



CLAYTON'S HOUSE

PLAN OF MANAGEMENT



Prepared by
Austral Archaeology Pty Ltd
(Individual Contributors: David Parham & Ian Terry)
for the
Parks & Wildlife Service
Department of Tourism, Parks, Heritage and the Arts
GPO Box 1751
Hobart TAS 7001
A U S T R A L I A

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ADDRESS: 23 BAYLEY STREET GLEBE TASMANIA 7000
POSTAL: GPO BOX 495 HOBART TASMANIA 7001

TELEPHONE (03) 6234 6207 FACSIMILE (03) 6234 6207

Austral Archaeology Pty Ltd ABN 25 008 174 829 Incorporated in South Australia



Frontispiece: Clyde Clayton taken on board the *Matthew Flinders* moored at Franklin on 26 March 2002.
(Photo: D. Parham).

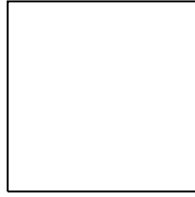
Cover picture: 1965 photo of Win & Clyde Clayton's House taken from Clyde's Hill.
(Photo included with permission: Chris Creese collection).

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DISCLAIMER

The advice, representations and recommended actions contained in this report are aimed at conserving the historic heritage values of Clayton's House. The responsibility for assessing risks (real and/or perceived) inherent in the design of the structure or hazards or dangers arising from implementation of the report or aspects thereof rest solely with the Parks & Wildlife Service. No legal liability whatsoever is accepted by Austral Archaeology Pty Ltd (their directors, employees and/or sub consultants) for any direct or consequential loss, damage or injury (including without limitation any costs incurred in connection with proceedings either legal or arbitration) suffered by any person or entity which arises as a result of implementation of heritage conservation related activities at or about Clayton's House.

1.0 INTRODUCTION

1.1 Client & Project Details

This Plan of Management for Clayton's House was prepared by heritage consultants Austral Archaeology Pty Ltd on behalf of the Parks Wildlife Service, Department of Tourism, Parks, Heritage and the Arts (DTPHA). The Plan is one of a series of practically orientated conservation reports that have been prepared as part of the Community Huts Partnership Program (CHPP).

1.2 Authorship

This report was prepared by David Parham of Austral Archaeology Pty Ltd with input from Ian Terry (consultant historian). Fieldwork was undertaken during March 2002 and February 2003 in company with PWS Hut Liaison Officers, Paul Dimmick (first visit) and Albert Thompson (second visit) and Mark O'May (Friends of Clayton's group member and nominated Hut Caretaker).

1.3 House Location

Clayton's House (THPI 8111:002) is situated at Clayton's Corner in Forest Lagoon at the mouth of Melaleuca Inlet. 1: 25, 000 grid co-ordinates for house are: Melaleuca 4219 - E 42900 / N⁵¹9731 – see Figure 1. The location is in the South West National Park which is part of the Tasmanian Wilderness World Heritage Area.

1.4 Objectives

The objective of this Plan of Management is to provide a practical framework for the ongoing *conservation*¹ of Clayton's House. The document is intended to be user friendly to complement the co-operative arrangement between land managers and community interests that is a fundamental characteristic of the CHPP.

1.5 Community Huts Partnership Program (CHPP)

The Parks & Wildlife Service (PWS) is the body legally responsible for the maintenance and administration of public huts within the Tasmanian Wilderness World Heritage Area.

Whilst the over arching responsibility for the management of the huts lies with the PWS, it is acknowledged that community interest in, and attachment to, these structures is often high. The CHPP was devised to take advantage of the opportunities presented by a co-operative approach to the management, maintenance and preservation of the public huts located throughout the Tasmanian Wilderness World Heritage Area (TWWHA). This typically involves input from community volunteers, cultural heritage and other specialists, and the PWS.

Under the CHPP a Hut Liaison Officer (usually a PWS Ranger) is responsible for co-ordinating the program within each district². The role of the Hut Liaison Officer is to administer the District Huts Preservation Register, and to select and monitor the activities of the registered Caretaker.

The Hut Liaison Officer will seek specialist knowledge, assistance and advice in keeping with the policies outlined in the Minor Pathway Process, as set out in the *Tasmanian Wilderness World Heritage Area Management Plan 1999*³ (See Appendix 1 for a flowchart of the New Proposals and Impact Assessment Process).

¹ The term *conservation* is used in the context of the definition provided in the *Australia ICOMOS Burra Charter, 1999* and means all the processes of looking after a place so as to retain its cultural significance.

² For a more detailed explanation of the Hut Liaison Officer's role, see Section 4 of the *Community Huts Partnership Program Guidelines 1998*; pp 20-21.

³ *Tasmanian Wilderness World Heritage Area Management Plan 1999*; pp 66-72.

The Caretakers obligations are practically orientated.⁴ Caretakers are responsible for undertaking approved works, for general hut housekeeping and for monitoring condition. The Caretaker is also responsible for delivering an Annual Condition Report. Whilst the Caretaker role includes a fair degree of autonomy, it is expected that regular contact will be maintained with the Hut Liaison Officer. The Caretaker is not permitted to determine rights of occupancy.

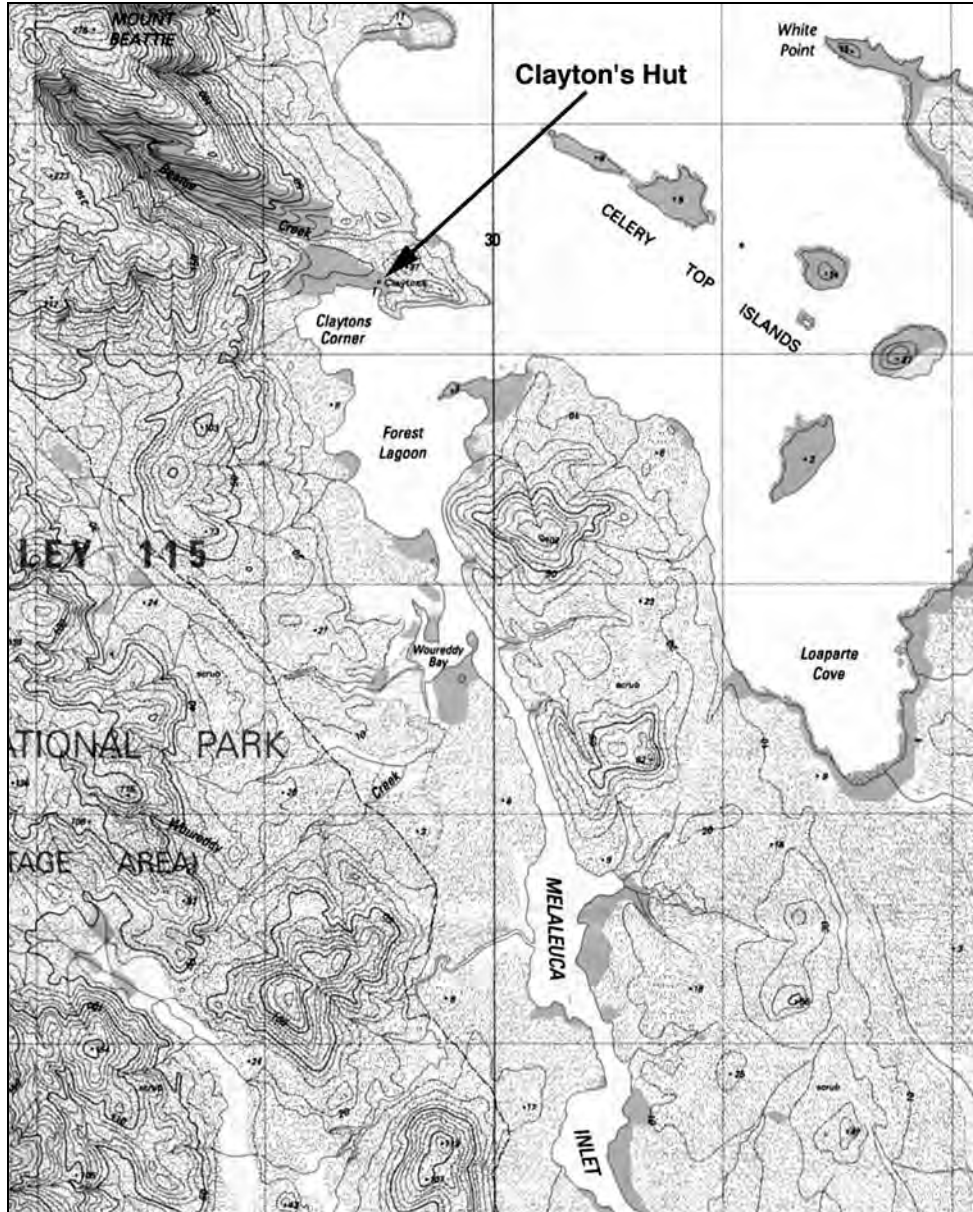


Figure 1: Location of Clayton's House

(Base map adapted from Melaleuca 4219 1:25 000 series mapsheet).

1.6 Method

Historical research was undertaken prior to embarking upon the field component of the work. This provided a sound basis for evaluating the significance of the place and for determining appropriate measures for the ongoing preservation and maintenance of cultural heritage values.

Field inspections provided an opportunity to:

⁴ For a more detailed explanation of the Caretaker's role, see Section 3 of the *Community Huts Partnership Program Guidelines 1998*; pp 13-18.

- gain a first hand appreciation of the site and environs;
- record and assess the structure, and;
- achieve consensus on future actions aimed at ensuring the long term survival of key features through on site discussion with the Hut Liaison Officer and Hut Caretaker.

This report follows the basic format established for previous hut plans of management. It takes cognisance of the logical process of inquiry and evaluation contained in J.S. Kerr's *The Conservation Plan*⁵ and is underpinned by conservation philosophy as set out in the *Australia ICOMOS Burra Charter, 1999*.

2.0 HISTORICAL OVERVIEW

2.1 Palawa Occupation

The Port Davey/Bathurst Harbour area was the territory of the Ninene or Port Davey band of the South West tribe. They were based north of the harbour with their neighbours, the Needwonnee, based at Cox Bight. The Ninene pursued a maritime economy living in villages of beehive shaped huts situated close to fresh water, travelling along the coast between Mount Cameron West and Recherche Bay on well trodden paths and crossing rivers and harbours in catamarans.⁶

The so-called 'Conciliator', George Augustus Robinson walked the south coast to Port Davey in February-March 1830 to contact and 'bring in' members of the South West people. Although he observed over a hundred huts and traversed the well worn paths he and his group of other Palawa saw no people until reaching Kellys Basin just north of Port Davey in mid March.⁷

2.2 Initial Historic Period Exploration

James Kelly claimed to be the first European to sight Port Davey when he saw it on 17 December 1815 during his circumnavigation of Tasmania. After Thomas Birch was granted rights to cut Huon pine from Port Davey and Macquarie Harbour in 1816, pining became a major industry in Port Davey which produced the colony's greatest output of the timber.⁸ By the 1840s Port Davey had a small community of piners, whalers, prospectors and market gardeners. Related industries included shipbuilding, surveying and track cutting. By the late 1870s only mining was still taking place, an industry which continues to the present at Melaleuca.⁹

Alluvial tin was discovered at Cox Bight in 1891 and small groups of miners exploited the resource spasmodically for several decades.¹⁰ There was some low level activity at Port Davey and Bathurst Harbour at the end of the nineteenth century, before tin was found at Moth Creek (now Melaleuca) in 1935. Nineteen men, accommodated in six huts worked the New Harbour Tin Company's Melaleuca mine. The lease was taken over by Cox Bight miner Charles King in 1941 with his son, Deny, joining him in 1945.¹¹ Deny King remained at Melaleuca until his death in 1991, although he had relinquished his lease to Peter and Barbara Willson some years earlier.

2.3 Fishing

⁵ J.S. Kerr, 2000, *The Conservation Plan*, The National Trust of Australia, N.S.W.

⁶ Ryan, pp. 38-9.

⁷ Ryan, p. 131.

⁸ Snelgrove & Noble, pp. 7-8.

⁹ Snelgrove & Noble, p. 8.

¹⁰ King & Fenton, pp. 49-51.

¹¹ King & Fenton, p. 51. Snelgrove & Noble, p. 26; Coroneos, pp. 59-60.

Fishermen probably operated off Tasmania's south west coast from the early nineteenth century providing communication and transport links between the isolated communities of the region and the rest of the colony.¹² They transported men, supplies and tin to and from the Cox Bight tin fields from 1891 while Clyde Clayton had the mail contract for Port Davey in the 1940s and transported track cutters and supplies to remote parts of the south coast.¹³ Two whaling leases operated in Port Davey from 1843-1859 with a considerable settlement located at Bramble Cove at least into the 1860s.¹⁴ Fishermen were present in the Port Davey area when the *Brier Holme* was wrecked in 1905.

2.4 Clyde & Win Clayton

In the 1930s and 1940s few commercial fishers ventured into the dangerous waters off Tasmania's south west coast. One of the few who did, Clyde Clayton, bought the 48ft *Arlie D* in the late 1930s and based himself at times in Port Davey.¹⁵ Clayton was born in Dover in 1914 and by the time he was fifteen was working at the Cox Bight tin field.¹⁶ Clayton and the other fishermen who worked the coast recognised various landmarks as the territorial boundaries of individual fishermen and were careful not to transgress them.¹⁷

2.5 Bond Bay

Clyde Clayton married Deny King's sister, Winsome (Win) in 1948.¹⁸ In 1951, after unsuccessfully trying to buy land at Recherche Bay, the Claytons decided to build a 'couple of shacks' at Bond Bay — just inside Port Davey — where they frequently laid up (see Figure 2).



Figure 2: The Clayton's Bond Bay house and garden in 1961.
(Photo included with permission: Chris Creese collection).

¹² Shipwrecked sailors, for example, were discovered by fishermen off South West Cape in 1857 — Coroneos, p. 52.

¹³ Mattingley, p. 99; Thwaites, 'King of the South West', p. 61.

¹⁴ Coroneos, p. 76.

¹⁵ See Anon, pp. 16-7.

¹⁶ Clyde Clayton, pers comm, 26 March, 2002.

¹⁷ Clyde Clayton, quoted in Kerr, pp. 34-6.

¹⁸ Mattingley, p. 99.

The Claytons bought green hardwood timber from Max Schofield's mill at Sorell to build their house. They conveyed it to Bond Bay via the *Arlie D*, on which they lived while building with Deny King's assistance.¹⁹ Two grades of cladding boards were bought with the fancier round edged boards reserved for the front of the house. They bought corrugated aluminium roof sheeting in Hobart as postwar shortages made corrugated iron almost impossible to acquire. Aluminium was also considerably cheaper at £1 a sheet. Doors and windows (probably new) were also bought in Hobart. The house's bedrooms were lined with cedar veneered plywood while the living areas were lined with myrtle veneered plywood. Floorboards were K(?) pine while the washing trough was either of Huon or Kauri pine. Bricks for the fireplace were recycled from George Heather's sawmill at Cackle Creek.

