

Locality: BRIAGOLONG
Place address: 1 AVON STREET
Citation date 2016
Place type (when built): Church
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: St Patrick's Catholic Church



Architectural Style: Federation Gothic
Designer / Architect: T. A. Payne
Construction Date: 1905

Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

What is significant?

St Patrick's Catholic Church at 1 Avon Street, Briagolong, is significant. The original form, materials and detailing as constructed in 1905 and designed by architect T. A. Payne, are significant.

Later outbuildings and alterations and additions to the building are not significant.

How is it significant?

St Patrick's Catholic Church is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

St Patrick's Catholic Church **is historically and socially significant at a local level** as a church that was built in 1905 and has continually served the community for over 110 years. The church was built in 1905, during the period when the population of the established town of Briagolong reached its peak. The existing church is the second to occupy the site. The first stone church was built in 1878, to the east of the existing, and was demolished in 1948. Architect T. A. Payne called for tenders to construct the brick Roman Catholic Church at Briagolong in June 1904. The church was opened on 14 May 1905 in front of a large congregation from all parts of the district. The church continues to serve the local community today. The church is also significant for its association with notable Melbourne-based architect T. A. Payne, who designed a number of buildings for the Catholic Church throughout Victoria in the late nineteenth and early twentieth centuries. (Criteria A, G & H)

St Patrick's Catholic Church **is aesthetically significant at a local level** as an intact example of a large picturesque red brick Federation Gothic church in the Shire. Notable elements of the architectural style include the decorative render and coping to the parapets, buttresses and pointed-arch windows with leadlight. Other significant elements of the design include the parapeted gabled with crosses at the apex, and central entrance porch which mimics the design of the nave behind, with its parapeted gable, corner buttresses, and double ledged and framed entrance doors. The side elevations form four bays, divided by four buttresses (with rendered coping). The facade has a large pointed-arch window with a label moulding stopped by rosettes; recessed within is a three-part window with a quatrefoil at the peak. Other windows to the church have pointed arches with label mouldings stopped by rosettes and a rendered sill; recessed within each opening is a leadlight window (of coloured glass in a diaper pattern) which finishes at the top in a trefoil motif. At the (rear) chancel end of the church is a faceted bay with smaller windows at a raised height. Projecting off the west of this is a small vestry with a gabled roof. The windows to the bay at the chancel end have ornate leadlight, in comparison to the nave of the church. The interior space and historic finishes of the nave are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. The 1905 church retains a very high level of integrity and is in very good condition. (Criterion E)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundary as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay



KEY

- Recommended for Heritage Overlay
- Title boundary

St Patrick's Roman Catholic Church 1 Avon St, Briagolong

Project: Wellington Shire Stage 2 Heritage Study
Client: Wellington Shire Council
Author: Heritage Intelligence Pty Ltd
Date: 12/2/16

History

Locality history

Briagolong was originally part of Angus McMillan's Bushy Park Run and was known as Top Plain. From 1865, Briagolong was part of the Avon Shire (Context 2005:38). In 1866, land was selected at Top Plain after the Amending Land Act of 1865 was passed; the 42nd section of the Act allowed selection of four 20 acre blocks provided the land was within ten miles of a recognised goldfield. As a result, miners moved into the area to prospect for gold in the Freestone Creek and its tributaries. By 1868, many of the claims had been taken out along Freestone Creek and its tributaries; 200 miners were located on Macmillan's Creek at one time. A small number of miners continued to prospect during the 1870s. In 1873, the area was named Briagolong, which is derived from the name of the Aboriginal group of the area, the Braiakaulung. Members of this tribe had been removed to Ramahyuck Mission Station in 1864 (Fletcher & Kennett 2005:61; Victorian Places).

By 1875, Briagolong was known as a rich agricultural district. Early crops in the area included fruit, wine grapes and maize, and wheat, oats and barley on the drier lands (Fletcher & Kennett 2005:61; Victorian Places). Hops was planted extensively and flourished in the Briagolong district on the river flats, particularly in the 1880s and 1890s, with a number of hop kilns built. However, there was infestation of red spider in the early 1890s which caused the crop to decline by 1913. Fruit orchards in the area exported to London in the 1890s and from the 1880s, several vineyards were planted. Several small cheese factories existed in the district and growth of the dairy industry was spurred by the opening of the Briagolong Cheese Factory in 1873 (Fletcher & Kennett 2005:61; Context 2005:14).

