

MANAGEMENT PLAN

Bankfoot House, Glass House Mountains



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PROJECT TEAM

John Waldron

Project Coordinator
Arts & Heritage Consultant
Museum/Gallery Director
Curator

Helen Page

Historian
Writer/Researcher

Imelda Miller

Researcher
Cataloguer

Megan Absolon

Conservator
Cataloguer

Contact:

John Waldron
4 Glenhaven Court, Palmview Qld 4553
Phone 07 5494 5542
Email js.waldron@bigpond.com

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Grigor Family in the Living Room at Bankfoot House, 1895
Mary at the piano, son James with violin
Front L to R, Kenneth, William and William Andrew.
Bankfoot House Collection

Executive Summary

In 2004, the Caloundra City Council acquired Bankfoot House and contents, situated at 1998 Old Gympie Road, Glass House Mountains Queensland 4518. Bankfoot House was purchased from the Ferris family who were long time residents of the Glass House Mountains. Mr Jack Ferris, who lived at Bankfoot House from the 1960's, was the last resident. He passed away on 6 October 2002, aged 102.

The central section of Bankfoot House, dating from 1878, is the oldest surviving building in the Glass House Mountains district. Bankfoot House is associated with the Grigor, Burgess and Ferris families. Members of these families have made a significant contribution to the district in respect to local industries, community life and local government.

The Council wishes to preserve the history of the Ferris and associated families, through the Bankfoot House site and its collection, acknowledging their historic significance to the City of Caloundra and state of Queensland.

In 2004 the Caloundra City Council agreed to prepare a general management plan for the site. The purpose of this document is to develop plans for the preservation and interpretation of the site and define the role and responsibilities of the Council.

The Bankfoot House Management Plan provides an overview of the condition of the collections; artifacts, ephemera, buildings, significant trees and gardens. It provides plans and policies to preserve the collections and describes management and operational activities that will enable suitable community and cultural tourism outcomes. It promotes three stages of development: (1) Resources, Procedures, Facilities and Interpretation; (2) Mary Grigor Cottage, Education and Public Programs; and (3) Jack Ferris Gallery.

Bankfoot House is suited to low volume visitation targeting independent travellers. While large groups such as schools students and coach travelling tourists should be catered for, their numbers will need to be monitored to ensure the preservation of the collection, house and site.

It will take several years for Bankfoot House to realise its cultural tourism potential. Before it is 'open' to the public a volunteer *Friends of Bankfoot House* group should be formed and supervised by a part time curator. Time and resources need to be allocated to cataloguing and researching the collection, providing its safe storage and some conservation.

Once this work is completed an education and public program can be prepared and interpretative materials designed and installed within the house and its surrounds.

With the construction of an appropriately designed 'cottage' a specialised residency program will see artists, writers, composers, historians and researchers spend time at Bankfoot House and provide arts and heritage outcomes for the Glass House Mountains and Caloundra City.

Finally, a small gallery and shop area would add to the site's ability to communicate its story and cater for visitors.

Bankfoot House would tell the story of European settlement in the Glass House Mountains and Sunshine Coast region. Bankfoot House is of cultural heritage significance for its association with companies and government agencies instrumental in the development of Queensland.

Established by William Grigor in 1868 on the first Cobb and Co route in Queensland, between Brisbane and the newly discovered goldfields at Gympie, Bankfoot House supported miners and



Bankfoot House, 1896. Members of the Grigor family are in the foreground. The Royal Historical Society of Queensland Bulletin, No.549, Feb 1992, p1.

others by providing accommodation, meals, supplies, and stabling and watering for horses. It also operated as a horse change and meal stop for Cobb and Co coaches and from 1879, for McCallum coaches, and as a Post and Telegraph Office.

Bankfoot House would communicate the influence of multiple generations of the same family on the region. It survives intact as a home complete with contents, documents and photographs; out-buildings including a dairy and laundry, and garage and shed, complete with equipment; and various landscape elements including remnant 1930s plantings, a mature fig tree (evident in an 1878 photograph), bunya pines, exotic fruit trees and a trellis, as well as a timber

bullock wagon housed in an open shed at the rear of the property.

Bankfoot House would also reveal how the Glass House Mountain setting has influenced the people and industry. It has aesthetic significance for its setting on an open plateau, surrounded by Glass House Mountains, most notably Mt Tibrogargin to the east. The setting is also significant, for its purposeful selection by William Grigor for its visibility to travellers using the Brisbane–Gympie Road.

Many documents, personal records and photographs are included in the contents of the house. These have the potential to contribute to a greater understanding of the history of the region, and possibly to the history of Cobb and Co, and the Post and Telegraph Office.



William and Clementina Burgess and their family –
Ellie (L), William, Mary (R), Kenneth on his mother's knee.
Photograph taken at Bankfoot House c. 1915
Bankfoot House Collection

I. Context of the Plan

This document serves two purposes: (1) it is a general management plan for the Bankfoot House site, the House, Collection, Out-buildings, Grounds and Gardens, to ensure their conservation and (2) a recommended program of development for the appropriate use of the site that would ensure worthwhile heritage, tourism and community outcomes.

The management plan defines the basic philosophy of the site's management and provides broad guidance to those who make the decisions that affect the site's resources and its visitors.

The plan defines the site's purpose, significance, and goals in order to focus attention and limited funding on the resources that matter most.

It outlines the reason Council acquired the site and the general conditions and standards that must be met for the site to achieve its heritage and tourism potential.

Specifically Caloundra City Council has requested:

- A Statement of Significance of the house and collection.
- A History of the house, its occupants and occupation.
- An Assessment of the structural condition of the house.
- A Management Plan for the restoration, ongoing conservation and maintenance of the house, including reference to the question of the capacity of the house in terms of visitor numbers and the long term preservation of the house.
- A general assessment of the present condition of the collection
- A Management Plan for the conservation of the collection, including its cataloguing and

consideration of the long term preservation of the house collection.

- A Management Plan for the interpretation of the house and collection, including discussion of staffing and resource implications.
- A Review, with recommendations, of appropriate promotional (and interpretive) strategies for the house, including recommendations as to the priority of the house in terms of its overall position. (For example, as a house museum or as a money making tourist attraction etc)
- Recommendations as to how the house might be integrated with other heritage sites and attractions in the Caloundra City Council



Bunya Pines, Bankfoot House

II. Location

Bankfoot House is located in Glass House Mountains, Queensland. It is situated three kilometres southwest of the township of Glass House Mountains, in the hinterland of Queensland's Sunshine Coast. The present house faces the Old Gympie Road, just as the original Bankfoot House faced the new Gympie Road which was constructed in 1868 to

meet the needs of a stream of traffic heading north to the Gympie gold fields. New highways have twice moved the traffic further to the east, the first Bruce Highway opened in 1935 now known as Glass House Mountains Tourist Drive, and the present Bruce Highway by-passing Glass House Mountains and the other small townships between Caboolture and the Caloundra turn-off.



Location of Bankfoot House

III. Site Description

Caloundra City

Caloundra City is situated within an hour's drive of Brisbane and is considered the gateway to the Sunshine Coast.

It is the second largest municipality on the Sunshine Coast by area (1107-square-kilometres); it is also one of the fastest growing cities in Australia with an annual growth rate of 3.54%.

Located in the Queensland's south-east corner, Caloundra City has retained the relaxed lifestyle that complements its natural environment which includes the picturesque Pumicestone Passage, the Pacific Ocean and Glass House Mountains. Residents and visitors are attracted to the geographically diverse nature of the area.

The area has a long history of habitation by indigenous people from the Undumbi, Nalbo, Dallambarra and Gubbi Gubbi clans.

Captain James Cook sighted and named the Glass Houses (Glass House Mountains) in May 1770. Matthew Flinders was the first of several other explorers to come to the region. He navigated the southern portion of the Pumicestone Passage and climbed Mt Beerwah in July 1799.

The first Europeans to live in the region were runaway convicts who lived with local Aborigines in the late 1820s.

In 1868 the Government opened up large areas of land for settlement which had previously been unavailable.

From 1860, timber-getters seeking giant red cedar trees became early pioneers of the hinterland and railway corridor districts.

Landsborough Shire was formed on February 22, 1912 after seceding from the Caboolture Divisional Board. Landsborough Shire attained City status on December 19, 1987 and was renamed Caloundra City.

The Glass House Mountains

The Glasshouse Mountains are a series of volcanic plugs rising dramatically from the coastal plain which dominate the landscape.

The mountains are formed of rhyolite and trachyte lavas which hardened inside the vents of tertiary volcanoes that have been greatly reduced by about 25 million years of erosion.

Cook wrote in his Journal on 17 May 1770 '... if any future navigator should be disposed to determine the question whether there is or is not a river in this place, which the wind would not permit us to do, the situation may be always found by three hills, which lie to the northward of it, in the latitude of twenty six degrees fifty three minutes. These hills lie but a little way inland, and not far from each other: they are remarkable for the singular form of their elevation, which very much resembles a glass house, and for this reason I called them the Glass Houses: the northern most of the three is the highest and largest; there are several other peaked hills inland to the northward of these, but these are not nearly so remarkable...'

Flinders spent 16 days sailing around Moreton Bay in July-August, 1799. During his explorations he came ashore and climbed Mount Beerburum from which he surveyed the whole of Moreton Bay.

According to Aboriginal legend Tibrogargan (which is 364 m high and provides a spectacular backdrop for Bankfoot House) the father and Beerwah (at 555 m the highest of all the peaks) the mother, had a number of children of whom Coonowrin (377m - the narrow and most dramatic of all the volcanic plugs) was the eldest, Tunbudla were the twins (293 m and 312 m), Coochin (235 m), Ngungun (253 m), Tibberoouccum (220 m), Miketeelumgrai (199 m) and Elimbah (129 m).

The legend tells of Tibrogargan noticing that the sea was rising and calling out to

Coonowrin to help his pregnant mother gather the young children together so that the family could flee from the rising sea. Coonowrin ran away in fear and Tibrogargan, incensed by his son's cowardice, followed and hit him so hard with a club that his neck was dislocated. When the seas retreated the family returned to the plains. Conowrin, teased about his crooked neck and ashamed of his behaviour, went to Tibrogargan and asked for forgiveness but the father just wept with shame. Conowrin then approached his brothers and sisters to ask forgiveness but they too could only weep with shame, thus explaining the area's many small streams. Tibrogargan then called Conowrin and asked why he had failed to help Beerwah. He explained that he felt she was big enough to look after herself, though he did not know she was pregnant. Tibrogargan then turned his back on his son and still gazes out to sea today, refusing to look at his son who forever hangs his crooked neck and cries. Beerwah, the mother, is still pregnant, as it takes time to give birth to a mountain.

Surrounds

Today the area around the mountains produces tropical fruits such as papaws, strawberries, avocados and passionfruit, as well as vegetables and macadamia nuts.

Bankfoot House is surrounded by a neighbourhood of well-maintained, modest family homes dating mainly from the 1950s through to the present.

Bankfoot House is located on a 3.4-acre parcel of land. The site includes four historic structures—the main House, the Diary and Laundry, an Open Shed over the bullock wagon and the Garage and Shed. The grounds of the Bankfoot House are maintained with grassy lawns, trees, and other scattered plantings.

Australian Teamsters Hall Of Fame and Spirit of Cobb & Co

Across from Bankfoot House is a developing tourism complex that is a tribute to the tradition, the people, the way of life and the era associated with animal-drawn vehicles.



Mt Tibrogargan from the grounds of Bankfoot House

A central part of that history, in Australia, belongs to Cobb & Co, the coaching company which was established by four Americans in 1853, and which dominated Australian land transport for many years. Fittingly, the complex is situated across from Bankfoot House, an original 1867 Cobb & Co staging post.

The complex is owned by Stephen Ralph whose great-great uncles were Cobb & Co drivers and whose great-great grandfather possessed the first registered station in Queensland after the separation from New South Wales.

This complex is intended principally as a working complex, with tourism features attached. The business of building and repairing carriages, wheelwrighting and blacksmithing takes place in a workshop measuring about 45 metres by 24 metres. Visitors can learn about Cobb & Co and the teamsters via the Hall of Fame, a ride in an original Cobb & Co coach, an oral presentation, the tea-and-damper tour (with food prepared in the slab-hut kitchen) and a video presentation in the theatrette. Stephen intends to add to the complex with a campground and museum.

Much can be gained for both the Australian Teamsters Hall Of Fame and Spirit of Cobb & Co and Bankfoot House if a close alliance is maintained.

The commercial complex has an existing infrastructure to accommodate groups which includes a safe parking area for coaches and cars.

A partnership for a range of events and activities would promote the purpose and ability of both. As the interpretive displays and exhibits are developed Bankfoot House would assist in communicating the history of Cobb & Co.

At present Caloundra City Council has an informal agreement with Stephen Ralph to

assist with the security and surveillance of Bankfoot House.

Stephen has also offered to repair and properly position the bullock wagon located at the rear of the Bankfoot House. This work is recommended as a high priority in *Appendix C Summary Recommended Actions*



Open Shed and Bullock Wagon, Bankfoot House 2005

IV. The History of Bankfoot House

Helen Page

The history of Bankfoot House starts in the small Scottish village of Bankfoot in Perthshire where Mary Fenwick was born on 3 December 1834. With her parents and siblings Mary emigrated to Australia, arriving in Moreton Bay on the ship William Miles on 19 January 1855.¹

During the voyage a romance developed when Mary met fellow Scotsman, 22 year old William Grigor from Morayshire, however it was some years before they were in a position to marry. Mary worked as governess to the children of Captain Wickham, the Government Resident for the Moreton Bay settlement, who lived at Newstead House in Brisbane. She accompanied the Wickhams to England in 1859, and when they did not return Mary worked her way back to Australia, and became governess to the McConnell children on Durundur Station (near the present town of Woodford). William meanwhile had worked at various jobs in an endeavour to establish himself – farming, timber cutting and shingle splitting; and he had formed a friendship with another young Scotsman, James Low, which was to have a strong influence on his future.²

William and Mary were married at the Eagle Farm Presbyterian Church in August 1863,³ and soon after this settled near the mouth of the Mooloolah River (now Alexandra Headlands) where William was cutting and hauling timber. He had entered into a partnership with James Low and another Scottish immigrant, William Pettigrew – Grigor was in charge of the timber, Low (a former boat builder by trade) supervised

transport on their sailing ship the *Gneering*, and Pettigrew organised the milling at his Brisbane sawmill.⁴ The Grigors' first four children were born at Mooloolah during the years 1864 to 1869.⁵

The country in the area north of Brisbane now called the Sunshine Coast, was explored in 1838 by Andrew Petrie and later his son Tom in search of millable timber; but there was little European settlement there for many years. In the early years of the colony NSW Governor Gipps had ordered an area of bunya pine country to be reserved for the Aborigines. When the order was cancelled in 1860 by the first Queensland Government, this country was opened up to settlers and timber getters; and the Crown Lands Alienation Act of 1868 also opened up former grazing land between Brisbane and Gympie for closer settlement. So during the 1860s and 70s there was a growing population and increasing activity in the region, with associated business opportunities for those who were prepared to invest their labour and money. In a feature article on the Grigor family in a Sunshine Coast newspaper, Wendy O'Hanlon notes: 'William Grigor, James Low and William Pettigrew certainly had their fingers on the pulse of the growing North Coast community; they anticipated development and reaped the rewards.'⁶

The main land route to the north at this time was a rough track via Durundur Station and over the mountains to Conondale, then following the Mary River to Gympie – a tortuous, difficult journey; but the only alternative was to go by ship to Maryborough and overland to Gympie.