The Claytons also erected a Huon pine woodshed using timber scavenged from an abandoned hut previously erected and provided by the government at Kelly Basin for shipwrecked sailors. A similar hut had been located at Low Rocky Point.

With the encouragement of south west aviation pioneer, Lloyd Jones, the Claytons also bought four kit prefabricated iron garages from Giffards in Hobart, with a view to converting them to hut accommodation for visitors to Port Davey. They soon became disenchanted with the idea, however and sold two of them to Clyde's crewman, the Norwegian Freddie Edvardsen. Edvardsen built a house out of the material nearby, living there with his wife Laurie until dying from a stroke some years later. A telephone line connected the two residences. After Freddie Edvardsen's death his wife left Port Davey and Win and Clyde Clayton fished together until 1976. Crays were kept in coffs in Schooner Cove until being taken to Southport to sell.²⁰ Between fishing trips Win found time to establish one of the several fine gardens for which she became famous in the south west (refer to Figure 2 for a glimpse of the garden at Bond Bay). Other gardens were Deny King's at Melaleuca and the later garden at Claytons Corner. The gardens which included berries, fruit trees, vegetables and ornamentals were limed with shells from middens at Bond Bay.²¹

2.6 Claytons Corner

Although Bond Bay was 'a lovely spot' and gave the Claytons the advantage of proximity to fishing grounds it had a poor, exposed harbour. At times Clyde had to sail their boat to more sheltered anchorages to ride out heavy storms.²² In 1961, after ten years of battling these storms, the Claytons decided to abandon Bond Bay and rebuild at Claytons Corner near the mouth of Melaleuca Inlet.²³ Here they would be closer to Deny King and could build a jetty, allowing Clyde 'to walk aboard in my slippers'.²⁴ King referred to their new location as CC in his diaries.²⁵ Clyde Clayton applied for a twelve month residential lease (renewable annually) for ten acres at Claytons Corner in November 1961.²⁶ By the time the lease was relinquished in 1976 it cost \$10pa.

According to Win Clayton,

We pulled the house down bit by bit and loaded it into the dinghy to rebuild.
The sea at Bond bay [sic] never really got quiet again. But we managed to

¹⁹ Information on the building of the Clayton's Bond Bay house was provided by Clyde Clayton in an interview on 26 March, 2002.

²⁰ Clyde Clayton, pers comm, 26 March, 2002.

²¹ Clyde Clayton and Janet Fenton, pers comm, 26 March, 2002.

²² Clyde Clayton, pers comm, 26 March, 2002.

²³ Anon, pp. 19-20.

²⁴ Clyde Clayton, quoted in Kerr, pp. 36.

²⁵ Mattingley, p. 192; Janet Fenton, pers comm, 26 March, 2002.

²⁶ Lease application 15 November 1961 — DPIWE file 50-08-63.

take off our stove, the lighting plant and our piano - on a plank between two dinghies.²⁷

It took about three months for the Claytons to pull down the Bond Bay house and cart the material to the new site at the mouth of Melaleuca Inlet. Clyde remembers that not a board was broken in the move as they could neither afford to break any and there was 'no Mitre 10 at Port Davey' to buy more.²⁸ Win and Clyde lived on their boat during this time. Other fishermen helped to cart the materials to Claytons²⁹ where Deny King and Clyde Clayton had built a forty metre jetty from the bay to the shore (see Figure 3), felling suitable trees for piles. The ten metre spars were hooked to a line from the *Stormalong* (which by then had replaced the *Arlie D*) dragged out of the bush and driven into the mud one by one from the boat, precisely anchored and tied to the shore. King built a 'pigsty' abutment (a form of earthworks used in mining) at the shore with huge logs, blasting out part of the bank with gelignite. The jetty was later decked with boards from Bond Bay.³⁰ As the shallow bay had a muddy bottom, Clyde cleared a channel using the *Stormalong*'s propellers.³¹



Figure 3: 1972 view of the jetty built some years before by Deny King and Clyde Clayton at Clayton's Corner. The *Reemere* is tied up alongside and Clyde Clayton is showing Chris & Nick Creese (from the yacht *Melody*, also pictured) around.

(Photo included with permission: Chris Creese collection).

The new house had been completed by October 1962 when King transported the King family's old piano from Bond Bay to the new home on his boat, installing it in the main bedroom. The house at Claytons Corner had an identical plan to the Bond Bay house (see Figure 4 and compare with Figure 2).³²

²⁷ Win Clayton quoted in Anon, op cit, p. 20.

²⁸ Clyde Clayton, pers comm, 26 March, 2002.

²⁹ Clyde Clayton, pers comm, 26 March, 2002.

³⁰ Mattingley, p. 192.

³¹ Clyde Clayton, pers comm, 26 March, 2002.

³² Clyde Clayton, pers comm, 26 March, 2002.



Figure 4: Photo of the house at Claytons Corner taken shortly after construction judging by the 'raw' look of the timber. Note also the garden in its infancy.

(Photo: Winsome Clayton. Included with the permission of Janet Fenton).

The façade (and end wall) was later painted white (see Cover picture) and became popularly known as 'the White House'. According to Clyde Clayton some of the external walls were left unpainted and were treated with sump oil instead.³³ Their wood fired Rayburn stove (the Claytons' 'pride and joy') was also installed in the house with the boiler located behind a partition in the bedroom, although it was too close to the stove and was difficult to stop boiling. The chimney for the open fireplace was built using an intake monitor and piping from the Ray River mines. Always cognisant of their effects on the environment the Claytons religiously placed a stick in the bath when leaving their Bond Bay and Claytons Corner houses so that pygmy possums which fell in could climb out.³⁴

There were quartz gravel paths around the house, water tanks were recycled from the *Reemere* (pictured in Figure 3) and a 2000 watt Lister diesel generator located in one of the two prefab metal garages brought over from Bond Bay provided power. It was set up so that turning on the first light switch in the morning activated the generator while turning off the last switch at night shut it down.³⁵

The Claytons provided welcome company for King, particularly after his wife, Margaret, and daughters, Mary and Janet, left Melaleuca in 1963 to facilitate the children's education. A television installed in the house in 1964 provided another avenue for entertainment. Although ABC reception was excellent commercial TV could not be picked up.³⁶ A TV aerial was erected on a rise behind the house with the assistance of fellow fisherman Bob Pettman.³⁷ The hill now known as "TV Hill", however, was not the location of the aerial and instead was previously called "Clyde's Hill" (and before that Winsome's Peak).

The Claytons had numerous visitors at their house although not as many as Deny King at Melaleuca. While many of King's visitors were bushwalkers, most of the Claytons visitors were fishermen and yachtspeople. Others included mountaineer, Sir Edmund Hillary.³⁸

³³ Clyde Clayton, pers comm, 26 March, 2002.

³⁴ Janet Fenton and Clyde Clayton, pers comm, 26 March, 2002.

³⁵ Clyde Clayton, pers comm, 26 March, 2002.

³⁶ Clyde Clayton, pers comm, 26 March, 2002.

³⁷ Clyde Clayton, pers comm, 26 March, 2002.

³⁸ Clyde Clayton, pers comm, 26 March, 2002.

Clyde and Win Clayton lived at Claytons Corner until April 1976 when they moved to the north west coast of Tasmania to take up farming — a move they subsequently regretted, but was forced upon them by Win's health.³⁹ The move ended Clyde's 49 year cray fishing career, most of it on the state's west and south west coasts. The piano had already been relocated to the King's at Melaleuca by this time.

The Claytons' house was sold to the National Parks and Wildlife Service on 17 December 1976 for \$3,000.⁴⁰ Tasmanian Valuer-General provided the following report after visiting the house in September 1976.

LICENSEE: C.G. Clayton

TENURE: Temporary licence from the Crown.

LOCALITY: Shores of Forest Lagoon, Bathurst Harbour approximately 8km. from Melaleuca.

STRUCTURAL IMPROVEMENTS: Shack, outbuildings and jetty.

MAIN BUILDING: Shack of 64m² constructed of vertical board, roofed galvanised iron, on wooden piers, removed from Bond Bay over 12 years ago.

ACCOMMODATION: Kitchen-living room, two bedrooms, bathroom and annex.

LININGS: Plywood linings and ceilings to main living accommodation.

FITTINGS: Slow combustion stove and hot water storage, porcelain enamel bath and basin, double wooden troughs, built-in wardrobe.

WATER SUPPLY: Two 500 gallon tanks connected to internal plumbing. A third tank is located near the jetty for boat supply. Guttering to house is in good condition.

HEATING: A brick fire place with metal flue adjacent to living area.

POWER: The shack is double wired for generator and battery supply. The oil driven power plant is located in an outbuilding.

FLOOR COVERINGS: Vinyl tiles and linoleum.

FURNISHINGS: Old television set, washing machine (Pope) in poor condition, table and chairs, bed, hearth rug and basic household equipment.

OUTBUILDINGS: Two sheds of galvanised iron, poor garage type construction. A "Steri-lid" toilet is located in a compartment.

JETTY: A jetty constructed of tea-tree and local eucalyptus spars adjoins an open galvanised iron boatshed. At low tide water depth is shallow (approximately 1.6m), however the structure is adequate for mooring purposes.

GARDEN: A most attractive garden of ornamental shrubs surrounds the shack. The present untidy state of the surroundings could easily be rectified.

GENERAL COMMENTS: The property is accessible by boat from Port Davey or by light aircraft and boat via Melaleuca. The popularity of the area for bushwalkers in summer months would suggest a demand for purchase by private or club interests.

³⁹ Mattingley, pp. 203, 206, 267; Clyde Clayton, quoted in Kerr, pp. 36; Interview with Clyde and Win Clayton in April 1993, quoted in Gilfedder & Associates, p. Appendix 22; Anon, p. 16; Clyde Clayton, pers comm, 26 March, 2002.

⁴⁰ CHB — THPI 8111.002, p. 1.

The property would be ideal for use by the National Parks and Wildlife Service as accommodation for field staff.

Mrs. Clayton has expressed a desire to return to the shack for short holiday periods. In the event of purchase by the Crown, a tenancy under acceptable terms could be considered.

VALUATION: I am of the opinion that the market value of all improvements and chattel items is \$3,000. The owner has indicated that this figure is acceptable.⁴¹

The house was in fact rarely used as a field centre for Parks and Wildlife Service staff and has been used mainly as a recreational hut and refuge by fishermen and yacht crews visiting Port Davey and Bathurst Harbour. The house and jetty were repaired by members of these communities in 1991-2.⁴² The jetty was rebuilt in c1998.⁴³ With the exception of the dining table which currently serves a similar purpose in the PWS quarters at Melaleuca, a 1980 recommendation to remove valuable fittings to another location appears not to have been pursued.⁴⁴

In 1992 Brett Noble provided the following more detailed description of the site:

Feature 1 – an intact timber frame house, comprised of five rooms and an uncovered concrete verandah (a combined lounge/dining/kitchen area, two bedrooms, a bathroom, and a laundry/storage area in an annex). It was constructed with a corrugated iron gable roof, vertical board walls, timber floors originally with vinyl tiles and linoleum in some rooms, and wood pier footings. The walls are lined with plywood. The house has a brick fireplace with mantle and a metal flue, a four panel, three panel and single panel door, and windows of various type. Fittings include a disused slow combustion stove, hot water storage, porcelain enamel bath and basin, kitchen bench and sink, built in wardrobe, false cupboard for gas cylinders and double wooden laundry troughs. The house has guttering and two 500 gallon corrugated iron water tanks on a wooden stand adjacent to the laundry annex. Some household furniture and personal items are contained in the house.

Feature 2 – jetty and boat house site: the jetty has recently been rebuilt (it is constructed of tea-tree and local eucalyptus spars). The boathouse has been demolished.

Feature 3 – a “Wiles Prefab” shed/garage. It was constructed with a timber frame, corrugated iron gable roof, flat iron wall panels, and floor and footings unclear. Now partially derelict, it is used for storage purposes (the “Wiles” company is based in Adelaide).

Feature 4 – a “Wiles Prefab” shed/garage. Construction as for feature 3. The shed includes a “Steri-lid” toilet in a small compartment. Now partially derelict. The shed is used for storage purposes.

Feature 5 – site of a TV aerial, no further details.

Feature 6 – the pathways are cut through peat and have local gravel bases.

Feature 7 – an overgrown garden surrounding the house, and at the front of the house, consisting of ornamental shrubs and other exotics, and an orchard (see Appendix for full species list provided by Gilfedder).

⁴¹ Valuation dated 6 September 1976 in DPIWE 50-08-63.

⁴² Gilfedder & Associates, pp. 23-4.

⁴³ Correspondence from Erika Johnson to Director Parks and Wildlife Service on 1 February 2000, in DPIWE 50-08-63.

⁴⁴ Memo from R.W. Hamilton dated 10 January 1980, in DPIWE 50-08-63; Janet Fenton, pers comm.

Feature 8 – a concrete dam across a creek (approximately 20m east of main house).⁴⁵

In an interview with Francine Gilfedder and others in April 1993 Clyde and Win Clayton gave detailed descriptions of the plantings in the garden indicating the care with which plants were chosen and grown at the site.⁴⁶ A transcript of this interview is in Gilfedder's report held by the Tasmanian Heritage Office.



Figure 5: 1974 view of the house from “Clyde’s Hill”. This photo was taken two years before the Clayton’s reluctantly moved to the north-west of Tasmania. The yachts *Neptune* & *Melaleuca* are tied up alongside the jetty.

(Photo included with permission: Chris Creese collection).

⁴⁵ Noble, p. 14.

⁴⁶ See interview transcription in Appendix 6 of Gilfedder & Associates report.

3.0 PHYSICAL RECORD

3.1 General Description

Clayton's House is situated in a sheltered position on the northern shore of Forest Lagoon at the mouth of Melaleuca Inlet. The place has subsequently been named Claytons Corner (refer to Figure 1 for geography).

Access is generally by boat. There is a well constructed jetty (built by Albert Thompson, PWS, in 1998) which replaced the original structure built by Clyde Clayton and Deny King in the 1960s (see Appendix 2 – Illustration 1). Remains of the some of the original jetty piles were deliberately retained as a tangible reminder of the earlier structure. These have been cut off so as not to pose a hazard to visiting vessels. Remains of a former structure (boatshed) are just discernible on the shore immediately east of the jetty (see Appendix 2 – Illustration 2). The roof of this feature is visible in the foreground of Figure 3. The tanks of Clyde Clayton's *Reemere* lie rusting on the bank above the shore.

A quartz gravel path cut through peat provides access up the incline from the jetty to the rear of the house. Two garage style outbuildings are located on the western side of the track.

Tangled remains of a former chicken wire fence that runs from north to south immediately behind (i.e., west of) these buildings marks the boundary of the main complex. Cut stumps beyond this are indicative of wood gathering activities.

A network of other paths (most overgrown) provide access to the nucleus of the former garden established by Win Clayton which is located on the slope of a gully east of the house. Remnant features include a concrete walled dam and some garden edging. A variety of plants have survived from the original garden which, in its hey day, was renowned for its variety (both ornamental plants and vegetables were grown) and colour (refer to Appendix 3 for a species list).

Tracks beyond the house provide access to "TV Hill" and the lower slopes of "Clyde's Hill".

