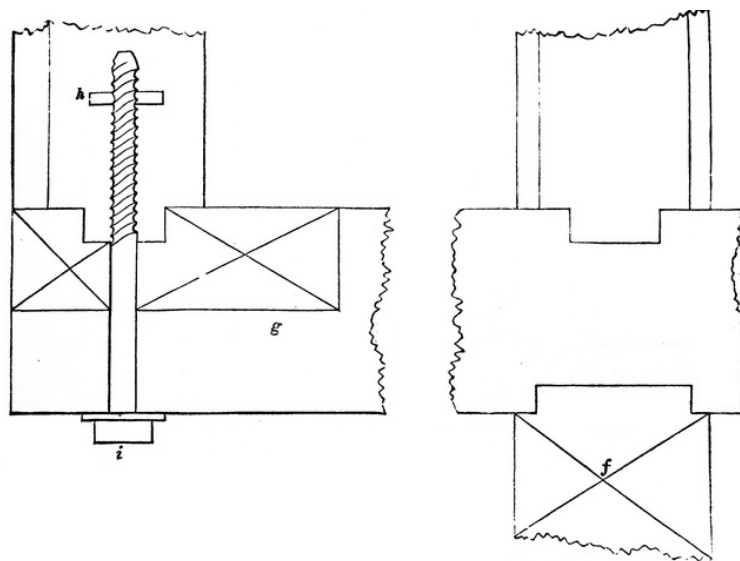
The walls were built onto five by three inch [127 x 76 mm] grooved plates, laid flat, two of them about 25 feet [7.7 m] long laid across the ends of the sleepers, and forming the necessary cantilever at each end of the building. Thirteen foot [3.9 m] plates were placed transversely at the ends, apparently halved into the longitudinal plates which supported them, and another of the same size supported the internal partition. The floor joists measured five by two inches [127 x 51 mm] on edge, and there were five in each room, spaced 0.6 m apart and, and deeply rebated where they crossed the sleepers, which were themselves deeply rebated to receive them. The joists were thus set low enough for the flooring to finish flush with the upper surfaces of the wall plates, and where they butted into the transverse plates, both members were cut in somewhat complicated shapes so as to key together.

THE MANNING HOUSES



Details of Manning's system: J C Loudon, *Encyclopædia of Cottage, Farm and Villa Architecture and Furniture, &c* Longmans, (Longmans, London 1846 [1833]), pp 255, 254.

The essence of the system, however, lay in the paneled work: the standard panel or wall section was about three feet [0.9 m] wide and fitted into the grooves of the base plate and of I-section posts which were placed between them. These panels were internally divided into three recessed vertical panels, though there was to be some variation in this over time. These posts measured 3 1/2 inches by 2 1/4 [89 x 576 mm], except the corner ones which were three inches [76 mm] square so as to accommodate grooves on adjacent sides, and 8 ft 6 in [2.55 m] thick.



Left, the cantilevered corner with a bolt rising through the joist, g, and the plate, into the corner post' right, of the sleeper, f, with the joist checked over it and a post or stud tenoned in: J C Loudon, *Encyclopædia of Cottage, Farm and Villa Architecture and Furniture, &c* (Longmans, London 1846 [1833]), p 253

The corner posts had nuts let into them so that a bolt could be inserted through the wall plate from below and screwed up to join the two members, thus making use of the free access underneath the corner of the building due to the cantilevered construction. Once the posts and panels were all in position the grooved top plate could be bolted down similarly to the corner posts, and make the whole assembly firm.

THE MANNING HOUSES



Manning house, 2 Ringmer Drive, Burnside, South Australia, moved to the present site in 1863: Miles Lewis.

One two roomed house, probably the earliest surviving Manning building in South Australia, was put up in Grenfell Terrace, Adelaide, probably in 1838, and moved in 1863 to Burnside, where it still stands.[7] This example most closely matches the 'portable colonial cottage' described by Loudon, and retains the twelve paned glazed doors and hopper ventilating panels. By the time of this cottage sash windows had been introduced, and the door and window each use the adjoining posts as direct structure, from which the door is hinged and locked, and from which the window is hung, without any intermediate framing.

By the time of the Greenock and Blakiston houses, below, doors and windows have been formally resolved into part of a truly modular system. They were supplied in their own sub-frames to form door and window panels, and these were then set between standard posts within the same module as the usual wall panels, increasing the coherence and flexibility of the system, which he now described as his 'peculiar plan':

These cottages can be removed from one station to another, struck and erected again in a matter of a few hours. They are paneled throughout, painted inside and outside, with doors and fastenings, glazed folding windows, floors, joists, and roofing complete.[8]

Adelaide was founded somewhat later than Perth, but houses 'of panels screwed together' - presumably meaning Manning's system - are supposed to have been used there in 1836.[9] One of the first documented examples was that brought by John Barton Hack and erected at Holdfast Bay (Glenelg) according to his diary, in one day, on 21 February 1837.[10] Hack had brought a second Manning house, which he put up in Adelaide[11] by himself, and wrote to his father in April 1837 with a sketch plan, showing the parlour 4.2 metres square.[12] He advised 'let no one come to a new colony without one of Mr. Manning's nice portable wooden houses'.[13] His brother Stephen asserted that such buildings 'were the most convenient places possible, and taking the climate into consideration are quite as comfortable as any brick house in England'.[14]

[7] 'Ringmer' at Burnside, also illustrated in Robert Moore & Sheridan Bourke, *Australian Cottages* (Port Melbourne 1999), p 37.

[8] *South Australian Record*, III, passim, eg no 1 (4 July 1840), p 15.

[9] John Stephens, *The Land of Promise* (London 1839), p 109.

[10] F Goldney, *The Quaker Meeting House* (Adelaide 1968), p 7. See also J Gilchrist, 'John Barton Hack', sv in *Australian Dictionary of Biography*, I; ref G C Morphett, *John Barton Hack: a Quaker Pioneer* (Adelaide 1943). Hack must be the anonymous 'Pioneer' quoted in J W Bull, *Early Experiences of Life in South Australia, and an Extended Colonial History* (London 1884), p 246, who arrived early in 1837 with two Manning cottages, one of which he put up at Holdfast Bay [Glenelg], and the other at Adelaide, opposite North Terrace. Gilbert Herbert wrongly assumes that it was the same house, put up first at Glenelg and then moved to the Adelaide parklands: Gilbert Herbert, 'A Short, Impressive Campaign - the Manning Cottage in the Settlement of South Australia 1835-1842', *Historic Environment*, 4, 1 (1984), p 23.

[11] Halse, *An Account of John Barton Hack of Australia*, c. 1840 ff (Bedford 1930), quoted in Gilbert Herbert, *Pioneers of Prefabrication* (Baltimore [Maryland] 1978), p 13.

[12] Colin Kerr, 'An Exellent Coliney' (Adelaide 1978), p 75, citing South Australian Archives 394.

[13] Geoffrey Dutton, *Founder of a City* (London 1960), p 218, quoted in Herbert, *Pioneers of Prefabrication*, p 13.

[14] Stephen Hack in the *South Australian Record*, 8 November 1837, quoted in Herbert, *Pioneers of Prefabrication*, p 13.

THE MANNING HOUSES

Manning – now Henry not John - advertised in the South Australian Record:

PORTABLE COLONIAL COTTAGES

H. MANNING, 251, HIGH-HOLBORN, London, manufacturer on the most simple and approved principles, pack in a small compass, may be erected with windows, doors, and locks, painted inside and outside, floors, &c. complete for habitations in a few hours after landing. price £15. and upwards. They may be taken to pieces and removed as often as the convenience of the settler may require.

H.M. made those now occupied in the colony, by the Rev. C.B. Howard, J.B. Hack, esq. and others from whom testimonials have recently been received of the superiority of those over all others. ...[15]

Other South Australian settlers who bought buildings from Manning were, according to another advertisement, Robert Gouger, the Colonial Secretary; T B Strangways, the Acting Colonial Secretary; G S (later Sir George) Kingston, Colonial Surveyor - all of whom had ordered a second cottage after their experience of the first - and also Captain Hindmarsh, the late Governor; Lt E C Frome, Surveyor-General; Judge (later Chief Justice Sir Charles) Cooper; Captain Chesser, and many others.[16] By December 1839 Manning had added the list notabilities in other colonies - Sir James Stirling, late Governor of Western Australia; C J La Trobe, Lieutenant-Governor of Port Philip [actually C J La Trobe, Superintendent of Port Phillip]; Lieutenant Smith, R E, Surveyor General of New Zealand;. Dr Evans, Chairman of New Zealand Association; R Stokes, H St Hill, and other unnamed members 'of the Survey Department, New Zealand'. [17]



'Vale Farm', E C Frome's property, Walkerville, South Australia, watercolour by S T Gill. Art Gallery of South Australia [detail].

