

Australian National University

Acton Campus — Site Inventory

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Study Item / Area	Acton Cottages
Acton Campus Precinct	LIVERSIDGE Precinct
Building Nos. & Names	<p>14 Balmain Crescent (67A), 16 Balmain Crescent (67), 18 Balmain Crescent (66), 20 Balmain Crescent (65), 22 Balmain Crescent (72), 26 Balmain Crescent (1B), 28 Balmain Crescent (71), 7 Liversidge Street (70), 5 Liversidge Street (69), 3 Liversidge Street (68), 1 Liversidge Street and 12 Balmain Crescent—the National Europe Centre cottages (67B, 67C), 30 Balmain Crescent—the Winston Churchill Trust 'cottage' (93) and transportable building at 9 Liversidge Street (101).</p> <p>This inventory also includes garages and the associated landscape.</p>

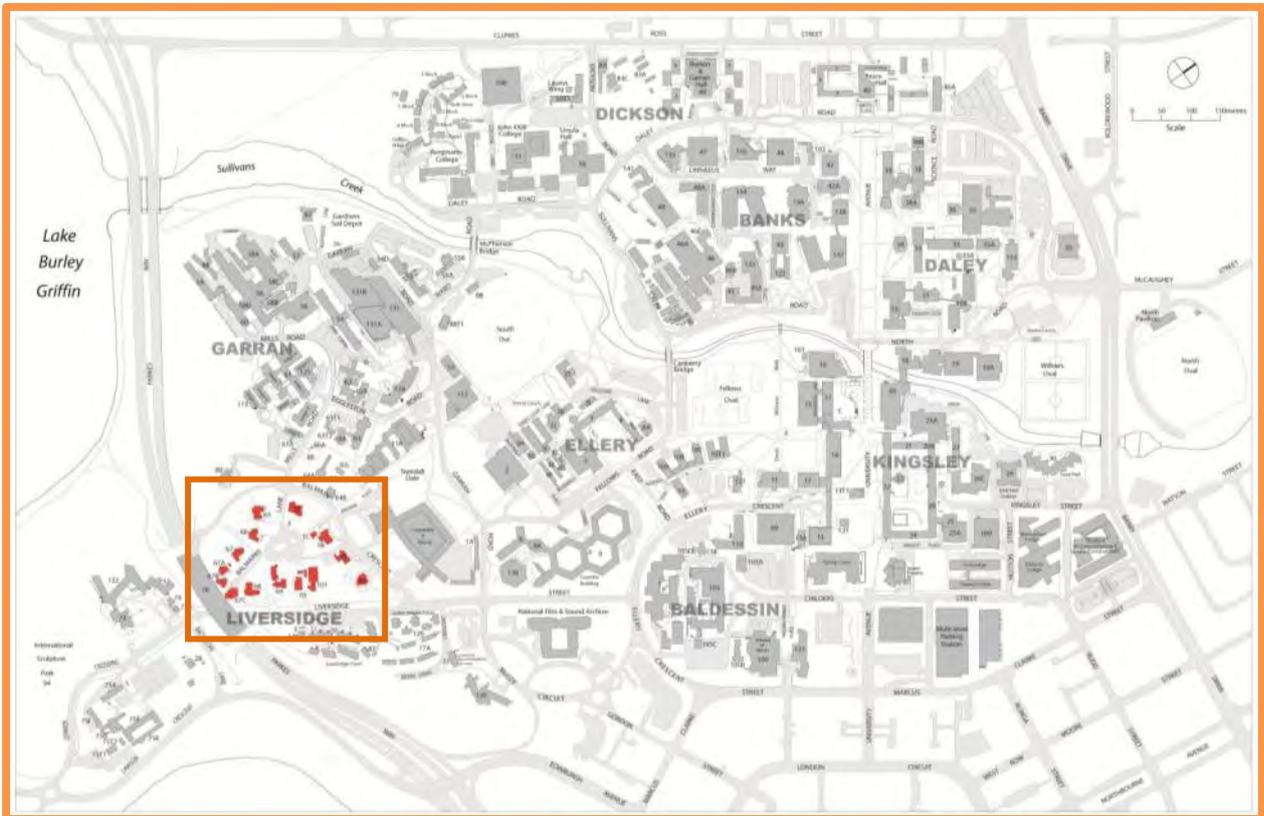


Figure 1: Location of the study area within the ANU Acton Campus site. Source: ANU plan 2011.