See Figure 6 for an aerial view of the house in 2002. The relative position of the features described above are shown in Figure 7.



Figure 6: 2002 aerial view of Clayton's House and jetty.
(Photo included with permission: Chris Creese collection).

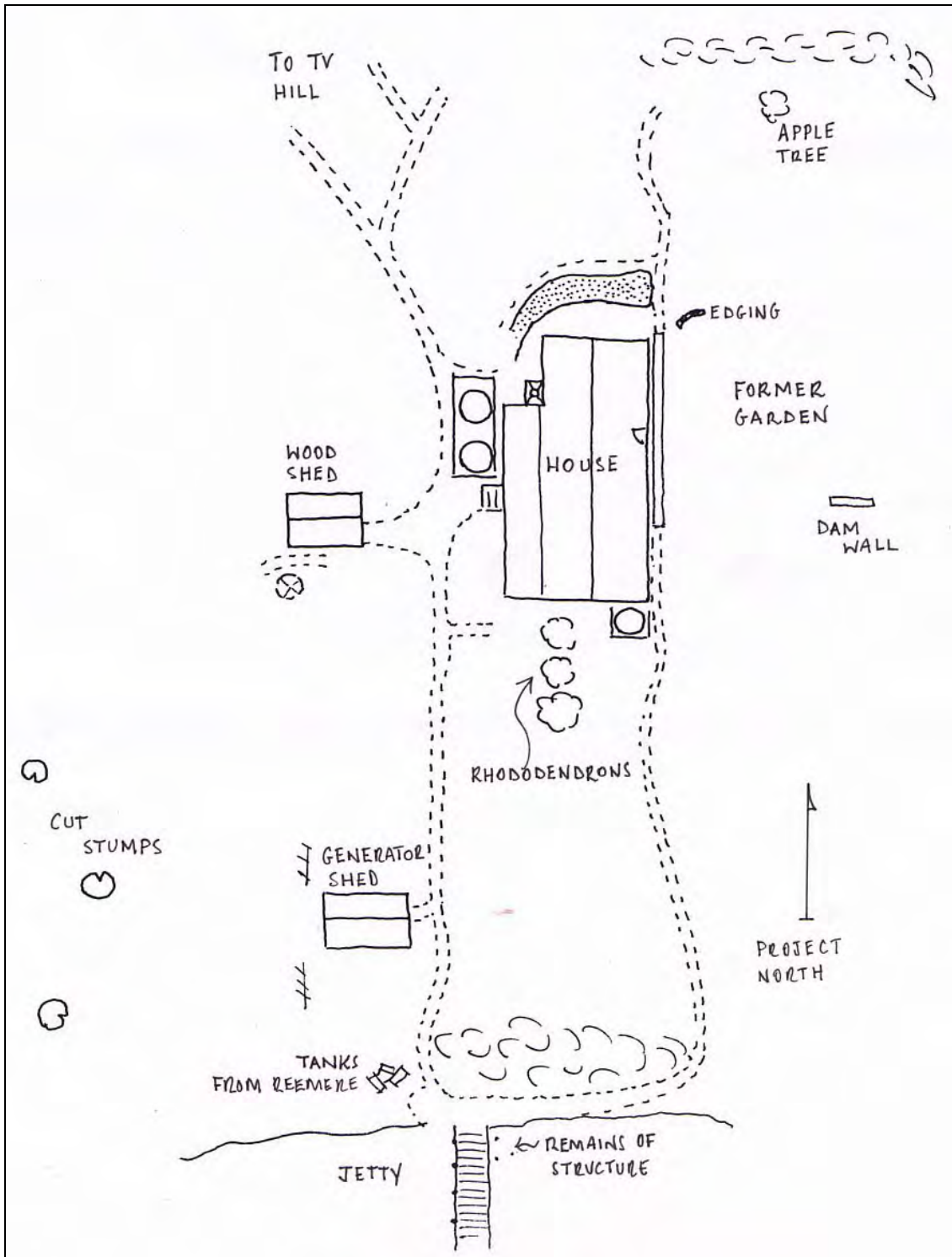


Figure 7: Sketch plan of features comprising the Clayton's House complex (n.t.s).

3.2 Clayton's House⁴⁷

Clayton's House is broadly rectangular, timber framed, gable ended structure with corrugated iron (zincalume roof⁴⁸). It has five rooms (a combined lounge/dining/kitchen area, two bedrooms, a bathroom, and a laundry/storage area) and an uncovered concrete verandah.

3.2.1 Exterior

The house walls measure 10750mm in length x 6450mm at the south end and 4250mm at the north end. The discrepancy in the measured width is on account of a return in the west wall which is not carried to the full length of the house.

The walls are all clad in vertical board with two different types of cover strips discernible. There are square profile hardwood strips to the south and west walls and bullnose profile pine strips on the north and east walls (Appendix 2 – Illustration 3).⁴⁹

A variety of windows are set in the walls. These are illustrated in Appendix 4⁵⁰ and in photographs (Appendix 2 – Illustrations 4 to 10). New windows matching the originals are being fabricated for installation in the north end wall and the bathroom.

Entry to the house is through the former laundry which has no door although there is one into the house proper. The only other external access is via the front – east facing – door which has three panels (Appendix 2 – Illustration 11).

The gable roof is clad in corrugated zincalume. The height from ground level to the apex of the gable at the northern end of the house is approximately 3100mm.

There is an external chimney located in the west wall return at the northern end of the building. The brick base is original, however, the flue assembly has been replaced (see Appendix 2 – Illustrations 12 & 13 for views of the original flue and its replacement).

The three polycarbonate water tanks are all recent installations and have replaced corrugated iron tanks used by the Clayton's.

3.2.2 Interior

The interior of the house comprises five spaces (see Figure 8 for a sketch showing proportions). The largest of these is the combined lounge/ kitchen/dining room which occupies much of the northern half of the house. With the exception of the laundry which is partially lined with flat iron, the walls and ceilings of all rooms are lined with myrtle and or cedar ply (Appendix 2 – Illustration 14). In the lounge/kitchen dining area the ceiling has been painted with what appears to be white semi-gloss paint. This also applies to the section of wall in front of the kitchen sink unit. The linings, missing in places, are in variable condition. In the lounge area, the section of the ceiling corresponding to the line of the ridge cap has rotted through (Appendix 2 – Illustration 15). Other selected panels have delaminated or have a white powdery substance growing on them which requires further investigation (Appendix 2 – Illustration 16). The ply is fixed to the timber framework in a variety of ways – either directly nailed or attached using square profile battens or 'D' mouldings. Cornice has been fitted in some places. Vinyl tiles have been fixed to the ply linings part way up the walls in the bathroom and linoleum covers the floorboards (Appendix 2 – Illustration 17).

⁴⁷ Parts of this description are based on the THPI record variously compiled by Kristal Buckley and Brett Noble.

⁴⁸ This was installed as part of PPF works in 2002 and replaced the original corrugated aluminium roof.

⁴⁹ The north wall has recently been wholly reconstructed in a profile to match the original.

⁵⁰ After Buckley, 1987.

The floor is comprised of pine boards (probably tongue and groove). The floorboards in the laundry were replaced in PPF related works in 2002. These were originally 150mm wide boards that carried through to a part of the kitchen (refer to Figure 8 for extent). The width of the remaining boards throughout the lounge is 118mm while those in the bedrooms are 90mm wide.

There are a variety of internal doors; four panel, three panel and single panel – see Appendix 4 for a sketch of types.

The main bedroom has a built in wardrobe and a curious false cupboard which was formerly the location of the hot water cylinder which was hooked up to the Clayton’s much loved Rayburn stove. The hot water cylinder was subsequently moved to its current location in the curved ply alcove in the lounge (aptly referred to by some as ‘the wheelhouse’) where it was hooked up to a wetback type arrangement in the open fireplace (Appendix 2 – Illustration 18).

Power was supplied by a generator and some of the original powerpoints and switches survive (Appendix 2 – Illustration 19). An original light fitting remains in-situ in the lounge ceiling.

Other fixtures include a bath, kitchen bench and sink unit, wooden (Huon or Kauri Pine) laundry trough, a glass fronted storage cabinet (refer to Appendix 2 – Illustration 18), a built-in storage box in the lounge and a variety of shelves made by Clyde Clayton using tree ‘knees’ as brackets (Appendix 2 – Illustrations 20 to 22). Most of the furniture (bed bases, daybed, sofa and lounge chairs) are assumed to be associated with the Clayton’s period of occupancy. The TV (Appendix 2 – Illustration 23) was one of the focal points of the house and has wider associations with “TV Hill” to the north.

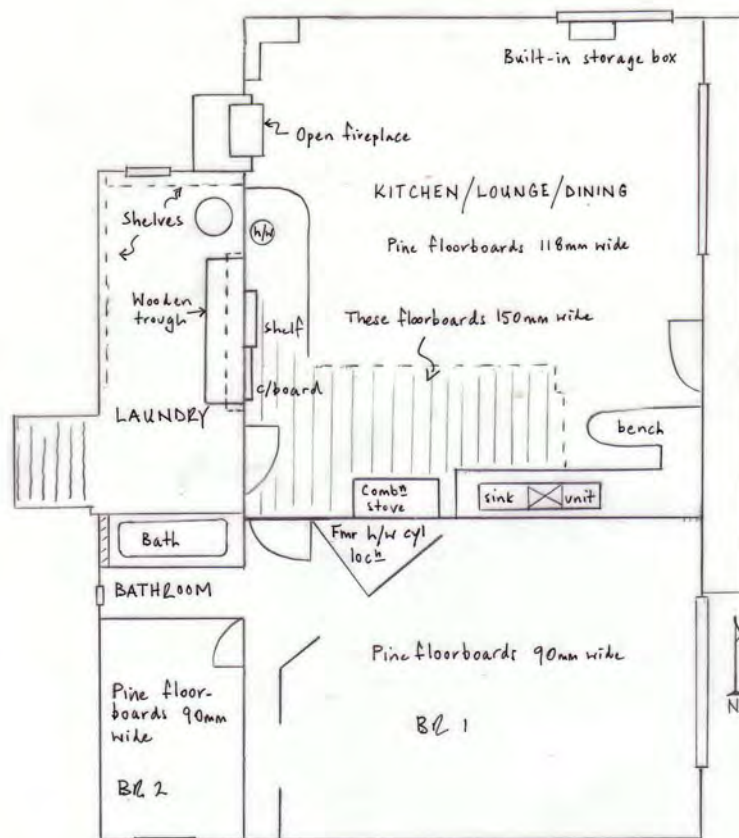


Figure 8: Sketch (after Buckley, 1987) showing approximate space proportions and key features in Clayton's House (n.t.s).

3.3 Outbuildings

Two Wiles brand garages (relocated to this site from the Clayton's first home at Bond Bay) remain extant although they are heavily corroded and structurally unsound (refer to Appendix 5 for engineers report). The shed closest to the jetty (Appendix 2 – Illustration 24) housed the generator whereas its counterpart opposite the rear of the house (Appendix 2 – Illustration 25) was used for wood and general storage. The original external flue assembly, “Steri-lid” toilet (Appendix 2 – Illustration 26) and corrugated aluminium roofing iron removed during PPF related works in 2002 are currently stored in the sheds.

3.4 Garden

Despite recent clearing around the house which has provided space for some of the Rhododendrons (Appendix 2 – Illustration 27), the nucleus of the garden east of the house remains largely overgrown. The concrete dam wall and some garden edging survives amongst the tangle of vegetation.

Table 1: Age of Fabric & Fixtures in Clayton's House

Structural Component	Original fabric (Clayton's occupancy) 1962 - 1976	Fabric introduced from c1976 (<i>ad hoc</i> maintenance & conversion to general recreational use)	Recent fabric (PWS & PPF related conservation works)
Ridge cap, roofing iron & battens, gutters & downpipes			PPF '02
Roof framing	□		
East West & South Wall framing & vertical board cladding	95%	5%	
North wall framing & vertical board cladding			PPF '03
Bathroom & north end (lounge) wall windows			PPF '03
All other windows	□		
Laundry floor (incl sub-floor structure)			□
Floorboards – main house	□		
Subfloor structure (incl stumps)	50%	25%	25%

Internal ply wall & ceiling linings	☐		
Bathroom vinyl tiles & linoleum	☐		
Structural Component	Original fabric (Clayton's occupancy) 1962 - 1976	Fabric introduced from c1976 (ad hoc maintenance & conversion to general recreational use)	Recent fabric (PWS & PPF related conservation works)
External firebox & flue assembly	brick firebox		flue assembly PPF '02
Open fireplace - lounge	☐		
Open fireplace – wetback arrangement		☐	
Kitchen fitout	☐	☐	
Laundry trough (wooden)	☐		
Television	☐		
Built-n storage box in lounge	☐		
Bath	☐		
Furniture & beds	Most Note: Dining table & chairs in PWS Qtrs at Melaleuca		
Shelving & tree 'knee' brackets	☐		
Water tanks		2/3	1/3
Wiles garages (generator & wood shed/s)	☐		
Old flue (salvaged intake pipe from the Ray River mines) in shed	☐		
“Steri-lid” toilet in shed	☐		
Tanks from the <i>Reemere</i>	☐		
Existing Jetty			PWS '98
Remnant jetty piles	☐		

Garden (mostly exotics but some native species planted)	<input type="checkbox"/>		
Quartz gravel paths	<input type="checkbox"/>		
Dam	<input type="checkbox"/>		
Remnant infrastructure on TV Hill	<input type="checkbox"/>		

4.0 CULTURAL SIGNIFICANCE

The assessment of cultural significance is a pivotal part of any plan of management since it forms the basis for subsequent decisions that are made on how best to manage any given place or places. These decisions are typically made within a strategic framework where there is keen competition for resources (fiscal, human and material) that are often scarce. The TWWHA contains a plethora of special values that require active management. One of the strengths of the CHPP is that it permits access to a [potentially] greater range of resources through formalisation of a co-operative relationship between land managers and users (refer to s1.5 for a discussion of the CHPP).

In itself this Plan of Management constitutes recognition that Clayton's House is a place of cultural significance. Significance, however, is a mutable quality, that is, it can and does change and not necessarily solely in response to academic imperatives. In recent years, for example, the concept of social significance as a value has assumed greater 'weight' than previously. In some respects this is a direct response to the resourcing issue. That is, if a place is of demonstrated significance to a 'community' or section thereof, then there is an added (enduring) value in conserving it. This does not mean that places where social values are absent are not significant - or as important - as those where social values are identified since there are a range of other (equally important) criteria against which cultural significance is gauged.

By definition the CHPP deals with places where community interests are expressed through a desire (sometimes an expectation) to be involved in grassroots management and maintenance. The basis for community, group or caretaker connections to places in the World Heritage Area is often complex; typically incorporating direct, assumed or symbolic associations that pre-date current status, tenure, management regimes and notions of 'wilderness'.

In this report significance is expressed in two ways – (i) a general statement of significance, and (ii) in terms of the criteria for the Tasmanian Heritage Register (THR).