Frome's house was at his 'Vale Farm' at Walkerville. It has disappeared but there is a sketch of it by Frome himself, of the late 1840s,[18] and two excellent paintings of it by S T Gill, done prior to 1851, in the Art Gallery of South Australia.[19]

[15] *South Australian Record*, 27 November 1837, p 1.

[16] Henry Capper, *Capper's South Australia* (3rd ed, London 1839 [1837]), advertisements, p 12. The same list appears in his advertisement in the *South Australian Record*, 13 February 1839, p 10, in which it appears that Cooper's house, 'a Cottage, on a large scale', has been the most recently completed. See *Australian Dictionary of Biography*, svv, for Gouger, Kingston, Hindmarsh, Howard, Frome and Cooper.

[17] *South Australian Record*, 2 December 1839, p 11.

[18] E & R Jensen, *Colonial Architecture in South Australia* (Adelaide 1980), p 100.

[19] My information is from Sir Edward Morgan, then Chairman of the Gallery.

THE MANNING HOUSES



'Residence of Mr Fairbank, North Terrace' [west corner of Stephen Place], by S Dempster, c 1844: Sate Library of South Australia B7262 [cropped].

A Manning house in North Terrace must have been built before 1839, when it was occupied briefly by John Luther Yeates, who died in March.[20] This is only one example of what was in fact a widespread phenomenon, and according to an emigrants' guide of 1839:

Wooden houses, ready made and prepared to put up, may be purchased of Manning of Holborn, of from one room to six; or you may have one made by any carpenter of common ingenuity. Those built by Manning are covered with a kind of tarpauling; but if they are intended to be used for any length of time, they should, as soon as possible, be more substantially roofed with either shingles or [?]roods.[21]

However Alexander Tolmer was exaggerating when he said that the greater number of the houses in Adelaide, in about 1840, 'consisted of wood, brought out from England by the emigrants themselves, called "Manning's houses"'. [22]

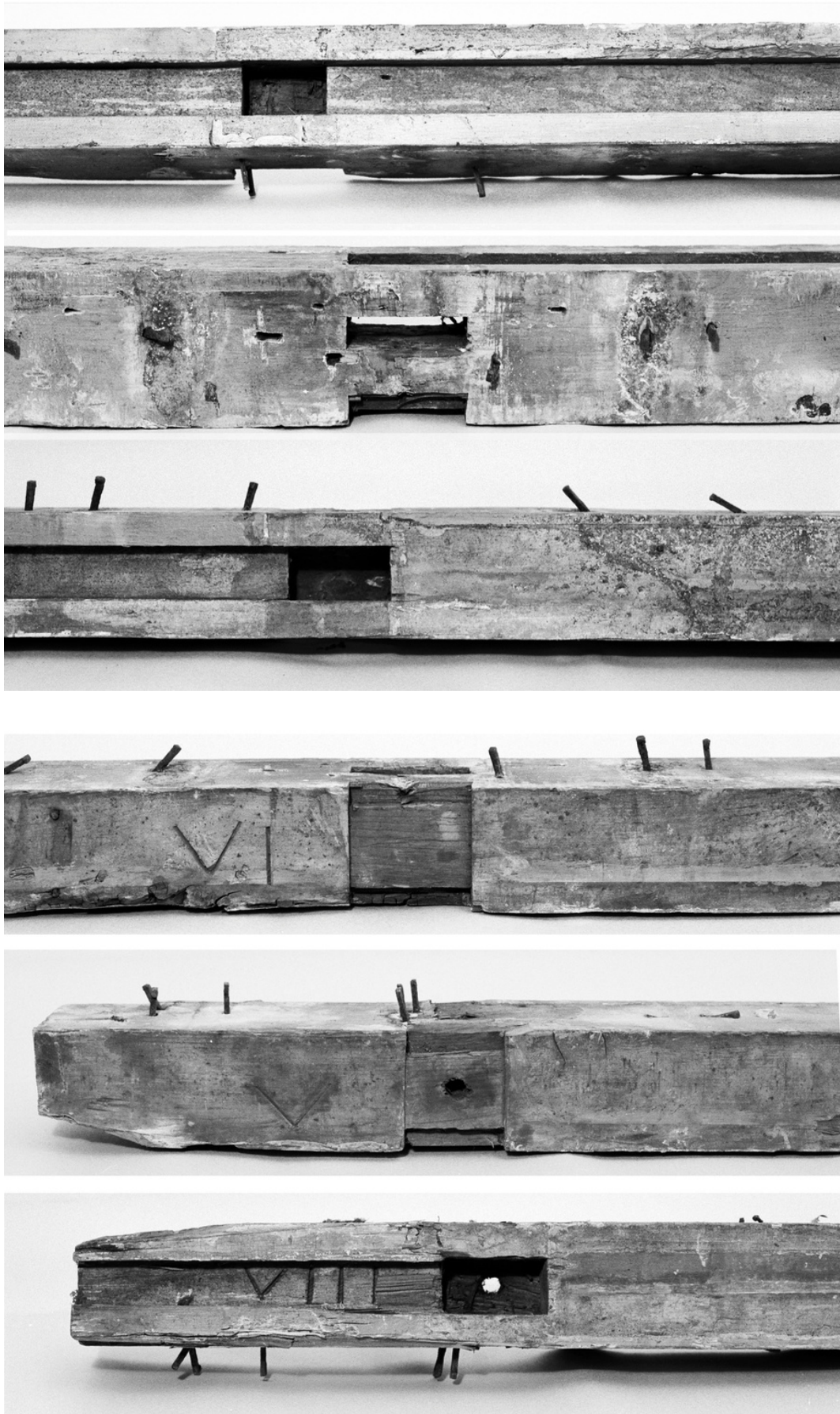


Walkley Cottage, 43-4 Pennington Terrace, North Adelaide, built 1839, encased in brick soon afterwards: Adelaide Explorer [edited].

[20] Catalogue information from the State Library of South Australia.

[21] Thomas Tegg, *Handbook for Emigrants: Containing Useful Information and Practical Directions on Domestic, Mechanical, Surgical, Medical and other Subjects* (London 1839), p 4, quoted in Peter Freeman, *The Homestead: a Riverina Anthology* (Melbourne 1982), p 59.

[22] Alexander Tolmer, *Reminiscences of an Adventurous and Chequered Career* (2 vols, London 1882), I, p 131.



Details of studs from Walkley Cottage: Paul Stark [edited].

THE MANNING HOUSES

Our information on the surviving Manning houses in South Australia derives largely from the work of Paul Stark (researcher to the late Gilbert Herbert). In Pennington Terrace, North Adelaide, a Manning cottage was built in 1839 by Henry Watson, bother-in-law of J B Hack. However, Watson found it inadequate for the extremes of heat and cold in Adelaide, and within a year he had encased it in brick, in which form it substantially remains today[23] as 'Walkley Cottage', Pennington Terrace.[24]

Stark has recorded it, including details of some of the timbers, several of which appear to be horizontal plates. It seems likely that some time after the cottage was encased in brick, repairs were needed after termite attack, with some removal of Manning fabric. In the early 1980s, for example, several wall panels, posts and plates were replaced but this work also revealed a typical gable panel still encased in the roof. Interestingly, one of the removed bottom plates appears to have acted as a threshold to a pair of french doors. It is not grooved and the wear pattern and remains of a keeper for the passive sash give rise to speculation about Manning's strict adherence to a standard module for all panels: The french door opening has a dimension between post centres of some 103 mm [40½ in], considerably wider than the previously noted distance between posts of just over 76 mm [30 in].

Another Manning house, or a portion of it, stands at Institute Road, Montacute. It is believed to have been acquired by John McLaren in about 1844 and put up on his land at Kenton Valley, then moved in 1851 to his new property at Montacute.[25]



Blakiston House, near Littlehampton, built 1839, photograph c 1900: State Library of South Australia B 36147.

[23] D W Berry & S H Gilbert, *Pioneer Building Techniques in South Australia* (Adelaide 1981), pp 77-8, citing letters of Henry Watson to English relatives, 1838-43, in the Archives Department of the State Library of South Australia. Apparently Watson migrated in December 1837, and his three bedroom house reached Adelaide on the Henry Porcher three months after he did. Information from Watson's descendant, Peter T C Watson of Colchester, England, 21 December 1988.

[24] Information from Paul Stark, 17 March 2001.

[25] Yvonne Reynolds, 'Provisional Entry in the State Heritage Register of Dwelling - "Manning" house, Institute Road, Montacute', SHA Docket No: 16200 (Adelaide 1997).