A quarry operated on Freestone Creek, north of Briagolong from the 1860s and timber milling also became an important industry in the area (Fletcher & Kennett 2005:61; Context 2005:14). "One of the first substantial red gum mills was William Forbes' Stratford Steam Saw Mill, that he established in 1865 at Murray's Corner, now known as Invermiechie. In 1872, he relocated to a creek on Freemans Road at Briagolong, and named his significantly expanded enterprise the Victoria Saw Mill. The saw mill provided red gum weatherboards for buildings, had a significant contract with the Melbourne Tramways Trust to supply two million red gum blocks for street paving, made red gum fellows used in wagon wheels, and produced fencing and verandah posts. Another sideline was the production of kit houses. The red gum was quickly cleared from the plains and Forbes closed his mill in 1889. At the mill site today, the top of the well can still be seen, while in the Briagolong area, there are several Forbes' kit homes. One of the most notable buildings in Briagolong, the Briagolong Mechanics Institute, was built from Forbes' weatherboards" (Context 2005:20). A number of other mills have operated in Briagolong over the years, exporting timber via the railway (Fletcher & Kennett 2005:61).

The first township lots were sold in Briagolong in 1874, and by 1875 the population of Briagolong and the district was 200 (Fletcher & Kennett 2005:61; Victorian Places). Briagolong became part of the Shire of Maffra in 1875 (Context 2005:39). The town grew in the following years, to include two hotels, a school, a Mechanics Institute and library (the original library is retained today), and churches. In 1888 there was a second round of town lot sales. The railway arrived in Briagolong in 1889 and milk was transported twice daily to Maffra (Fletcher & Kennett 2005:61). In 1903, the *Australian Handbook* reported that the town comprised the 'Briagolong Hotel, wine hall, Presbyterian and Roman Catholic churches, coffee palace, a State School (No. 1,117), a creamery, wine and cider industries, three stores, bee farm, and police station'. In 1911, Briagolong's population was at a high 462 people (Victorian Places).

The population of Briagolong reduced from 462 people (in 1911) to approximately 300 people in the 1930s and 1950s. By 1976, the town had a population total of 216 people, until a number of people moved to the area who were interested in building stone and mud brick houses, in search for an alternative lifestyle (Fletcher & Kennett 2005:61). In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the

former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). In the 2000s, the population of Briagolong remains in the 500s (Victorian Places).

Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

9. Developing Cultural Institutions and Way of Life

- 9.1 Religion

Place history

The church is located just west of the originally gazetted Township, on land that was donated to the Catholic church by Edmund Cahill. Cahill purchased the 80 acre lot (lot 15A, Parish of Briagolong) in January 1873 (Parish Plan; *Maffra Spectator*, 18 May 1905:3).

The existing St Patrick's Catholic Church is the second church to occupy the site (MDHS). The foundation stone for the first Catholic Church was laid on 1 January 1878. It was constructed of coursed stone that was cut at the Freestone Quarry Reserve north of Briagolong and carted to the site. It was officially opened in October 1878. This church was retained until 1948 when it was demolished (Context 2005). A photo dating to 1918 (Figure H1) showed the gabled-roof stone church located to the east of the existing church, in line with the current entrance gates (MDHS). The stones from the church were used in the construction of the chimney at the Briagolong RSL sub branch club room (Watt 1994:14).