The statement of significance for the Clayton's House complex is cognisant of the definitions contained in Article 1.2 of the *Australia ICOMOS Burra Charter, 1999* (see Appendix 6) whereby:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*.⁵¹

The *Burra Charter* goes on to state that places may have a range of values for different individuals or groups.

The criteria for entry in the Tasmanian Heritage Register are framed as statements that elicit a response. The criteria are outlined in the *Historic Cultural Heritage Act (1995)*.⁵²

⁵¹ See s5.0.1 for more definitions of selected key terms.

⁵² Historic Cultural Heritage Act (1995); s. 16 - pp10 & 11.

4.1 Discussion of Cultural Significance

Clayton's House is significant for its ability to demonstrate adaptive responses to life in an isolated environment. The house at Clayton's Corner was Clyde and Win Clayton's second after Bond Bay. Many of the materials used in the first house were re-used in the construction of the second house. Some elements, like the chimney to the fireplace was constructed using an intake monitor and piping salvaged from the Ray River mines and a certain amount of new material had to be brought in by boat during one of their infrequent trips to Hobart. The house was made comfortable by installation of a Rayburn Stove which served a dual purpose as a cooking facility and also ensured a ready supply of hot water. A generator plant provided light, and later power for a television. An air of permanence was introduced with the establishment of a fine garden under Win's custodianship – the colours of the flowers were apparently visible on approach to the jetty and are still remembered fondly by yachties today.

Like Deny King (Win and Clyde's brother and brother-in-law) the Clayton's received many visitors, mostly fishermen and yachtsmen, offering a welcome brand of hospitality (and more often than not, a hot bath!). The Clayton's were no strangers to most of their seafaring visitors, Clyde having been a pioneering member of Tasmania's west coast fishing industry from the late 1930s. This level of respect is carried through to the present through ongoing – albeit in some cases unsanctioned but arguably necessary – maintenance to the house and continued visitation to Clayton's Corner which also serves as a refuge in times of rough weather.

4.1.1 Application of THR Criteria

Criterion (a) - IMPORTANCE IN DEMONSTRATING THE EVOLUTION OR PATTERN OF TASMANIA'S HISTORY:

Clayton's house demonstrates pioneering lifestyles in isolated regions of Tasmania in the twentieth century.

Criterion (b) - DEMONSTRATES RARE, UNCOMMON OR ENDANGERED ASPECTS OF TASMANIA'S HERITAGE:

Clayton's House is a rare example of permanent habitation in an extremely isolated location.

Criterion (c) - IT HAS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF TASMANIA'S HISTORY:

Clayton's House has the ability to contribute to our understanding of adaptive responses to isolation and of factors influencing vernacular construction techniques including the selection, use and re-use of [scarce] building materials.

Criterion (f) - IT HAS STRONG OR SPECIAL MEANING FOR ANY GROUP OR COMMUNITY BECAUSE OF SOCIAL, CULTURAL OR SPIRITUAL ASSOCIATIONS:

Clayton's House has the capacity to illustrate, through its adaptation for recreational purposes:

- The maintenance of social values through continued visitation to Clayton's Corner and specifically to a place associated with respected members of the Port Davey and wider fishing/seafaring community.

Criterion (g) - IT HAS A SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, A GROUP OR AN ORGANISATION THAT WAS IMPORTANT IN TASMANIA'S HISTORY:

Clayton's House was the home of Win & Clyde Clayton who were pioneering, albeit largely unheralded, members of Tasmania's west coast fishing industry. The Clayton's were part of a small community that included the legendary Deny King (Win's brother). While many of Deny King's visitors were bushwalkers, the Clayton's association tended to be more with fishermen and yachtsmen.

5.0 CONSERVATION POLICY

5.0.1 Terminology

Much of the terminology used in conservation practice is standardised. The meanings of key terms used in this document are summarised below. They are taken (almost verbatim) from the *Australia ICOMOS Burra Charter, 1999* (see Appendix 6).

<i>Place</i>	means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
<i>Fabric</i>	means all the physical material of the place including components, fixtures, contents and objects.
<i>Related Place</i>	means a place that contributes to the cultural significance of another place.
<i>Associations</i>	means the special the special connections that exist between people and a <u>place</u> .
<i>Setting</i>	means the area around a <u>place</u> which may include the visual catchment.
<i>Conservation</i>	means all the processes of looking after a place so as to retain its <u>cultural significance</u> (refer to s4.1 of this Plan of Management for definition and assessment of the cultural significance of Basil Steers February Plains No. 2 hut).
<i>Maintenance</i>	means the continuous protective care of the fabric and setting of a place. It is not the same as repair which involves <u>restoration</u> or <u>reconstruction</u> .
<i>Preservation</i>	means retaining the <u>fabric</u> of a <u>place</u> in its existing state and retarding deterioration.
<i>Restoration</i>	means returning the existing <u>fabric</u> of a <u>place</u> to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
<i>Reconstruction</i>	means returning a <u>place</u> to a known earlier state and is distinguished from <u>restoration</u> by the introduction of new material into the <u>fabric</u> .
<i>Adaptation</i>	means modifying a <u>place</u> to suit the existing use or a proposed use.
<i>Use</i>	means the functions of a place, as well as the activities and practices that may occur at the place.
<i>Compatible use</i>	means a use which respects the <u>cultural significance</u> of a <u>place</u> . Such a use involves no, or minimal, impact on cultural significance.

5.0.2 TWWHA Management Plan 1999 - Approvals Process

Works carried out in accordance with the policies and prescriptions contained in this Plan of Management are aimed at conserving cultural values. Other works in and around Clayton's House have the potential to affect cultural heritage and natural values. Approval for works and actions outside the scope of this plan should follow the Minor Pathway Process as set out in the *Tasmanian Wilderness World Heritage Area Management Plan 1999*⁵³ (refer to Appendix 1 for a flowchart of the New Proposals and Impact Assessment Process). Additional legislation may also apply – see Policy 1 in s5.1.

⁵³ Tasmanian Wilderness World Heritage Area Management Plan, 1999; pp66-72.

5.1 Policies

- 1 All actions (intended and applied) must comply with current legislation and statutory management plans where applicable.

REASON FOR POLICY⁵⁴

All actions undertaken in respect of the management and use of the Place must be lawful. Acts of Parliament that may have a bearing on the current and/or future management of the place include; the *Environmental Protection and Biodiversity Conservation Act 1999*, the *Australian Heritage Commission Act 1975*, the *World Heritage Properties Conservation Act 1983*, *National Parks & Reserves Management Act 2002*, the *Nature Conservation Act 2002*, the *Tasmanian Wilderness World Heritage Area Management Plan 1999*, the *Historic Cultural Heritage Act 1995* and the *Aboriginal Relics Act 1975*. Local government planning scheme provisions may also apply.

- 2 All evidence of Win and Clyde Clayton's period of occupancy (1962 – 1976) is of the highest *cultural significance* and should be *conserved*, primarily through *preservation and maintenance*.

REASON FOR POLICY

A large part of the cultural significance of the place, and much of the reason for the current community attachment, is attributable to the association with Win and Clyde Clayton. Their period of permanent occupancy also resulted in a level of ingenuity that lends insight to adaptation to life in a remote area. In light of these factors, the form of the structures, their construction details and evidence of use attributable to the Clayton's occupancy are found to be of great importance and should be kept in as original a state as possible to maintain integrity and the ability to demonstrate the former use.

- 3 Sympathetic adaptation of the hut for recreational purposes reflects important, ongoing *associations* with the *place* and *setting*. Continued, occasional occupation of the hut for general recreation and/or to maintain community links with the place constitutes a *compatible use*.

REASON FOR POLICY

Many of the changes effected from c1976 reflect the desire and resolve of the seafaring community to maintain a connection with the place. This role has evolved into an Agreement under the CHPP. The evolution of the place from a specific to a generic use has in many respects contributed to the survival of the structure. A similar level of continued use will help maintain important community associations and should be encouraged through the CHPP. It is likely these associations will accrue greater significance in time.

- 4 Actions that detract from the *setting* or are intrusive, that alter the form of the house and/or outbuildings generally, or that otherwise contribute to loss of fabric, in particular, those elements associated with Win and Clyde Clayton's period of occupation are not permitted.

REASON FOR POLICY

⁵⁴ This summary is not necessarily exhaustive. It is intended as a guide only and should be confirmed with the administering agency and, where necessary, specialist legal opinion.

The house and outbuildings are functional elements in the landscape in the sense that everything has its place. Any agglomeration of additional structures/facilities, or ground clearance beyond that necessary to address fire or tree strike risks, is likely to impose a barrier to full appreciation of the subtle juxtaposition of natural and cultural values. Similarly, actions that alter the size and form of the house or that remove, damage or obscure significant fabric (particularly that associated with the Clayton's period of occupancy) have the potential to reduce the significance of the place. Whilst the function of the place for recreational purposes is an ongoing use which allows some minor modifications as the building continues to 'learn', evidence of the Clayton's occupancy (including the way it is configured) is static and consequently losses are unrecoverable.

- 5 Remnant plants and garden features associated with Win Clayton's garden should be *conserved* (primarily through *maintenance*) in accordance with a site specific horticultural management plan.

REASON FOR POLICY

One of the defining aspects of the place during the Clayton's period of occupancy was Win Clayton's garden. Remnants of the garden survive (refer to Appendix 3 for a species list compiled in March 1993). It is considered highly desirable that a garden management plan be developed that will allow the sustainable maintenance (by the hut partner group) of the garden remnants.

This will require specialist horticultural input. The outcome should serve the purpose of an archival record and a functional document that will define a practical strategy that will guide maintenance activities that are achievable given the occasional visitation by the hut partner group.

- 6 Clayton's House complex should be interpreted to make clear its identified cultural significance. Interpretation should concentrate on Win and Clyde Clayton and their lives and importance in the fishing industry and as part of the wider seafaring community. The efforts of those who (both officially and unofficially) have sought to maintain the place over time and aspects of the conservation process should also be explained. Interpretive material may be installed within the house but should be discreet and non permanent.

REASON FOR POLICY

Interpretation is generally recognised as a cost effective method to reduce vandalism of significant structures, in this case by demonstrating the former importance of the place as a home.

- 7 Any alterations to the house and outbuilding fabric beyond that specified in this Plan of Management, or a change in the manner in which the place is used, will require an amendment to the Plan that incorporates specialist cultural heritage advice and appropriate community consultation prior to planning or implementation of any works.

REASON FOR POLICY

The Plan is responsive to the current situation (as assessed during 2002/03). Any additional requirements linked to future events etc will need to be assessed in a similar way. Notification of the need for additional advice is the responsibility of the Hut Liaison Officer in consultation with the Hut Caretaker. With the exception of

carrying out emergency repairs⁵⁵, no work is to be undertaken ahead of the receipt of specialist advice.

- 8 Future use of Clayton's House complex and any works carried out should be recorded in a log book.

REASON FOR POLICY

Apart from an immediate practical application, details of hut use will provide a valuable insight to the history of use of the place. The log should record the date, the names of those visiting, the nature and extent of any work undertaken and comments. The log will assist the Hut Caretaker in the preparation of the annual report (an obligation of the CHPP).

Consideration should be given to supplying a book with carbon copy so that the original can stay on site and the copy pages can be removed and forwarded to PWS Head Office for filing and archiving with the site record.⁵⁶

- 9 This Plan of Management should be reviewed five (5) years after its endorsement.

REASON FOR POLICY

The Plan should be reviewed regularly to ensure that policies remain current and relevant, and to confirm that management strategies have been effectively implemented.

⁵⁵ See Section 3.2.7 of the *Community Huts Partnership Program Guidelines 1998*; p16 for information on the procedure to follow when emergency repairs (i.e., those considered imperative to a hut's survival) are necessary.

⁵⁶ This is supported in Articles 31 & 32 of the *Australia ICOMOS Burra Charter, 1999*.

6.0 SPECIFIC ISSUES, PRIORITIES & FUTURE MAINTENANCE

6.1 Urgent Works Undertaken via the PPF System

Following initial fieldwork in March 2002 a range of urgent, 'winterisation' type, actions that warranted implementation ahead of the scheduled production of the Plan of Management were identified. These were effected through the PPF process. A review of aspects of these works was subsequently undertaken. This culminated in a further field inspection in February 2003 at which time a new set of actions requiring attention ahead of the onset of winter were identified. These too were effected through the PPF process. All PPF related activities were designed with *conservation* imperatives in mind and were endorsed by the Tasmanian Heritage Office.

A summary of actual works undertaken appear below. In some cases, particularly during the April 2002 work period, these differ from PPF specifications.⁵⁷ Refer to Parks & Wildlife Service files and Clayton's House log book for full history of all aspects of this work.

6.1.1 PPF Related Works – April 2002

The following actions were undertaken by the hut partner group and PWS ranger/s in April 2002:

- Wholesale removal of the original corrugated aluminium roof cladding and replacement with unpainted sheets of corrugated zincalume;
- Installation of new guttering, clips and downpipes;
- Removal of rotten fascia and bargeboards and replacement with new treated pine boards;
- Replacement of laundry sub-floor structure and floor boards;
- Installation of new wiring and powerpoints;
- Selective replacement of stumps;
- Removal of old flue assembly to external chimney and replacement with new steel assembly;
- Removal of rotten bathroom window sill and replacement with new element to match;
- Removal of loose pane in north wall (lounge room) window and temporary cover with corrugated iron pending future replacement;
- Installation of perimeter drainage along rear of building;
- Removal of selected trees identified as a strike risk and clearing of tea tree around structures;
- Recovery of quartz gravel paths, and;
- Removal from site of decommissioned tanks and accumulated rubbish.

6.1.2 PPF Related Works – March 2003

The following actions were undertaken by the hut partner group and PWS ranger/s in March 2003:

- Installation of new tank and plumbing to spouting on southern side of roof;
- Reconstruction of north wall, including piers, bearers, floor joists, wall plates and studs. Installation of sisalation and vertical weatherboard cladding (matching original) and application of paint;

⁵⁷ In most instances divergence from PPF specifications represents a pragmatic response to site specific conditions encountered during works.

- Fabrication of new north wall (lounge room) window to match original (not installed);
- Levelled spouting installed last year to ensure correct fall and fixed leaks;
- Painted all four walls with one coat of paint;
- Repaired wall frame and cladding on east wall (northern end);
- Temporary fixing of stumps under lounge room floor;
- Removal of original Rayburn stove from site, and;
- Commencement of excavation of site for public toilet.

6.2 Specific Issues

6.2.1 Fire Place, Combustion Stove Use & Associated Management Issues

From a cultural heritage perspective, there is no objection to;

- Continued use of the internal open fireplace, and/or;
- Installation of a new combustion stove in the same relative position as the Clayton's original Rayburn stove.

Note: Specialist cultural heritage advice should be sought prior to implementation of any proposal that requires connection to a hot water system and internal plumbing. In general any new assembly should seek to utilise existing breaches in the wall and ceiling linings and should be installed and certified as safe for operation by a suitably qualified tradesperson.

Occasional heating of the interior will have potential benefits for the structure, particularly the internal linings which are prone to mildew/fungus/delamination if exposed to prolonged periods of dampness.