Heritage Ranking	Acton Cottages (as a group of cottages in the landscape and individually)— High —Meets the criteria for Commonwealth Heritage List
Heritage Listing	The Acton Cottages in Balmain Crescent and on Liversidge Street are located in the Acton Cottages Zone, one of four zones identified in the Acton Conservation Area (ACA) Heritage Management Plan (HMP), March 2011. The ACA is a place included in the Commonwealth Heritage List (CHL), Place ID 105340.
Condition—Date	A condition assessment of the cottages was not undertaken for this inventory and the most recent description of the condition is from the HMP, 2011. Overall the buildings are in good condition; however, due to their age and ongoing use as offices and day-care centres, some minor damage has occurred internally to the fabric. This includes water damage, general scuffs and marks to walls and door frames, and cracking in the plaster and ceilings. Landscape character has changed from the time of original settlement and occupation but retains early street patterns and remnant tree vegetation.
Relevant Documentation	Acton Conservation Area Heritage Management Plan, March 2011 prepared by the ANU. Ratcliffe, R & Armes, J, 1995, Australian National University Heritage Study 1995.

Context of the Buildings



Figure 2: The Acton Cottages and outbuildings in their setting at the ANU Acton Campus. Source: ANU plan 2011.

Brief Historical Overview

During the early establishment of the Federal Capital, administrative functions and public service accommodations to house government employees and workmen were established in the Acton area. The Acton Cottages are examples of housing built between 1913 and 1929 during this early development phase. Not all the original Acton Cottages have survived and of those remaining, some have been extended and renovated. The route of Liversidge Street follows the line of a pre-1911 road to what was a major fording place across the Molonglo River—Lennox Crossing—which predetermined how the Acton development along the ridgeline would develop. The first developments at Acton predate the plan for the future city of Canberra and were considered a temporary measure. Balmain Crescent was the second planned road to be established and may reflect Griffin's neighbourhood concepts with use of footpaths and communal open space. The houses were built during the administrative periods of the Federal Capital Advisory Committee (FCAC) 1921-1924 and the FCC 1924-1930. The FCC oversaw the first period of sustained growth in Canberra and arranged for hundreds of temporary and permanent houses to be constructed.

Details on the development of the government-built Acton Cottages, and when and who they were built for, are listed below:

- 7 Liversidge Street (70) built in 1913, by architect HM Rolland as his residence where he lived until 1917.
- 14 Balmain Crescent (67A) was built in 1924, under the FCAC and was designed by TR Casboulte, Executive Architect of the FCC and the head of the Housing Construction Department in the 1920s who also lived there briefly.
- 16 Balmain Crescent (67) was built by between 1925 and 1927 and designed by HM Rolland of the FCC, as accommodation for the public servants including WE Potts, the Assistant Engineer of the FCC.
- 18 Balmain Crescent (66) was also built between 1925 and 1927 and designed by HM Rolland and for WN Rowse, the Accountant for the FCC.
- 20 Balmain Crescent, (65) built in 1925 and designed by EH Henderson of the FCC, and was originally the home of CS Daley, the Secretary to the FCAC and FCC and many other senior Commonwealth Public Service positions over many years.
- 3 Liversidge Street (68) was built in 1927, by HM Rolland for Percy Dean, the secretary to Prime Minister Hughes. It was converted to an office space in 1972 and extensions were carried out in 1985 by the Buildings and Grounds Division.
- 28 Balmain Crescent (71) was built in 1928, under the FCC, for H E Jones, Director of Investigation Branch of Attorney-General's Department and Commissioner of Police. Extensions in 1982 and 1988.
- 22 Balmain Crescent (72) was built in 1929, designed by TR Casboulte for Brigadier General JP McGlenn, the Commissioner of the Public Service Board from 1923-1930.
- 26 Balmain Crescent (1B) was built in 1929, designed by TR Casboulte, for WJ Skewes, Commissioner of the Public Service Board. An annex to 26 Balmain Crescent, now 24 Balmain Crescent (1C) was built in 2006 as a Graduate School Office.
- 5 Liversidge Street (69) built in 1929, designed by TR Casboulte and built for GH Monahan, Clerk of the Senate. Alterations were carried out in 1957 and 1977 by the Department of Works and in 1981 by the Buildings and Grounds Division. More recently an extensive addition was constructed to the west in 2006 by Eric Martin and Associates.
- 9 Liversidge Street (demolished), built in 1913, was the former Commonwealth Bank Manager's residence. It was demolished in 1970 after being largely destroyed by arson.

Other buildings in the Acton Cottages area built at a later stage include:

- A temporary demountable building placed on the site of 9 Liversidge Street (101) in 1991.
- The Winston Churchill Memorial Trust building, located at 30 Balmain Crescent (93) on the corner of Liversidge Street, built in 2000.
- Two cottages located side-by-side at 1 Liversidge Street and 12 Balmain Crescent, (67B and 67C) built in 2002 for the National Europe Centre.

Other early FCAC cottages built in Acton in 1913 were either demolished or survive outside the Liversidge precinct.

The cottages are no longer used as residences, except for 8 Liversidge Street (on eastern side of the street) and are now used by the University for various facilities, including research centres, day-care centres and storage. Most of the buildings have undergone substantial alterations and extensions to suit their new uses and many of the original garages have been replaced or demolished.

