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1873.

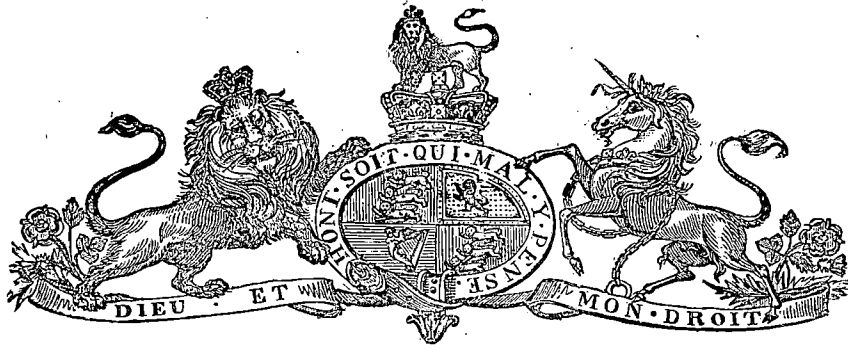
T A S M A N I A.

H O U S E O F A S S E M B L Y.

P O R T A R T H U R.

MR. CHEVERTON'S REPORT ON THE STATE OF THE
BUILDINGS.

Laid upon the Table by the Minister of Lands and Works, and ordered by the
House to be printed, July 18, 1873.



MEMORANDUM for Mr. Cheverton, who will, at the request of the Honorable the Colonial Secretary, proceed to Port Arthur to estimate the cost of certain buildings being repaired. These buildings will be pointed out by the Civil Commandant.

Mr. Cheverton will make his observations in going and returning over the Sorell Causeway, reserving his Report until the Contractors are prepared to hand over the work as finished. Mr. Cheverton will read the Report furnished by Mr. F. Butler at the request of Sir James Wilson and Mr. Lewis, and direct his attention to the work commented upon in that Report.

Mr. Cheverton will pass over East Bay Neck. In 1866 I placed before Parliament a proposition for cutting through East Bay Neck, so as to allow vessels drawing nine feet water to pass through; and on the 14th October, 1870, moved in my place in Parliament the consideration of a Petition to His Excellency the Governor from the Residents in the vicinity of East Bay Neck, praying that a canal be cut through that Isthmus, and withdrew my motion on the promise of the then Minister of Lands and Works, Dr. Butler, that he would enquire into the matter. Failing to find any record of the promised enquiry, and anxious to carry out, when practicable, the promise of my predecessor, I desire to extend the enquiry so far as to ascertain the cost of the canal in question, to admit at high water the passage of vessels drawing nine feet water. This enquiry will, in the first place, be limited to the cutting: the erection of retaining walls, pitching bottom, and carrying walls and embankments into deep water, will be an after consideration, when the site of the canal is determined upon, and the expense of the cutting ascertained.

Mr. Cheverton will advise with Mr. Scinger as to the relative advantages of two positions, one the narrowest place, and the other, although much wider, represented to me as the best by being sheltered by the point marked on the diagram x.

To effect this preliminary enquiry, prior to a survey, Mr. Cheverton will remain at East Bay Neck, on his return from Port Arthur, as long as may be necessary.

(Signed) CHARLES MEREDITH.
Office Lands and Works, May 9th, 1873.

Lands and Works Office, 27th May, 1873.

SIR,

IN accordance with your instructions I proceeded to Port Arthur, inspected the buildings, and beg to report as follows:—

In going over the buildings (commencing at the Settlement) I found in nearly every case the roofs and gutters, &c. so far decayed as to be unable to prevent the rains from penetrating through and causing considerable damage to ceilings, walls, and floors, &c.

Penitentiary.—The roof of this building requires strengthening, reshingling, new skylights, raised ridge and lowered dormer in roof for ventilation, new saddle-boards, new lead gutters for valley, and 16 skylights, wood spouting removed (being partly decayed and remainder useless) and iron spouting and down pipes substituted, and wood and iron-work painted.

Bath-room.—Roof requires reshingling, a new lead gutter, and 6 new skylights.

Passage to Bakehouse.—Roof requires reshingling, also a new floor.

Wash-house.—This roof requires reshingling, new saddle-boards, and one new skylight.

Watch-house.—Roof to reshingle, spouting and down-pipes to be fixed.

Fire-engine House and Offices.—Roof to reshingle, new saddle-boards, and one new skylight.