THE MANNING HOUSES



'Blakiston', upper floor interiors: Paul Stark.



'Blakiston', details: Paul Stark.

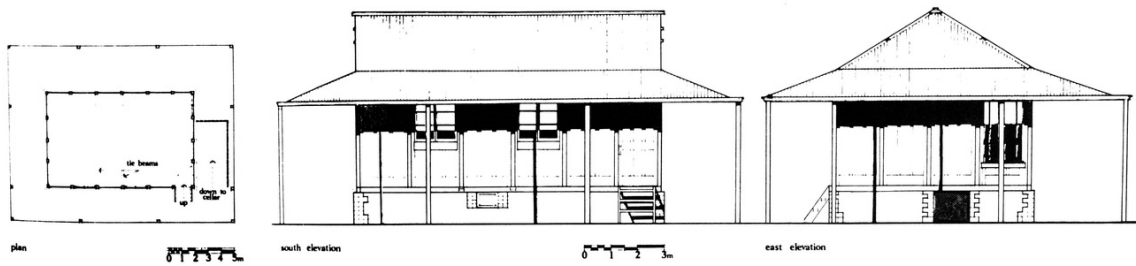
'Blakiston', at Blakiston near Littlehampton, was built in 1839 for Captain Francis Davison, and is unusual in that the imported building stands on top of a masonry ground floor structure. It is known that Davison brought out two houses,[26] and as significant Manning fabric survives it is most likely that both were by Manning. And there is some possibility that the components of both were used here, as there are more windows than was normal in one Manning house.

[26] The Official Returns of the Mount Barker District, published on 7 August 1841 list 'Blakiston, Francis Davidson (sic), two wooden dwelling houses and one tent': Rodney Cockburn, *Pastoral Pioneers of South Australia* (2 vols, Publishers Ltd, Adelaide, 1925), 2, pp 172-3.

THE MANNING HOUSES



'Greenock', Barossa Valley, South Australia [Cropped]: Paul Stark

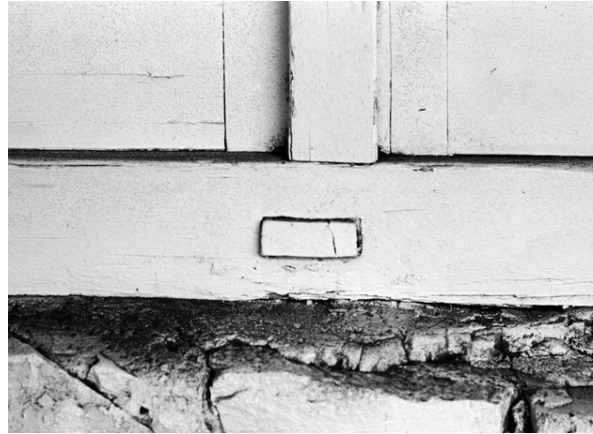


'Greenock', Barossa Valley, South Australia. Gordon Young, Ian Harmstorf & Donald Langmead, *The Barossa Survey* (2 vols, Adelaide 1977), II, p 176 [reformatted].



'Greenock', interior: Paul Stark

THE MANNING HOUSES



'Greenock', base details: Paul Stark

The farmhouse 'Greenock', Gerald Roberts Road, Marananga.[27] The latter has been surveyed by a team from the South Australian Institute of Technology, and is a simple building of only six panels by four with no internal partitioning, and with a surrounding verandah.[28]



'Friends Meeting House', Pennington Terrace, North Adelaide, view: G E Laikve [ed], 'Survey Report on the Meeting House of the Society of Friends. Pennington Terrace. North Adelaide' (University of Adelaide, Adelaide, no date [1963]), p 9.

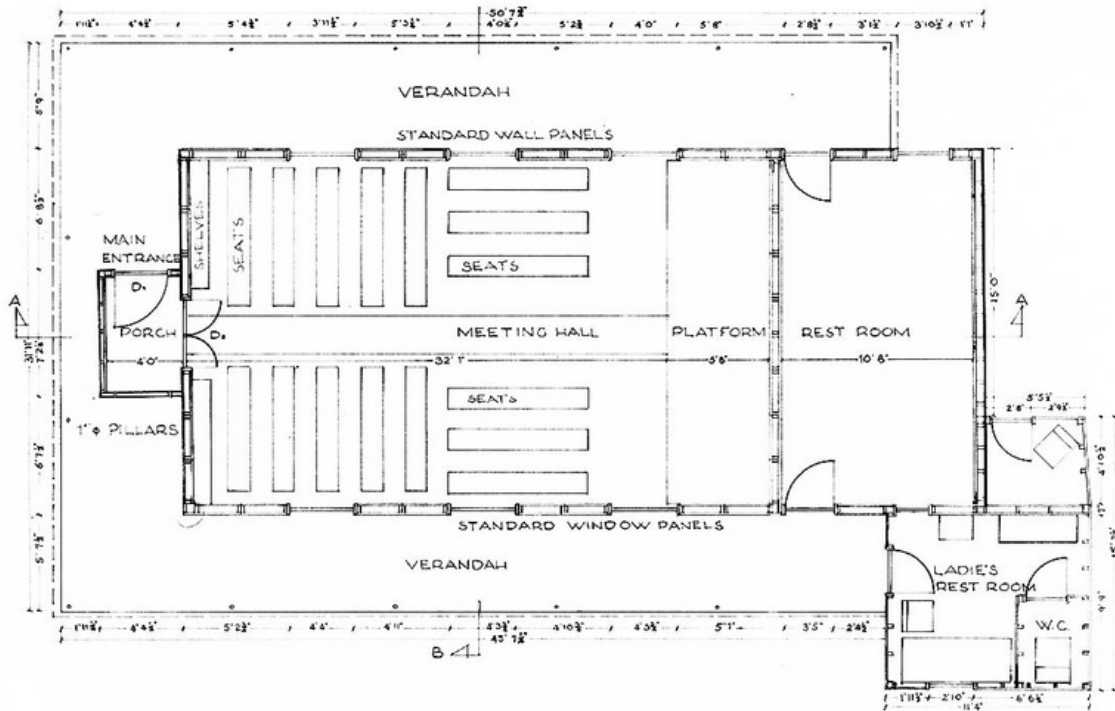
[27] Yvonne Reynolds, 'Provisional Entry in the State Heritage Register of Dwelling - "Manning" house, Institute Road, Montacute', SHA Docket No: 16200 (Adelaide 1997).

[28] Gordon Young, Ian Harmstorf & Donald Langmead, *The Barossa Survey* (2 vols, Adelaide 1977), II, p 176. The illustration here has been reformatted to omit the structural detail, which appears to be totally incorrect.

THE MANNING HOUSES

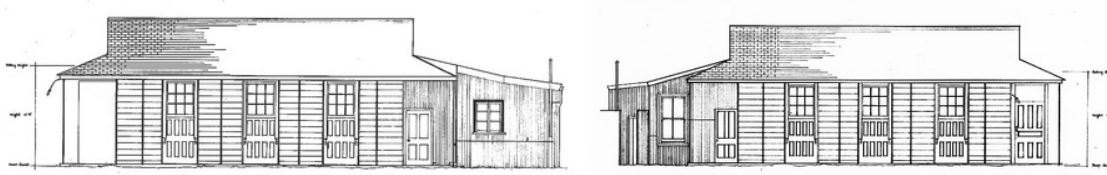


'Friends Meeting House', Pennington Terrace, North Adelaide: Andrew Winkler.