¹ Passenger list, ship William Miles, arrived Moreton Bay 19 January 1855, Queensland State Archives, copy held by Bill Ferris.

² 'The Bankfoot Story', family history compiled by Bill Ferris, 8 May 1988, (unpublished); notes of interview conducted by the author with Bill Ferris on 23 October 2002.

³ Certificate of Marriage, William Grigor and Mary Fenwick, ceremony performed Brisbane, 21 August 1863. Original held at Bankfoot House.

⁴ H. Holthouse, *Illustrated History of the Sunshine Coast*, A. H. & A.W. Reed, Frenchs Forest NSW, 1982, p. 25; 'The Bankfoot Story', op. cit.

⁵ Grigor Family Bible containing entries by William and Mary Grigor, held at Bankfoot House, Old Gympie Road, Glasshouse Mountains 4518.

⁶ W. O'Hanlon, 'True Grit', *Sunshine Coast Sunday*, 23 November 1997, p.24.

With the discovery of gold at Gympie in October 1867, all this changed.

Throughout 1868 we find constant references in the newspapers to the need for a shorter route suitable for coach travel between Brisbane and Gympie ⁷; and the work on this road was started early in 1868. William Grigor and James Low were able to turn this situation to advantage, both taking the opportunity to further their business interests. Coach routes need staging facilities, food and accommodation. James Low established a coach depot and post office on the Maroochy River, while William Grigor selected land near the Glass House Mountains, and moved his family to the home he built there, which was also to operate as a staging post and accommodation house on the new road.⁸ The Grigors called their new home Bankfoot House after Mary's home in Scotland.

Before the new road was completed a combination of sea and road transport was used by some travellers, and records show that Grigor and Low were involved in this. The following letter from William Pettigrew was published in the *Queenslander* on 1 August 1868:

SIR: As you are desirous of having early information of how the road is progressing to Gympie, I give you the following from my Mr A. L. Smith, dated yesterday afternoon from Yandina. He says: "The Government party have finished the crossing over the Maroochy, at Native Dog Flat, and tomorrow they shift over to the section between the Maroochy and Lander's [Mooloolah]. They report a first rate road to Gympie, fit for a team of ten or twelve bullocks to take a load of two tons. Distance, 37 miles. From there to head of navigation over a dry ridge is three miles. If the road is as reported, Low and Grigor will shift to head of navigation without delay."

⁷ *Queenslander*, March to November 1868, news updates and letters to the editor regarding the new Gympie Road and the establishment of a regular coach run and mail service.

⁸ O'Hanlon, op. cit., p. 24; 'The Bankfoot Story', op. cit.

Yours, Wm. Pettigrew ⁹

Hector Holthouse, in *Gympie Gold*, explains: 'Former timber-getters Low and Grigor, not waiting for the road to be finished, were bringing passengers from Brisbane by ship to a landing on the Maroochy River and putting them ashore there to complete the journey by road.'¹⁰

There is some debate about the date by which the Grigor family had moved to Glass House Mountains, and hence the date of completion of Bankfoot House. The title deed for the selection shows the date of purchase of Portion 1, Parish of Beerwah, as 16 October 1868;¹¹ however family members believe that work on the building must have commenced before that date. The first coach run was on 12 November, less than one month after the purchase date, so it seems likely that the Grigors were resident on the land for some period before the selection became official on 16 October. However if the letter from Pettigrew on 1 August, is considered, it would seem they were not there for very long. It seems logical to assume that the move to Glass House Mountains came after that date. Another letter in the *Queenslander*, 26 September,¹² describes in some detail a journey on the almost completed road, commenting on accommodation already available or under construction at the various stages, but there is no mention of Glass House Mountains. This suggests that the gap is even narrower, and that the building must have been constructed between 26 September and 12 November.

Family members believe that Cobb and Co driver Hiram Barnes stayed at Bankfoot House en route to Gympie

⁹ 'The Road to Gympie', *Queenslander*, 1 August, 1868, p.9.

¹⁰ H. Holthouse, *Gympie Gold*, Queensland Classic edition, Angus & Robertson, Sydney, 1983, p. 133.

¹¹ Title deed, Portion 1, Parish of Beerwah, County of Canning, purchased by William Grigor, 16 October 1868, Qld Registrar General's Department, copy held at Bankfoot House.

¹² *Queenslander*, 26 September 1868, p. 9.

while inspecting the route prior to the commencement of the coach service.¹³ It would be significant in relation to the construction date if this could be verified. Research has not been able to substantiate or disprove this story. There are several reports of Barnes travelling by the new route before 12 November, however no specific reference to Bankfoot House or the Glass House Mountains. If a reference could be found to his staying overnight at Glass House Mountains, this would be sufficient evidence as there was no one else there at that stage – the Grigors were the first settlers in the area by some years.

The reports of Barnes' activities are interesting however in helping build a picture of the intense activity taking place along the new route, and its importance to the population of all districts with access to the road. The following report in the *Queenslander*, 17 October, serves as an example:

By the arrival of Mr Barnes, manager for Cobb and Co., we, Nashville Times, October 10, are at length in a position to furnish a reliable opinion – perhaps the best procurable – on the character of the new Brisbane road. Mr Barnes arrived in town on Thursday evening, on horseback... Mr Barnes states that the first 55 miles from Brisbane is an excellent road, over which quick travelling is easy, thence to within 15 miles of Gympie the road is heavy and bad, and capable of considerable improvements... Stables, and the other necessary accommodations, are now being erected along the road for Cobb and Co., who will be prepared, not later than the 1st of November, to run a coach three times a week, leaving Brisbane in the morning, and doing a seventy-mile stage, arriving in Gympie the afternoon of the following day. The advantages of this spirited enterprise should be properly appreciated by our business men.¹⁴

An interesting aspect of the study, involving investigation and speculation, is William Grigor's choice of this particular

¹³ Interview with Bill Ferris 23 October 2002.

¹⁴ *Queenslander*, 17 October 1868, p. 8.

site for the accommodation house. An examination of the *Moreton Chain Map* (p. 17) shows the situation of Portion 1 in relation to the Glass House Mountains, and it is likely that these landmarks, known and mapped since the journey of Captain James Cook along the coast in 1770, and visible for many miles in all directions, would have had their own appeal to the prospective settler at that time when the land around was completely in its natural state. Their visibility would also make the area a good choice for a coaching stage. Then there was the consideration of distance between stages, and this site fell naturally between Caboolture and the depot being built at Lander's (the present day town of Mooloolah). The map also shows that Portion 1 is bounded on the south by Coonowrin Creek and on the west by the line of the Gympie Road, which therefore must have been surveyed before Grigor's selection was formalized.

The precise site of the buildings is interesting, and was clearly chosen as a good position to service the travelling public. It consists of a flat-topped rise with ample room for horse drawn vehicles to pull up in front, and enough area along the road frontage to accommodate stables and a feed shed adjacent to the house (refer to site plan and photograph on page 18). The ground is naturally level, with stone quite close to the surface, which would have been an advantage in lessening the problem of boggy conditions during the wet season. Fresh water was available from nearby Coonowrin Creek. There is no other similar site for many miles in both directions.

The story of the buildings on this site is illustrated in the photos and diagrams on pages 18 and 19. The first structure, the original Bankfoot House, was obviously designed as an accommodation house. This is reflected in the floor plan reconstructed using photographs and in consultation with Bill Ferris, a great-grandson of the Grigors, who remembers the old building quite clearly, and was present (aged three years) when it was being pulled down.¹⁵

¹⁵ Interview with Bill Ferris 5 December 2002.

There are no architect's plans or Council records to consult, as in 1868 the only local authority in the colony of Queensland was the municipality of Brisbane. The Caboolture Divisional Board, which covered an area from the Pine River in the south to the Maroochy in the north, was proclaimed on 11 November 1879.¹⁶ A lot had happened at Bankfoot House before 1879 with little or no official documentation. Family records and stories handed down through succeeding generations are the main source of information, and an extensive collection of family photographs helps to fill in some detail. The old house was built in the 'unpretentious and pragmatic' style so common in rural areas during this period.¹⁷ As already noted it was probably built in some haste, to have it ready when the coach service began. Bill Ferris has recorded in 'The Bankfoot Story' that the work was done by a ship's carpenter named Mewitt. The hardwood for framing and external weather boards was obtained locally; while the beech for internal walls and cedar for doors and windows came from the nearby range country (present day Peachester). All the timber was pit-sawn on the property, the remains of the pit still visible across the road from the present house. The timber was hand dressed and the entire house, including doors and windows, was made on site. Bill believes that the shingles for the broken-back roof, clearly visible in several photos, were probably cut from the narrow leafed bloodwood.¹⁸ A feature of the building which was to cause problems in later years was the foundation of dressed flat logs laid directly on the ground, rather than stumps. This structural system was quick and solid, especially on a rocky site like the one in question, and was not uncommon in rural Australia, however it was not practical in the long term in areas with the severe

¹⁶ S. Tutt, (ed.) *From Spear and Musket 1879-1979, Caboolture Centenary: Stories of the area once* controlled by the Caboolture Divisional Board, Caboolture Shire Council, 1979, p. 183.

¹⁷ J. M. Freeland, *Architecture in Australia: A history*, Penguin, Ringwood Vic., 1982 (1968), p. 206.

¹⁸ 'The Bankfoot Story', op. cit.; interviews with Bill Ferris Oct-Dec 2002.

termite problem experienced in coastal south east Queensland.¹⁹

The Grigor family were the only European residents in the area until 1878, and for part of this period their closest neighbour, about eight miles away, was Isaac Burgess at Mellum Creek (now Landsborough), who selected Portion 1, Parish of Bribie in 1871.²⁰ The two families, together with the history of the two settlements, were later connected by marriage when the Grigors' youngest daughter Clementina married William Smith Burgess. This couple and their children carried on the family connection with the house after the death of William and Mary, and until Clementina's death in 1963. Clementina Burgess (nee Grigor) had lived at Bankfoot House for her entire 85 years. Her daughter Mary Burgess with husband Jack Ferris bought the house and two acres of ground from Mary's brother, and moved into the house in 1966, the third generation of the family to reside there.

After the Cobb and Co. coach run started, Bankfoot House became a busy centre of activity on that section of the Gympie Road. The coaches carried mail, so Grigors operated a Post Office. They also had their own dairy herd, ran a butcher's shop and store to supply the miners on their way to the new Gympie goldfield, and they provided a horse change and meal stop for the coaches, both north and south bound, as well as overnight accommodation. Mary Ferris often recalled family history that told of the coach drivers blowing a bugle about half a mile down the bush road so the meal would be ready on the big red cedar table when the coach pulled in. Charges were: meals 1 shilling, bed 1 shilling, horse feed 1 shilling; or in other words, for 5 shillings the traveller would receive dinner, bed and

¹⁹ Notes of interview with Bruce Page, Peachester 6 Dec 2002, incorporating recollections of his father

²⁰ I. J. Burgess, *Mellum Creek to Landsborough: Early History of the Landsborough District*, Landsborough Historical Society, Caloundra, 1959, p. 3.

breakfast, and two feeds plus overnight stabling for his horse.²¹

Business flourished to such an extent that in 1878 it was decided to add another building behind the original house (refer to site plan page 19). This provided bedrooms for the expanding Grigor family and a kitchen for the accommodation house, and was connected to the original building by a covered walkway.²² Study of photographs has led to belief that this walkway led to a detached kitchen before the second dwelling section was constructed. The roof of the walkway is clearly shingled and it is elevated on a log foundation, which suggests that it was constructed with the original building. Unfortunately there are no records or recollections to confirm this theory.

The new section was built by the Grigors themselves, this time on stumps, and once again the construction included timber pit-sawn and hand dressed on their own property. This building still exists as the core of the present Bankfoot House, so it is possible to describe most of its features from observation, but the site plan and photographs on pages 18 and 19 help to visualize the original structure. The east, south and west external walls are of beech, with exposed studding on the east and west sides which were protected by verandahs. Hardwood weather boards were used only on the northern wall – perhaps ten years of living with local weather conditions had identified this as the problem area for the destructive power of the sun. All internal walls and ceilings are of beech, and cedar was once again used for windows and doors. The corrugated iron roof was originally a steeply pitched gabled shape with a broken-back effect lowering the pitch over the verandahs.²³ Although it was apparently built to accommodate an attic, and the photographs show a window in the gable on the northern side of the house, Bill Ferris believes that the attic

²¹ S. Tutt, *Sunshine Coast Heritage*, Discovery Press, Brisbane, 1995, p. 4.

²² Interviews with Bill Ferris.

²³ R. Apperly, R. Irving & P. Reynolds, *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*, A & R, Sydney, 1989.

was never used, and in fact no evidence can be seen of any entry point in the present ceiling.²⁴

There is substantial evidence, both official and anecdotal, of the role played by Bankfoot House during the coaching years. The 1883 *Road Survey* on page 20, showing the plan for a road to Peachester and the Blackall Range, identifies 'Gregor's [sic] Accomn House' on the Gympie Road.²⁵ It is mentioned in innumerable articles and books relating to the history of the Sunshine Coast and the Gympie Road.²⁶ Mary Grigor is often mentioned as 'a very nice lady' who became the area's unofficial mid-wife. Holthouse says: 'Pioneers living kilometres from the nearest doctor left their wives at Bankfoot to have their babies.'²⁷ Pioneer Edgar Foreman, in a history of the North Coast published in 1928 recalled: 'We stayed in Caboolture one night, and then went on to the Glass House Mountains, where a Mrs Grigor kept an accommodation house. Now Mrs Grigor was one of the most kind hearted women in the world, so I left my young wife with her for six weeks.'²⁸

Tranter's history of Cobb and Co. coaching in Queensland gives details of the Brisbane-Gympie coach route, including Grigor's Bankfoot House:²⁹ An interesting article appearing years later in the Brisbane Courier portrays a nostalgic picture of the old building:

About two miles from Glass House railway station, on what is known as

²⁴ Interview with Bill Ferris and personal observation, 5 Dec 2002.

²⁵ Extract from *Plan of Road Survey in Connection with Road through the Blackall Range*, Sheet 1, 15 November 1883, Land Agent's District of Brisbane, M33 1073.

²⁶ See bibliography for titles re Landsborough, Glasshouse Mts, Peachester, Caboolture, Gympie and the Sunshine Coast; also articles from Sunshine Coast newspapers.

²⁷ H. Holthouse, *Sunshine Coast*, op. cit., p. 35.

²⁸ Quoted in S. Tutt, *Spear and Musket*, op. cit., p. 90.