- Carpenters' Shop*.—Roof to reshingle, new saddle-boards, and three new skylights.
- Flour-mill*.—Roof to reshingle, new saddle-boards, new spouting and down-pipes, heads and shoes.
- Engine Boiler-house and Wood-shed*.—Roof to reshingle, new saddle-boards, new lead gutter, and six new skylights.
- Smiths' Shop*.—Roof to reshingle, new saddle-boards, and two new skylights.
- Bakehouse and Kitchen*.—New spouting to eaves required. This roof has lately been reshingled.
- Stores on Wharf*.—Weather-boarded buildings. Roofs require reshingling and new saddle-boards.
- Commandant's Offices and Library, &c.*—Roof requires reshingling and eaves furring out, new saddle-boards, six new skylights, new iron spouting, down-pipes, and heads and shoes. Stone building. Walls require joints repointing.
- Cottages at rear of Penitentiary, seven in number*.—Weather-boarded buildings. Require reshingling and new saddle-boards.
- Old Infirmary Ward, now used as Store*.—Weather-boarded building. Requires reshingling and new saddle-boards.
- Mr. Whittington's Quarters*.—Weather-boarded building. Verandah to shingle.
- Mr. Rust's Quarters*.—Weather-boarded building. A portion to reshingle, and new saddle-boards.
- Store*.—Weather-boarded building. Roof requires reshingling and new saddle-boards.
- Invalids' Dormitories, &c.*—Roofs require shingling patched, lead gutters repaired, and ridgeing and spouting tarred. Weather-boarded building.
- Insane Patients' Quarters*.—Skylights require reputtying and painting, and exterior wood-work, including spouting, requires painting. I have provided for materials only in my estimate; labour can be found on the Settlement. This is nearly a new building, built of brick, and in fair order.
- Hospital*.—This is a good sound brick building. Requires reshingling, new saddle boards, new iron spouting and down-pipes, &c., and exterior wood and ironwork painted.
- Mr. Smith's Cottage*.—Roof to reshingle, and new saddle-boards.
- Infirmary, formerly occupied by the Military*.—Two-storied stone building. Joints require repointing, roof reshingled, new saddle-boards, new iron spouting, down-pipes, heads and shoes, and exterior woodwork requires painting.
- Cottages in Barrack Yard*.—Roof to reshingle and new saddle-boards to fix.
- Mr. Anderson and Mr. Shadwick's Cottages*.—Roofs to reshingle and new saddle-boards to fix.
- Dispenser's Quarters*.—Roof to reshingle and new saddle-boards to fix.
- Assistant Storekeeper's (Mr. Connelly) Quarters*.—Roof to reshingle, and two new skylights.
- Mr. Arthur's Quarters*.—Roof to reshingle.
- Unoccupied Cottage*.—Roof to reshingle and new saddle-boards to fix.
- Mr. Cannon's and Mr. Gasforth's Quarters*.—Roofs to reshingle, new saddle-boards to fix.
- Old Military Barracks, now used as a Clothing Store*.—Two-storied stone building. Requires joints pointing, roof reshingling, new saddle-boards, new iron spouting and down-pipes, head and shoes, &c., and exterior wood and iron-work requires painting.
- Sergeant Fahey's Quarters*.—Roof requires reshingling and new saddle-boards fixed.
- Signal Staff*.—Small house; requires reshingling.
- Guard-house*.—Roof to reshingle and new saddle-boards to fix.
- Commandant's Quarters*.—Roofs of stable, coach-house, scullery, kitchen, and a portion of roof of main building to strip and reshingle, new saddle-boards to fix, new lead gutter, new iron spouting, down-pipes, heads and shoes.
- Separate Prison*.—The whole of these roofs require reshingling, new lead gutters, new saddle-boards, new spouting, &c., and all exterior wood and iron-work painted.
- Keeper's Quarters*.—Roofs require reshingling, new lead gutter, new saddle-boards, new iron spouting, &c., and painting.
- Farm Cottage*.—Roof requires reshingling and new saddle-boards fixed.
- Dr. M'Carthy's Quarters*.—Roof requires reshingling.
- Father Fitzgerald's Quarters*.—Roof to reshingle and new saddle-boards to fix.
- Mr. Todd's Quarters*.—Roof to reshingle, new iron spouting, and painting ditto.
- Storekeeper's (Mr. Whittington) Quarters*.—Roof requires reshingling and new saddle-boards. Brick cottage.
- Church Roof and Spire*.—Shingled roof requires patching, leaks very much, two new skylights, and repairs to lead flashings. The spire is very much out of repair; it requires all renailing, replacing any defective boards with new ones, and to be well stopped and painted in four coats of oil colour; joints of stone-work of walls require pointing, and some defective stones replaced with new.
- Government Cottages*.—The whole of these roofs require stripping and reshingling (except verandah), eaves require to be furred out and shingles brought out over the present wood spouting, new saddle-boards, new iron spouting, down-pipes, heads and shoes to eaves throughout. Verandah requires canvas taken off, roof and plates fixed to receive and fix rafters to, and rafters require

covering with zinc, with neat roll over each rafter, and the whole of the exterior wood and iron-work requires painting. Walls of this building are in fair condition.