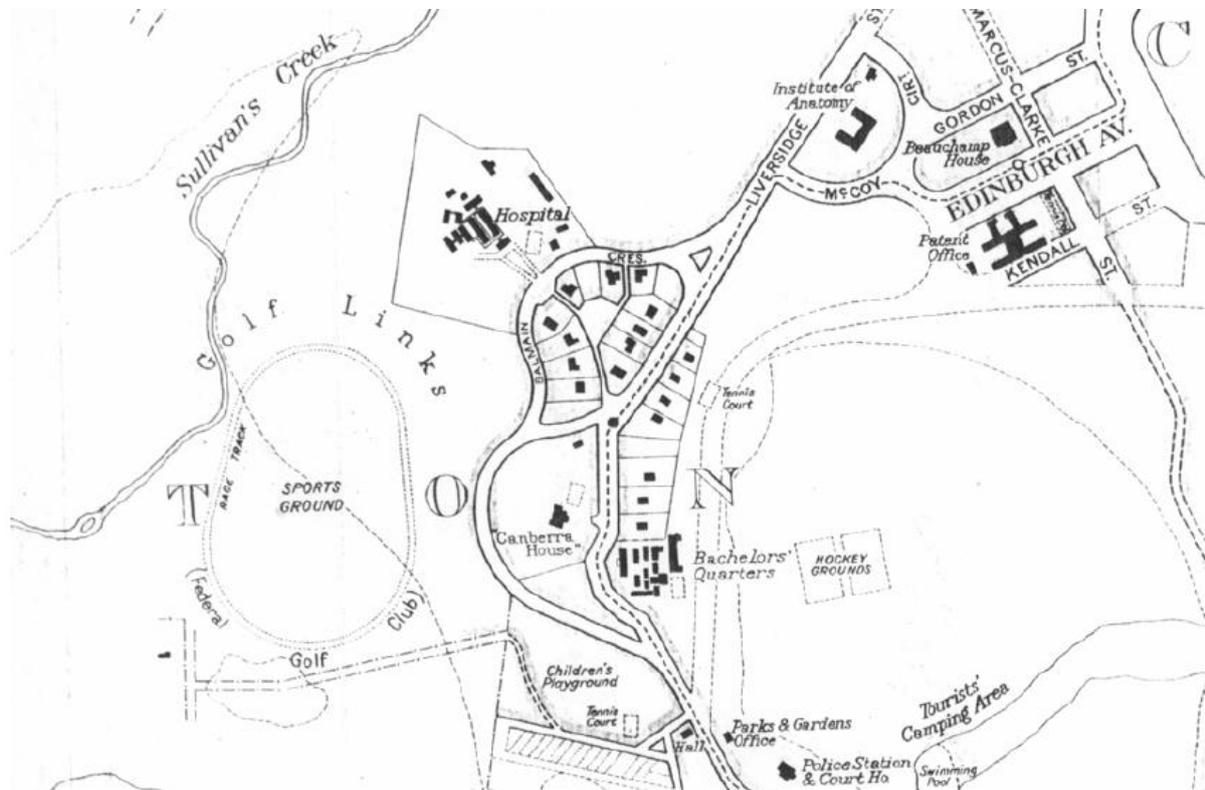


Figure 4: 1933 plan of a section of Canberra showing Acton Cottages. Source: Property and Survey Branch of the Interior, Canberra.

Description of the Site

Buildings

14 Balmain Crescent (67A) is a weatherboard house with Marseilles tiled roof and red brick chimneys. It has a simple, rectangular floor plan, with a projecting living room and verandah facing west. The weatherboards have a rounded bottom edge. The main roof is hipped and the projections have two 'concertina' smaller hipped roofs. The chimneys are slender, red brick with a soldier course coping. One has a semi-circular pot, similar to 22 Balmain Crescent. Standard red bricks are used for the base of the building and the chimneys and shallower red bricks for the verandah and sleepout piers. The piers have distinctive proportions and are similar to those seen at 16 and 18 Balmain Crescent and 20 Balmain Crescent. The verandah has been enclosed. The brick base has a corbelled course just below the bottom weatherboard. The house has recently been painted a pink colour.

Internally, the building has lost much of its original character and integrity. The walls are painted white or beige, punctuated by white picture rails, skirtings, cornices and architraves. The fireplace has been boarded and painted beige, in line with the walls and like most of the rooms the original kitchen has been converted into office space. The range, fittings and appliances have been removed, although the original mantle above the range has survived and is painted white. The two windows at the rear of the stove were also retained.

16 and 18 Balmain Crescent (67 and 66) are of a similar plan and construction. The front verandahs were sited to the west, to take advantage of the views over the River at the time of construction. 16 Balmain Crescent has an L-shape floor plan, and is constructed of rounded weatherboards clad to a timber frame on a red brick base with Marseilles-pattern roof tiles. It also displays the timber band, trimmed with scotia mouldings, between the soffit and window head that can be seen on 14 Balmain Crescent. A verandah was added to the front (west) of the building, and a porch to the rear. Provision was also made for a sleepout to be built to the north, under a flat roof covered with ribbed steel. Internally it retains some original features, including interior doors, kitchen servery cupboards and hatch, and the bathroom cabinet and towel rail.