²⁹ D. Tranter, *Cobb & Co: Coaching in Queensland*, Queensland Museum, Brisbane, 1990, p. 110.

Old Gympie road, stands the remains of the old "Accommodation House" associated with the days when the only means of travelling between Brisbane and Gympie was by coach or bullock dray... There the mid-day meal was provided on both the forward and return journeys. Though built more than 50 years ago, of bush sawn and dressed timber, the beech walls and ceilings are in a splendid state of preservation. The table at which meals were served to travellers is of cedar, and on the occasion of the visit morning tea was served on it. Another relic is the old letter box, also of cedar, which remains in the same position as when used so many years ago.³⁰

Cobb and Co. continued to run the Brisbane-Gympie coach service until 1879, when they lost the mail contract to McCallum coaches. McCallums then took over the run and operated it until 1891, when they in turn lost the mail to the railways.³¹ A railway line from Brisbane north was first proposed in 1878, and work had been going ahead on what became known as the North Coast Line from the early 1880s. Section 2, Caboolture to Landsborough was officially opened on 1 February 1890.³² The coming of the railway had a major impact on North Coast communities, dramatically reducing travelling time and cost while improving comfort and safety. The coaches could not compete, especially without the mail contract, so McCallums ceased their run in 1891.

The Post Office remained at Bankfoot House however, and William Grigor met the mail trains, taking in the outgoing mail to the Glass House railway station, and collecting the incoming mail. After William's death in 1907, his daughter Clementina Burgess carried on this service until about 1910. Her grandson Bill Ferris believes she found it difficult to continue

³⁰ *Brisbane Courier*, 17 Nov 1926, p.18. Untitled article about Bankfoot House.

³¹ 'The Bankfoot Story', op. cit.

³² C. Brocklesby, *A History of rail in Landsborough Shire*, Landsborough Historical Museum, Landsborough, 2002, p. 1.

as by this time she had three small children, so the Post Office agency was surrendered and transferred to the railway station.³³ A search of the Queensland Post Office Directories from 1868 until 1915 reveals that the first entry for Glass House Mountains, then called Glass Houses, was in 1892. From then until 1907 William Grigor is listed as the Postmaster, however there is no Postmaster named after 1907.³⁴

Gympie Road was the main north-south road until 1935, when the Bruce Highway was constructed about two miles to the east, and Bankfoot House continued to be a busy centre, especially while the Post Office was based there. Accommodation was still available, and it seems that a variety of people stayed overnight, including parties coming to the area to climb the Glass House Mountains.

The descendants of William and Mary Grigor continued to make a significant contribution to the Sunshine Coast region, with representatives of each generation involved in the timber industry. William himself expanded considerably on his original Portion 1, acquiring several adjoining properties, and in his Will drawn up on 17 April 1875, he describes himself as a grazier.³⁵ Their eldest son John served as a Councillor on the Caboolture Divisional Board from 1906 until 1911, when the Landsborough Shire was created, and continued as a Councillor and later Shire Chairman for many years. His brother William A. Grigor and Clementina's husband William Smith Burgess were also Landsborough Shire Councillors.³⁶ And Clementina, according to Bill Ferris, 'worked wherever possible for the good of the community.'³⁷

³³ Interview with Bill Ferris, 23 Oct 2002.

³⁴ *Queensland Post Office Directory*, 1868 to 1915, indexes on microfiche, Caloundra City Library Local Studies Section.

³⁵ Will of William Grigor, grazier, Glass Houses, 7 April 1875, original held at Bankfoot House.

³⁶ S. Tutt, *Spear and Musket*, op. cit., p. 227; *Landsborough Shire Council Minutes*, 1912 to 1930, Microfilm, Landsborough Historical Museum.

³⁷ 'The Bankfoot Story', op. cit., p. 3.

By 1930 the condition of the old accommodation house was deteriorating, with termites undermining the log foundations. Bill Ferris notes that ‘the hard economic circumstances of the Depression years’ meant that Clementina and her husband could not afford to have it repaired, so in March 1930 it was decided in the interests of safety to demolish it. As the second building alone would not accommodate the family, timber recovered during the demolition was used to enlarge it.³⁸ An extra bedroom and dining room were added, a new kitchen, new verandahs on the sides, extensions to the back and front verandahs and weather board half-walls on all verandahs. The roof-line was lowered, and a corrugated iron bungalow style roof constructed. To keep the job affordable, most of the work was done by William Burgess himself and an assistant. The photographs on page 21 are a useful source of information, and have helped to reconstruct the floor plan of the old section. Page 22 shows the floor plan of the present Bankfoot House, with the 1878 structure highlighted.

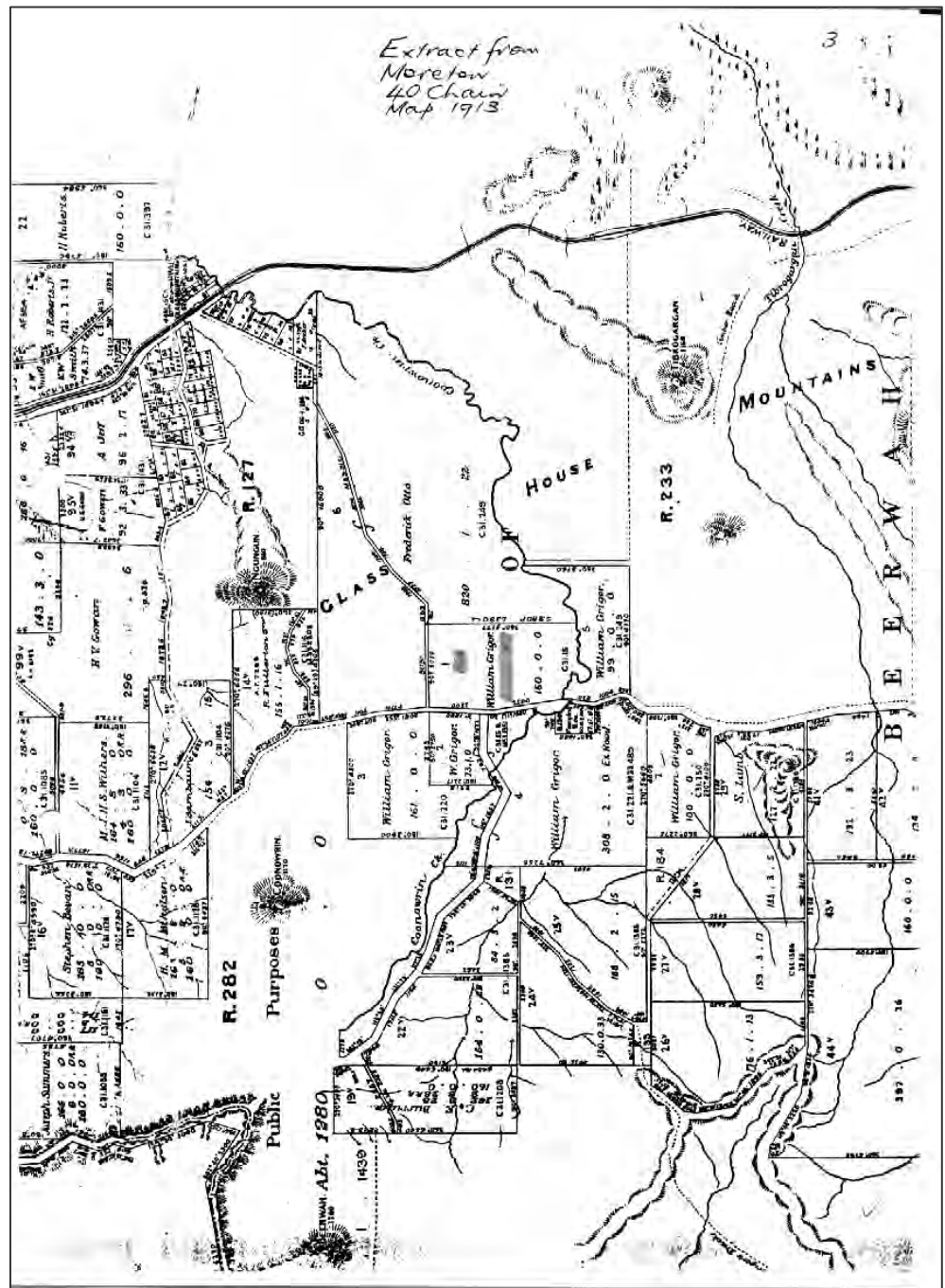
When Clementina’s daughter Mary and her husband Jack Ferris moved into Bankfoot House, they became devoted custodians of the building’s heritage. Jack had previously constructed a bathroom for Clementina on the south-east corner, and during the 1960s he enclosed the northern and eastern verandahs, and made a storeroom from part of the southern verandah.³⁹ Except for those few alterations, Bankfoot House today is essentially the house of 1930; and inside that fairly typical 1930s exterior there is a remarkable material history of the house and the families who have lived in it. Succeeding generations have continued the tradition of respecting and preserving the valuable collection of photographs, documents, memorabilia, furniture, handicrafts, household effects, Post Office and farm equipment which have remained with the house, and provide an insight into family life and business from 1868 to the present.

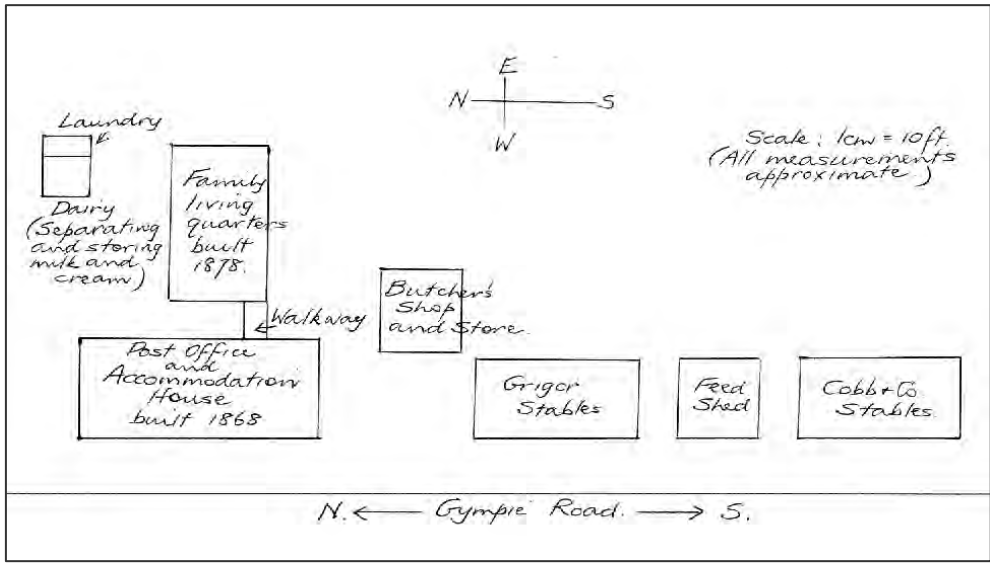


Bill Ferris and Ruby Brown (nee Ferris)
examine artifacts, Bankfoot House,
July 2005.

³⁸ *ibid.*, p. 4.

³⁹ *ibid.*



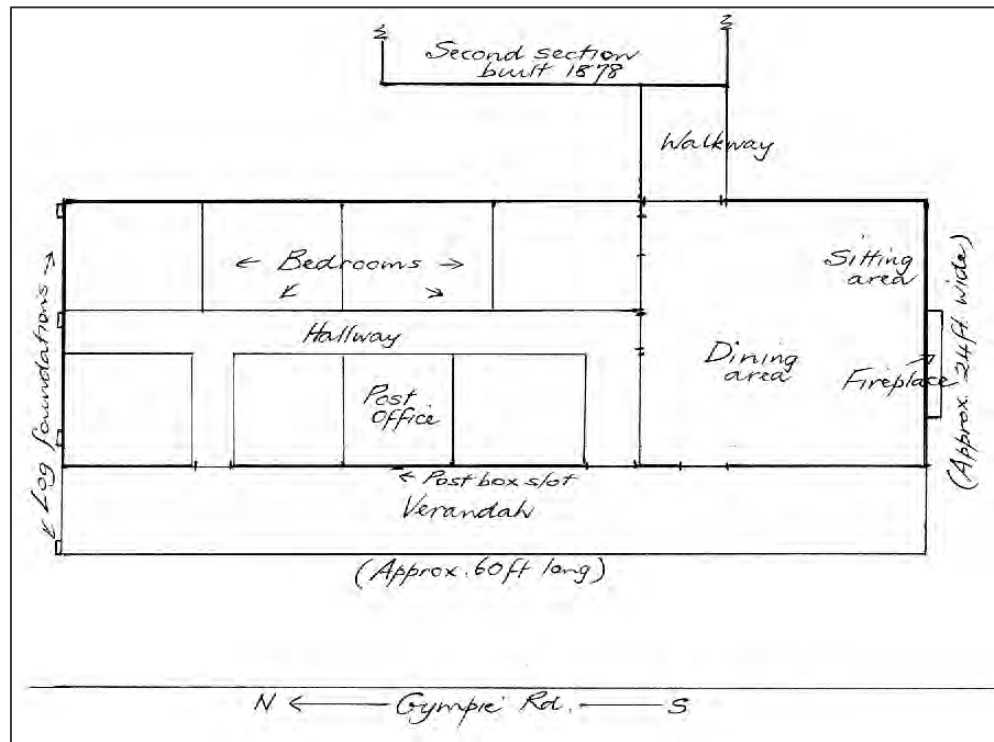


Top: Site plan of the original Bankfoot House and out-buildings.