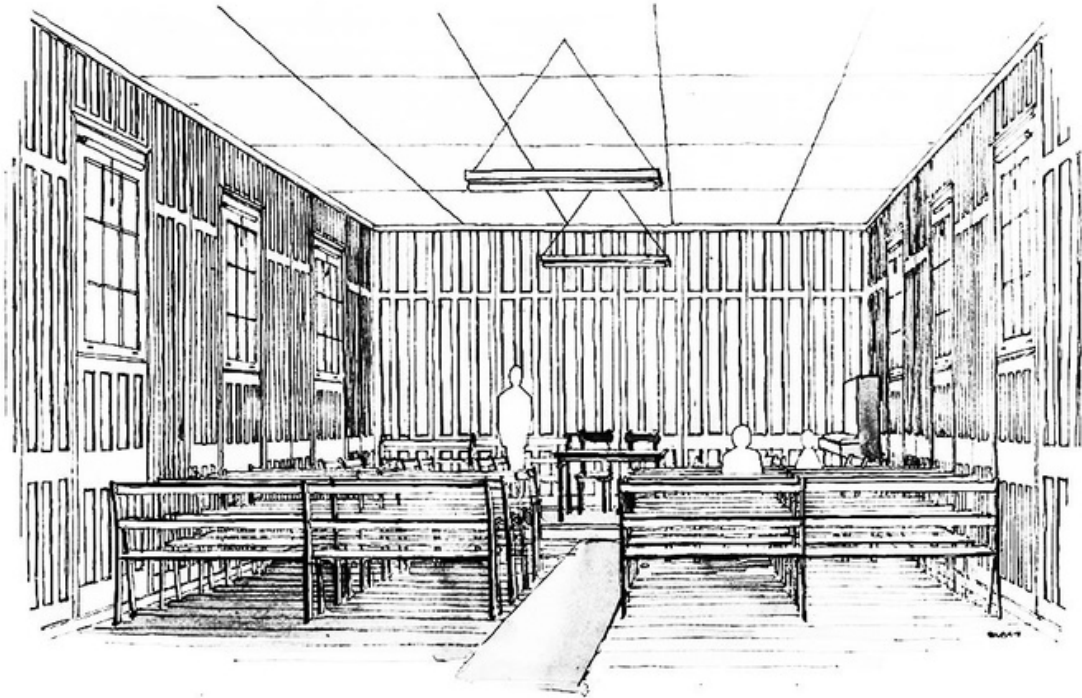


'Friends Meeting House', Pennington Terrace, North Adelaide, plan: G E Laikve [ed], 'Survey Report on the Meeting House of the Society of Friends. Pennington Terrace. North Adelaide' (University of Adelaide, Adelaide, no date [1963]), p 11.

THE MANNING HOUSES



'Friends Meeting House', Pennington Terrace, North Adelaide, south and north elevations: G E Laikve [ed], 'Survey Report on the Meeting House of the Society of Friends. Pennington Terrace. North Adelaide' (University of Adelaide, Adelaide, no date [1963]), pp 12. 13.



'Friends Meeting House', Pennington Terrace, North Adelaide reconstruction view of the interior: G E Laikve [ed], 'Survey Report on the Meeting House of the Society of Friends. Pennington Terrace. North Adelaide' (University of Adelaide, Adelaide, no date [1963]), p 16.

A building not typical of Manning's work is the old Quaker Meeting House in Pennington Terrace, North Adelaide, which was apparently sent out, almost unsolicited, by the Quakers of London. They had raised £400 for the purpose, as they advised J B and Stephen Hack, in a letter of 16 October 1839, which must have arrived only slightly ahead of the building itself.[29] The meeting house is panelised but does not conform to Manning's standard system and dimensions, and has 'iron pillars' supporting the verandah, which is unusual. The *South Australian Record* of 10 July 1839 reported:

MEETING HOUSE FOR THE SOCIETY OF FRIENDS. – Mr Manning, of Holborn, has just completed a building intended as a place of worship for the Society of Friends in Adelaide. We understand this building, which is about 34 feet by 22, is capable of accommodating about 150 persons, and is being sent out to the colony as a present from a body of the society in this country to those at Adelaide. The building has been put up in the West India docks, at Kyan's anti-dry-rot tanks, and may be viewed during the present and in [sic] ensuing week. [30]

[29] Stock, 'Adelaide Meeting House', p 3. This does not support Herbert's suggestion that it was ordered through Hack's influence: *Pioneers of Prefabrication*, p 21.

[30] *South Australian Record*, 10 July 1839, quoted in Stock, 'Adelaide Meeting House', p 8.

THE MANNING HOUSES

It was displayed at Kyan's Anti-Dry Rot Tanks because the timbers had been Kyanised, or impregnated with bichloride of mercury ['corrosive sublimate'], to preserve them.[31] It was then dispatched from London on board the *Rajasthan*,[32] and was described by Samuel Barton as

a Wooden Framework Meeting House, with verandah and Iron Pillars complete, packed and numbered with contents of each package, as per list of particulars - a plan and elevation will also accompany for your guidance in erecting The 3,300 slates for the roof were shipped on board the 'John' (Capt. Smith). [33]

The *John* arrived first, on 5 February 1840, and the *Rajasthan* on the following day, with the ninety-six packages containing the wooden sections and iron pillars. The meeting house was put up on land donated by Hack, and it is a small rectangular structure with a verandah on all sides and a gable roof.[34] As Hack himself said, 'a very handsome building it is. Manning has done full justice to it.'[35] However the costs incurred in transporting, erecting and finishing it burdened the Society for some years.[36]

The windows are about 4 ft 3½ in [1.31 m] wide, and the wall sections between are typically 5 ft 1½ in [1.56 m] wide. The windows are single sashes set high, and apparently able to slide down in front of solid panels below them, to about mid-height. These fixed window panels are in four vertical divisions. The wall panels are about 780 mm wide, in three vertical divisions, but these are clad externally in weatherboard and visible only inside.[37] An unusual feature is that the building still contains the pews supplied as part of the package, the only identified Manning furniture in existence.[38]

One of the last references to Manning in South Australia was in 1853, when a three roomed Manning cottage formed part of a structure at the Government Farm, Belair.[39]

In 1839 Manning prepared a cost estimate for a house for Lieutenant-Governor Hobson of New Zealand, based upon the house which he had already supplied to Governor Hindmarsh of South Australia, of £1,200 plus a further £630 for furniture for the drawing room, working room, entrance hall and water closet. This was accepted,[40] and the house was constructed under Manning's direction at the carpentry workshop of one Richardson in Commercial Road, London. It was reportedly even larger, more commodious and more substantial than the house formerly made for Napoleon on St Helena. It was 120 by 50 feet by 24 feet high [36.58 x 15.24 x 7.32 m]. Superb Norwegian deal was been used in its construction, and the carpentry, including the framing and the pillars, was assembled with bolts and screws, so as to enable the building to be quickly disassembled and reassembled. The side cladding boards were flush, with scarcely visible joints, so that when painted they would perfectly simulate good stonemasonry. The roof covering was double, the first layer of deal boarding, and the second, to be carried out in New Zealand, oak shingles.[41]

[31] Stock, 'Adelaide Meeting House', p 12, n 24.

[32] The complete bill of lading is reproduced in G E Laikve [ed], 'Survey Report on the Meeting House of the Society of Friends. Pennington Terrace. North Adelaide' (BArch, University of Adelaide, no date [1963], no page.

[33] Goldney, *The Quaker Meeting House*, pp 6-7.

[34] Goldney, *The Quaker Meeting House*, pp 6-7; this refers on pages 9-10 to a survey of the building which had been made by architecture students of the University of Adelaide under the guidance of Mr J Schiott: this in fact he work reported in Laikve, above.

[35] Marsden, *Heritage of the City of Adelaide*, p 373.

[36] Stock, 'Adelaide Meeting House', p 3.

[37] G E Laikve [ed], 'Survey Report on the Meeting House of the Society of Friends. Pennington Terrace. North Adelaide' (BArch, University of Adelaide, no date [1963], passim.

[38] Stock, 'Adelaide Meeting House', pp 4, 9.

[39] *Government Gazette* [South Australia], 28 April 1852, quoted in Jensen, *Colonial Architecture in South Australia*, p 133. This was a house built by Nicholas Foott, a squatter on Crown land, who added three or four rooms of stone, but was evicted in 1840 and compensated for his improvements. The site became part of the Government Farm, and the house was occupied by the first keeper, John McLaren, and his family. The last remnants of the cottage were removed in the 1960s from what was now Belair National Park. Reynolds, 'Manning house'.

[40] Robert McNab, in *Historical Records of New Zealand*, vol I (Wellington 1908), p 744, quoted in S Northcote-Bade, *Colonial Furniture in New Zealand* (Wellington 1971), p 21.

[41] *Revue Générale de l'Architecture et des Travaux Publics*, vol 1 (1840) column 124, credited to the Globe.

THE MANNING HOUSES



Government House, Auckland, 1840, view from the north-by Edward Ashworth, c844: National Library of New Zealand E-042-030/031.

The building was approved for dispatch by the Board of Ordnance, and was put up at Auckland in 1840 under the supervision of William Mason. It contained a total of sixteen rooms, with a 'terrace verandah' all along one side, supported by iron columns (perhaps similar to those of the Quaker Meeting House in Adelaide). The verandah is not mentioned in the report above, so it may have been a change in the design, or even an addition made in New Zealand. The building was destroyed by fire in 1848.[42]

For this earlier period our information of other Manning buildings in Melbourne is limited, but one which was advertised for sale in December 1841 was much grander than the standard panelised cottage.