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The floor plan of 18 Balmain Crescent, a similar weatherboard house with Marseilles tiled roof, is related to that of 16 Balmain Crescent including the northern sleepout, front verandah and eastern extension. The original doors have, for the most part, been retained, and like 16 Balmain Crescent, the kitchen and bathroom have been altered, yet components of the original rooms survive, including the bathroom medicine cabinet and kitchen servery cupboards and hatches.

20 Balmain Crescent (65) is constructed of round edged weatherboards on a red brick base beneath a Marseilles-pattern tile roof with identical brick chimneys and brick piers as those seen at the nearby cottages. Internally, 20 Balmain Crescent is perhaps the most intact of the Acton Cottages that were constructed in the 1920s. The walls are of fibrous plaster panels between dark-stained straps. They are lined with stepped flat fillets forming the curtain rail that is also stained with dark varnish. The Jarrah flooring appears to be in excellent condition beneath modern carpet tiles and original intertwined lattice terracotta wall vents have been retained, painted white in line with the walls. The southern sleepout was enclosed after the initial phase of construction, with the weatherboards and frames made to fit the brick verandah piers. The ceilings are painted white with decorative strapping throughout. Internal doors are identical to those of 16 and 18 Balmain Crescent and other original fixtures are visible in the kitchen.

22 Balmain Crescent (72) is a red face brick house dominated by three pairs of adjacent gables with steep pitches. Each pair is separated by a box gutter and rainhead. A fourth pair of gables at the front provides an interesting character to the main façade. The gables are lined with horizontal painted weatherboards and are punctuated with rectangular lattice vents. The roofing is Marseilles tiles. At the southeast there is a skillion roof which contrasts strongly with the pitch of the main roof. A recent extension to the southeast has a flat metal roof and western red cedar windows with a clear finish. Part of the extension is built in brick and the rest in bevelled weatherboards. A dominant element is the chimney, which is executed in red brick with an elongated niche and an on-edge briquette sill.

The building has been altered internally to accommodate a child care centre, but like most of the cottages, intact features have been retained throughout. These include wall vents, skirting and cornice details, cupboard doors, the bay window and seat, the doors, doorframes, architraves and the fireplace. The garage is roughcast brick with a minimally pitched, corrugated iron gabled roof, and is currently used as a store and workshop.

26 Balmain Crescent (1B) is brick with roughcast finish and Marseilles tile roof. The roughcast finish establishes stylistic links with other government housing of the period such as Reid Housing Precinct. Although it is presently white, the original cream finishes show through in places where the paint has weathered. The base brickwork incorporates 'egg-crate' terracotta vents and upper vents are of the louvred terracotta pattern. The roof is hipped and has a steeper pitch than most of the Acton houses, and is similar to Old Canberra House.

Internally, the building consists of four bedrooms and a sleepout in the eastern expanse with an L-shape corridor connecting the sleeping area to the western sitting and dining room. The southern kitchen and maid's quarters were at the rear. There was a separate bathroom near the bedrooms, as well as another bathroom as part of the maid's quarters in the southern part of the building. The original layout has been retained overall, with minor alterations to the fabric. The original brick garage was demolished and a larger annex building (1C) was constructed in 2006 to the west of 26 Balmain Crescent.

28 Balmain Crescent (71) is clad in weatherboards with Marseilles pattern tile roof. The building is set on a red brick base. The building has been extended to the east. Externally, this section is generally sympathetic to the original and continues the use of pilasters, although the interior does not continue the original themes. The interior is mostly intact, including the exposed chrome plumbing in the bathroom.

3 Liversidge Street (68) is a timber-framed weatherboard building supported by a red brick base. The Marseilles-pattern tile roof is gabled, with lattice vents under the ridge in similar style to 22 Balmain Crescent. An office extension has been built to the north. This is mostly sympathetic to the original cottage but some details have been simplified. The southern verandah has been enclosed. The walls are lined with rusticated weatherboards to 2.4m and an asbestos cement sheet band with cover strips completes the wall to eaves height.

Internally, much of the original decorative fabric remains. The dark stain applied to the skirtings and architraves, however, has been painted over. The kitchen has been gutted however the original brickwork around the cooker survives. The high window sills provide squat windows which are above the removed benches and the room displays splayed architraves and dado rail. The original laundry and boiler room have been stripped to provide office space.

5 Liversidge Street (69) is similar to 3 Liversidge Street, which appears to be a logical arrangement of rooms with an architectural character that has been applied, rather than developed, out of the design. This may be a result of Casboulte's design technique

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as well as some influence of the house's original occupants. The building is lined with weatherboards showcasing a long flat surface, and a shorter scallop than the other weatherboards of the Acton Cottages. The rendered brick base is similar to others seen in the area, sporting 'egg-crate' terracotta subfloor vents. The northern sleepout has been enclosed with casement windows, though the original red-brick steps leading to the verandah remain. Evidence indicates that the joinery may have had a dark stain. A garage was attached to the southern end of the building under a skillion roof, though was consumed in alterations in 1981. The roof was replaced with Marseilles-pattern tiles and a timber floor was installed. The new windows are similar to the original, but there are differences in the proportions and construction.