Bill Ferris and Helen Page, 2002

Bottom: The original Bankfoot House and out-buildings, ca.1878

Bankfoot House Collection

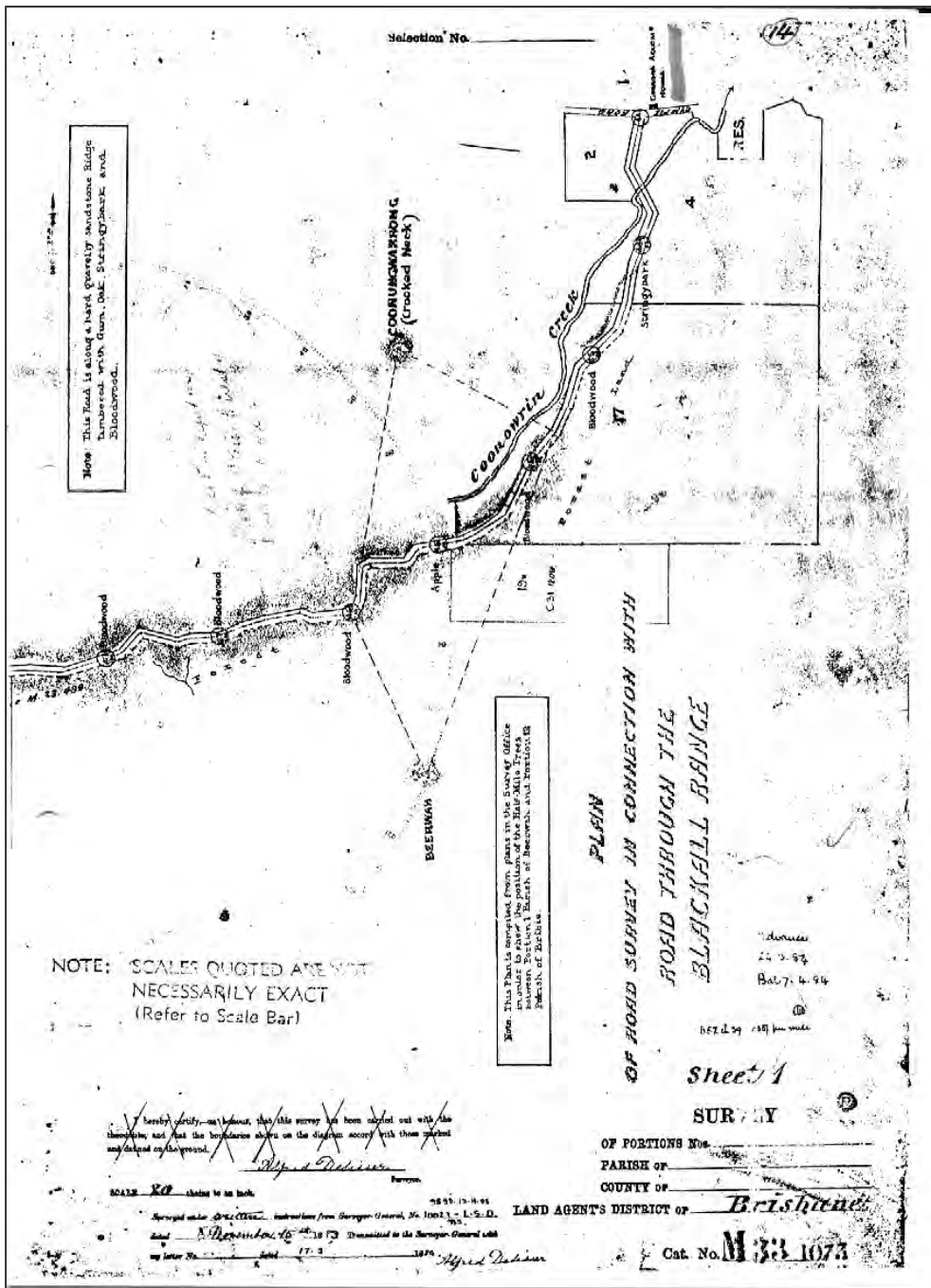


Top: Reconstructed floor plan of the original building.

Bill Ferris and Helen Page, 2002

Bottom: The original Bankfoot House, 1926. At this time the log foundations were rotting and the building deteriorating. The slot of the post box is visible in the centre of the front wall. This photograph illustrates the relationship between the two buildings. The new building's steep pitched roof is showing at the rear of the old building.

Bankfoot House Collection



Note: This Road is along a hard grey granite ridge
buried with Gun, Oak, Sugar Gum, and
Bloodwood.

Note: This Plan is compiled from plans in the Survey Office
showing the road through the Blackall Range
between Section 1 Parish of Beerwah and Section 13
Parish of Brisbane

NOTE: SCALES QUOTED ARE NOT
NECESSARILY EXACT
(Refer to Scale Bar)

PLAN
OF ROAD SURVEY IN CONNECTION WITH
ROAD THROUGH THE
BLACKALL RANGE

Scale
1:1000
Bar 7. 4. 94

Sheet 1
SURVEY

I hereby certify that this plan was prepared out with the
title plan, and that the boundaries shown on the plan are correct
and in accordance with the original survey.

OF PORTIONS No. _____
PARISH OF _____
COUNTY OF _____

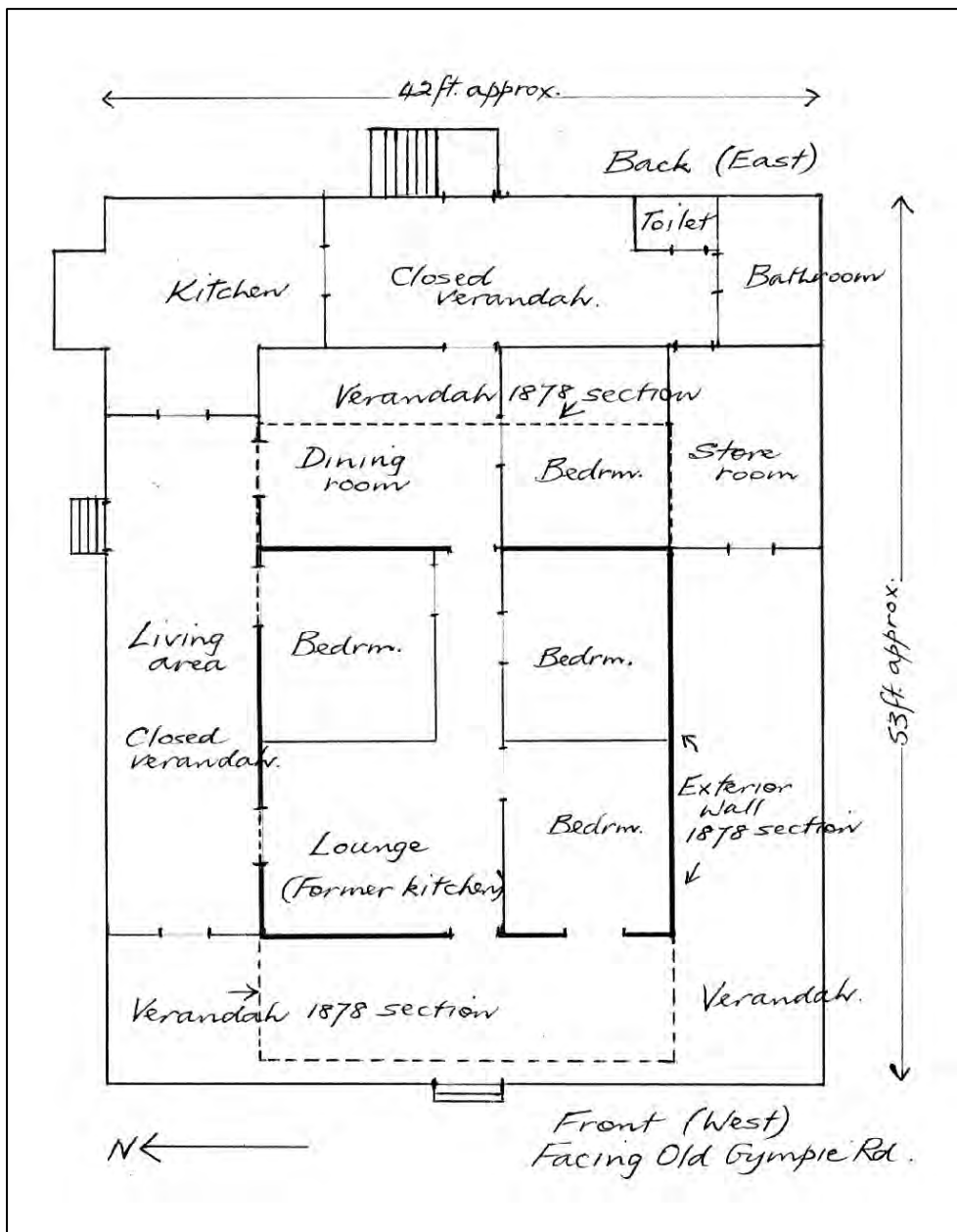
LAND AGENT'S DISTRICT OF Brisbane

Cat. No. M 33 1073

Road Survey through Blackall Range, 1883 Brisbane



Top: Bankfoot House, March 1930. Dismantling of the old accommodation house nears completion and work on the additions. Bankfoot House Collection
Bottom: Bankfoot House, March 1930. Family group on verandah. L to R Back; Ellie Fullerton (nee Burgess) with niece Ruby Clementina Burgess (nee Grigor), Mary Ferris (nee Burgess). Front; Bill and Clementina Ferris. Bankfoot House Collection



Bankfoot House, floor plan. Note outline of the section built in 1878 and the later additional rooms and verandah, which together form the present building.
Helen Page, Peachester 2002

V. Structural Description and Condition

Asset Numbers

The following are the Caloundra City Council's asset numbers for the buildings on the site

FM(TBA)	Bankfoot House Site
FMSHF5000	Bankfoot House Carport
FMHO5001	Bankfoot House
FMSA5000	Bankfoot House Shed
Diary	
FMSA5001	Bankfoot House Shed vehicle

House and Out-Buildings

On 16 April, 2003 Ross Mills, Facility Manager, Caloundra City Council inspected the house with Mr Bill Ferris and compiled a *Condition Assessment* report for Council prior to its purchase.

The dwelling was constructed at its current location in 1878. Prior to this the owners lived in a slab type dwelling and provided servicing to the Cobb and Co. Coaches. Remnants of the footings of the slab home can be seen today. The internal section of the existing house was constructed in 1878 from bush timbers that were sourced from local areas and milled on site. Many joints are of mortice and tenon and the bush saw marks on the timbers could still be clearly seen. The wall linings are timber boards and fixed on the external side of the walls. The roof members were also hand sawn and covered with sheet corrugated iron. The floorboards are also hand sawn and butted together, and in some places gaps are visible. The kitchen consisted of a wood stove attached to the side of the house. Bathing was undertaken in a copper with hot water being drawn from the stove. Pit toilets were used for sanitary purposes.

As the family grew the house was extended and this occurred in 1930. The works included the construction of a verandah around the existing perimeter of the house. Over the years the verandah was enclosed and rooms were built. The kitchen was still wood fired and was relocated at that time to the southeast corner.

Adjacent to the house is the old diary where the family carried out the milking. Today this building is used as laundry and storage area. The family also constructed another shed that has been utilised as a stable, workshop and a truck parking area in latter years, when motor vehicles became available. It must be noted that all the windows, doors and some furniture are hand made. The glass for the windows was transported by wagon to the dwelling prior to 1930.

In 1952 electricity was connected to the house. It is rudimentary in nature and will require checking prior to any public access. Today the house uses a septic tank for raw and grey water and this is discharged into absorption trenches to the rear of the house. Two 20,000-gallon rainwater tanks also service the house. The wood fire stove has been replaced with a gas stove that is operational.

The house has been constructed in the late 1800's and for that reason it does not meet any current building standards. It is still possible to allow the public to enter the building with restricted and approved access (through risk management contingencies). In my opinion, the house would be significantly historically undervalued if it were to be retro fitted to meet today's building standards. In general terms the main house building is in good condition. The Ferris family have replaced any damaged timbers and corrugated iron over the years and there are no visible indicators of wet rot or termites. The roof was replaced in 1982 and is in very good condition. Some of the verandah stumps have been replaced with steel some time ago.

There are signs of wet rot and termite damage to the dairy and stables. These buildings could be fixed and not used by the public but simply to view.

Normal access to the main building is via the front stairs located on the verandah. Disabled access will also be required and a discreet access could be

located on the southern side of the verandah, so as not to distract from the ambience of the building. The external verandah doorway could be widened to allow restricted access for disabled persons.

When speaking with Mr Ferris he indicated the fixtures and fittings were to remain in the building on loan to Council [subsequently purchased with the house]. Since most of the items are from different periods of time their value is greater as a group collection rather than as individual items. Council will need to consider the installation of an alarm system, or utilising a neighbour for this function to ensure security is maintained.

The current septic system has been in operation for many years and is capable of domestic use only. Public toilets external to this building will be required.

Steve Ralph (neighbour) has indicated that there is sandstone rock located approximately 600mm below the existing ground level. When the area is deluged by rain the existing topsoil becomes very wet and unstable, as the sandstone prevents adequate drainage. It is recommended that a soil test be carried out prior to the construction of any car park. Council should also consider listing the building on the National Register for Heritage Listed Buildings. This will preserve the asset and may gain funding from other sources to support its maintenance and operational requirements. Mr Ferris' father also served on the Landsborough Shire Council for many years.

In conclusion, this is a unique dwelling with a significant amount of local history attached to it. If the building were to be considered as a building in today's terms, it would be demolished. However, the significance is in the importance of the history of the local family to the City. Overall for building of its age it is in good

condition and is capable of restricted access by the public.⁴⁰

Open Shed

Constructed to house the Bullock Wagon the shed is a simple timber and corrugated iron structure. The shed appears to be solid however due to the amount of assorted material stored around the shed termites may be active and an inspection is necessary.

The wagon is at risk and requires attention as soon as possible. The wheels require some conservation attention. Stephen Ralph owner of the neighbouring *Spirit of Cobb & Co* has offered to assist with this work. The wagon needs to be safely supported while the wheels are removed.



Dairy and Laundry, showing shingled roof.



Shed and Garage

Total Asset Management Plan

It is Caloundra Council's direction to have in place Total Asset Management Plans

⁴⁰ Mills R, 'Condition Assessment Bankfoot House', *Caloundra City Council Internal Memorandum*, 24 July 2003

(TAMP) for the ongoing maintenance, rehabilitation and financial planning of all Councils assets. The Bankfoot House site would be included in this process however as the site has historical significance it is recommend by Mr Ross Mills that the TAMP be developed by an approved historical trained architect.

Further Mr Mills has advised that “

At this stage it would be very difficult to provide an accurate estimate on the maintenance and rehabilitation costs but I would expect the cost to develop the TAMP would be approximately \$10,000.00

I would recommend that an allocation of \$10k is approved to undertake the development of the TAMP and a budget of \$10k is initially utilised to maintain the building until such time as the TAMP is approved. At that stage Council's Property Management Unit would go back to Council to request a funding increased based on the TAMP results.

Significant Trees

The grounds contain a variety of trees including established Ficus (Fig), Bunya Pines, Gum, Guava and Mango Trees (*refer to the diagram p.26*)

Most are in good condition however it is advised to have an arborist inspect them.

Of particular concern is the Fig behind the house. It is in poor condition, possibly due to the low rainfall in 2002 and 2003. It is listed as a high priority matter, *Appendix C Summary Recommended Actions*.

This tree is particularly significant to the history of the house. Planted in the 1870's Bill Ferris tells the story of his father Jack and mother Mary Burgess who played in the tree as children and planted the Elkhorns on the tree.

The tree appears in many historic photos held in the collection.

There are several Bunya Pines on the property. They are all mature trees at approximately 40 m high. A large harvest of cones, 300 mm long and weighing up to 10 kg, occurs approximately every three years, during January to March. During this time the tree/s will need to be fenced off to protect the public/staff.

Grounds and Gardens

Most of the gardens contain original plantings. They are important as they provide another interesting layer to communicate the Bankfoot House story.

Most are overgrown and require maintenance. The garden at the rear of the house around the Fig is quite interesting. It contains remnants of original plantings. Its maintenance may improve the health of the Fig.

Some structures such as trellises and fences require attention to be sure that they are safe. Where possible the original material should be repaired.

The grounds of Bankfoot House offer significant opportunity. Where possible the original plants should be cared for.