School-room and Printing Office.—The roof of this building requires reshingling and new saddle-boards fixed.

Mr. Healy's Quarters.—Ditto.

Mr. Barnard's Quarters.—Roofs require patching.

Mr. Jordon and Mr. Hardwick's Quarters.—Roofs require shingling and new saddle-boards fixed.

Gerrard, Farrel, Dove, and Lynch's Quarters.—Roofs require reshingling.

SAFETY COVE.

Butcher's Cottage and Stable, weather-boarded buildings.—Roof requires reshingling and new saddle-boards fixed.

Overseer's Quarters, brick cottage.—Roof requires reshingling, new lead gutter, and iron down-pipes.

Dormitories, Mess-room, Cooking-house, Cottages, Stable, and Barn, &c.—A portion of these roofs only requires reshingling, new lead for valleys and cupola lights, new saddle-boards, spouting and down piping, three new fire-places; three new floors, some studding and weather-boarding, with some new sashes and doors, will also be necessary if the buildings are to be converted into an Invalid Dépôt. If these works are performed over 200 men could be accommodated.

SALTWATER RIVER STATION.

Superintendent's Quarters, brick building.—Roofs require reshingling, new lead gutters, new saddle-boards, new iron spouting and down-piping, rebuilding walls of verandah and walls of back building.

Cottage and Office near Chapel, brick building.—Roof requires reshingling, new saddle-boards, and new floor.

Old Chapel, brick building.—Roof requires reshingling, new saddle-boards, new spouting and down-pipes, &c.

Prisoners' Barracks, brick building.—Roof requires stripping and reshingling and new saddle-boards fixed.

Back building.—Roof requires reshingling, new saddle-boards fixed, and new spouting and down-piping.

Saltwater River being a bad place for water, an underground brick tank should be built and cemented in order to hold the rain-water from the roofs. I was informed when on the spot that they have to cart fresh water a distance of $2\frac{1}{2}$ miles.

In addition to the above-mentioned premises there are several other buildings on this Station, one a very large brick building lately burned down, also some weather-boarded buildings used for stabling and other purposes, for the repairs of which I have not calculated, considering the same will not be required. I have merely taken particulars of repairs required for farm buildings at this Station should farming operations be carried on at any time.

The brick walling of these buildings are sound in most cases, and are worth the above repairs being effected.

IMPRESSION BAY.

On this Station there are several brick cottages fast going to decay, caused by the shingles being rotten: these cottages appear to have been well built and floored with Huon pine floors; and although the water has been coming in, the floors are perfectly sound as yet. The remainder of the buildings are going fast to decay; the only materials that would be of any value would be the doors, with bolts and hinges, sashes, and any ironwork. The stone and bricks would be of little value, as the most appears to be wasting with the action of the air.

CASCADES.

At this Station the buildings appear much worse. I could find but one row of cottages that would be worth putting into repair.

NORFOLK BAY.

Constable Quinn's Quarters.—Roof requires reshingling, new saddle-boards, and new spouting.

Store.—Roof requires reshingling.

There are several other buildings on this spot that are used for the men to sleep in and for storing goods in; these buildings are just habitable,—will soon either want putting in repair or pulling down.

EAGLEHAWK NECK.

Guard-room.—Roof to reshingle, new saddle-boards, new spouting and down-pipes.

Store and Stable.—Roof to reshingle and new saddle-boards.

Sergeant's Quarters.—Ditto.

Prisoners' Dormitory.—Ditto.

Bakehouse.—Ditto.

Constables' Barracks.—Roof to reshingle, and new saddle-boards, spouting, and down-pipes.

Married Constables' Quarters.—Roof to reshingle and new saddle-boards.

District Constable's Quarters.—Roof to shingle, new saddle-boards to fix, and new iron spouting and down-piping.

Three Constables' Quarters.—Roofs to reshingle and new saddle-boards to fix.

The interior of these buildings will require repairs; I have not estimated for this work, considering that if the roofs are done the buildings will be watertight.

In my detailed estimate I included the value of shingles and sawn timber on the Settlement, less the freight to Hobart Town, and allowed for all other materials required from Town; also for free carpenters and shinglers, there not being a sufficient number of this class of mechanics at the Settlement to perform these works.

I beg to remark that the timber the shingles are now being split out of is of a very bad race, and will not last more than from ten to twelve years. There is other timber on the Settlement, of a more firm and durable quality, that would last over twenty years. This timber should be selected for this purpose. At the head of the present tramroad (or sledgeroad) I found the timber to be very inferior for shingles, and totally unfit for sawing purposes.

I have the honor to be,

Sir,

Your obedient Servant,

W. H. CHEVERTON, *Overseer of Works.*

To the Hon. the Minister Lands and Works.