Fire safety measures should be developed for the place as a priority by a suitably qualified professional. This could include, but not necessarily be limited to, provision of a fire extinguisher, fire blanket and a knapsack sprayer.

Firewood should be sourced from outside the WHA and kept on boats except when required.⁵⁸ Construction of external fireplaces and/or lighting of external fires is not permitted.

6.2.2 Outbuildings

The two Wiles garage type outbuildings (also known as the generator and wood shed/s) have been assessed by an engineer and declared unsafe. The engineers report (see extract included as Appendix 5) recommends fencing the area off pending either removal or 'restoration'. Future use of the outbuildings for any purpose is subject to those structures being certified as safe by a suitably qualified engineer.

This assessment finds that the sheds are an integral part of Clayton's House complex and are consequently of high heritage significance. Whilst the structures are undeniably in a parlous state, this report advocates strengthening in preference to removal.

The following process is recommended:

- Develop options for installing new internal structural frames that will make both structures safe and functional. If this is feasible, implement along with measures aimed at prolonging the life of the sheds (i.e, application of an approved metal preservative).

⁵⁸ Storage of firewood on boats is aimed at minimising the risk of introducing invertebrate pests from other areas into the WHA.

- If it is not feasible to strengthen the outbuilding/s then consider using materials from the structure in worst (i.e., unrecoverable) condition to prolong the functional life of the other.

Note: Specialist cultural heritage input should be sought at all stages of the decision making process including - inevitably - any future discussions concerning replacement structures.

q6.3 Catch Up Maintenance & Additional Specialist Advice

With the exception of the outbuildings, Clayton's House is in overall good condition. This is largely a result of PPF related works undertaken by the hut partner group in April 2002 and March 2003 (refer to s6.1.1 & 6.1.2 for a summary). However, a small number of Catch-Up Maintenance works need to be effected to bring the condition of the *place* up to a standard where it can be successfully maintained according to the Cyclical Maintenance Schedule – see Table 2.

In all repair and maintenance work a philosophy of 'as much as necessary and as little as possible' should be applied to preserve as far as possible the surviving integrity of the complex.

Under the Community Huts Partnership Program, it is the responsibility of the Hut Caretaker to undertake the maintenance works as required by the Plan of Management. Some of the works recommended in this Plan require a high level of competence. It is the responsibility of the Hut Liaison Officer to ensure that the PWS/hut partner group possesses the relevant practical skills to undertake the nominated tasks. All use of volunteer labour must be in accordance with PWS Public Risk Management Policy (2002).

6.3.1 House

6.3.1.1 Exterior

- Install glazing to new north wall (lounge room) window to match original.
- Install glazing to bathroom window to match original.
- Ensure seals around all windows are intact and rectify as necessary.
- Repair external cladding to laundry porch wall to match west wall cladding.
- Complete external painting (commenced in March 2003).
- Extend external spoon drain along the base of the north wall.
- Complete underfloor stump assessment and rectify as necessary.
- Repoint brickwork forming the external chimney firebox.
- Treat rust on external prefabricated steel flue assembly with an approved metal preservative.
- Connect spouting on west side of house to new tank installed in March 2003.
- Install bath and sink outlets to control grey water.
- Install leaf guard to gutters.
- Ensure that roof is not leaking (check that rain is not being blown under ridge cap).

6.3.1.2 Interior

- Internal open fireplace: Improve the efficiency and safety of the internal open fireplace (i.e., consider installation of a log restraint/firescreen and prefabricated iron insert to lower the hobs and 'choke the throat' of the fire) leaving the brick construction and concrete hearth intact. Internal brickwork should be repointed where necessary to match the original mortar.

Note: The pipes and fittings associated with the ‘wetback’ arrangement were installed after the Clayton’s had left and are not significant. This infrastructure can be retained or removed as desired. There should be no impacts to significant (i.e., original) structures, fittings and or finishes if removal is preferred.

- Implement fire safety measures as a priority on receipt of appropriate, specialist, advice.
- Selectively replace missing, badly delaminated or rotten ply linings with new sheets. Apply philosophy of ‘as much as necessary as little as possible’ to decision making on what to replace. Paint new sheets for lounge ceiling only (semi-gloss - white) and discreetly date. Stain new sheets only in remainder to match existing and discreetly date. Replace battens and/or ‘D’ mouldings as required and otherwise fix or reattach with 20mm flat head (box) nails.

Note: Prior to replacing ply lining/s to ceiling ensure the roof is not leaking. Check also that rain is not being blown under the ridge cap.

- Obtain and have analysed a sample of the white powdery substance (fungus?) that is present on some of the original cedar/myrtle ply linings (refer to Appendix 2 – Illustration 16) with a view to establishing the effect this is having on the ply and an appropriate treatment (this could include doing nothing if the ply is not at risk). Seek specialist cultural heritage advice prior to application of any treatment to ensure the prescribed method will not result in an unforeseen or undesirable heritage impact.
- Change over unsympathetic modern power points and switches installed in 2002 with new Australian Standard ‘replica’ power points and switches to match originals (see Appendix 2 – Illustration 19 for detail of original prototype).
- Treat internal floorboards with a coat of Madison oil as protection from wet boots etc.

6.3.2 Outbuildings – Generator & Wood Shed/s

- Initiate as a matter of priority a process to determine the future of the generator and wood shed/s (refer to s6.2.2 for recommended process and heritage imperatives).

6.3.3 Garden & Setting

- Remove any trees assessed as strike/safety risk (and flagged for removal in April 2002) that are still standing.
- Engage a suitably qualified horticulturalist to prepare a workable plan of management for Win Clayton’s garden. The plan should consider recovery of pathways and garden features as well as a sustainable maintenance strategy for the remnant plants.
- Excavate a pit for toilet at a discrete distance from the house and west of the fence behind the sheds - location to be determined by the PWS Hut Liaison Officer and subject to fulfillment of appropriate environmental requirements. Construct a shelter and clad with corrugated aluminium roofing from the original house roof. Consider incorporating the Clayton’s “Steri-lid” in the functional part of the facility.

6.4 Future Management Issues

6.4.1 Future Maintenance Requirements

Claytons House and outbuildings are identified as being of high cultural heritage significance. This Plan of Management has dual aims, (i) to preserve and maintain those components associated with the Claytons period of occupancy, and (ii) whilst respecting the former values as paramount, to enable the hut to continue to evolve as a place significant to the seafaring community.

6.4.2 Future Works & The Community Huts Partnership Program

The Parks & Wildlife Service places a high priority on maintaining the hut partnership agreement for Claytons House. The Cyclical Maintenance information contained in Table 2 will provide the basis upon which to develop an agreement for the 2003/2004 financial year.

Minor maintenance activities are to be carried out by PWS staff and/or the registered Hut Caretaker and documented in an annual hut inspection report, provided to the PWS Hut Liaison Officer.

6.5 Cyclical Maintenance Schedule

As stated previously, all future works at the Clayton's House complex are to be planned and executed in terms of the philosophy set out in the *Australia ICOMOS Burra Charter, 1999* (see Appendix 6).

If major changes to structural fabric are required beyond those specified in this Plan of Management then specialist cultural heritage advice will be sought prior to implementation (and ahead of the commitment of funds or other 'in kind' resources) to ensure that the nominated actions avoid or minimise adverse impacts to significant components. Examples of activities where specialist input is required include, but are not necessarily limited to, the following:

- Repair and/or replacement of the roof;
- Repair, modification and/or replacement of internal and external framing, wall, window and door fabric (i.e., through attachment of internal fittings, replacement of ply linings and structural timbers etc);
- Repair and/or modification of original fittings, finishes and/or furnishings, and;
- Repair and/or replacement of sub-floor structure.

Table 2 presents the Cyclical Maintenance actions for Claytons House complex. This assumes that the Catch Up Maintenance activities, listed in section 6.3 of this report have been carried out.

Those items listed to occur in the 'Catch Up' column of Table 2 should only be initiated/undertaken once the cyclical maintenance inspections and reporting procedures have identified that they are required.

Any future maintenance activities, which have the potential to affect critical elements of the structure's historic fabric, should only be carried out after specialist cultural heritage advice has been sought and validated, as per the recommendations of the *Tasmanian Wilderness World Heritage Area Management Plan 1999*.

TABLE 2 – CYCLICAL MAINTENANCE SCHEDULE

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be considered	Specialist cultural heritage input required
HOUSE: Ridge cap	Visual inspection & report	Annual	Yes	When cyclical maintenance inspections indicate that the ridge cap is no longer serviceable it should be replaced.	Yes
Roofing iron	Visual inspection & report	Annual	Yes	When cyclical maintenance inspections indicate that the roof has deteriorated seek specialist cultural heritage advice	Yes
Roofing iron - fastenings	Visual inspection, report & rectify	Every visit	No	-	No
Guttering & spouting	Visual inspection, clean, report & rectify	Bi-annual	No	-	No
Wall cladding	Visual inspection & report	Bi annual	Yes	Complete repairs & replacements, & paint as specified in s6.3.1.1 (and again at intervals as necessary) then when cyclical maintenance inspections indicate that the vertical board cladding is showing signs of substantial deterioration seek specialist cultural heritage advice	Yes
Wall cladding - fastenings	Visual inspection, report & rectify	Every visit	No		No
Exterior glazing	Visual inspection, report & rectify	Bi annual	Yes	Ensure all exterior seals to windows are intact and rectify as necessary as specified in s6.3.1.1.	No

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be considered	Specialist cultural heritage input required
Chimney - exterior	Visual inspection & report	Annual	Yes	Re-point brick base to fire box and treat rust on flue assembly as specified in s6.3.1.1 then when cyclical maintenance inspections indicates that the chimney is showing signs of substantial deterioration seek specialist cultural heritage advice	Yes
Concrete landing/path – front (east side) of house	Visual inspection & report	Annual	No	When cyclical maintenance inspections indicate that the landing along the front of the house is deteriorating seek specialist cultural heritage advice to determine the best course of action.	Yes
External perimeter drainage	Visual inspection, report and rectify by keeping drains clear	Every visit	Yes	Complete spoon drain along base of north wall as specified in s6.3.1.1 and keep clear, then when cyclical maintenance inspections indicate the drains require replacement seek specialist cultural heritage advice on the most sympathetic method of replacement	Yes
Subfloor structure	Visual inspection & report	Annual	Yes	Complete subfloor structure assessment and rectify as specified in s 6.3.1.1 then when cyclical maintenance inspections indicate the subfloor structure is deteriorating (i.e., floor slumping/bouncing) seek specialist cultural heritage advice to determine the most appropriate method of stabilising or replacement.	Yes

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be considered	Specialist cultural heritage input required
Floorboards	Visual inspection & report	Annual	Yes	Oil all floorboards as specified in s6.3.1.2 (and again at intervals as necessary) then when cyclical maintenance inspections indicate the floorboards are showing signs of deterioration seek specialist cultural heritage advice to determine the best course of action.	Yes
Wall & ceiling linings	Visual inspection & report	Bi-annual	Yes	Undertake selective replacement of ply linings and have samples of white powdery substance (fungus?) analysed as specified in s6.3.1.2. Seek specialist cultural heritage advice to determine method of treatment and again when cyclical maintenance inspections indicate the remaining lining/s are deteriorating to determine the best course of action.	Yes
Windows (including fittings)	Visual inspection & report	Every visit	No	When cyclical maintenance reports indicate that windows, frames and/or fittings are showing signs of deterioration and/or damage seek specialist cultural heritage advice to determine the best course of action. Window fittings if damaged should be replaced with like materials.	Yes

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be considered	Specialist cultural heritage input required
Doors (all)	Visual inspection & report	Annual	No	When cyclical maintenance inspections indicate that doors, door frames and/or door fittings are showing signs of deterioration and/or damage seek specialist cultural heritage advice to determine the best course of action. Door fittings if damaged should be replaced with like materials.	Yes
Interior – roof framework	Visual inspection & report	Annual	No	When cyclical maintenance inspections indicate that the roof frame is showing signs of deterioration and/or damage seek specialist cultural heritage advice to determine the best course of action.	Yes
Interior – roof leaks	Visual inspection, report & rectify	Every visit	No	-	No
Interior – walls framework	Visual inspection & report	Annual	No	When cyclical maintenance inspections indicate that the wall framework is showing signs of deterioration and/or damage seek specialist cultural heritage advice to determine the best course of action.	Yes

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be considered	Specialist cultural heritage input required
Open fireplace	Visual inspection & report	Bi annual	Yes	Undertake actions aimed at stabilising the brick surrounds and consider implementation of measures to make the fireplace safer and more efficient as specified in s6.3.1.2 then when cyclical maintenance inspections indicate further attention is required seek specialist cultural heritage advice to determine the best course of action.	Yes
Combustion stove	Visual inspection & report	Every visit	Yes	If/when the combustion stove is approved for installation seek specialist cultural heritage advice to guide hook up and use (refer to discussion in s6.2.1).	Yes
Furnishings & fittings	Visual inspection (ensure stick to allow Pygmy Possums to climb out is in bath) & report	Every visit	No	When cyclical maintenance inspections indicate that significant furnishings and fittings are showing signs of deterioration or damage seek specialist cultural heritage advice to determine the best course of action.	Yes
Interior – clean and tidy	Visual inspection, report & rectify	Every visit	No		No
SHEDS x 2	Exterior visual inspection & report	Every visit	Yes	Determine options for future – refer to s6.2.2	Yes
GARDEN	Visual inspection & report	Bi annual	Yes	Engage horticulturalist to develop a plan of management for sustainable maintenance of the garden and related features.	Yes