Internally the integrity of the cottage was been compromised after extensive alterations and additions including partitions in the living room to accommodate offices as well as the opening out of the entrance hall, the insertion of a reception desk and a western extension housing a number of offices.

7 Liversidge Street (70), the earliest house in the precinct, has weatherboard walls supported by a red-brick base sporting terracotta 'egg-crate' vents. The roof has been replaced with modern Colorbond orb roofing with open eaves, expressed rafter tails and beaded boards concealing the underside of the roofing. The louvred gable on the southern side also displays small shingles, and the eastern gable is also louvred, though lacks the shingles. The verandah runs from the front door (south) and returns along the eastern side, terminating with a lattice panel at the north end. There is a bay window facing Liversidge Street.

Window styles change throughout the building; those viewing the verandah are casements with three panes and matching transoms. The original handles and locks remain, though the entire units, including the escutcheons, have been painted white in line with the doors. Modern locks have also been installed. The chimneys are roughcast and are capped with eight courses of red face brickwork. The interior displays 3.3m ceilings, which belies the discreet scale of the exterior, and the kitchen has been transformed into an office, though some kitchen cupboards remain and have been painted white with modern door furniture. The bathroom has been refurbished, perhaps in the 1960s. A small built-in timber cupboard survives in the bathroom, which demonstrates the utilitarian joinery of the period.

The original 1913 cottage at 9 Liversidge Street, built for the former Commonwealth Bank Manager, was demolished after being mostly destroyed in a fire in 1970. Archaeological remains of the building are visible.

Winston Churchill Memorial Trust building (93) was designed by John Armes and constructed in 2000.

The two National Europe Centre cottages (67B and 67C) built in 2002, are sympathetic in mass and fenestration to their immediate neighbour, 14 Balmain Crescent (67A), embodying weatherboards on a red brick base with Marseilles pattern roof tiles. These buildings are easily identified by their lack of chimneys.

The overall condition of the cottages is good due to their ongoing use but they are in need of regular repair and maintenance. The many alterations and refurbishments of the houses have resulted in some of the precinct's early fabric been removed and damaged.

Landscape

Liversidge Street itself is a significant part of the early Acton landscape and was one of the only pre-existing roads Griffin included in his final plan of the nation's capital. This main thoroughfare was known as Acton Road, and was lined with alternating English Elm and white poplar trees. The early cottages were set among the naturally established local eucalypts, with numerous exotic species selected from nursery stock. Prior to the opening of the shops in Civic in 1927, the residents were largely self-sufficient, nurturing domestic vegetable gardens and tending poultry. Many also had a dairy cow in the nearby agistment paddocks. The houses were equipped with wood-fire stoves and two or three galvanised-iron rainwater tanks. The cottages built in the 1920s under the administration of the FCAC and the FCC, were constructed along a new road, Balmain Crescent.

These cottages and their landscape surrounds included the planting of rows of trees and decorative shelter belts, separate fruit trees and vegetable garden and no established fences in front of building alignments; however temporary wire fences were permitted to protect hedges and other new plantings.

TCG Weston, Chief Afforestation Officer of the Territory from 1913, established Acton Nursery below the Government offices and over the following years added an experimental pine plantation and decorative, fruit and hedge species. Many of his experimental species were propagated at the Acton Nursery and the majority of the gardens and tree species found in early Acton were chosen or planted under his direct supervision. The Acton Nursery was moved to Yarralumla in 1915.

Today, the landscape of the Acton Cottages has altered considerably although the mature tree species set back from the road are reminiscent of the original form. Some of the remnant vegetation includes the tree species at 20 Balmain Crescent, the

Description of the Site

established front hedge at 5 and 7 Liversidge Street and the garden trees at 9 Liversidge Street.

Significance Assessment against the Commonwealth Heritage criteria

The following significance assessment has been based on the official Commonwealth Heritage citation for the whole ACA. Additional commentary has been added where it provides updated information and verifies the heritage significance of the Acton Cottages in the Liversidge Precinct.

Statement of Significance

The Acton Cottages are a significant collection of 10 houses built by the Commonwealth Government for senior Public Servants in the earliest stages of development of the Federal Capital from 1913-1929. The houses vary in style, quality and integrity but overall illustrate the changes in Government public house design over the period. Both HM Rolland (government architect for the Federal Capital Commission (FCC) and TR Casboulte (also architect for the FCC at a later date) have associations with the area through their architecture; and CS Daley through his long residence at 20 Balmain Crescent. 3 Liversidge Street and 28 Balmain Crescent are particularly fine examples of HM Rolland's design of FCC houses. The Acton Cottages have strong ties with the development of the early administrative hub of the Federal Capital located at Acton and centred on the Administrator's House (now Canberra House).