London Built Portable Cottage

A very superior cottage built by Manning of London (private sale) 59 ft x 20 ft 1 storey Gothic style dining & drawing room, 5 bedrooms, one dining room, storeroom, w.c. (patent apparatus) and an attic 59 ft x 13 ft (i.e. for sleeping apartments). There are slates and lead for the roof and plaster lath for the ceiling and all fittings. The most complete and [?arranged] cottage yet sent out ...

Dunlop, McNab & Co.[43]

C J La Trobe, Superintendent of the Port Phillip District, patronised Manning just as had governors Hindmarsh, Stirling and Hobson, but the difference was that he was using his own money rather than that of the government. He brought with him a small Manning house as a stopgap, meant to be followed out by a larger and more elaborate one. In his own words,

I planned a small paneled cottage capable of being easily put together which was to be prepared to be shipped off without delay direct to P.P. with tents and a variety of stores such as I was instructed by my advisers to be indispensable or convenient. The plan of the framework and fittings of a more substantial and permanent cottage was (also decided upon and the work put in hand, to be completed and forwarded to the colony as soon as might be after my departure ...[44]

[42] Stacpoole, *William Mason*, p 32, gives the cost as £2,000, and cites *Bell's Weekly Messenger* [London], 28 December 1839, and *New-Zealander* [Auckland], 2 August 1848. The Napoleon connection is relevant because Hobson had the task of escorting him to St Helena, in the ship *Peruvian*.

[43] *Port Phillip Patriot*, December 1841, p 13, quoted by Richard Moshel & John Witorz, 'Building Materials imported into Victoria from the First Settlement until 1856' (BArch, University of Melbourne, 1971).

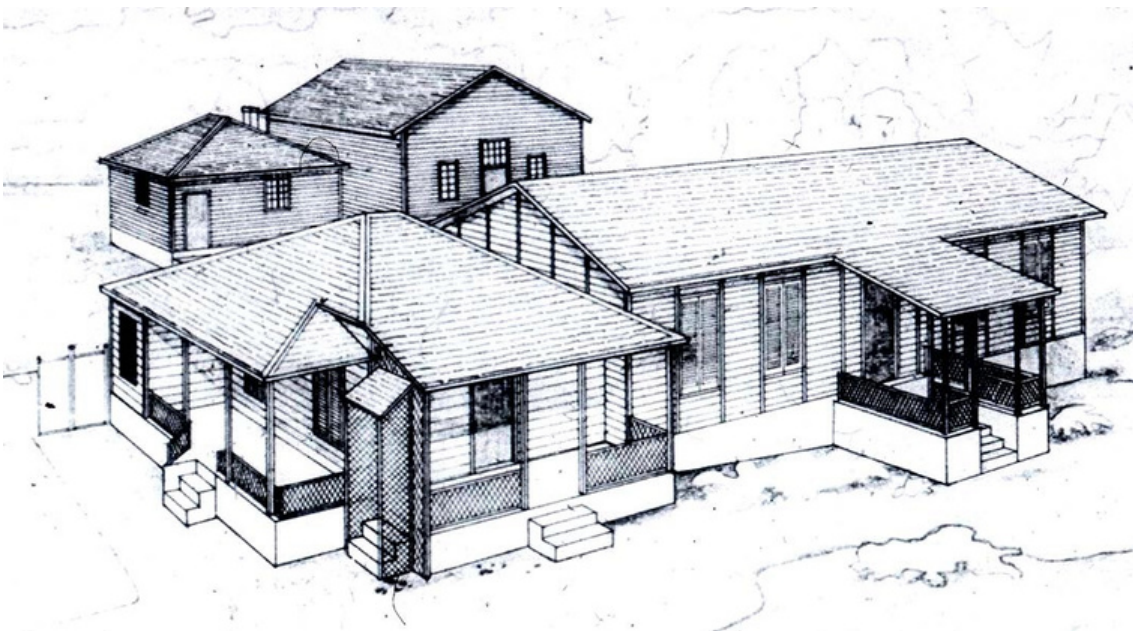
[44] *Trust Newsletter*, no 1 (June 1959). According to Helen Botham, *La Trobe's Jolimont: a walk around my garden* (La Trobe Society, Port Melbourne 2006), p 55, this is from an undated draft memorandum by La Trobe, 'Ex-Colonial Governors: a page of facts', Gipps-La Trobe correspondence, LaTrobe Australian Manuscripts Collection, State Library of Victoria, H7553 (547).

THE MANNING HOUSES

On his arrival in October La Trobe made immediate arrangements to put up 'my portable cottage and whatever offices were indispensably necessary' on government land from which he might be forced to move, though in the event he was able to buy it. On 7 February 1840 the *William Barras*, Captain Norrie, arrived from London by way of Adelaide with eighty packages of building materials and 328 'battins' consigned to La Trobe, undoubtedly the more substantial house which he had been expecting from London. He seems to have made arrangements to sell it even before it arrived, but then changed his mind, and it was put up at the north-east corner of his site at Jolimont, and it was let out from early 1841 onwards.



'Jolimont' by Henry Manning, 1839: pastel, by G A Gilbert: State Library of Victoria no H5278.



La Trobe's cottage, Jolimont, reconstruction by John & Phyllis Murphy, architects, 1963: State Library of Victoria H2014.1038/6.

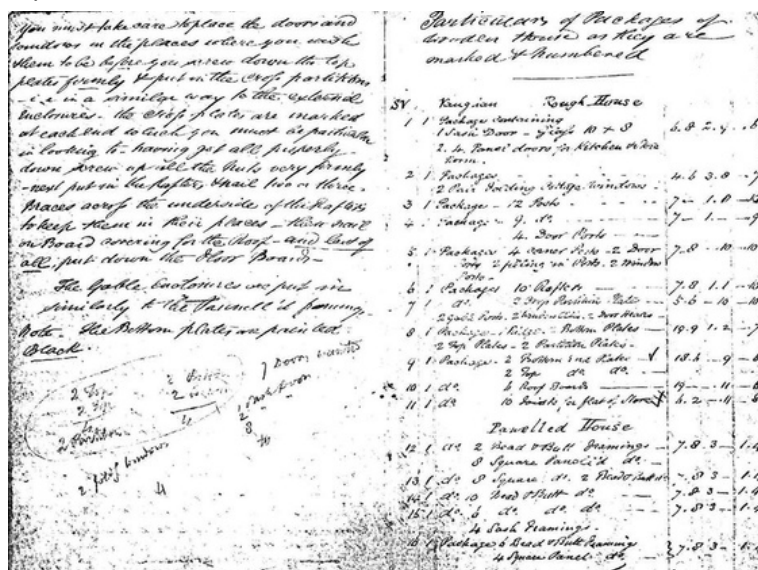


La Trobe's cottage as reconstructed on the Domain, Melbourne: Miles Lewis.

At La Trobe's cottage it is necessary to distinguish firstly the building supplied by Manning from the modifications made by the local builder, George Beaver, and secondly, the parts which were destroyed and have been replicated in modern times – which are in fact most of the present building. For instance the added room at one end, which is weatherboarded but not paneled, was built by Beaver, but has casement windows matching the others in the house, perhaps taken from the external wall which was eliminated by the addition.

In the rest of the structure addition it is still easy to recognise the grooved posts, 31/2 inches [89 mm] across and at 3 ft 11/2 inch [0.95 m] centres, and the panels of Loudon's illustrations. The external panels are different in that they have a weatherboard facing, but all appear to be framed up with 31/2 by 11/4 inch [89 x 32 mm] styles at each side and two intermediate muntins of nearly 3 by 11/4 inches [76 x 32 mm], between which are flat panels set back about 9.5 mm. The windows are designed to fit into the space of a normal panel, each consisting of a pair of outward opening casement sashes and each sash divided with fine glazing bars, five horizontal and one vertical, in addition to small bars forming a pair of pointed gothic arches to the two top panes. The glazing bars appear to be formed of sheet metal folded into a cruciform section.

The cottage and the attached dining room remained at Jolimont after La Trobe's estate was subdivided, but it was destroyed in stages until in 1963 it was acquired by the National Trust, which moved it to a site in the Domain and reconstructed the missing portion as a simulacrum. In 1998 the cottage was moved again to a new site in the Domain. What survives now is the simulated cottage, incorporating about three panels and one window of the original cottage, plus the dining room, which includes two Manning windows transferred into it at the time of construction. The dining room is significant in its own right, in the history of stud frame construction, but this is not relevant to the issue of prefabrication.



Two pages from the journal of Samuel Bradford Vaughan, courtesy Mrs W J Kendall. Now in SLV, MS9369.