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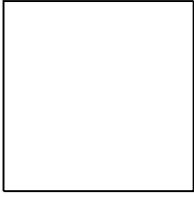
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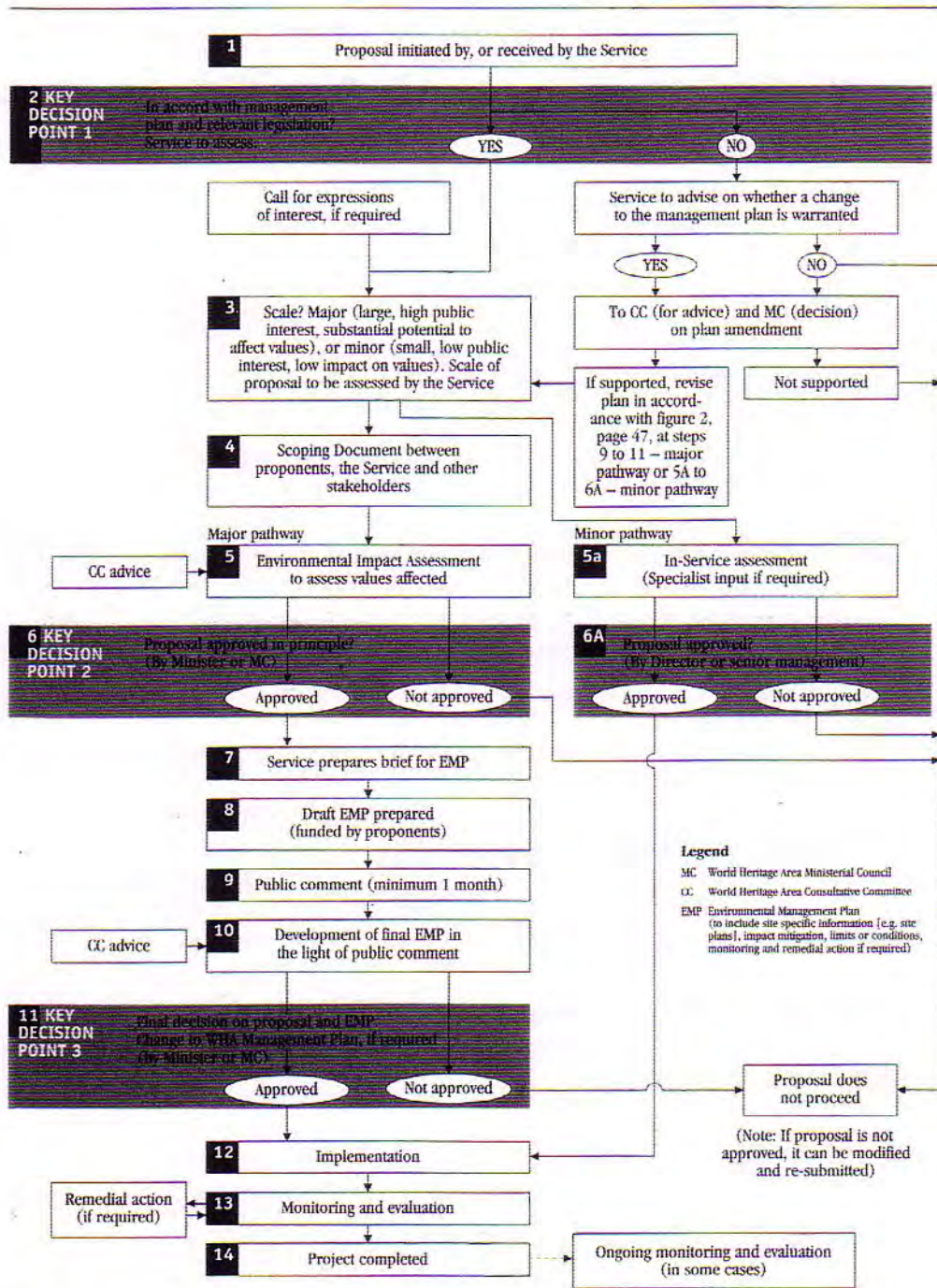
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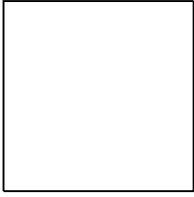
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Appendix 1 - *TWWHA MP 1999* – New Proposals & Impact Assess't Process

Figure 4 New Proposals and Impact Assessment Process





Appendix 2 - Illustrations



Illustration 1: View along the jetty constructed in 1998. (Photo: D. Parham March 2002).



Illustration 2: Site of Clayton's former boatshed. (Photo: D. Parham, March 2002).

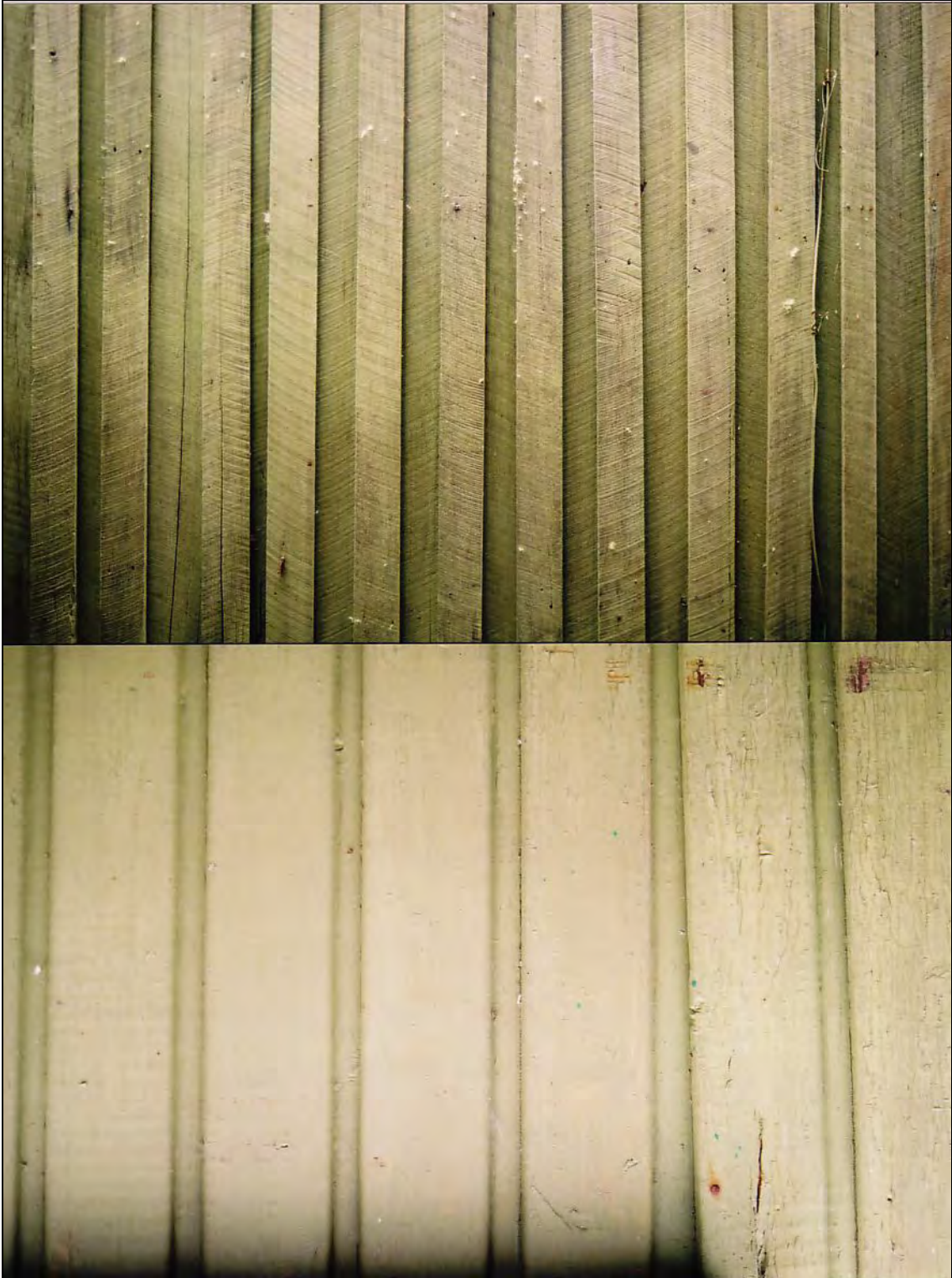


Illustration 3: Vertical board cover strip profiles. (Photo: D. Parham, March 2002).



Illustration 4: Window to the lounge north of the door in the east wall (this is W1 in Appendix 4).
(Photo: D. Parham, March 2002).



Illustration 5: Window to lounge in north end wall (this is W2 in Appendix 4). Note: The entire north wall has been replaced and a new window to match the original (pictured above) is being fabricated.
(Photo: D. Parham, March 2002).



Illustration 6: Window to the kitchen south of the door in the east wall (this is W3 in Appendix 4).
(Photo: D. Parham, March 2002).



Illustration 7: Window to the main bedroom (BR 1) set in the southern half of the east wall (this is W4 in Appendix 4). (Photo: D. Parham, March 2002).



Illustration 8: Window to the second bedroom in the south wall (this is W5 in Appendix 4). (Photo: D. Parham, March 2002).



Illustration 9: Window to the bathroom in the west wall (this is W6 in Appendix 4). Note: A new window to match the original (pictured above) is being fabricated.

(Photo: D. Parham, March 2002).



Illustration 10: Window to the laundry set in the north end of the west wall.

(Photo: D. Parham, March 2002).



Illustration 11: View of the front of Clayton's House (eastern elevation looking north) taken prior to painting in 2003.

(Photo: D. Parham, March 2002).



Illustration 12: View of the original external chimney showing the flue assembly which was part of the intake at the Ray River mines until it was salvaged and adapted for domestic use by Clyde Clayton.

(Photo: D. Parham, March 2002).



Illustration 13: View of the new flue assembly installed during PPF works in 2002.
(Photo: D. Parham, February 2003).



Illustration 14: Ply lining in the lounge room. (Photo: D. Parham, March 2002).



Illustration 15: Rot in ply ceiling in lounge. (Photo: D. Parham, March 2002).



Illustration 16: White powdery substance (fungus?) that covers some of the ply linings in the house.
(Photo: D. Parham, February 2003).



Illustration 17: Bathroom showing vinyl tiles and bath. (Photo: D. Parham, March 2002).



Illustration 18: Inside 'the wheelhouse' in the lounge showing the hot water system relocated to this position after the Clayton's had left . Note also the glass fronted storage cabinet and bookcase.

(Photo: D. Parham, March 2002).



Illustration 19: Original powerpoint detail. (Photo: D. Parham, February 2003).



Illustration 20: The kitchen bench and sink unit . Note also the Rayburn Stove which has since been removed from the site.

(Photo: D. Parham, March 2002).



Illustration 21: The Huon or Kauri pine laundry trough and washing machine. Note also the flat iron lining to the laundry/lounge room wall.

(Photo: D. Parham, March 2002).



Illustration 22: Laundry shelves supported on tree 'knee' brackets made by Clyde Clayton.
(Photo: D. Parham, March 2002).



Illustration 23: The Clayton's former television. Note also the built-in storage box under the north wall window.
(Photo: D. Parham, March 2002).



Illustration 24: The former generator shed. (Photo: D. Parham, February 2003).



Illustration 25: The wood shed. (Photo: D. Parham, February 2003).



Illustration 26: The Clayton's former "Steri-lid" toilet. (Photo: D. Parham, February 2003).



Illustration 26: Some of the Rhododendrons planted by the Clayton's. Photo taken after clearing during PPF related works in 2002 (Photo: D. Parham, February 2003).

Appendix 3 – Clayton's Plant Species List (Gilfedder, 1993)

<small>FRANCINE GILFEDDER & ASSOCIATES</small>	
Exotic plants:	<p>Garden plants: at Melaleuca Inlet C3 (Bond Bay site not visited)</p> <p><i>Abelia</i> x <i>grandiflora</i></p> <p><i>Acacia</i> sp. (? <i>baileyana</i>) (Cootamundra wattle)</p> <p><i>Acacia</i> sp. (? <i>dealbata</i>) (silver wattle)</p> <p><i>Aconitum napellus</i> (monkshood, helmet flower)</p> <p><i>Agapanthus praecox</i> ssp. <i>orientalis</i> (agapanthus)</p> <p>? <i>Amaryllis belladonna</i> (belladonna lily)</p> <p><i>Aquilegia vulgaris</i> (columbine)</p> <p><i>Arbutus unedo</i> (Irish strawberry tree)</p> <p><i>Berberis darwinii</i> (Darwin's barberry)</p> <p><i>Callistemon</i> sp. (? cultivar) (bottle brush)</p> <p><i>Camellia japonica</i> cv. (a number of cultivars) (camellia)</p> <p><i>Cassia artemisioides</i> (senna)</p> <p><i>Chaenomeles</i> sp. (flowering quince)</p> <p><i>Convallaria majalis</i> (lily-of-the-valley)</p> <p><i>Cordyline australis</i> (New Zealand cabbage tree)</p> <p><i>Cotoneaster</i> sp.</p> <p><i>Cotoneaster salicifolius</i> (willow leaf cotoneaster)</p> <p><i>Cotoneaster serotinus</i></p> <p><i>Cotoneaster horizontalis</i></p> <p><i>Crocasmia</i> x <i>crocasmiiiflora</i> (montbretia)</p> <p><i>Cytisus palmensis</i> (tree lucerne)</p> <p><i>Digitalis purpurea</i> (foxglove)</p> <p><i>Echium fastuosum</i> (Pride of Madeira, bee plant)</p> <p><i>Erica</i> sp. (heath)</p> <p><i>Eucalyptus</i> ? <i>perriniana</i> (spinning gum)</p> <p><i>Fuchsia magellanica</i> (fuchsia)</p> <p><i>Fuchsia</i> sp.</p> <p><i>Hebe</i> sp. (hebe, veronica)</p> <p><i>Hydrangea macrophylla</i> ssp. <i>macrophylla</i> (hydrangea)</p> <p><i>Lamium maculatum</i> 'Album' (aluminium plant)</p> <p><i>Lilium lancifolium</i> (syn. <i>L. tigrinum</i>) (tiger lily)</p> <p><i>Lonicera japonica</i> (honeysuckle)</p> <p><i>Malus</i> sp. (a number of cultivars) (apple)</p> <p><i>Myosotis discolor</i> (forget-me-not)</p> <p>? <i>Narcissus</i> sp.</p> <p><i>Prunus avium</i> (cherry)</p> <p><i>Prunus</i> sp. (plum)</p> <p><i>Prunus</i> sp. (cherry plum, purple leaf)</p>

Francine Gilfedder & Associates

Pyracantha ? angustifolia (firethorn)

Rhododendron sp. (azalea)

Rhododendron 'Fragrantissimum'

Rhododendron sp. (a number of cultivars)

Rosa sp.