Michael Hunt, Council's Parks Supervisor, Parks and Garden Unit inspected the site on the 19th August 2005. He provided estimate for the general maintenance of the gardens in their current form. He has also requested that City Arborist prepare a *Tree Plan*, that will identify each species and report on the condition of the trees and provide a list of recommendations.

The gardens could be expanded and become a feature in their own right. It would be important to retain and where possible regain the significance and character of the historic gardens and ensure that important vistas are cared for. A *Friends of Bankfoot House* group could provide community assistance to develop the gardens.



Ficus (Fig), Elkhorns and Garden. The poor condition of the Fig is evident..

Landscape Master Plan

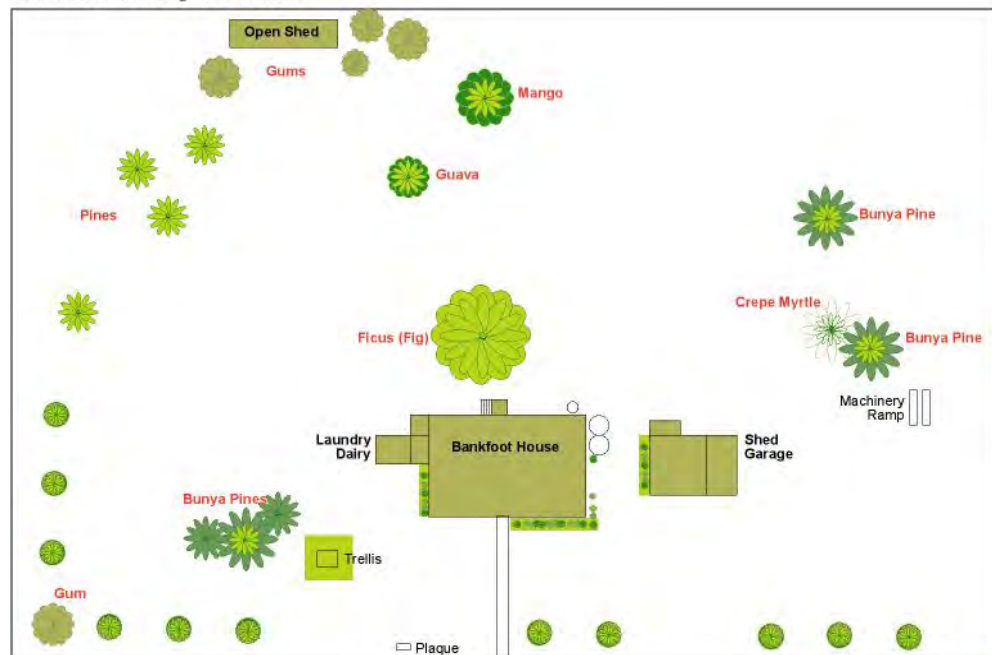
On advice from Caloundra City Council's Principal Landscape Architect a landscape master plan should be prepared to guide development of Bankfoot House Grounds. The Master Plan would consider such issues as:

- Historical research and conservation plan for the grounds
- Recommendations for care of existing trees based on a Tree Report

- Recommendations for ways to include additional buildings within the grounds in an appropriate manner
- Recommendations for sensitive development of parking
- Architectural guidelines for new structures
- Landscape recommendations based on the available maintenance resources
- Concept design of gardens including kitchen gardens and orchard areas
- Develop an appropriate signage strategy for the grounds
- develop non signage based interpretation opportunities of the history of the site and the interaction between white settlers and the indigenous population
- Provide recommendations for equitable access to the site and buildings
- Recommendations for addressing drainage issues on site

This master plan could be developed by Council's Environment, Landscape & Recreation Unit at a cost of approximately \$15,000 or by external consultants at a cost of \$30,000 as an indicative amount (includes consultation and presentation materials).

Bankfoot House: Significant Trees





VI. The Collection

Bankfoot House is a rare example of a place which until 2002, was owned and occupied by multiple generations of the same family. The contents of the house remain intact and therefore provide a unique, encapsulated record of Australia's domestic heritage.

The collection contains furnishing and fittings, clothing and textiles and domestic utensils dating from the 1800's to the late 1900's. It contains many documents, personal records, journals and photographs that have the potential to contribute to a greater understanding of the history of the region, and the history of Cobb and Co. and the Post and Telegraph Office.

Collection Survey

The Bankfoot House management plan required an inventory of the collection. Subsequently the *March 2005 Collection Survey* was undertaken.

The Heritage Collection Council's *reCollection* describes a Collection Survey as 'Information collected about the state of a collection or part of a collection, at a given time. Collection surveys can be as broad or as detailed as necessary. They are a snapshot of the collection, and a means of examining and recording the condition of a whole collection, rather than of a particular item. Collection surveys are useful for resource planning, collection maintenance, and developing conservation plans.'⁴¹

In addition to the survey detailed information was provided for the artifacts in the *Lounge Room* was by Bill Ferris and entered into the database. This sample, *Appendix F: Collection Database; Sample Component – Lounge Room*, provides an example of a detailed object entry.

In total 1185 objects were recorded in situ and were not regrouped, reorganised or

⁴¹ reCollections, *Glossary*, Heritage Collection Council, Canberra, 2000



Collection Survey March 2005.
Cataloguer, Imelda Miller

interpreted in any way. All objects remain in the room in which they were found, except documentation as defined below. Future research will establish links between the object and its era, use, relevance to the family and their way of life, and the local area.

All surveyed objects were:

- Photographed,
- Assigned an arbitrary reference number,
- Given a Primary, Type or Subject classification,
- Condition assessed; and
- Tagged with the corresponding number.

The following paper based items were grouped together and stored in archival quality enclosures:

- Letters,
- Photographs,
- Newspaper clippings, and
- Personal effects such as cards etc.

These items were briefly dry cleaned to remove surface dust. They were not photographed or given a number within this stage.

Collection Database

Work has commenced on the collation of the collection through the *March 2005, Collection Survey*. Some of the information collected has been entered on to the *MOSAIC*, database software, acquired by Caloundra City Council for its collections.

Each of the items entered from the Lounge Room have received a unique accession number.

MOSAIC, is designed for museums, historical societies, galleries, libraries and cultural heritage organizations that have collections. These collections are usually a combination of objects, photographs, documents, books, archives and artworks with data from associated historical research.

The system has been created in consultation with a broad range of organizations to:

- Comply with standards for collection documentation as established in Australia.
- Meet the needs of different size institutions. The system can be used by a range of small museums, which often rely entirely upon volunteers; or by large institutions with a number of full time professional staff.
- Have the ability to accession Objects, Artworks, Photographs, Documents, Books and Archive items.
- Include an Item Classification Index. Data entry fields allow “pasting” of important data from “Authority Lists” to help users enter data in a consistent manner. The Index and Authority Lists can be edited/replaced for specialist collections.
- Allow "Subject" information (People, Places, Events, Organizations and Themes) to be recorded so a researcher can find for example, all of the people and items in the database linked to a particular place.
- Display multiple images, video, audio, documents with item records. Supports most common Windows file formats.

- Help users to produce "professional quality" data, which can be readily transferred out of the system without rectification by "experts".
- The program has a "button" to create a file of non-sensitive data for direct transfer to AMOL (Australian Museums Online). This will enable greater accessibility to the collection and awareness of the Bankfoot House.

MOSAIC provides various types of Single and Multiple Reports, Lists, Labels and Letters.

Samples of the reports are presented in *Appendix E: Collection Database; Sample Reports*. They include:

- Item Administration Report – A report giving all details entered into the *Item and Administration Forms*.
- Condition Report – A report on data from the *Condition Form and Conservation Sub-Form*.
- Historical research report – A report giving all details entered into the *History and Research Forms*
- Public Item Report – A report giving non-sensitive details entered into the *Item and History forms*. This is the same data that can be exported to AMOL.

The collection catalogue will need to be divided into time periods of occupancy of the house to interpret the collecting habits, tastes and personalities of each of the occupants.

Collection Condition

The condition of all surveyed objects was defined in one of the following categories:

Good - Considering its age and use the object it is mostly intact and needs little or no conservation attention.

Fair - Considering its age and use the object has moderately deteriorated but is structurally stable on the whole. The object may require conservation attention but not as an immediate priority.

Poor - Considering its age and use the object has deteriorated to be structurally unstable, broken, or actively corroding. These objects are a conservation priority.

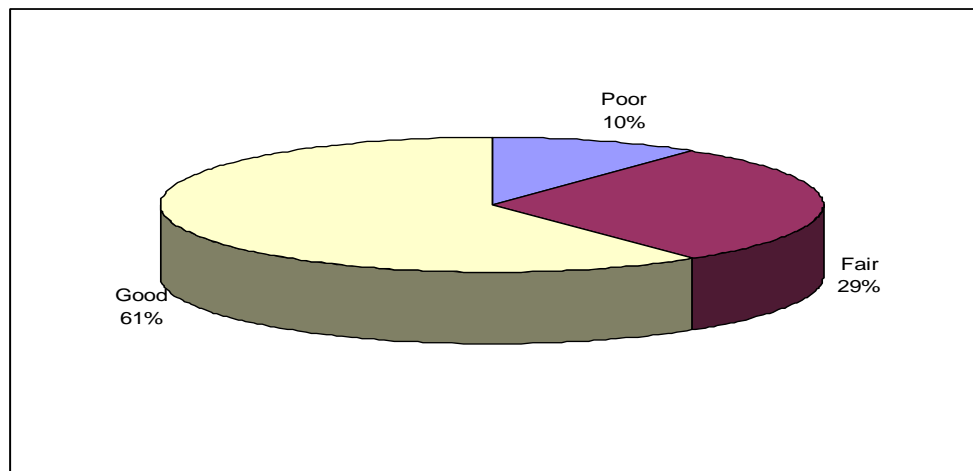
The following diagram describes the condition of the collection surveyed. It is estimated that once the paper based component is added these percentages will change to 40% Good, 40% Fair, and 20% Poor.

This means that a large percentage of the collection is at risk and requires attention.

All objects are dirty/dusty and will require some level of cleaning.

The collection contains bottles of medication and other products with unknown contents which could be corrosive or hazardous to health.

Health and safety regulations should be adhered to at all times while working on the collection. Until further cleaning is done, it is advised that people should wear dust masks whilst handling linen and boxes of books, working in enclosed rooms

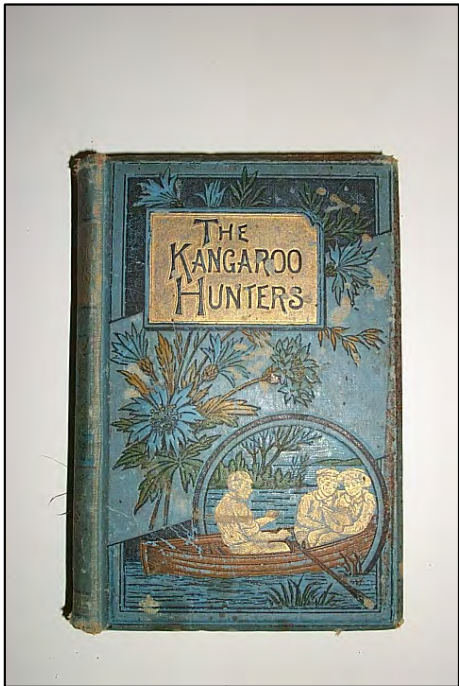


Condition of the collection surveyed, March 2005.

Collection Sample







VII. Collection Conservation

A **conservation plan** is the 'preparation of a strategy for the long-term care of collections. It involves identifying the conservation needs of collections, prioritising them and allocating resources to deal with them'.⁴²

The conservation plan will inform those involved how to care for the collection in a systematic manner.

It will:

- 'Determine conservation needs
- Increase knowledge in collections care
- Ensure that limited resources are used in the most efficient way
- Assist in securing grants and support, and
- Provide a well cared for collection'⁴³

Collection Content

As discussed, 1185 artefacts from inside the house have been surveyed. Further work needs to continue to include the large paper based component and artefacts in the out-buildings.

Moving from a survey to a complete catalogue entry will require the input of the Ferris family and local and qualified historians. Given the importance of involving the family the first three year stage recommends work concentrate on cataloguing the collection, discussed further in section IX. *Recommended Use and Interpretation*.

The survey has provided sufficient information to identify the resources needed to care of this collection including:

- Buildings and space available
- Paid staff and their positions
- Volunteers and their responsibilities and areas of expertise
- Existing budget and sources of income or grants

Collection Risks

The Conservation Plan will examine and provide preventative measures against

⁴² reCollections, *Glossary*, Heritage Collection Council, Canberra, 2000

⁴³ Museum Australia Victoria, Resources Conservation Planning P1

external and internal environmental risks. The following provides some example.

External Conditions

While the house appears to be structurally sound a building and pest inspection needs to be undertaken to determine aspects such as:

- The condition of the stumps
- The condition of the roof and guttering
- Fire hazards around and under the house

The house provides a fair buffer against external conditions. It can be improved by:

- Ensuring doors and windows are closing properly
- Exterior painting is maintained.

It is important that a *Property Preservation and Maintenance Schedule* is prepared and monitored inline with the *Conservation Policy*. (*Appendix B*)

Internal Conditions

The Conservation Plan will outline what internal conditions are being aimed for to meet the requirements of Collection Policy.

The environmental conditions examined should always include: temperature, relative humidity, light and pollution.

Collection Practices

The **Conservation Plan** will include an examination of the exhibition and storage areas to determine:

- Suitable permanent and temporary exhibition areas
- What items are to be on open or covered display
- What materials are used to create the display cases and mounts
- How often items are rotated between storage and exhibition
- The appropriateness of dual use storage areas
- What materials are used to wrap items, for enclosures and to construct storage systems.

This section would also examine the handling of the collection, such as:

- What the movement of collection items is within the building(s)
- How items are transported
- What equipment is used
- What the skills of existing staff and volunteers are

Collection Priorities

The **Conservation Plan** will describe the collection's priorities and the steps required to conserve the items listed.

Appendix C Summary Recommended Actions provides a preliminary priority list. In respect to the collection

High Priority

- Write a *Conservation Plan* for tasks related to the Collection
- Prepare a *Property Preservation and Maintenance Schedule*
- Remove the wheels from the timber wagon for Stephen Ralph to repair. Sit wagon safely

- Undertake a termite inspection of the timber wagon, treat if required and develop a periodic inspection schedule
- Complete the safe packing of the fragile paper based and textile components of the collection
- Relocate (temporarily) the fragile paper based material to a controlled environment for safe storage such as the Caloundra City Libraries Social History Collection
- Prepare a *Counter- Disaster Plan* and assemble a 'Disaster Bin' for reaction and recovery

Medium Priority

- Continue to enter the collection onto the *Mosaic* Collection Database
- Ensure that back-up records are held off-site
- Continue the survey of objects in the Out-Buildings
- Plot the Light and Ultraviolet Radiation levels to determine if there are any problems

Low Priority

- Conserve the family photo albums

VIII. Significance

Guiding Principles

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) provides the guiding philosophy for the care of important places.

The Burra Charter defines the basic principles and procedures to be observed in the conservation of important places.