Criteria	Assessment
<p>(a) Historic</p> <p>The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history.</p>	<p>CHL Citation</p> <p><i>The Acton Conservation Area is historically significant for the role it played as the administrative, residential and social centre of Canberra, from 1911 to the 1920s, prior to the construction of the city to the plan by Walter Burley Griffin. The Conservation area retains a cottage (7 Liversidge Street) dating from 1913 and the earliest building period of the area.</i></p> <p>Revised Assessment</p> <p>The Acton Cottages are historically significant as a major component of the Acton Conservation Area, and for the role they played as the administrative, residential and social centre of Canberra, from 1911 to the 1920s. The Acton Cottages are rare surviving examples of a 'sub-division' built during early development of Canberra to Walter Burley Griffin's city plan to accommodate high and middle level public servants. The remaining houses and the archaeological remains of 9 Liversidge Street have the potential to provide further understanding of the history and architectural development of the region.</p> <p>The Acton Cottages meet CHL criterion (a) for historic values.</p> <p>Attributes</p> <p>All buildings, roads, tracks, vegetation and planning dating from Acton's initial construction phase and remnant indigenous vegetation.</p>
<p>(b) Rarity</p> <p>The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.</p>	<p>CHL Citation</p> <p><i>The extant fabric, roads, tracks, remnant indigenous vegetation and introduced plantings and building setbacks and alignments of the former Acton 'village' contribute to the most extensive surviving cultural landscape from that period.</i></p> <p><i>The Acton Cottages, erected 1913-1927, are individually significant for the two housing subdivisions associated with the early development of Canberra which accommodated high and middle level public servants. The earliest subdivision in Canberra developed between 1913-1914 on what are now Liversidge Street and Lennox Crossing, and which together form one of the few surviving Canberra roads which pre-date the Griffin plan. Some houses pre-date the formal implementation of the Burley Griffin plan for Canberra and some built later correspond with the opening of the Provisional Houses of Parliament in 1927. The Balmain Crescent sub-division, developed from 1924, is the second oldest surviving 1920s subdivision after Braddon which was developed in 1921. The earlier subdivision</i></p>

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	<p><i>contains three surviving cottages from 1913 which were the first, albeit temporary, government houses constructed for the new city. These include the cottage at:</i></p> <ul style="list-style-type: none"> • <i>7 Liversidge Street;</i> • <i>8 Liversidge Street; and</i> • <i>16 Lennox Crossing, which is individually important as a highly intact example of the earliest surviving government housing erected in Canberra.</i> <p><i>The significance of Number 16 Lennox Crossing is reinforced by the early garden and intact outhouses including a loose box and standard buggy shed and stalls, the latter shared with the former adjacent property.</i></p> <p><i>The houses, in particular 16 Lennox Crossing and 20 Balmain Crescent, have the potential to provide further understanding of the history and architectural development of the region. They are able to demonstrate a distinctive way of life, the evidence of which is gradually being lost in other parts of Canberra. The cottages on Balmain Crescent are notable for their bold departure from the strong influences of various Federation styles prevailing at the time. They have a strong individuality, mostly independent of these influences.</i></p> <p>Revised Assessment</p> <p>The Acton Cottages, erected 1913-1927, are individually significant for the two housing subdivisions associated with the early development of Canberra and the accommodation of high and middle level public servants. The earliest subdivision in Canberra developed between 1913-1914 on what are now Liversidge Street and Lennox Crossing, and which together form one of the few surviving Canberra roads which pre-date the Griffin plan. Some houses pre-date the formal implementation of the Burley Griffin plan for Canberra and some later constructed buildings correspond with the opening of the Provisional Houses of Parliament in 1927. The Balmain Crescent sub-division, developed from 1924, is the second oldest surviving 1920s subdivision after Braddon which was developed in 1921. The earlier subdivision contains three surviving cottages from 1913 which were the first, albeit temporary, government houses constructed for the new city. These include the cottages at 7 Liversidge Street, 8 Liversidge Street.</p> <p>The houses of Balmain Crescent, have the potential to provide further understanding of the history and architectural development of the region. They are able to demonstrate a distinctive way of life, the evidence of which is gradually being lost in other parts of Canberra. The cottages on Balmain Crescent are notable for their bold departure from the strong influences of various Federation styles of architecture prevailing at the time.</p> <p>The Acton Cottages meets CHL criterion (b) for rarity values.</p> <p>Attributes</p> <p>Remnant cottages, outbuildings, roads and vegetation from the early development.</p>
<p>(c) Scientific</p> <p>The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.</p>	<p>The Acton Cottages do not meet criterion (c) for scientific values.</p>
<p>(d) Representative</p> <p>The place has</p>	<p>CHL Citation</p> <p><i>The ACA demonstrates the provision of accommodation according to socio economic status. High level</i></p>