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La Trobe's house was roofed in shingle, but had probably been supplied initially with the tarpaulin roof common to Manning's other buildings. By 1852, when Samuel Vaughan brought to Victoria a 'rough house' and a paneled house made by Manning, they were supplied with boarding and with floorcloth to be laid over it. In his journal Vaughan lists sizes of the packages he brought and their contents in such detail that it is possible to deduce the salient features of the two buildings: The rough house appears to have measured 19 ft 9 in by 18 ft 6 in [5.93 x 5.64 m], with a gabled roof running the length, and an eaves height of something over 2.1 m. No flooring was provided except in the store-room.



'Bungaow Cottage', 78 Mercer Street, Queenscliff, by Henry Manning, 1853: built in Mona Place, South Yarra, moved c 1859-63: Miles Lewis.

The more important of Vaughan's buildings is the paneled house, which was put up in Mona Place, South Yarra and subsequently moved to Queenscliff, where it still stands in Mercer Street,[45] though altered beyond recognition but for a small amount of paneling visible inside. No sleepers are mentioned, but the ground plates again measured 4 1/2 by 3 inches (not grooved as in Manning's earlier buildings), and on them walls were built of alternated grooved posts and framed panels. The panels measured 7 ft 8 in by 3 feet by 1 1/2 inches [2.3 m x 0.9 m x 38 mm], and the posts were typically 3 inches [76 mm] square with a one inch [25 mm] deep groove down each side to receive the panels, so that the centre-to-centre distance was 3 ft 1 in [0.93 m], and the whole system varied little from that used in La Trobe's cottage. Special posts were provided for the corners, with the grooves on adjacent sides, and three-grooved posts (not used in the house described by Loudon) for points at which one wall butted into another. The panels, described as 'framings', were of three types, 'sash framings', 'bead and butt framings' which were apparently used for external walls, and 'square paneled framings', which are the type visible at Queenscliff. These last are of the same design as La Trobe's, framed with what appear to be 3 by 1 1/2 inch [76 x 38 mm] styles and muntins, between which are 200 mm wide recessed panels running the full height and apparently formed of board about 13 mm thick. The top plates were the same size as the bottom plates, but grooved, so that once fixed down they stabilised the whole of the walls, and the gable ends (unlike La Trobe's) were paneled on the same principle as the walls, but in .45 m [1 ft 6 in] sections, and with lighter posts.

Thus much for Manning's structural system. This particular building appears to have measured eleven modules by seven, or about 10.2 x 6.6 m (the lengthwise plates were made in two parts and only joined on site), with a plain gabled roof in the long direction pitched to rise a further 2.3 m. There was a three foot passage across the centre, and on each side of it two rooms, one of five modules by four and the other of five by three. Four 'sash framings' were provided, which would allow one window to each room, in addition to which a separately packaged 'cottage window' may or may not have been incorporated in this building (without it the number of panels, sashes and doors is just right for the plan described but that two of the exterior 'bead and butt framings' are replaced by two superfluous 'square paneled framings'). Of the eight doors provided we must

[45] My information on these points is from Vaughan's granddaughter, Mrs W J Kendall, who has kindly shown me Vaughan's papers and allowed free use of the journal. The owner of the panelled house at Queenscliff, Mrs Bradley Reed, was also most obliging in letting me look at the building. (Now in SLV MS9369)

assume that one opened at each end of the passage, and four others opened off the passage into the rooms at either side: there must then have been two further external doors or connecting doors between adjacent rooms. Floor joists were either 4 1/2 by 2 or 3 by 3 inches [114 x 51 or 76 x 76 mm], and were spaced at 152 mm [1 ft 6 in] centres and floored with 280 by 25 mm [11 x 1 inch] boards. No ceiling was provided. Rafters measured 5 1/2 by 1 1/2 or 5 by 1 inches [140 x 38 or 127 x 25 mm] at the gable ends: however the total number, sixty-four, suggests a spacing of little more than 0.3 m, and the area of boarding provided to cover them is also excessive. These boards measured 280 x 16 mm [11 x 5/8 inches] and came in lengths of 3.15 and 6.9 m, so that one of each type placed end to end would run the length of the building: there was, however, about ten square metres extra of each type. The house was accompanied by a detached water closet, also of prefabricated panels, and measuring 4 by 3 feet [1.2 x 0.9 m] in plan.

Vaughan entered in his journal the directions for erecting the paneled house:

Directions for erecting my Wooden House. (Portable Panell'd made by Mr Manning of Holborn)

First look out the ground plates or cills and knock them together, take care to bring the corners together as they are marked - next place the corner posts according to their respective marks into the bottom plates + put the nuts on screws from the underside + screw them tightly up - next put in the middle posts those that are fastened with screws + screw them from the underside very firmly; next knock the top plates together according as they are marked (these plates are grooved the bottom are not) + lift them up bodily + place the same upon the top of posts already screwed in. then screw the top plates down to the posts but not close down at first until you get all the panelled framings + posts in all round which you must do by first placing in a framing then a post and the last (when you come to close the last two) must be sprung in this [sketch]. You must take care to place the doors and windows in the places where you want them to be before you screw down the top plates firmly + put in the cross partitions - i.e. in a similar way to the external enclosures. The cross plates are marked at each end which you must be particular in looking to. Having got all properly down screw up all the nuts very firmly - next put in the Rafters + nail two or three braces across the underside of the Rafters to keep them in their places - then nail on Board covering for the Roof - and last of all put down the Floor Boards. The gable Enclosures are put in similarly to the panell'd framing. Note. the Bottom plates are painted Black.[46]

A number of Manning houses survive in whole or in part, of which seven in South Australia and two in Victoria have been mentioned. A mysterious building which looks like a Manning house is 'Carey Cottage', 18 Ferry Street, Hunters Hill, Sydney. It has the panels divided into four rather than three strips, like some but not all of the original illustrations in Loudon, but unlike any other identified Australian examples except the Quaker Meeting House, Adelaide. To make it more confusing it was owned from 1860 by Edye Manning, not known to have been related to the manufacturer.[47]

[45] My information on these points is from Vaughan's granddaughter, Mrs W J Kendall, who has kindly shown me Vaughan's papers and allowed free use of the journal. The owner of the panelled house at Queenscliff, Mrs Bradley Reed, was also most obliging in letting me look at the building. (Now in SLV MS9369).

[46] Samuel Vaughan's journal, as quoted above. Among Vaughan's letter of introduction, he also transcribed into his journal, is of 26 September (1852) from Lord Desart to the Officers of the Depot at Melbourne, the latter to provide storage for Vaughan's property, as he was bringing 'a large quantity of goods among wch. is a wooden house', and another from John Dewrance & Co. of London (per W Healy) to a Mr Wheatley: 'It has occurred to us that as he is taking a house with him your Services and Experience may be of value to him and in return he no Doubt may do you a good turn.' (Now in SLV MS9369).

[47] The date of the building is unknown, but the grant was of 1834 and it was transferred in the same year to one Foss, who held it until 1860 and who had a two roomed dwelling there: *Old Buildings of Hunters Hill* [National Trust of New South Wales (originally produced by the Hunters Hill Trust)] (1978), p 63.

THE MANNING HOUSES

Henry Manning's influence, it appears, spread even further than his buildings. In 1840 a Baltimore architect, James Hall, published *A Series of Select and Original Modern Designs for Dwelling Houses*, illustrating a cottage of interchangeable wooden panels, some solid and some glazed. The house had two rooms of twelve feet [3.6 m] square and was to be bolted together on the site and covered by a tarpaulin if there was not time to make a shingle roof. In other words it was Manning's design, copied from Loudon's Encyclopedia.[48]

In 1856 a building which was apparently panelised appears in an illustration from the Crimean War, [49] and by this time, as we shall see, panelised buildings of a sort were being made in Victoria. In 1861 Skillings and Flint, a firm of New York lumber dealers, took out a United States patent for another panelised system, which will be discussed below. C E Peterson has suggested that Manning's influence is again seen in the houses of Richards, Norris and Clemens of Chicago, described in their catalogue of 1872 as being constructed in panels 3 ft 6 in [1.05 m] wide.[50]

Manning's own activities were not confined to emigrants' houses: a major work for which he was responsible was the pavilion used in different parts of England for meetings of the Agricultural Society which, in the form in which it stood at Derby on one occasion, measured 48 x 45 metres and was constructed in five bays in the transverse direction, with a gable roof over the central one, stepping down in a 1.2 metre clerestory to the skillion roofs of the adjacent bays, and stepping down again to those of the outermost bays. It was light in appearance but strongly constructed, with ten tonnes of iron in the roof, and there were 150 framed canvas windows in the clerestories which could be opened for ventilation. When it was first used is not clear (the Society first met in 1838) but in 1842 Sir Robert Smirke suggested the addition of diagonal ties to the roof structure because of the exposed position on which it was to be erected that year, on the heights at Clifton near Bristol.