The principles and procedures can be applied to places including buildings, sites, areas, structures, ruins, archaeological sites and landscapes modified by human activity.

The charter is based on principles that are accepted world-wide. In 1984 the committee adopted guidelines to assist in determining cultural significance:

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.

In the Burra Charter, assessing cultural significance means determining the aesthetic, historic, scientific and/or social value of a place.⁴⁴

Aesthetic value: The place has "*positive visual or sensory appeal, landmark qualities and/or creative or technical excellence.*" (From the *NSW Heritage Manual*)

Historic value: "*A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase, or activity. It may also have historic value as the site of an important event.*" (*Guidelines to the Burra Charter: Cultural Significance, 2.3*) Historic value need not only be defined in terms of the "famous and important". The everyday and ordinary are also valued.

Scientific value: This value is often more appropriate to places of natural or

environmental significance. *The NSW Heritage Manual* defines "scientific" as "technical/research" and refers as well to archaeological and industrial places. "*Items having this value are significant because of their contribution ... to an understanding of our cultural history*"

Social value: "*Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.*" (*Guidelines to the Burra charter: Cultural Significance, 2.5*) *The NSW Heritage Manual* suggests that this social value should be an expression of contemporary community esteem.

Representativeness means that an item (place) may have significant value because it is a fine representative example of an important class of significant items or environments. In other words, it offers a good example of such places of some importance in Australian history.

Rarity means that an item (place) may be significant because it represents a rare, endangered or unusual aspect of our history or cultural environment.

⁴⁴ reCollections, *Assessment of Significance*, Heritage Collection Council, Canberra, 2000

Statement of Significance

The Oldest

The central section of Bankfoot House, dating from 1878, is the oldest surviving building in the Glass House Mountains district.

Local Significance

Bankfoot House has played a significant role in the local community, providing the coach stage, the Post Office, store and butcher's shop, accommodation for travellers, and a centre for district activities.

Regional Significance

- William Grigor's partnership with Low and Pettigrew was very significant in helping to establish the timber industry in the Sunshine Coast region.
- Bankfoot House played an important role in the pattern of European settlement in south-east Queensland. Its situation on the Gympie Road was a vital link in the development of transport and communications between Gympie and Brisbane. From 1868 this road allowed the change from coastal and river water to land transport, and thus had a major impact on the development of industries and communities along the route.

Rarity

The Caloundra City Council's Cultural Heritage Report (2002) states: 'Bankfoot House is significant as evidence of the site of a major coaching stop on the Brisbane-Gympie road built to serve the Gympie goldfields ... little evidence remains of many of these sites. Bankfoot House and associated structures and features are one of the most intact of a coaching stop.'⁴⁵

Within Bankfoot House there exists an unusual degree of preservation of documents, photographs, household effects etc, because the building contents have remained in the same family from 1868 to 2002. Each generation has made an effort to record and preserve the family and community history. The result is a unique, encapsulated record.

Associational Significance

Bankfoot House is associated with the Grigor, Burgess and Ferris families. Members of these families have made a significant contribution to the district in respect to local industries, community life and local government.

Ability to demonstrate

Bankfoot House is able to demonstrate within its existing fabric examples of earlier building techniques, adaptation over the years, and the resourcefulness and values of periods like the Depression years when materials were never wasted if they could be used for some practical purpose.

Conclusion

This is a house steeped in history, both by association and in its existing fabric. In Bankfoot House, we find links not only with stirring events like the Gympie gold rush and the development of communities, industries and transport in south-east Queensland, but also with the family and community lifestyles of each generation from 1868 to the present.

⁴⁵ Blake, T. 'Interim Report: Cultural Heritage issues', Caloundra City Council Planning Scheme Review, www.caloundra.qld.gov.au, p. 15. updated May 2002

IX. Recommended Use and Interpretation

Bankfoot House is suited to low volume visitation targeting independent travellers. While large groups such as schools students and coach travelling tourists should be catered for, their numbers will need to be monitored to ensure the preservation of the collection, house and site.

It will take several years for Bankfoot House to realise its cultural tourism potential. Before it is 'open' to the public a volunteer *Friends of Bankfoot House* group should be formed to work under the guidance of a part time curator. Time and resources must first be allocated to cataloguing and researching the collection, providing its safe storage and some conservation.

With this work well underway an education and public program can be prepared and interpretative materials designed and installed within the house and its surrounds.

With the construction of an appropriately designed 'cottage' a specialised residency program will see artists, writers, composers and researchers spend time at Bankfoot House and provide arts outcomes for the Glass House Mountains and Caloundra City.

Finally, a small gallery and shop area would add to the sites ability to communicate its story and cater for visitors.

Stage One: Resources, Procedures, Facilities and Interpretation

S1a: Curator

To ensure that Bankfoot House develops in accordance to its conservation policies (*Appendix B*) and becomes accessible and interesting connecting with other heritage, education and tourism initiatives a part time Curator should be employed to manage the operations and development.

The Curator would secure the equipment and volunteer personnel for the next stages. They would design and implement an operations and procedures manual for the volunteers.

The Curator would train and supervise the volunteer group and manage the work

identified in *Appendix C Summary Recommended Actions* are progressed and reviewed.

S1b: Friends of Bankfoot House
Like most public museums and heritage sites Bankfoot House would benefit from the support of a dedicated group of volunteers. A well trained and supervised *Friends of Bankfoot House* group would undertake tasks such as:

- Collection cataloguing
- Collection research
- Collection storage
- Assist with public programs
- Guiding/Enactment
- General house keeping
- Care and develop of the gardens
- Assist with fund raising activities

S1c: Public Facilities

Before the public can access the site the following issues need to be examined and resolved, as identified by Richard Prout and described in the Building Inspection Report (*Appendix C*):

- To convert Bankfoot House, a Heritage Listed Class 1a dwelling into a 9b museum for the use of the general public will trigger the following Development Applications:
 - Material Change of Use Impact Assessment for a museum.
 - The application will require referral to Environmental Protection Agency (EPA).
 - Operation works Approval will be required for the proposed:
 - Driveway access and
 - Car parking (no. of spaces required to be decided by Growth Management)

Building Issues

The proposed change of use will trigger a Development Application for Building Work and Plumbing.

The following requirements of the Building Code of Australia (BCA) will need to be addressed as part of the application process:

- The structure will require Disability access in accordance with Part D3 of the BCA namely:
 - Access through the proposed main entrance of the building.
 - Access to the public areas within the structure.
 - Access from the car parking area to the structure.
 - Access to the public toilet.

- An Engineers Certification will be required for the existing flooring system to confirm its suitability for the addition traffic in accordance with AS1170.1 Loading Code.
- The proposed main entry to the building will need to be altered to act as a fire exit to be able to open with-out a key from the inside and swing in the direction of egress outwards.
- There will be a requirement to provide fire extinguishers within the structure.
- There will be a requirement to provide toilet facilities for staff and the general public on the site. This can be achieved with one unisex disability accessed toilet located if necessary clear of the existing structure.
- As part of this work there will be a requirement for a new onsite disposal system.

Interpretation, Education and Public Programs

S1d: Passive Interpretation

It will take at least three years before Bankfoot House is able to cater for visitors. Prior to this Council should initiate interpretative methods that will not impact on the site such as interpretive signage and CD information.

Interpretive Signage

Signage that can be read from the fence will offer historic, interpretative information and assist to promote the development of the site. This signage should include the key themes, incorporating information and photographs.

Heritage Pathway Interpretive CD

The interpretive CD is an information package for self drive tourists that investigate the heritage of key sites in the Glass House Mountains. This CD would be distributed by Caloundra's Visitor's Information Centres.

Funding for this initiative has been sought through an application by Caloundra City Council to the Australian Tourism Development Program (ATDP) in June 2005.

S1e: Education Programs

Develop a range of on site and online education activities for school, tertiary students and families.

Given the isolated location Bankfoot House will require well written, relevant education activities to ensure visitation and provide an interesting and accessible historic site.

School Students

It is advised that the education material be commissioned and involve if possible Education Queensland.

For schools Bankfoot House would provide opportunities under the key learning area of *Studies of Society and*

Environment. A range of programs will help young people understand how people's life experiences are the result of particular social, cultural, economic and environmental relationships that characterise communities at particular times and places.

The values, concepts and skills of the learning area are drawn from a range of traditions of inquiry. These disciplines include:

- History
- Politics
- Law
- Geography, and
- Sociology, and studies such as:
- Gender
- Environmental
- Aboriginal, and
- Cultural Studies

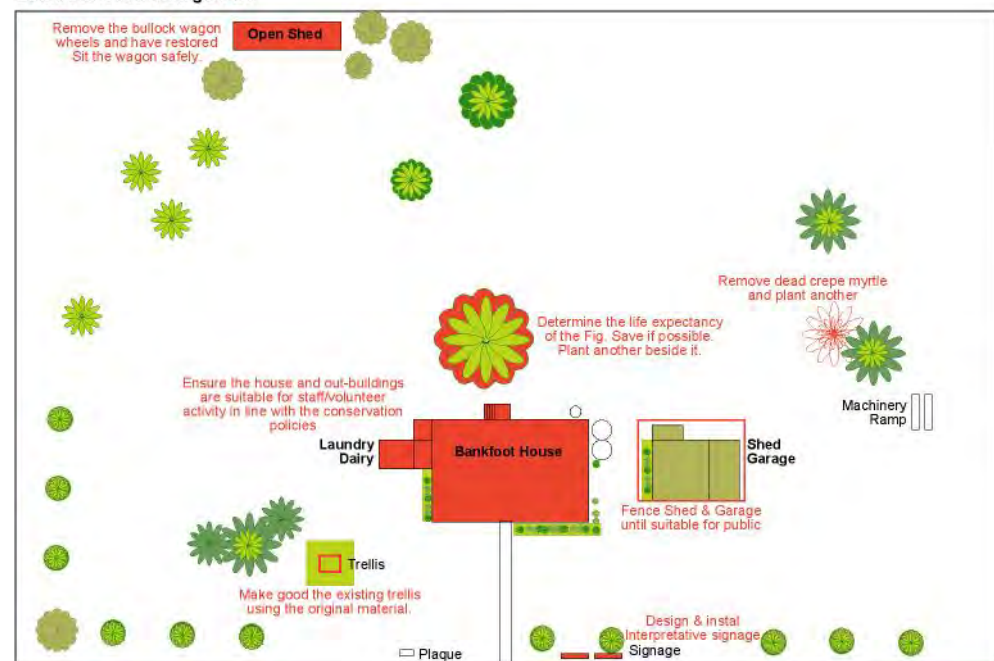
Tertiary Students

Specialised programs can be designed in partnership with universities and TAFE colleges.

These programs may include activities under:

- Museum Studies
- Conservation

Bankfoot House: Stage One



- Architecture
- Interior Design, and
- Landscape Architecture

Activities could be designed to encourage students to investigate the decorative finishes of the house - internal and external, achieved through research, sample paint scrapings and so on to reflect styles of the different period and occupants.

A case in point is the work undertaken by several Graduate Diploma Interior Design students from the School of design and Built Environment, Queensland University of Technology, who in March – June 2005 developed and *Interpretative Plan for Bankfoot House*. Their brief was to explore interpretation and conservation, and to make the site financially viable. The students visited and researched Bankfoot House and presented their plans and designs to specialised panel.

Visiting Families

Design activity sheets for families with primary – junior secondary school children to encourage them to investigate and understand the key themes.

Several educational and entertaining activities examine:

- The families
- The house
- The gardens
- Mt Tibrogargan & the Glass House Mountains

Other activities

- An staged archaeological dig
- Historic treasure hunt
- Horse drawn transport in partnership with *The Spirit of Cobb & Co*

S1f: Community Heritage Festival

To ensure that community has some access to the site, particularly during the early stages a community heritage festival that celebrates the heritage of the Glass House Mountains could be presented on the Bankfoot House site. This could be developed as a fundraiser by the *Friends of Bankfoot House*. Partners may include

- Spirit of Cobb & Co
- The neighbouring Quarry
- GMAN

- Glass House Mountains Visitors Information Centre
- Caloundra City Libraries

Funding for this initiative has been sought through an application by Caloundra City Council to the Australian Tourism Development Program (ATDP) in June 2005.

Stage Two: Mary Grigor Cottage and Gardens

At first it will be necessary to store some of the collection at a safe off-site location such as Landsborough Shire's Historical Museum.

Items such as:

- Family photograph albums,
- Original documents,
- Original photographs,
- Diaries and journals, and
- Some textiles.

However it is important that in-time the site is equipped to hold its own collection to enable accessibility and research.

As the house or out-buildings would require significant modification to safely store the collection it is recommended that a new building be constructed on the site.

A 'cottage' designed sympathetically to suit the history and aesthetics of the site should be constructed as a multi-purpose facility to accommodate:

- Climate controlled collection storage,
- Curator/Friends' work room,
- Staff Kitchenette/ Toilets,
- Preparation/research area, and
- Artist/writer in residence accommodation/studio.

The building should be called "Mary Grigor Cottage" in recognition of Mary's:

- Commitment to the community,
- Her respect among the community,
- Her work as a host, and
- Her importance as a midwife for the growing community

S2a: Collection Accommodation

A secure climate controlled collection store for the fragile paper-based and textile components. The store should be equipped with suitable shelving, perhaps a

small compactus to safely hold the collection. The room should be/ include:

- Fire rated
- Appropriate lighting
- A work/ preparation bench.

Advice on air-conditioning should be sought.

Until such time as suitable storage can be provided the paper based material should be stored with the Caloundra City Libraries Social History Collection.

S2b: Staff Accommodation

The collection store should be connected to an area for the staff that provides a Curator and Friends' work room, staff kitchenette and toilets and preparation/research space.

This space will see staff/volunteers move from the house making way for interpretative information/ structures.

S2c: Residency Accommodation

The Residency Program at Bankfoot House would offer professional writers, researchers, composers, and visual and performing artists the opportunity to pursue their particular art form while being surrounded by the inspiring history and landscape of the site and Glass House Mountains. The program provides a cottage to selected participants for a two-six week period.

The recipients would be expected to present a public program during their residency. This interaction could be tailored to an individual's medium, interest and experience. Examples of programs include a demonstration, talk, explorative hike or a performance. The recipients would provide their own supplies and equipment.

The Residency Program would aim to share the scenic beauty and the many stories of the Glass House Mountains and Bankfoot House.

The Bankfoot House Residency Program would perpetuate the memory of Mary Grigor.