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<p>significant heritage value because of the place's importance in demonstrating the principal characteristics of:</p> <ul style="list-style-type: none"> i) a class of Australia's natural or cultural places; or ii) a class of Australia's natural or cultural environments. 	<p><i>public servants and married officers were accommodated high on the ridge in Old Canberra House and the Acton Cottages. Lower ranking public servants were housed on the slope of the peninsula in Lennox House and Acton Workers Camp, which provided nearby tent accommodation.</i></p> <p>Revised Assessment</p> <p>The Acton Cottages of the ANU Liversidge Precinct illustrate the type of government housing provided for middle to high level public servants during the early development of Canberra in the 1920s. 3 Liversidge Street and 28 Balmain Crescent are fine example of HM Rolland's design of Federal Capital Commission (FCC) houses for public servants.</p> <p>The Acton Cottages meets CHL criterion (d) for representative values.</p> <p>Attributes</p> <p>Extant layout and positioning of cottages, outbuildings, roads and vegetation from the early development.</p>
<p>(e) Aesthetic</p> <p>The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.</p>	<p>The Acton Cottages; their siting and uniformity of the architecture (scale, height, footprint, materials, etc.) are distinctive. The group of buildings set within the landscape; which has a mix of cultural plantings (Weston) and native species contributing to the aesthetic characteristics of the area. However, the cottages in the ACA have not been formally identified for their aesthetic values by a particular community or cultural group.</p> <p>The Acton Cottages do not meet criterion (e) for aesthetic values.</p>
<p>(f) Creative/Technical</p> <p>The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.</p>	<p>Additional Commentary</p> <p>The Acton Cottages demonstrate the design and technical achievements of the FCAC and the FCC government architects in developing cottage designs specific to the early development of the Federal Capital. These qualities are also present at several other Canberra sites.</p> <p>The Acton Cottages meets CHL criterion (f) for creative/technical values.</p> <p>Attributes</p> <p>Remnant FCC cottages, outbuildings from the early development.</p>
<p>(g) Social</p> <p>The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.</p>	<p>It is likely that the Acton Cottages have social value for university alumni and community groups with a strong association with the area. However, there has been no formal testing of any special associations between a particular community or cultural group and the Acton Cottages for social, cultural or spiritual reasons.</p> <p>The Acton Cottages do not meet criterion (g) for social values.</p>
<p>(h) Associative</p> <p>The place has</p>	<p>Commonwealth Heritage citation</p> <p><i>The Acton Conservation Area is demonstrably associated with the architects JS Murdoch, as</i></p>

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<p>significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.</p>	<p><i>Commonwealth Architect, and HM Rolland (1912-1927), resident architect in 1912; Colonel Miller First Administrator of the Federal Territory (1912-1916); and TR Casboulte, executive architect to the Federal Capital Commission.</i></p> <p><i>The Acton Cottages have accommodated many notable people who have been involved with the formation and growth of the Capital, as well as the development of the University.</i></p> <p>Additional Commentary</p> <p>Cottages at 14, 22, 26 Balmain Crescent and 5 Liversidge Street have associations with the architect TR Casboulte. Cottages at 15, 16, and 18 Balmain Crescent and 7 Liversidge Street are examples of HM Rolland's design of Federal Capital Commission (FCC) Houses. CS Daley who lived at 20 Balmain Crescent from 1926 to 1966 and is identified strongly with the early development of the Federal Capital.</p> <p>The Acton Cottages meets CHL criterion (h) for associative values.</p> <p>Attributes</p> <p>Cottages and outbuildings designed by Casboulte and Rolland and 20 Balmain Crescent home of CS Daley.</p>
<p>(i) Indigenous</p> <p>The place has significant heritage value because of the place's importance as part of Indigenous tradition.</p>	<p>The Acton Cottages do not meet criterion (i) for Indigenous values.</p>

Photographs

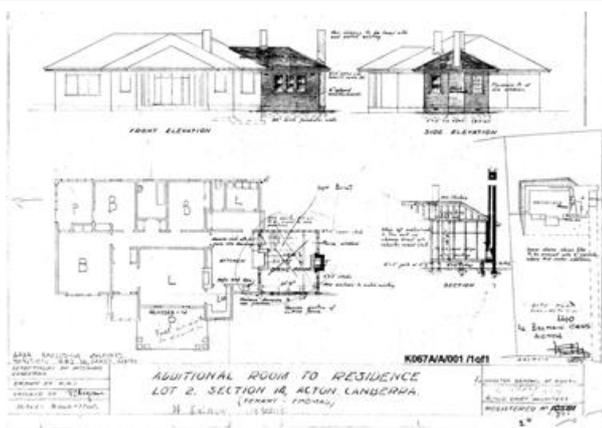


Figure 5: Early alterations to 14 Balmain Crescent 1927 (Source: ANU Archives)