Manning's panelised houses seem to have had a life of about twenty-five years, as they are not mentioned after the mid 1850s. The business itself continued in some form, though less prominently. One of John Manning's daughters, Henrietta, married a baker called James Blott, and their son Walter Blott became a carpenter, went into Henry Manning's firm, and upon Henry's death in 1871, inherited the business and premises in High Holborn.[51]

[48] C E Peterson, 'Early American Prefabrication', *Gazette des Beaux-Arts*, 6th series, XXXIII (1948), p 41. This is probably the same portable cottage 'for the use of new settlers and others' reported in the second edition of 1848: John Hall, *A Series of Select and Original Modern Designs for Dwelling Houses, for the use of carpenters and builders adapted to the style of building in the United States* (2nd ed, Baltimore 1848 [1840]), cited in Charles B Wood III Inc, *Architecture Part I (A-M)* [catalogue 77] (New York 1992), p 65.

[49] Mr B D Stuart's Army Stores for the Fourth Division, Cathcart's Hill, before Sebastopol. *Illustrated London News*, XVIII, 782 (2 February 1856), p 109.

[50] C E Peterson, 'Prefabs for the Prairies', *Journal of the Society of Architectural Historians*, XI, 1 (March 1952), p 29.

[51] Information from Megan Martin as above.

YEDDO IN QUEENSLAND

HUGH MARKWELL, JAN CATTONI AND JILL BARKER

021 Yeddo, 5 Lynch St, Ingham Queensland

The Japanese House never ceases to intrigue those who hear about it. The fact that it was built in Japan in 1887 and is a portable house increases the intrigue. It was first relocated from Japan to Brisbane in 1887, and then Brisbane to Ingham in north Queensland in 1962. The moves were not easy nor without significant problems. After experiencing a north Queensland wet season, a traditional Japanese master builder suggested that we may want to consider relocating the house again, somewhere less vulnerable to cyclones and humidity.

Originally, the house was something of an experiment or prototype for a plan to import as many as could be sold. It took considerable research to discover this, and we were lucky to meet artist and historian, Jill Barker (2011) who was able to uncover much about the circumstances in which the house was first built and travelled to Australia.

There is evidence that the house was the equivalent of a display home in that the use of decorative tiles in place of the more customary eave treatment declares the house to be made in Japan. It was built at the height of the Meiji period, which is generally believed to be the height of Japanese craftsmanship, and saw the short-lived opening of Japan to the West.

Looking at the house in this context one can identify elements of its design that lend themselves to portability. The distinctive sliding doors predominate in the floor plan instead of walls, and the rooms are sized to suit modular floor mats (tatami). The roof tiles were originally laid on mud, and not physically fixed to any framing.



Dismantling of the verandah roof at the Brisbane site in 1962, showing the construction of round pole rafters, transverse boards, and mud, onto which the tiles were laid: Markwell collection.



View of the house frame during dismantling: Markwell collection.

The absence of fixed walls is possible due to the nature of the principal framing, which is essentially a table, the roof being the heavy top which is supported on an array of posts. The door heads are suspended from the roof on shorter timbers which we recently discovered are adjustable to allow for the natural movement of the roof framing over time. The primary roof framing consists of massive beams from which are hung the ceiling and door heads and over which is a latticework of lighter members supporting the roof tiles and substrate. The less modular elements of the house are the more conventional plaster infill walls which were originally constructed with bamboo laths rendered in coloured clay, a treatment which is inexpensive, but requires considerable skill.

Much of what we now know about the house has come about through an arduous almost detective-like process that began with the inherited knowledge of the house drawn from Hugh's mother Pam Markwell who was responsible for buying and relocating the house to far north Queensland.. We began living in the house in 2007 following her unexpected death. We made our first trip to Japan in 2008 in search of expertise and assistance in the complex restoration of the house. We were fortunate to meet Japanese historians and traditional building restorers who, whilst initially unconvinced that ours was a traditional Japanese house, became enthusiastic following a survey visit in 2010. The Japanese master builder or toryo who accepted the job, Akira Mitsuda, stated that such a house comes to a master builder usually once in their lifetime and that he anticipated that it could take up to 50 years to adequately restore it.

YEDDO IN QUEENSLAND

During a complex roof restoration that involved two teams of Japanese craftsmen, much more was discovered about the house, including the suggestion that some of the timbers dated from before 1887, most likely due to a tradition for recycling elements and timber from older structures. We learned that the peony rose decorative roof tiles and the circling verandas are more consistent with Shinto shrines and monks' residences, as opposed to a domestic house. Perhaps these are some of the older elements? The maker's mark on the roof tiles was identified as belonging to a craftsman in Hiroshima, rather than near Kobe where the house was first commissioned. Such have been the secrets that the house continues to slowly yield.

The house was entered into the Queensland Heritage Register in 2003 based on the following significance: "The story of 5 Lynch Street is important in demonstrating the pattern of Queensland's history. It provides evidence of late nineteenth century society's attitudes and interest in other cultures, & that it demonstrates a rare building type in Australia and displays the principal characteristics of a Japanese House in the shoin style,[1]"

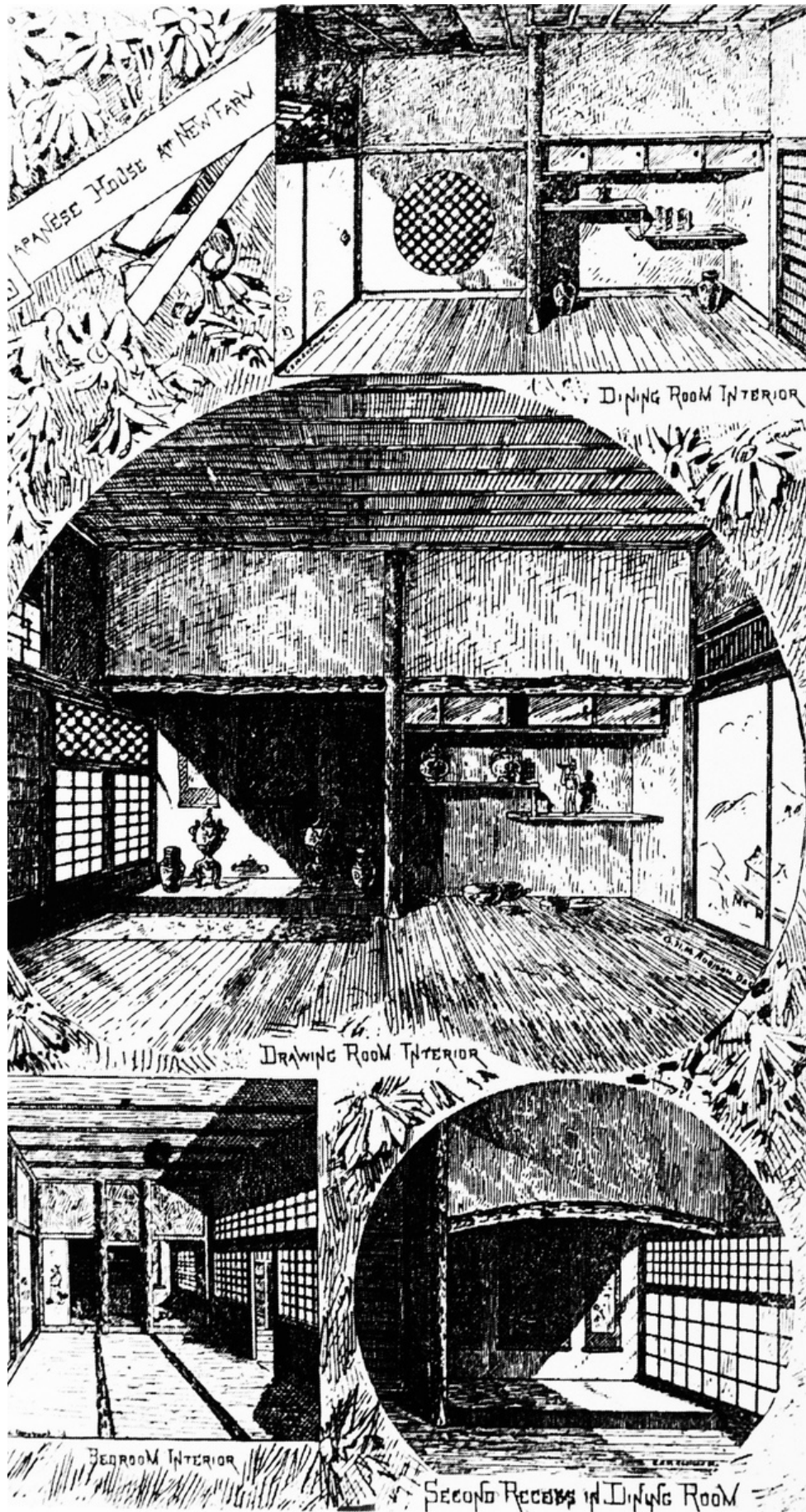
In 2009 the Conservation Management Plan undertaken by Riddell Architects consolidated knowledge of the house up to that time. What we have learned since the CMP is that the house is probably the oldest Japanese building outside Japan. The ongoing work by Japanese craftsmen and the research by the historian and artist Jill Barker in 2011 and 2017 continue to contribute to a bricolage of cultural, historical, and technical knowledge about the importance of this building.