Sorbus aucuparia (rowan)

Spiraea cantoniensis (may bush)

Vaccinium sp. (blueberry)

Viburnum x *burkwoodii*

Viola sp. (violet)

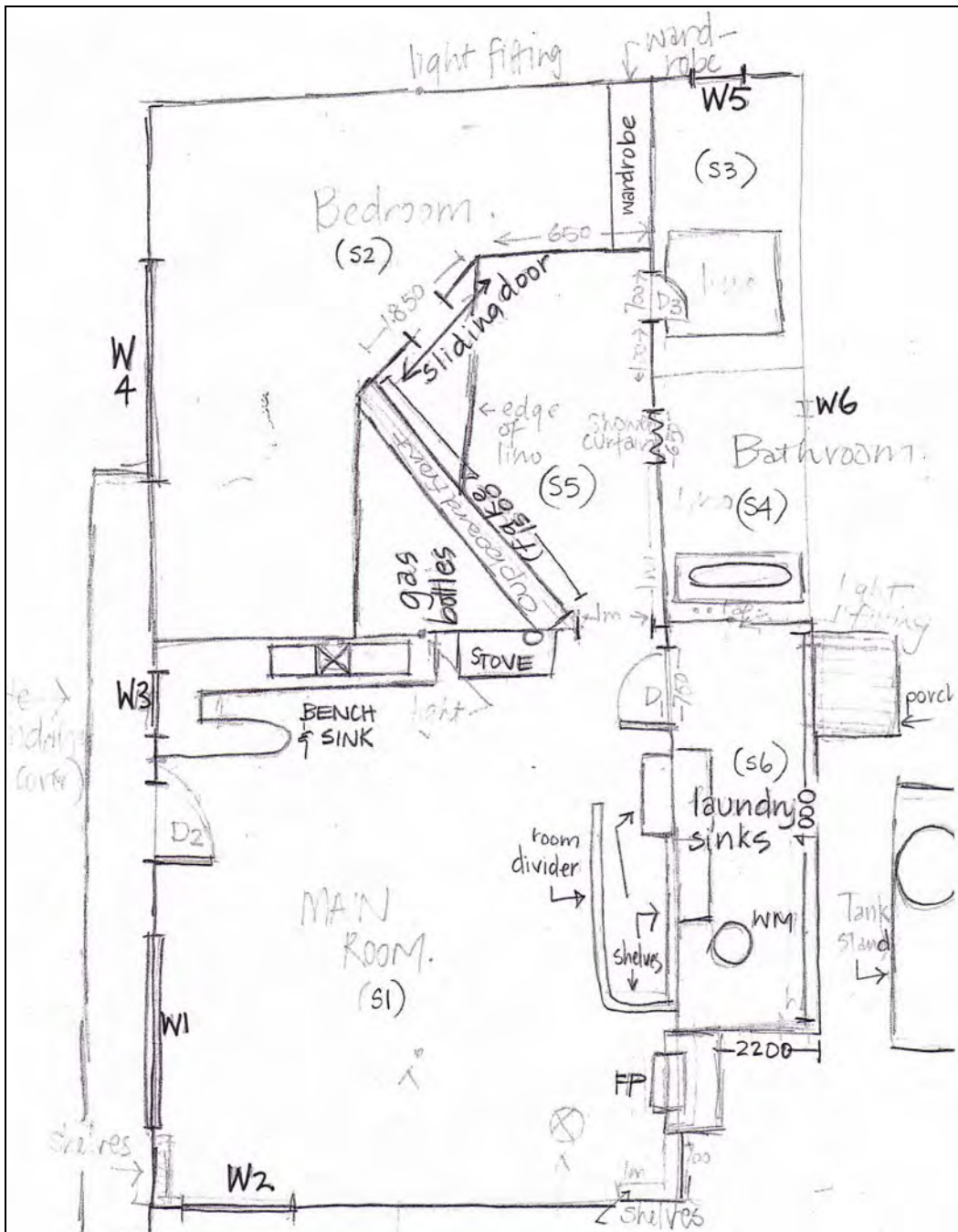
Vitis vinifera (ornamental grape)

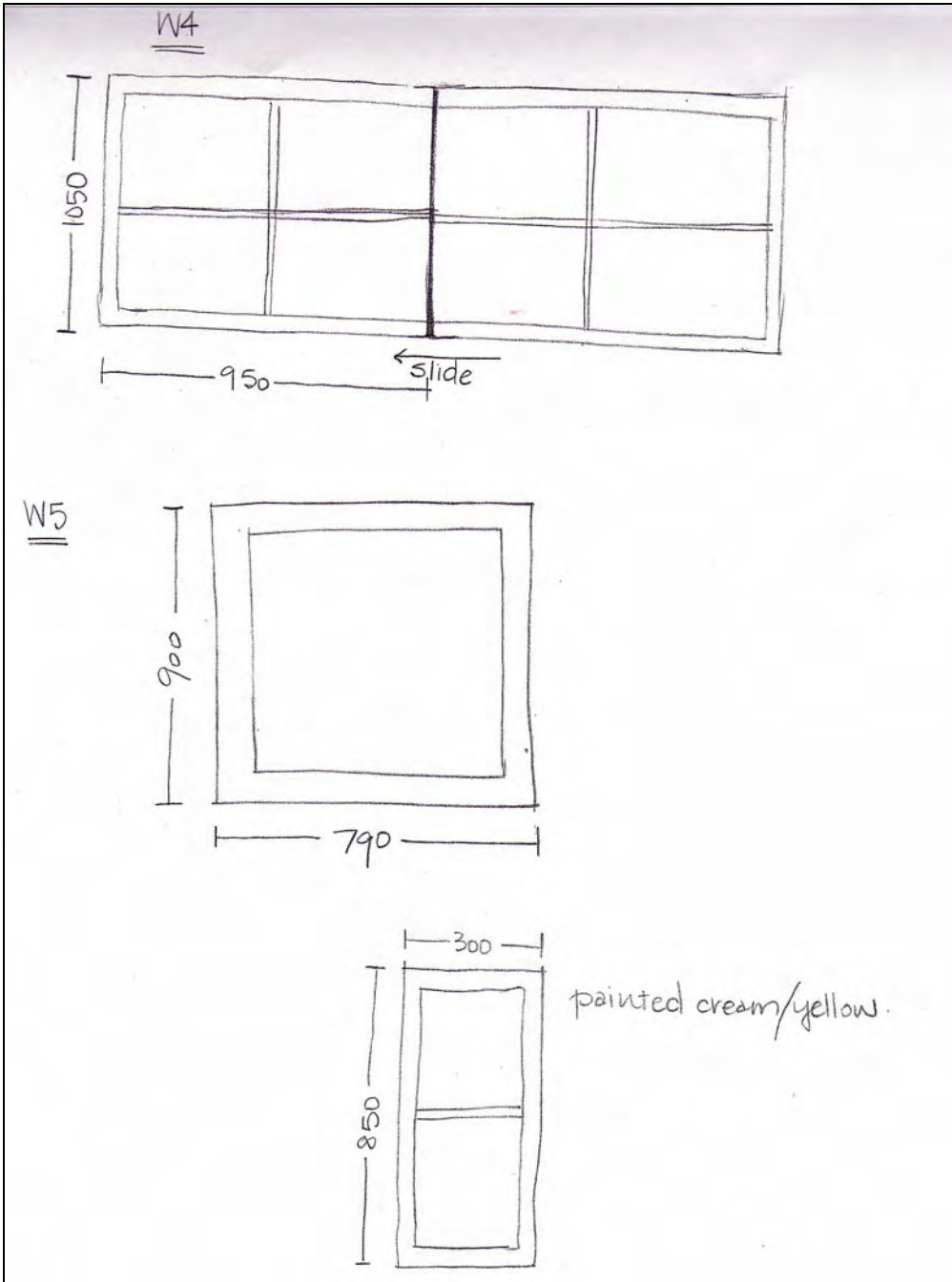
unidentified bulbs (? gladiolus, tritonia)

Weeds:

Not identified, but none seen in survey outside of the immediate house and garden area.

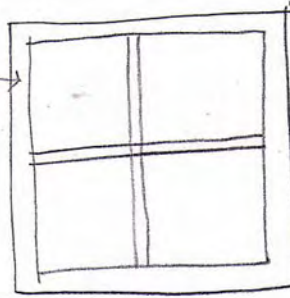
Appendix 4 – Window & Door Joinery Sketches (Buckley, 1987)





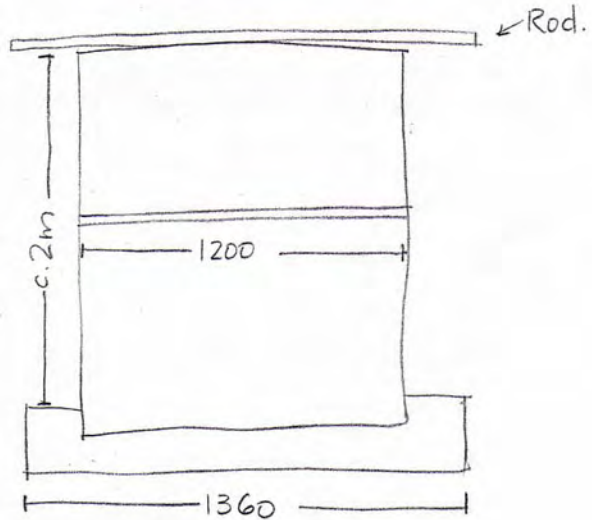
W3

Painted light green
doesn't open

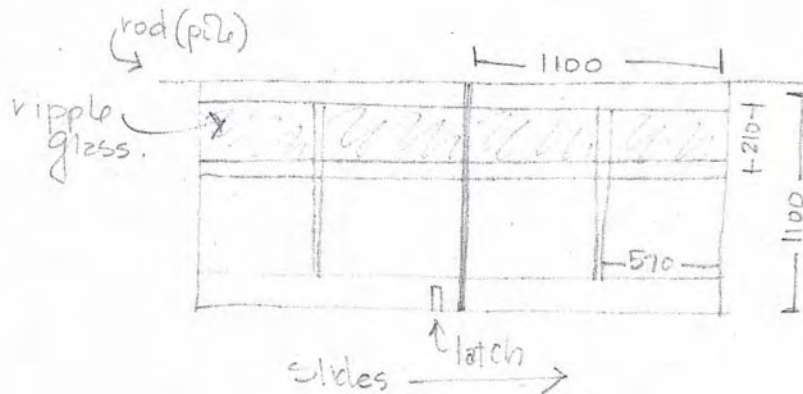


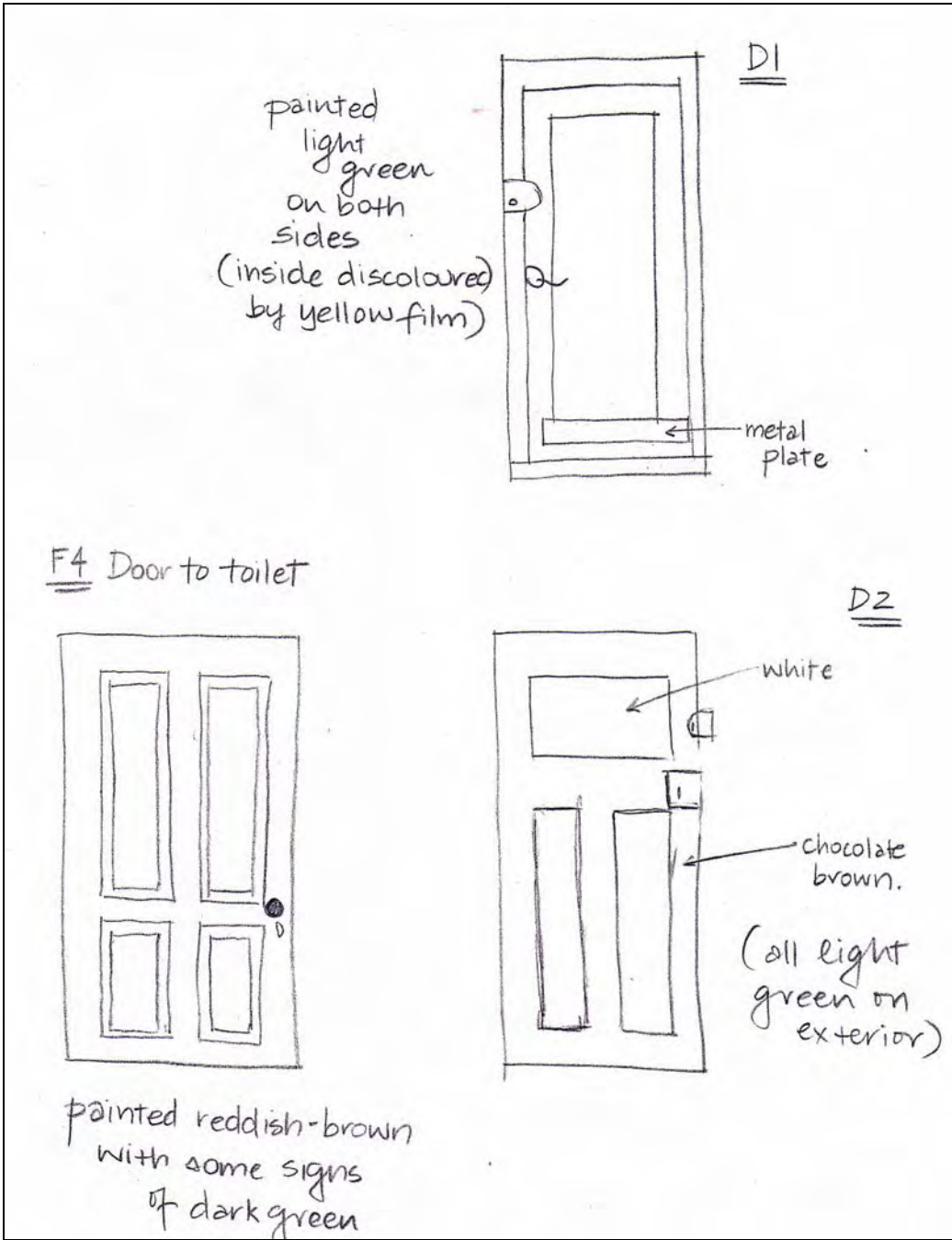
W2

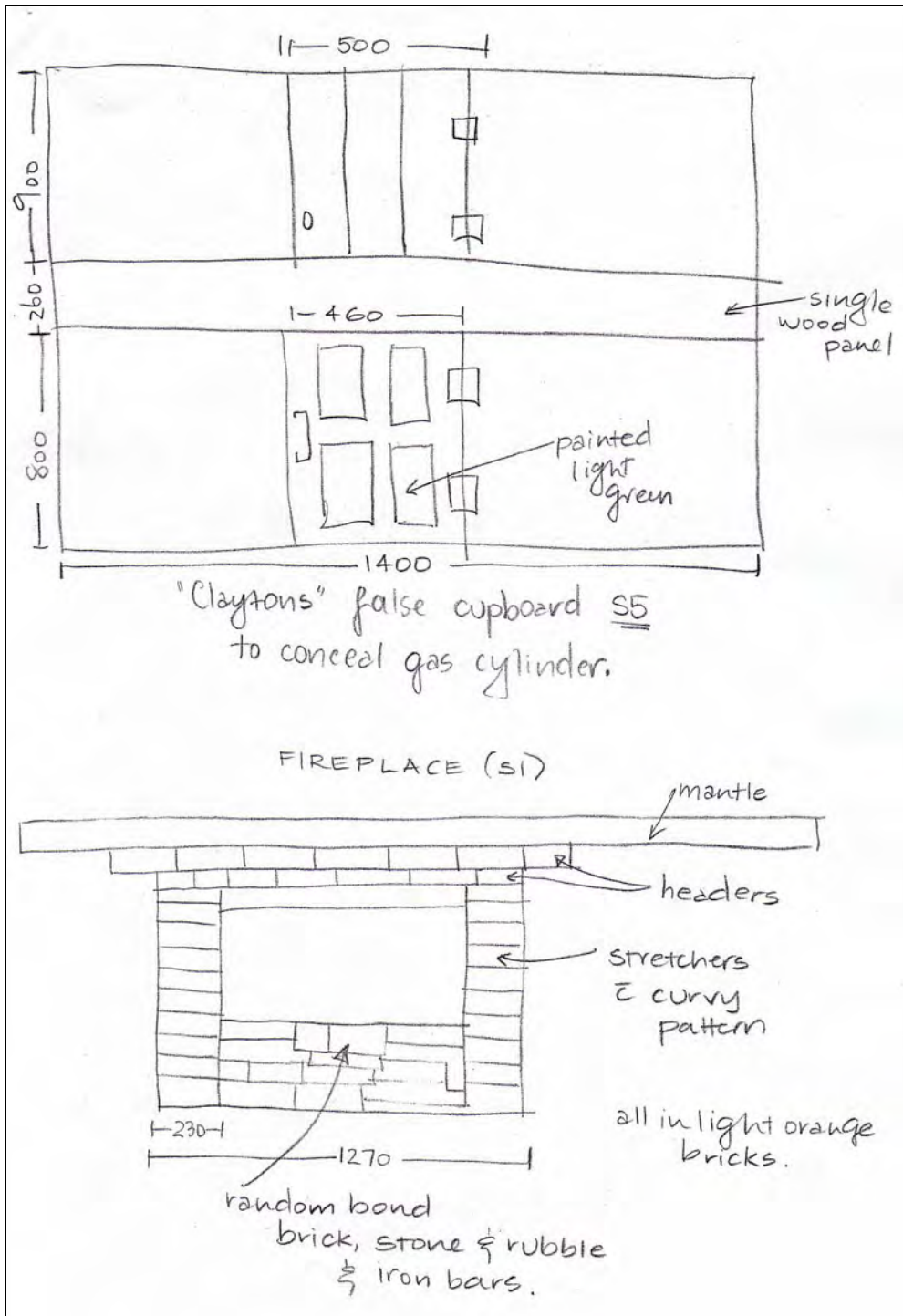
Not painted.
Stained as walls.
Does not open



W1







Appendix 5 – Engineers Report on Sheds (Hayes, 2003)

SINCLAIR KNIGHT MERZ

from Robert Hayes' engineering report, completed March 2003

20. Generator & Woodshed (Claytons), Port Davey

20.1 Observations

- The sheds are of a prefabricated, all steel construction. Their size and configuration indicates they were originally design to be used as garages.
- Both sheds are completely coated with rust . The press metal frame and wall sheeting has many areas which are severely corroded.
- The shed framing relies on the wall and roof sheeting for structural stability.
- Both sheds sway substantially when loaded by one person lightly pushing on the walls. It appears the timber and debris stored in the shed is supporting the shed.