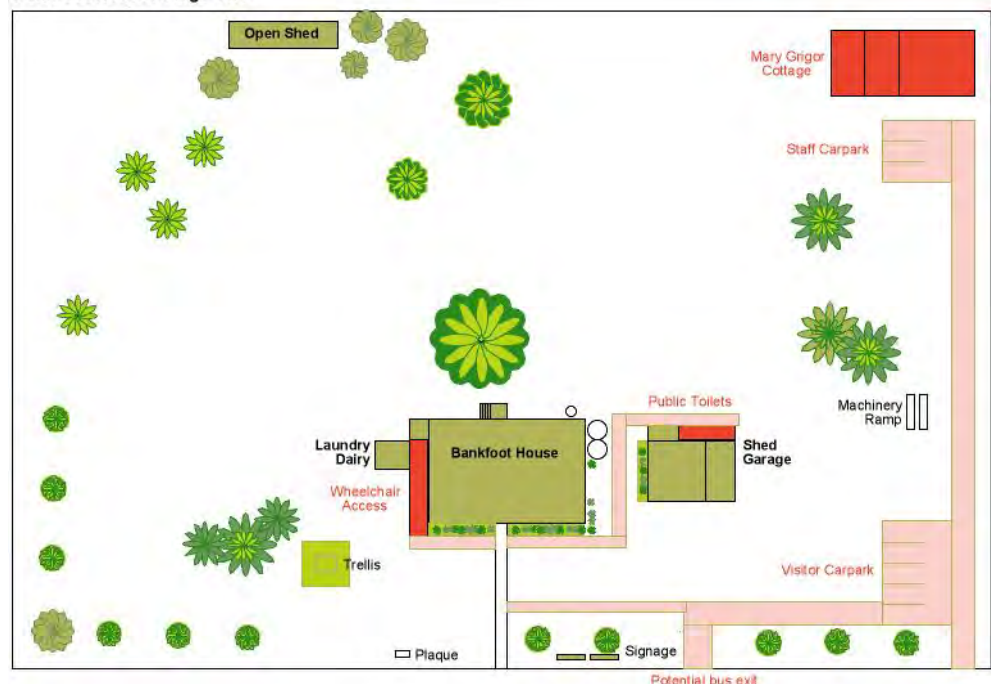
The 'studio' should contain one bedroom and bathroom, a small kitchen, living area and studio space. It should be fully furnished including linens and kitchenware.

S2d: Gardens and Interpretative Paths

The gardens should be considered an important part of the Bankfoot House story. Significant trees, original flower gardens, exotics and fruit trees should be preserved.

Further, there is scope to develop the gardens of Bankfoot House to become a feature in their own right.

Bankfoot House: Stage Two



This development should be done in keeping with the history, aesthetic of Bankfoot House. The gardens of Bankfoot House could become a leading example a domestic heritage garden.

Paths through the gardens could provide interpretive information for various parts of the property such as the location of the original buildings.

The garden and paths would provide an opportunity to acknowledge the relationship between the white settlers and aboriginal people.

Stage Three: Jack Ferris Gallery

At a time when the collection has been catalogued, the community heritage festival an annual feature, the residency program running successfully and visitor numbers are at level to warrant an additional initiative, Staff and Friends could develop a Gallery and Coffee Shop within the Garage.

S3a: Gallery

The Jack Ferris Gallery could be built within the Garage, retaining its exterior shell and character.

The gallery would acknowledge the popularity of Jack Ferris within the community and recognise his commitment to safeguarding the region's heritage.

The Gallery offers the opportunity for staff to display the collection, through thematic exhibitions in museum standard setting. It could also display work developed as part of the residency program, local country crafts and woodworking.

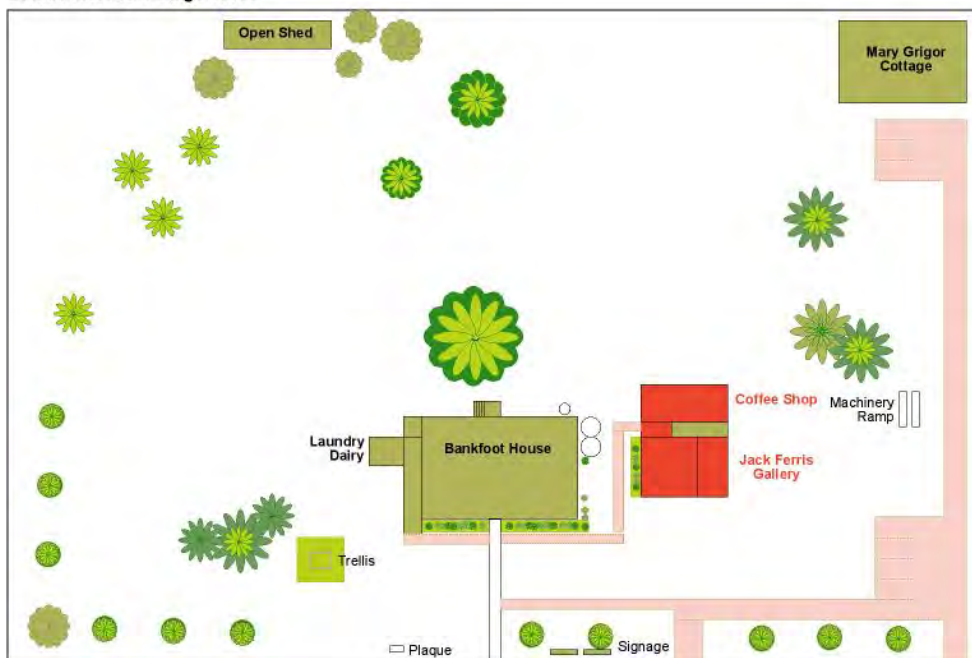
S3b: Coffee Shop

In addition to the Gallery a Coffee Shop could be constructed behind the Gallery with views over the site and to Mt Tibrogargan.

By offering simple refreshments it would encourage people to stay longer and enjoy the Bankfoot House experience.

A small commercial area offering local country crafts and woodworking for sale may provide a modest revenue stream.

Bankfoot House: Stage Three



X. Management

Management Structure

It is recommended that the operations of Bankfoot House be managed by Caloundra City Council and that a Property Preservation and Maintenance Program be managed by Council's Property Maintenance Unit (PMU)

PMU would be responsible for the maintenance and rehabilitation of all the built assets and utilities to the site.

Operational, Program and Landscape costs would be borne by the Community Lifestyle unit.

As advised by Ross Mills (PMU Facilities Manager) Property Preservation and Maintenance includes;

- Vandalism to the assets not the contents
- Rehabilitation /Program works
- Repairs and maintenance to the assets not the contents
- Scheduled maintenance
- Security

It will be important for the units to regularly review and monitor the Property Preservation and Maintenance Program and actions/work undertaken to be sure that they are meeting the requirements of the Conservation Policies.

Caloundra City Heritage Program

It is envisaged that Bankfoot House would be part of an expanding program of heritage for Caloundra City. The program, managed by heritage and arts professionals in Council's Community Lifestyle Unit would include activities such as;

- museums,
- sites
- collections
- education and public programs,
- exhibitions and displays
- festivals and community events
- community information and professional development,
- local and regional networks
- seminars and conferences

- funding programs

Income

In the early stages Bankfoot House has the potential to attract income via admission and tour fees. As the site develops revenue from an annual heritage festival, commission on sales and venue hire may be added.

Admission fee for like heritage sites for the National Trust of Queensland are; Adults \$7 Children \$2 Concession \$5.50 Family \$16 (2 adults 4 children). For the Historic Houses Trust, NSW they are; Adult \$7, Child/Concession \$3, Family \$17.

The admission fee for Bankfoot House should reflect the product or visitor opportunities as they develop.

Caloundra City Council and Bankfoot House stakeholders should understand that the revenue that Bankfoot House generates will be small and that its operations will require continued support.

Funding

Bankfoot House will qualify for a range of project specific funding. Council or the *Friends of Bankfoot House* are encouraged to apply to local, state and federal; community, arts, heritage, education and tourism programs.

The project specific funding will assist with the development of initiatives such as the; Education Program, Community Heritage Festival, Interpretive Program, Catalogue and Research Program.

The Museum Development Officer for the Museum Resource Centre - Sunshine Coast / Wide Bay Burnett will be able to assist to source suitable funding programs.

XI. Cultural and Heritage Tourism Links

In recent years the cultural tourism potential of the Glass House Mountains has improved through changed tourism ‘tastes’ and traveller, travelling trends.

Independent travelers have become a major market. They are interested in learning about a place’s culture and heritage. They do this by attending or visiting unique, authentic and interesting experiences such as; theatre, concerts or other performing arts; museum or art galleries; art/craft workshops/studios; festivals or cultural events; aboriginal art/craft, cultural displays, or sites; history/heritage building, site or precinct; interpretative walks, parks and sites.

As for all regions the competing demands of different sectors of tourism and demand for development and economic growth, as well as the different cultural and aesthetic values make the issue of what is to be conserved and what is developed and in what form, particularly difficult.

Caloundra City Council has recognised the potential for the region and the importance of informed strategic conservation and development. The purchase by Council of Bankfoot House and the closure of the Coonowrin camping reserve were important initiatives in 2004.

Glass House Mountains Cultural Heritage Pathways

In April 2005 Council’s Community Lifestyle Policy commissioned a *Glass House Mountains Cultural Heritage Pathways Study*.

The study brief identified the need for the project

Glass house Mountains is an area of great cultural and historical significance with a background of both indigenous origin and of pioneering settlement. At present there are many individual areas of cultural and heritage importance that, through fragmentation as separate sites at various geographic locations, are not adequately appreciated. As a group of inter-connected sites these areas are significant.

Council recognises the fragmentation and has identified the area as an opportunity

for community and economic development.

An increased demand for access to natural and cultural heritage, and enhanced individual and community wellbeing support this study.⁴⁶

The projects purpose and outcomes included, “to prepare a Master Plan that provides a strategic/conceptual direction on the incorporation of both scenic natural and iconic cultural heritage sites as an accessible and inclusive network.” [To enable the Glass House Mountains] Become a recognised community and tourist destination that embraces and reflects the rich cultural heritage and natural assets of the area.⁴⁷

It is envisaged that the Glass House Mountains Cultural Heritage Pathway would link and overlay with other heritage pathways and tourism trails throughout the city and region.

They would be promoted both individually and collectively to encourage visitors to extend their stay.

Although the study is being undertaken at the same time as this Management Plan there is a strong community expectation that Bankfoot House would be the central point of the heritage network.

This Management Plan acknowledges this community’s expectation, integrates the house with other heritage sites and tourism initiatives in the Glass House Mountains and Caloundra City.

Museum Resource Centre Network Bankfoot House would benefit from being included as part of the schedule of projects identified under the Service Level Agreement for the Museum Development

⁴⁶ Community Lifestyle Policy, ‘Glass House Mountains Cultural Heritage Precinct Study’, Caloundra City Council, February 2005.

⁴⁷ Community Lifestyle Policy, ‘Glass House Mountains Cultural Heritage Precinct Study’, Caloundra City Council, February 2005.

Officer (MDO), Museum Resource Centre -Sunshine Coast / Wide Bay Burnett.

The MDO provides a professional advisory and “hands on” training service to museum employees, paid and volunteers. The service covers all areas of museum operation including policy development, funding, collection development, conservation, interpretation and marketing.

Caloundra City Residency Program

The Bankfoot House Residency Program could be a part of a unique Caloundra City Residency Program held throughout the year at city wide sites and associated with a variety of initiatives such as:

- Kawana (Kawana Community Hall)

- Maleny (connected to the Great! Walk Sunshine Coast),
- Landsborough (Historic Museum and Village and the Ken Hinds Cultural Heritage Collection), and
- Caloundra (Regional Gallery and
- Caloundra Libraries Social History Collection).

The program would encourage local, national and international artists and researchers to produce work that examines and celebrates Caloundra’s heritage and culture.

The program would encourage professionalism and linkages, stimulating events and activities, tourism and economy.

XII. Appendices

Appendix A: Cost Estimates

Disclosure

The cost estimates consider the financial resources required to conserve and develop Bankfoot House over a 3 x 3-year period. As progressed the new initiatives will encourage increased visitation and cause increased operational and maintenance costs. While this is reflected in the estimates it should be noted that it difficult to determine the visitation growth over the nine years. Therefore the increase in operational and maintenance cost are conservative estimates.

The cost estimates need to be scrutinised through a *Total Asset Management Plan* by the Council's Property Management Unit

Source

Building estimates have been sourced from the Rawlinsons Australian Construction Handbook, 2005 edition. They are based on the cost of building within the metropolitan area of Brisbane with the addition of a country loading for the Sunshine Coast.

Descriptions

Buildings

Mary Grigor Cottage: Based on - Individual house, medium standard, framed at 100sqm

Public Toilets: Based on – Single storey, standard construction and basic finishes, male, female and handicapped areas at 20sqm.

Car Parking: Based on – Open parking area, including bitumen paving, stormwater drainage, minimal lighting, and some landscaping at 8 car spaces.

Jack Ferris Gallery: Based on – Galleries and work areas, high standard finishes at 40sqm

Coffee Shop: Based on – Retail, suburban neighbourhood shops, including standard shell construction, fittings and services and air-conditioning at 60sqm

Planning Costs: Based on- 12 and 20 percent of the total, highest building estimate.

Programs

Within the **Operational Program**, the Education Program, Community Heritage Festival, Interpretive Program and Research Program have been itemised.

The **General**, Operational Program component comprises:

- Wages & Salaries
- Advertising
- Cleaning
- Computer Expenses
- Consultants
- Contractors
- Electricity
- Equipment Expenses – Other (<\$5000)
- Garden – Development & Maintenance
- Inspection Costs
- Insurance Building
- Insurance Collection
- Insurance Minor Claims
- Maintenance/Repairs Other
- Photocopying
- Postage
- Printing & Stationary
- Rates
- Security
- Sundry Expenses
- Telephone – Voice
- Telephone – Mobil
- Vandalism - Contents
- Contractors – GST exclusive
- Sundry Expenses
- Consumables
- Rentals – Operating Leases
- Internal Invoice Charges
- Management Cost Centre Charges
- Corporate & Divisional Charge

The **Property Preservation and Maintenance** component comprises:

- Security - Patrol
 - Fire Safety
 - Maintenance Schedule
 - Vandalism to the assets not the contents
 - Repairs/maintenance - assets not contents
 - Security
 - Rehabilitation /Program works
-

Stage One: Resources, Facilities and Systems

Three-year Plan: 2006/2007 – 2008/2009

Initiatives	Budget Estimate
Stabilise buildings and gardens	25,000- 35,000
Planning Cost	4,000- 7,000
Signage & Heritage Pathway Guide	10,000- 15,000
Three-Year Operational Program	144,000- 186,000
General	120,000- 150,000
Collection Cataloguing and Conservation	15,000- 21,000
Education, Interpretation, and Research Program	9,000- 15,000
Three-Year Property Preservation and Maintenance	60,000- 90,000
Total	\$243,000- 333,000

Stage Two: Mary Grigor Cottage

Three-year Plan: 2009/2010 – 2011/2012

Initiatives	Budget Estimate
Erect New Building: Mary Grigor Cottage	105,000- 111,000
Erect New Car Parking	22,000- 24,000
Erect the Public Toilets to the rear of the Garage	40,000- 43,000
Planning Costs	21,000- 37,000
Three-Year Operational Program	142,000- 219,000
General	120,000- 150,000
Education Program:	9,000-15,000
Community Heritage Festival	12,000- 18,000
Interpretive Program:	9,000- 15,000
Catalogue/Research Program:	15,000- 21,000
Three-Year Property Preservation and Maintenance	70,000- 100,000
Total	\$400,000–534,000

Stage Three: Jack Ferris Gallery

Three-year Plan: 2012/2013 – 2014/2015

Initiatives	Budget Estimate
Reconfigure the Garage to: Jack Ferris Gallery	142,000- 150,000
Erect a Coffee Shop to the rear of the Garage	56,000- 98,000
Planning Costs	30,000- 50,000
Three-Year Operational Program	171,000- 222,000
General	120,000- 150,000
Education Program:	9,000-15,000
Community Heritage Festival	12,000- 18,000
Interpretive/Exhibition Program:	15,000- 18,000
Catalogue/Research Program:	15,000- 21,000
Three-Year Property Preservation and Maintenance	70,000- 100,000
Total	\$469,000–620,000

Appendix B: Conservation Policies

The Conservation Policies, arising from the need to retain and protect the significance of Bankfoot House are identified as:

Policy 1

To ensure that the current and future care, development and management of Bankfoot House, site, buildings and setting, are informed and supported by accepted principles of conservation.