Hugh Markwell & Jan Cattoni (owners)



Views of the house during dismantling: Markwell collection.

[1] <https://apps.des.qld.gov.au/heritage-register/detail/?id=602193>.



'Building a la Jap' [illustrating 'Yeddo'], drawing by G H M Addison, *Boomerang*, 24 December 1887, p 18.

YEDDO IN QUEENSLAND

The Queensland judge G W Paul (1839-1909) wasn't looking for a house when he travelled to Japan, but staying in a cool and airy 200 year old Japanese house near Kobe during the summer of 1886 persuaded him of the value of such a dwelling in Queensland.[2]

He believed that 'apart from raising house stumps to escape the ravages of white ants, little has been done towards making Queensland houses suitable for Queensland requirements'. Now he could see that Japanese house design might be a first step towards a new Australian architecture, and 'should help to solve the problem of semi-tropical architecture'.[3] Since Japanese building practices used modular elements and were sometimes taken apart and moved, he decided to have one prefabricated and sent to Brisbane. That house is, it appears, the first Japanese house exported for use as a dwelling.

Paul found that he could order the basic house structure, and add a range of bespoke 'extras' such as interior panels with paintings to divide rooms and carved fretwork ventilators. All the timber for the house would be pre-cut and test assembled, then packed flat and sent on a ship with builders to erect it.

Kanō Jiroemon, a sake maker, was contracted to prepare and test assemble the house. An Englishman named Wilkinson who was living and working in Kobe acted as Paul's agent, and arranged shipping. A Japanese newspaper reported that 'Yeddo', as Paul would later name the house, was a test case to see if building such houses in Brisbane could be a viable business.[4]

The house 'in dovetail' - that is, ready to assemble - arrived in Brisbane in April 1887, together with five Japanese builders, who were a part of the contract. It was constructed at the corner of Langshaw Street and Bowen Terrace, New Farm. It was put up to auction in January 1888,[5] but it failed to sell, so the business venture was abandoned and Paul occupied the house himself, delighting in living in such a fine and unusual space.

The house was single storied and measured about 18 by 14.5 metres, with a surrounding verandah, and was raised off the ground a little higher than customary in Japan, on 72 brick stumps. It was part of a complex, with two servants' rooms, kitchen block etc, linked to the main block by a covered way. The verandah acted as an open flow-through area between inner spaces and the outside. White sliding shutters formed an exterior wall when closed, and could be slid away into built-in storage boxes to open up all or part of the house.

The interior spaces, separated and enclosed with sliding panels below plastered partitions, were described as five bedrooms, two drawing rooms, a dining room, storeroom, pantry, hall, and a bathroom and water closet installed by local builders. The central area could be opened up to form one large space.

Everyone who saw the house when completed was amazed by the quality and finish of the joinery and surfaces, and with the ingenious design elements and the wonderful painting and carving. Journalists in 1887 were most impressed with how beauty and utility were combined: 'extraordinary examples of art applied to a mechanical process'. Strategically placed reflective silver leaf - on cupboard doors or on screens - caught late afternoon light to dispel darkness; and timber carved as fretwork landscapes doubled as ventilation screens, allowing air flow above the room divisions. Delicate paintings on the sliding panels themselves showed flowers and fish, waterfowl and wild ducks, waterfalls and sea views, famed landscapes and aspects of life in Japan, a bathhouse scene and an historic battlefield. One landscape painting continued through from one space to the next.

[2] Damien Dewar, 'A Japanese House in Brisbane' (March, U Queensland 1999). Jill Barker, *A Japanese House: The Story of Building a Home*. Griffith Review. 21 November 2018. <https://www.griffithreview.com/articles/a-japanese-house/> See also Donald Watson, *The Queensland House* (typescript report, Brisbane 1981), p 9.4, quoting the *Hiogo News*, 3 March 1887.

[3] 'Building à la Jap', *Boomerang*, 24 December 1887, p 18.

[4] 'Ordering a Japanese style house (A foreigner in Australia)', *Kobe Yushin Nippo*, no 1065, 25 November 1887, p.3.

[5] *Brisbane Courier*, 4 January 1888, p 8.

As described in the *Brisbane Courier* in 1887:

The frame work of the building cannot be seen, as it is hidden by plastered linings, but it is composed of heavy beams and baulks of a wood which resembles pine, the joints being fitted with an accuracy which might cause many a European cabinet-maker to blush. This strength in the skeleton of the house is required to support the weight of the roof, which, as it is constructed entirely of ornamental tiles, some of which are profusely ornamented with grotesque figures and characters in relief, must be quite forty tons. The odd appearance of the roof of the house is the first thing that attracts the passer-by's attention. The tiles for the most part are the colour of black-lead or else a deep brown, but the numerous angle-pieces and ribs are painted or burned white, and the effect produced is most singular. But for the remarkable appearance of the roof, the exterior of the house would not be very striking, for when the veranda shutters are drawn to, it seems to have four blank staring white walls, without any means of ingress or egress. ...The main walls of the building and the principal partitions are constructed of a peculiar sort of plaster work, which on the outside is coloured white and inside is tinted in hues harmonising with the character of the decorations of the various rooms. The main entrance fronts on Langshaw-street. It is covered by a portico, and some half dozen steps lead up to the doorway. [6]

According to the *Telegraph*:

The floors of the house, as seen on the verandas (for the floors themselves are covered with matting) are of *Pinus massoniana*, and are fine, large boards, 18 inches wide by fully an inch thick [actually the width varies up to half a metre wide, probably reused from the old house], and beautifully worked. The "cramping" must be of the most perfect character, for floors and verandas are as level as a plane surface can be. [7]

And the *Courier* again:

The joinery work, and even the rough carpentering work, throughout the building, is remarkable. The closest inspection fails to disclose a clumsy joint or a patched-up nail hole, and everything appears to have been done as if it was anticipated that it would be most closely scrutinised and condemned if fault could be found. The timber used in the construction is entirely Japanese, and some of it, especially that which has been put in the ceilings, is beautifully grained and exactly fitted. In the two drawing-rooms a quaint old-fashionedness is given to the appearance of the woodwork by the introduction of an upright and two cross baulks of [cherrywood] timber in the round without either knots, excrescences, or bark being removed. The effect of these timbers contrasted with a dais of beautifully-smoothed wood and lacquer work, and standing out against neutrally-tinted plaster walls, is as pleasing as it is startling. ... It would be difficult to imagine a cooler or more charming dwelling than this Japanese house must be in summer time.[8]

Paul's aim was primarily a practical one, to find solutions for living agreeably in Brisbane's climate. From first planning, there were minor variations in design from the old house 'Yeddo' was modelled on, to allow for a different lifestyle, while keeping its character and charm.

[6] *Brisbane Courier*, 21 December 1887, p 6.

[7] *Telegraph* (Brisbane), 21 December 1887, p 2.

[8] *Brisbane Courier*, 21 December 1887, p 6.

YEDDO IN QUEENSLAND



'Yeddo' as erected at New Farm, Brisbane: Photograph c1899 provided by the grandchildren of Mary Elizabeth Elmslie (1873-1959).



'Yeddo' as at New Farm, plan and south-east elevation: Emma Scragg & Susan Hill, 'The Japanese House, 5 Lynch St, Ingham Conservation Management Plan' (Riddell Architecture, Fortitude Valley [Queensland] 2009), pp 12, 9.



Interior views c1899: Elmslie collection



Master builder Akira Mitsuda restoring shoji screens on site: Jan Cattoni.



Details of restoration of the eaves and the gablet: Hugh Markwell.

In 1961, when the site was sold for redevelopment, the house was dismantled^[9] and re-erected 1,600 km to the north, at Ingham, where it survived in reasonably good condition. Restoration began in 2011 and is ongoing. The roof was fully restored over a period of seven years and received a National Trust silver medal in 2017.

Jill Barker



Interior: Markwell collection.

^[9] W H Carr, 'The Japanese House', *Architecture in Australia*, December 1964, pp 99-100.