20.2 Conclusion

The sheds are in very poor condition. They are likely to collapse at any time. The area should be immediately fenced off until a decision is made whether to remove the sheds from site or restore. We understand the sheds are of historical value to the area and are being programmed for restoration. It is our opinion, due to the extent of the corrosion, most of the original shed elements could not be restored and will need to be replicated.

Alternately, the sheds could be made safe by installing a new internal structural frame that doesn't rely on the existing shed for any support.



■ Woodshed

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles	Explanatory Notes
<p>Article 1. Definitions For the purposes of this Charter:</p>	
<p>1.1 <i>Place</i> means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.</p>	<p>The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.</p>
<p>1.2 <i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use, associations, meanings, records, related places</i> and <i>related objects</i>. Places may have a range of values for different individuals or groups.</p>	<p>The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change as a result of the continuing history of the place. Understanding of cultural significance may change as a result of new information.</p>
<p>1.3 <i>Fabric</i> means all the physical material of the <i>place</i> including components, fixtures, contents, and objects.</p>	<p>Fabric includes building interiors and sub-surface remains, as well as excavated material. Fabric may define spaces and these may be important elements of the significance of the place.</p>
<p>1.4 <i>Conservation</i> means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i>.</p>	
<p>1.5 <i>Maintenance</i> means the continuous protective care of the <i>fabric</i> and <i>setting</i> of a <i>place</i>, and is to be distinguished from repair. Repair involves <i>restoration</i> or <i>reconstruction</i>.</p>	<p>The distinctions referred to, for example in relation to roof gutters, are:</p> <ul style="list-style-type: none"> • maintenance — regular inspection and cleaning of gutters; • repair involving restoration — returning of dislodged gutters; • repair involving reconstruction — replacing decayed gutters.
<p>1.6 <i>Preservation</i> means maintaining the <i>fabric</i> of a <i>place</i> in its existing state and retarding deterioration.</p>	<p>It is recognised that all places and their components change</p>

	over time at varying rates.
1.7 <i>Restoration</i> means returning the existing <i>fabric</i> of a <i>place</i> to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.	
1.8 <i>Reconstruction</i> means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material into the <i>fabric</i> .	New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.
1.9 <i>Adaptation</i> means modifying a <i>place</i> to suit the existing <i>use</i> or a proposed use.	
1.10 <i>Use</i> means the functions of a <i>place</i> , as well as the activities and practices that may occur at the <i>place</i> .	
1.11 <i>Compatible use</i> means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.	
1.12 <i>Setting</i> means the area around a <i>place</i> , which may include the visual catchment.	
1.13 <i>Related place</i> means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.	
1.14 <i>Related object</i> means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the <i>place</i> .	
1.15 <i>Associations</i> mean the special connections that exist between people and a <i>place</i> .	Associations may include social or spiritual values and cultural responsibilities for a place.
1.16 <i>Meanings</i> denote what a <i>place</i> signifies, indicates, evokes or expresses.	Meanings generally relate to intangible aspects such as symbolic qualities and memories.
1.17 <i>Interpretation</i> means all the ways of presenting the <i>cultural significance</i> of a <i>place</i> .	Interpretation may be a combination of the treatment of the <i>fabric</i> (e.g. maintenance, restoration, reconstruction); the use of and activities at the <i>place</i> ; and the use of introduced explanatory material.
Conservation Principles	
Article 2. Conservation and management	
2.1 <i>Places of cultural significance</i> should be	

conserved.	
2.2 The aim of <i>conservation</i> is to retain the <i>cultural significance</i> of a <i>place</i> .	
2.3 <i>Conservation</i> is an integral part of good management of <i>places</i> of <i>cultural significance</i> .	
2.4 <i>Places</i> of <i>cultural significance</i> should be safeguarded and not put at risk or left in a vulnerable state.	
Article 3. Cautious approach 3.1 <i>Conservation</i> is based on a respect for the existing <i>fabric, use, associations</i> and <i>meanings</i> . It requires a cautious approach of changing as much as necessary but as little as possible.	The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.
3.2 Changes to a <i>place</i> should not distort the physical or other evidence it provides, nor be based on conjecture.	
Article 4. Knowledge, skills and techniques 4.1 <i>Conservation</i> should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the <i>place</i> .	
4.2 Traditional techniques and materials are preferred for the <i>conservation</i> of significant <i>fabric</i> . In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.	The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.
Article 5. Values 5.1 <i>Conservation</i> of a <i>place</i> should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.	Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.
5.2 Relative degrees of <i>cultural significance</i> may lead to different <i>conservation</i> actions at a <i>place</i> .	A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.
Article 6. Burra Charter Process	The Burra Charter process, or sequence of investigations,

<p>6.1 The <i>cultural significance</i> of a <i>place</i> and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.</p>	<p>decisions and actions, is illustrated in the accompanying flowchart.</p>
<p>6.2 The policy for managing a <i>place</i> must be based on an understanding of its <i>cultural significance</i>.</p>	
<p>6.3 Policy development should also include consideration of other factors affecting the future of a <i>place</i> such as the owner's needs, resources, external constraints and its physical condition.</p>	
<p>Article 7. Use</p>	
<p>7.1 Where the <i>use</i> of a <i>place</i> is of <i>cultural significance</i> it should be retained.</p>	
<p>7.2 A <i>place</i> should have a <i>compatible use</i>.</p>	<p>The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.</p>
<p>Article 8. Setting</p>	
<p><i>Conservation</i> requires the retention of an appropriate visual <i>setting</i> and other relationships that contribute to the <i>cultural significance</i> of the <i>place</i>.</p> <p>New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.</p>	<p>Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.</p> <p>Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.</p>
<p>Article 9. Location</p>	
<p>9.1 The physical location of a <i>place</i> is part of its <i>cultural significance</i>. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.</p>	
<p>9.2 Some buildings, works or other components of <i>places</i> were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.</p>	

<p>9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate <i>use</i>. Such action should not be to the detriment of any <i>place</i> of <i>cultural significance</i>.</p>	
<p>Article 10. Contents</p> <p>Contents, fixtures and objects which contribute to the <i>cultural significance</i> of a <i>place</i> should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and <i>preservation</i>; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.</p>	
<p>Article 11. Related places and objects</p> <p>The contribution which <i>related places</i> and <i>related objects</i> make to the <i>cultural significance</i> of the <i>place</i> should be retained.</p>	
<p>Article 12. Participation</p> <p><i>Conservation, interpretation</i> and management of a <i>place</i> should provide for the participation of people for whom the place has special <i>associations</i> and <i>meanings</i>, or who have social, spiritual or other cultural responsibilities for the place.</p>	
<p>Article 13. Co-existence of cultural values</p> <p>Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.</p>	<p>For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.</p>
<p>Conservation Processes</p>	
<p>Article 14. Conservation processes</p> <p><i>Conservation</i> may, according to circumstance, include the processes of: retention or reintroduction of a <i>use</i>; retention of <i>associations</i> and <i>meanings</i>; <i>maintenance, preservation, restoration, reconstruction, adaptation</i> and <i>interpretation</i>; and will commonly include a combination of more than one of these.</p>	<p><i>There may be circumstances where no action is required to achieve conservation.</i></p>
<p>Article 15. Change</p> <p>15.1 Change may be necessary to retain <i>cultural significance</i>, but is undesirable where it reduces cultural significance. The amount of change to a</p>	<p>When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural</p>

<p><i>place</i> should be guided by the <i>cultural significance</i> of the <i>place</i> and its appropriate <i>interpretation</i>.</p>	<p>significance.</p>
<p>15.2 Changes which reduce <i>cultural significance</i> should be reversible, and be reversed when circumstances permit.</p>	<p>Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.</p>
<p>15.3 Demolition of significant <i>fabric</i> of a <i>place</i> is generally not acceptable. However, in some cases minor demolition may be appropriate as part of <i>conservation</i>. Removed significant <i>fabric</i> should be reinstated when circumstances permit.</p>	
<p>15.4 The contributions of all aspects of <i>cultural significance</i> of a <i>place</i> should be respected. If a <i>place</i> includes <i>fabric</i>, <i>uses</i>, <i>associations</i> or <i>meanings</i> of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.</p>	
<p>Article 16. Maintenance <i>Maintenance</i> is fundamental to <i>conservation</i> and should be undertaken where <i>fabric</i> is of <i>cultural significance</i> and its <i>maintenance</i> is necessary to retain that <i>cultural significance</i>.</p>	
<p>Article 17. Preservation <i>Preservation</i> is appropriate where the existing <i>fabric</i> or its condition constitutes evidence of <i>cultural significance</i>, or where insufficient evidence is available to allow other <i>conservation</i> processes to be carried out.</p>	<p>Preservation protects <i>fabric</i> without obscuring the evidence of its construction and use. The process should always be applied:</p> <ul style="list-style-type: none"> • where the evidence of the <i>fabric</i> is of such significance that it should not be altered; • where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28. <p>New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the <i>fabric</i> and when it is consistent with Article 22.</p>
<p>Article 18. Restoration and reconstruction <i>Restoration</i> and <i>reconstruction</i> should reveal culturally significant aspects of the <i>place</i>.</p>	

<p>Article 19. Restoration</p> <p><i>Restoration</i> is appropriate only if there is sufficient evidence of an earlier state of the <i>fabric</i>.</p>	
<p>Article 20. Reconstruction</p> <p>20.1 <i>Reconstruction</i> is appropriate only where a <i>place</i> is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the <i>fabric</i>. In rare cases, reconstruction may also be appropriate as part of a <i>use</i> or practice that retains the <i>cultural significance</i> of the place.</p>	
<p>20.2 <i>Reconstruction</i> should be identifiable on close inspection or through additional <i>interpretation</i>.</p>	
<p>Article 21. Adaptation</p> <p>21.1 <i>Adaptation</i> is acceptable only where the adaptation has minimal impact on the <i>cultural significance</i> of the <i>place</i>.</p>	<p>Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.</p>
<p>21.2 <i>Adaptation</i> should involve minimal change to significant fabric, achieved only after considering alternatives.</p>	
<p>Article 22. New work</p> <p>22.1 New work such as additions to the <i>place</i> may be acceptable where it does not distort or obscure the <i>cultural significance</i> of the place, or detract from its <i>interpretation</i> and appreciation.</p>	<p>New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.</p>
<p>22.2 New work should be readily identifiable as such.</p>	
<p>Article 23. Conserving use</p> <p>Continuing, modifying or reinstating a significant <i>use</i> may be appropriate and preferred forms of <i>conservation</i>.</p>	<p>These may require changes to significant <i>fabric</i> but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.</p>
<p>Article 24. Retaining associations and meanings</p> <p>24.1 Significant <i>associations</i> between people and a <i>place</i> should be respected, retained and not obscured. Opportunities for the <i>interpretation</i>, commemoration and celebration of these associations should be investigated and implemented.</p>	<p>For many places associations will be linked to use.</p>
<p>24.2 Significant <i>meanings</i>, including spiritual values, of a <i>place</i> should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.</p>	
<p>Article 25. Interpretation</p> <p>The <i>cultural significance</i> of many <i>places</i> is not readily apparent, and should be explained by <i>interpretation</i>. Interpretation should enhance understanding and</p>	

enjoyment, and be culturally appropriate.	
Conservation Practice	
Article 26. Applying the Burra Charter process	
26.1 Work on a <i>place</i> should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.	The results of studies should be up to date, regularly reviewed and revised as necessary.
26.2 Written statements of <i>cultural significance</i> and policy for the <i>place</i> should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.	Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.
26.3 Groups and individuals with <i>associations</i> with a <i>place</i> as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the <i>cultural significance</i> of the place. Where appropriate they should also have opportunities to participate in its <i>conservation</i> and management.	
Article 27. Managing change	
27.1 The impact of proposed changes on the <i>cultural significance</i> of a <i>place</i> should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.	
27.2 Existing <i>fabric, use, associations</i> and <i>meanings</i> should be adequately recorded before any changes are made to the <i>place</i> .	
Article 28. Disturbance of fabric	
28.1 Disturbance of significant <i>fabric</i> for study, or to obtain evidence, should be minimised. Study of a <i>place</i> by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the <i>conservation</i> of the place, or to obtain important evidence about to be lost or made inaccessible.	
28.2 Investigation of a <i>place</i> which requires disturbance of the <i>fabric</i> , apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.	
Article 29. Responsibility for decisions	
The organisations and individuals responsible for	

management decisions should be named and specific responsibility taken for each such decision.	
<p>Article 30. Direction, supervision and implementation</p> <p>Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.</p>	
<p>Article 31. Documenting evidence and decisions</p> <p>A log of new evidence and additional decisions should be kept.</p>	
<p>Article 32. Records</p> <p>32.1 The records associated with the <i>conservation</i> of a <i>place</i> should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.</p>	
<p>32.2 Records about the history of a <i>place</i> should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.</p>	
<p>Article 33. Removed fabric</p> <p>Significant <i>fabric</i> which has been removed from a <i>place</i> including contents, fixtures and objects, should be catalogued, and protected in accordance with its <i>cultural significance</i>.</p> <p><i>Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.</i></p>	
<p>Article 34. Resources</p> <p>Adequate resources should be provided for <i>conservation</i>.</p>	The best conservation often involves the least work and can be inexpensive.
<i>Words in italics are defined in Article 1.</i>	