Policy 2

To ensure that all work carried out at Bankfoot House will aim to protect, or to recover and record, the cultural significance of the buildings and site.

Policy 3

To establish the conservation of Bankfoot House and the protection of its significance firmly at the heart of the process of determining and implementing plans for future use and management of the site and buildings.

Policy 4

To take full account of the community interest in accessing the site and collection

Policy 5

To make decisions and carry out works in a manner which retains significance and avoids erosion or destruction of evidence

Policy 6

To meet statutory and legal requirements.

Policy 7

To adopt a 'minimum intervention' approach to repair and conservation, employing only such modest and conservative repairs as are required to render the building or artifact safe, both structurally and in the sense of halting progressive deterioration.

Policy 8

To ensure that full conservation records are made of all interventions and alterations in the historic fabric of building and site, and maintained as part of a permanent site archive

Policy 9

To establish and maintain a proper programme of preventative conservation management, with planned monitoring, inspection, maintenance and where necessary repair.

Policy 10

To adopt a vigilant approach to the removal of any fabric from the site

Policy 11

To adopt a vigilant approach to the introduction of any fabric onto the site.

Policy 12

To retain and where possible regain the significance and character of the historic garden and ensure that significant trees and vistas are cared for.

Policy 13

To respond to the need for new development on site, determining possible locations for such development to minimise damage to the significance and setting of the house and garden.

Policy 14

To protect Bankfoot House and its setting as far as possible from current and future intrusive elements, and nearby development.

Appendix B: Building Inspection Report

Date of inspection 19 August 2005

Introduction

It is proposed to convert the existing Heritage Listed Class 1a dwelling into a 9b museum for the use of the general public.

Planning Scheme Requirements

The property is within a Rural Precinct as per the Caloundra City Plan as such the proposed change of use will trigger the following Development Applications:

1. Material Change of Use Impact Assessment for a museum.
Note the application will require referral to Environmental Protection Agency (EPA).
2. Operation works Approval for the proposed:
 - (a) Driveway access and
 - (b) Car parking (no. of spaces required to be decided by Growth Management)

Building Issues

The proposed change of use will trigger a Development Application for Building Work and Plumbing. The following requirements of the Building Code of Australia (BCA) will need to be addressed as part of the application process:

- The structure will require Disability access in accordance with Part D3 of the BCA namely:
 - Access through the proposed main entrance of the building.
 - Access to the public areas within the structure.
 - Access from the car parking area to the structure.
- Access to the public toilet.
- The access inside the structure appears to be generally complying with the above code however there may be some minor alterations required to some of the door openings.
- An Engineers Certification will be required for the existing flooring system to confirm its suitability for the addition traffic in accordance with AS1170.1 Loading Code.
- The proposed main entry to the building will need to be altered to act as a fire exit namely;
- Openable with-out a key from the inside and
- Swing in the direction of egress namely outwards.
- There will be a requirement to provide fire extinguishers within the structure.
- There will be a requirement to provide toilet facilities for staff and the general public on the site. This can be achieved with one unisex disability accessed toilet located if necessary clear of the existing structure.
 - Note as part of this work there will be a requirement for a new onsite disposal system.

At the inspection the following additional issues were also identified:

- The existing plumbing system and effluent disposal system should be inspected by one of Council plumbing inspectors to confirm its suitability.
- The drinking water onsite may need to be improved to a drinking standard (see Councils health team)
- The electrical system should be inspected by a licensed electrical contractor.
- The structure should be inspected by a licensed pest controller as at the inspection there was evidence of termite activity. Plus any severely damaged structural elements will require replacement.
 - Also it is recommended that the space under the house is cleaned out to help reduce any further termite attack.
- There were two timber support stumps under the structure that appeared to be in need of replacing. However their suitability can be assessed by the Engineer as part of the Certification of the flooring system.
- It is recommended that prior to any sanding back of paint products that they are tested for lead content.
- There are a number of existing outbuildings onsite that will require some repairs and additional tying down. It should be noted that the shed structure to the south of the existing dwelling appears to be in a poor condition with some structural elements having been affected by termite damage.
 - It is recommended that repairs on this structure are carried out as a priority.

Richard Prout, Building Certifier

Appendix C: Summary of Key Recommendations

1. Endorse the Use and Interpretation recommendations of Bankfoot House as outlined in this report, which include:
 - a. Endorse the Conservation Policy,
 - b. Employment of a part-time Curator,
 - c. Establish a *Friends of Bankfoot House* volunteer group,
 - d. Endorse the extension of facilities, and
 - e. Develop an Education and Public Program.
 2. Submit the property with the National Trust listing
 3. Prepare a Total Asset Management Plan (TAMP)
 4. Prepare a Tree Plan
 5. Prepare a Landscape Master Plan
 6. Actively target grant and sponsorship opportunities in conjunction with the *Heritage Pathway* initiative,
 7. To be delivered in a 3 stage process over 9 years.
-

High Priority

Collection:

- Write a *Conservation Plan* for tasks related to the Collection
- Prepare a *Property Preservation and Maintenance Schedule*
- Remove the wheels from the timber wagon for Stephen Ralph to repair. Sit wagon safely.
- Undertake a termite inspection of the timber wagon, treat if required and develop a periodic inspection schedule.
- Complete the safe packing of the fragile paper based and textile components of the collection.
- Relocate (temporarily) the fragile paper based material to a safe storage site such as with the Caloundra City Libraries Social History Collection.
- Prepare a *Counter- Disaster Plan* and assemble a 'Disaster Bin' for reaction and recovery

House:

- Write a *Procedure Manual* for tasks related to the activity within the House to ensure personnel and collection preservation and security.
- Investigate/Install an alarm system, security patrol schedule
- Attend to the issues identified in the *Building Inspection Report*
- Undertake a termite/ wet rot inspection, treat if required and develop a periodic inspection schedule
- Determine and implement appropriate methods of Pest Control
- Inspect the electrical installation for safety and install a "Safety Switch"
- Inspect that the building is a safe and healthy place of work for staff and volunteers
- Install Fire Extinguishers and Fire Blankets
- Prepare an *Evacuation Plan*

Out-Buildings:

- Attend to the issues identified in the *Building Inspection Report*
- Write a *Procedure Manual* for tasks related to the activity within the Out-Buildings
- Undertake a termite/ wet rot inspection, treat if required and develop a periodic inspection schedule
- Ensure that all buildings are structurally safe

Gardens:

- Write a *Procedure Manual* for tasks related to the activity within the gardens
- Have an arborist inspect the fig tree behind the house to determine how the health of the tree can be improved.

Medium Priority

Collection:

- Continue to enter the collection onto the Mosaic Collection Database
- Ensure that back-up records are held off-site
- Continue the survey of objects in the Out-Buildings
- Plot the Light and Ultraviolet Radiation levels to determine if there are any problems

House:

- Develop a set of Guidelines for General Housekeeping work.

Out-Buildings:

- Store objects safely
- Determine and implement appropriate methods of Pest Control

Gardens:

- Reveal and where possible regain the significance and character of the historic garden.
- Ensure that all garden supports are safe, such as trellises and fences

Low Priority

Collection:

- Conserve the family photo albums

House:

- Plot the levels of Relative Humidity and Temperature over twelve months to identify any problems/improvements

Out-Buildings:

- Clean the interiors from dust and cobwebs
-

Appendix D: Summary Recommended Practices

- All cleaning techniques should be conducted as advised by a conservator, archivist or collection manager to ensure appropriate methods and products are used.
 - Any marking of accession numbers on objects should be conducted as advised by a professional.
 - Paper based items should not be marked with ink at any time.
 - In order to reduce the amount of U.V. light on the framed photographs in the lounge room, the front door should not be left open unnecessarily.
 - Photographs and important historical documentation should be kept in low light when not being used.
 - The photographs and paper documentation are historically important and should be treated as a priority
 - It is anticipated that the photographs and documents will be highly viewable items. For this reason it is advised that where possible they be encapsulated in conservation-quality polyester bags such as Mylar and Melinex and if handling is necessary this should be done so with cotton or latex gloves. These highly significant items are in good condition and appropriate handling is essential to ensure their continued longevity.
 - Health and safety regulations should be adhered to at all times while working in the house. Until further cleaning is done, it is advised that people should wear dust masks whilst handling linen and boxes of books, working in enclosed rooms.
 - Gutters need to be periodically checked to ensure organic material does not build up and cause internal leaking during rain, as witness during the catalogue period.
 - The kitchen must be kept clean at all times to reduce pest attraction.
 - Floors should be cleaned in the near future to reduce the level of dust. Dust will continue to be stirred up, and consequently settle on the objects, due to human movement in the house.
 - Wear and tear from human use can destroy old surfaces. Always protect original fabric and furnishings. For example, runners, mats, and rugs can be used to protect floors.
 - When cleaning heritage materials and surfaces, seek advice from preservation professionals. Using the wrong technique or product could cause irreparable damage. Only use neutral pH cleaners to clean historic buildings.
 - To prevent fire hazards, material for maintenance should be kept separate from heritage buildings.
 - Do not destroy distinctive original features.
 - Recognize all buildings as products of their own time.
 - Recognize and respect changes that have taken place over time.
 - Repair rather than replace worn architectural features when possible. When replacement is necessary, new material should match the old in design, composition, and colour.
 - Clean facades using the gentlest methods possible. Avoid sandblasting and other damaging methods.
 - Build new additions so they can be removed without impairing the underlying structure.
-

Appendix E: Collection Database; Sample Reports



Appendix F: Selected Bibliography

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- Title deed, Portion 1, Parish of Beerwah, County of Canning, purchased by William Grigor, 16 October 1868, Queensland Registrar General's Department, copy held at Bankfoot House.
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Appendix G: List of Preparers and Advisors

Project Team

John Waldron
Helen Page
Imelda Miller
Megan Absolon

Steering Committee

Anna Ashton
Kent Stroud
Kate Harman
Louise Baurer
Fiona Mohr

Ferris Family

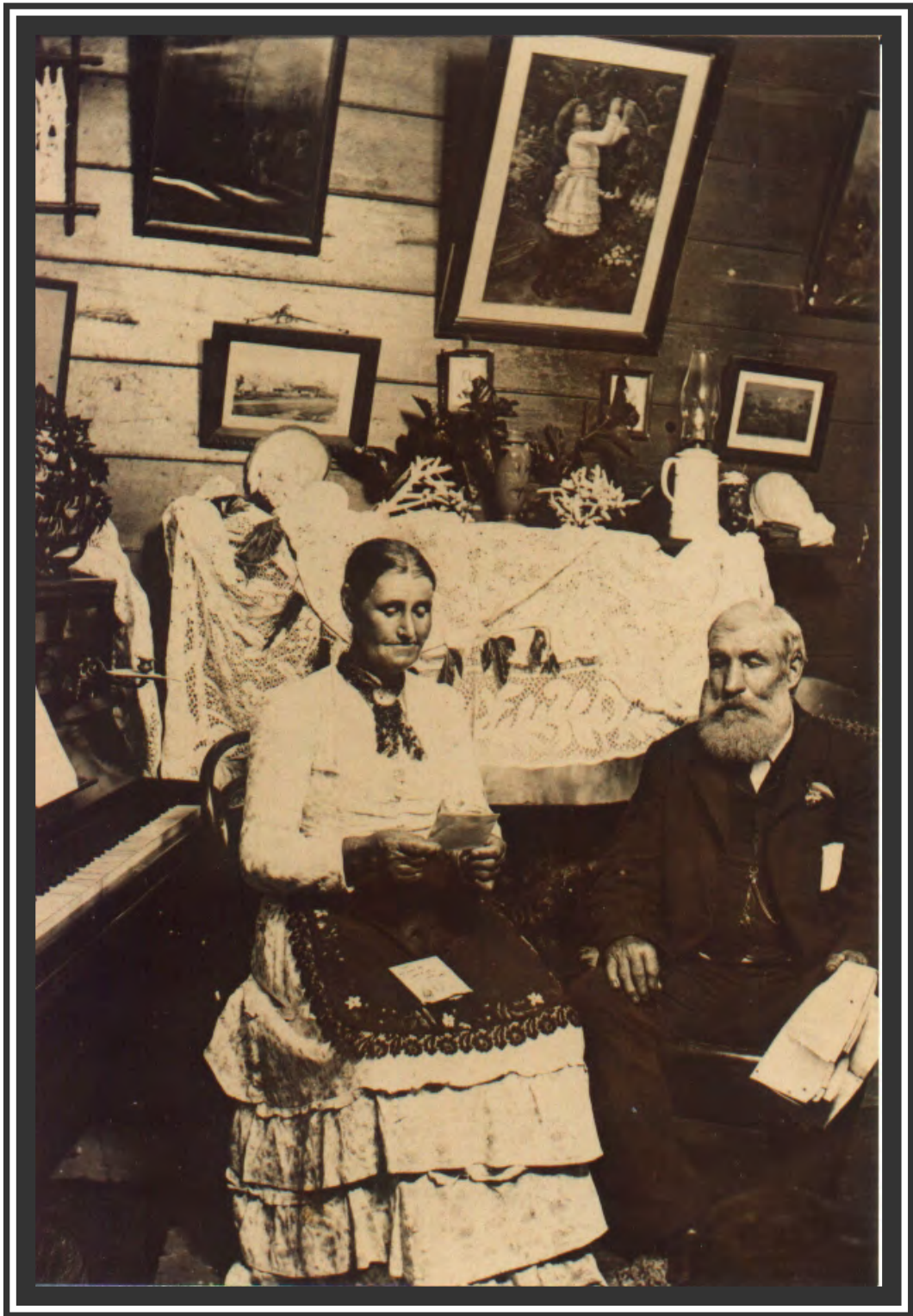
Bill Ferris
Ruby Brown

Caloundra City Council

Ross Mills
Richard Prout
Robyn Douglas
Lea Durie
Michael Hunt

Local Advisors

Michael Strong
Steve Ralph



William and Mary Grigor in the Living Room at Bankfoot House, 1895
Some pictures on the wall remain hanging today.
Bankfoot House Collection