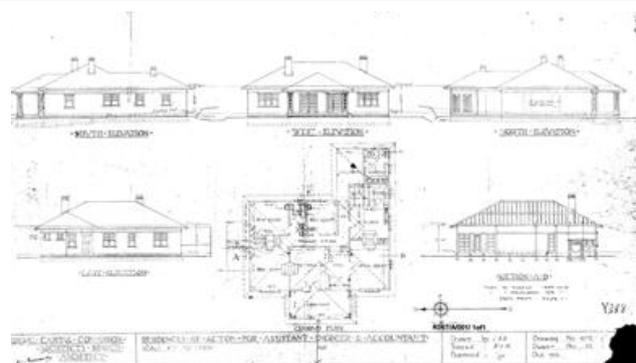


Figure 6: 16 Balmain Crescent 1925. (Source: ANU Archives)

Photographs



Figure 7: View southwest of the Balmain Crescent subdivision 1928. (Source: NAA A3560, 7719)



Figure 8: Construction of 16 Balmain Crescent. (Source: NAA A3560, 1841)



Figure 9: 3 Liversidge Street under construction, 1927. (Source: NAA A3560, 2793)



Figure 10: View south of 28 Balmain Crescent, c1928 (Source: Courtesy Liz Posmyk)



Figure 11: 3 Liversidge Street (Source: GML 2011)



Figure 12: Intact internal features of 28 Balmain Crescent (Source: ANU 2009)

Photographs



Figure 13: 5 Liversidge Street. (Source: GML 2011)



Figure 14: View north of 14 Balmain Crescent. (Source: ANU 2009)



Figure 15: View southeast of 20 Balmain Crescent. (Source: ANU 2009)



Figure 16: Original internal features of 20 Balmain Crescent. (Source: ANU 2009)



Figure 17: View northeast of 22 Balmain Crescent. (Source: ANU 2009)



Figure 18: View along Liversidge Street, showing established conifer species forming hedges. (Source: GML 2011)

Management Issues

Constraints and Opportunities

Constraints arise from the identified heritage values of the Liversidge Precinct and the requirement under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth) (EPBC Act) to conserve them. The significant fabric of the Acton Cottages, as indicated in the attributes above, should be conserved wherever possible.

The Acton Cottages are of high heritage value and meet the EPBC Commonwealth Heritage criteria a) historic; b) rarity, d) representative and h) associative to a high level; and f) creative/technical to a low level. Elements of 'high' heritage value embody Commonwealth Heritage values in their own right and make a significant contribution to the values of the Acton campus as a whole. Elements of high heritage value should be retained and conserved. They require a high level of care in their management and the tolerance for change is generally low or able to tolerate some change and adaptive reuse. Loss or unsympathetic alteration would diminish the Commonwealth Heritage values of an individual element and the campus as a whole.

The **Tolerance for Change** heritage management tool, outlined in Section 7.6 of the ANU Acton Campus Heritage Study 2012, will assist in managing the heritage values. The tolerance for change, for each building in the area will vary. However, generally they are able to tolerate a **low** level or **some** change and adaptive reuse.

Opportunities arise from the identified heritage values of the Acton Cottages. Broad conservation policies are included in Section 8.0 of the HMP 2011 but these require further refinement. General policies for the Acton Cottages (8.4.3) require expansion and policies for specific buildings require enhancement and amplification to differentiate between specific staged conservation needs and ongoing maintenance.

Ideally conservation planning should be undertaken in relation to the management precincts used by the ANU rather than in relation to the broader listings of the CHL so that they may more pertinently address values and conservation needs of the specific precincts. For the Acton Cottages a heritage management plan should either be developed for the Liversidge Precinct or for each of the significant cottages to guide conservation and maintenance. Guidance for conservation and maintenance should be provided in relation to both the built environment and landscape. The history of the Acton Cottages should be interpreted to maintain the historic and associational values of significant attributes identified in the assessments above.

The Acton Cottages and their setting in Liversidge Precinct are intrinsically linked with the wider ANU and Canberra landscape. These findings should be incorporated in the assessment and interpretation as it becomes available.

Opportunities exist for further research and analysis to fully determine potential heritage values.

Interpretation of the heritage values of the Acton Cottages will make their heritage values more widely appreciated.

Recommendations

Heritage management for the Acton Cottages should be undertaken in accordance with their High level of significance.

Elements of high heritage value should be retained and conserved. They require a high level of care in their management and the tolerance for change is generally low or able to tolerate some change and adaptive reuse. Where changes are proposed for the cottages or for any proposed infill development in the area, then a case-by-case heritage assessment (and/or impact assessment) should be undertaken.

Loss or unsympathetic alteration would diminish the Commonwealth Heritage values of an individual element and the ANU Acton campus as a whole. The Acton Cottages require heritage management policies to be developed to provide specific guidance on the future management and interpretation of the area, including both the built heritage and landscape.

Photographic recording for the ANU archives should be undertaken prior to any potential loss of the heritage values, significant fabric, buildings or landscaping in any future development of the Acton Cottages.