Architect T. A. Payne called for tenders to construct the brick Roman Catholic Church at Briagolong in June 1904. Payne's offices were at 676 Sydney Road, Brunswick (*The Age*, 20 Jun 1904:9). The existing church was built in 1905, with the foundation stone reading 'D. O. M, Sub. Invocatione, S. Patritii, 1905' which translates to 'DOM (Deo Optimo Maximo; Latin for 'To the Greatest and Best God') under invocation of (or dedication to) St Patrick'. A local paper reported that the new Roman Catholic Church at Briagolong was 'solemnly blessed and opened by the Most Reverend Dr Corbett, Bishop of Sale' on 14 May 1905 in front of a large congregation from all parts of the district. The church building cost an approximate 1,400 pounds and was built by E O'Connor (*Maffra Spectator*, 18 May 1905:3). The interior reportedly retains an elaborate ceiling (Context 2005).

The photo dating to 1918 (MDHS) showed the first Catholic church to the east of the existing brick church (demolished in 1948) (Figure H1). The facade and west elevation of the existing church were evident. The roof was clad with galvanised corrugated iron and had four round vents projecting from the ridge (removed, presumably when the roof was reclad recently in Colorbond). The church appeared it does today, but the decorative render appeared to be unpainted at this date. The entrance porch was evident at the front, and the vestry projected westward off the apse. Mature exotic trees were evident in the background (since removed), and a post and rail fence (of non-uniform slabs) ran along the front boundary (since removed).

A photo dating to 1976 (MDHS) showed that the vents along the ridge of the roof remained at this date and the rendered decoration had been overpainted (Figure H2). The toilet block at the rear boundary had been constructed.

In 2015, a mature Himalayan Cedar (*Cedrus deodara*) remains to the west of the church and was probably planted in the 1950s.

T. A. Payne, architect

Payne was a notable Melbourne-based church architect, practicing in the late nineteenth and early twentieth centuries. He designed a number of churches and other buildings for the Catholic Church during this period (Helms & Westmore 2004). Payne's offices were at 676 Sydney Road, Brunswick from at least 1894 (*The Age*, 1 Oct 1894:3).

One of his most significant works was the first stage of St Mary's College in Bendigo, comprising the Hall and classrooms, which were opened in 1897 (Helms & Westmore 2004). Payne designed St Andrew's Roman Catholic church, Werribee (1898), and is known to have designed and tendered for builders of a two-storey addition for a Roman Catholic Presbytery, Heathcote (1894) and a brick church at Elsternwick (c1897) (*The Age*, 1 Oct 1894:3; 11 Sep 1897:12).

Later, Payne designed the Roman Catholic Church at Briagolong (1904), and the Catholic Church of the Immaculate Conception on Foster Road, Fish Creek (1904). In 1917, Payne called for tenders for a brick infant school on Robinson Street, Essendon for the Reverend D. B. Nelan (*The Argus*, 13 Mar 1917:2).



Figure H1. A photo dating to 1918 that showed the existing brick church and the original 1878 Catholic Church constructed of stone, since removed. Mature exotic trees were evident in the background (since removed), and a post and rail fence ran along the front boundary (since removed) (MDHS, ID. P03789VMFF 1918).



Figure H2. Photo dating to 1976, showed the vents along the ridge of the roof remained at this date and the rendered decoration had been overpainted (MDHS, ID. P02790VMFF 1976).

Sources

Australian Handbook (1903), as cited on Victorian Places.

Context Pty Ltd (2005), *Wellington Shire Heritage Study & Thematic Environmental History*, prepared for Wellington Shire Council.

Fletcher, Meredith & Linda Kennett (2005), *Wellington Landscapes, History and Heritage in a Gippsland Shire*, Maffra.

Helms, David & Trevor Westmore (2004), 'South Gippsland Heritage Study', citation for 'Catholic Church of the Immaculate Conception, Fish Creek'.

Maffra & District Historical Society (MDHS) collection: historical information and photos generously provided by Linda Barraclough, Pauline Hitchins & Carol Kitchenn, provided Nov 2015.

Parish of Briagolong Plan

The Age

The Argus

The Maffra Spectator

Victorian Places, 'Briagolong', <<http://www.victorianplaces.com.au/briagolong>>, accessed March 2016.

Watt, Dorothy (1994), *Through Gillio's Gate : a history of Briagolong R.S.L.*, Briagolong.

Description

This section describes the place in 2016. Refer to the Place History for important details describing historical changes to the physical fabric.

The picturesque Federation Gothic style brick church is located at the western extent of the town of Briagolong, on the north side of Avon Street. Built in 1905, the walls are red brick with decorative render, and the steeply pitched roof is now clad in Colorbond and the roof ventilators have been removed. The church is set back in the large lot, to the west of the site of the original church (now a vacant site) in front of which the entrance gates are positioned. Some trees remain on the property, which is otherwise not landscaped. The 1905 church retains a very high level of integrity and is in very good condition.

Figure D1. The church is constructed of handmade red bricks on a brick plinth, and has a gabled roof clad with (recent) grey Colorbond (with introduced flat ridge vents). The parapeted gables have a cross at the apex. Decorative render and coping (overpainted) is a decorative element of the red-brick building. The gabled end to the facade has a large pointed-arch window with a label moulding stopped by rosettes; recessed within is a three-part window with a quatrefoil at the peak. Central to the facade is the entrance porch which mimics the design of the nave behind, with its parapeted gable and corner buttresses. Double ledged and framed timber doors enter off the east side of the porch (accessed by a modern concrete ramp with a metal handrail).

Figure D2 & D3. The church has pointed-arch window openings with a label moulding stopped by rosettes and a rendered sill. Recessed within each opening is a leadlight window (of coloured glass in a diaper pattern) which finishes at the top in a trefoil motif.

Figure D3. The side elevations form four bays, divided by five buttresses (all with rendered coping). The east elevation has double timber doors in the third bay, accessed by bluestone steps, while the other bays have windows (Figure D1). The west elevation has four windows.

At the (rear) chancel end of the church is a faceted bay with smaller windows at a raised height. Projecting off the west of this is a small vestry with a gabled roof. The vestry has a timber entrance door off its south side.

Figure D4. The windows to the bay at the chancel end have ornate leadlight, in comparison to the nave of the church.

Modern brick toilets are located to the rear of the church.



Figure D1. The church constructed of handmade red bricks, with its gabled roof and central entrance porch. Decorative render and coping is a decorative element of the Federation Gothic design, overemphasised by the recent white paint.



Figure D2. The church has pointed-arch window openings with a label moulding stopped by rosettes and a rendered sill. Recessed within each opening is a leadlight window (of coloured glass in a diaper pattern) which finishes at the top in a trefoil motif.



Figure D3. The side elevations form four bays, divided by five buttresses (all with rendered coping). At the (rear) chancel end of the church is a faceted bay with smaller windows at a raised height. Projecting off the west of this is a small vestry with a gabled roof.



Figure D4. The windows to the bay at the chancel end have ornate leadlight.

Sources

All photos taken in 2015 by Heritage Intelligence Pty Ltd as part of Wellington Shire Stage 2 Heritage Study.

Comparative Analysis

While the comparative analysis has compared this church architecturally to others within Wellington Shire, it must be recognised that although it may be of less architectural significance than another within the large shire, it remains of very high historical and social significance to the local community and architecturally representative of the town.

St Patrick's Catholic Church, 1 Avon St, Briarolong – highly intact 1905 brick Federation Gothic church. It is face-brick with decorative rendered dressings.

Comparable places:

Baptist Church, 209-13 York Street, Sale – an intact 1902 modest brick church in the Federation Gothic style, with face-brick walls and decorative rendered dressings. It is significant as the sole illustration of the Federation Gothic style applied to a local church (according to the HO204 citation - since this earlier citation, other examples have been documented in this Study).

Comparable places recommended for the Heritage Overlay as part of this Study:

All Saints Anglican Church Complex, 14 Church St, Briarolong – an intact 1908 brick Federation Gothic with decorative timber tracery to the unique entrance porch. The property retains an earlier timber church relocated to the rear of the church. Significant mature trees remain on the site.

St Andrews Uniting Church and Hall, 109-113 Commercial Road, Yarram – a Federation Free Gothic brick church with bands of decorative render and rendered dressings, built in 1895, with the tower spire completed in 1921. The site also comprises an Interwar hall built in 1929, with a 1955 addition built in the same style to the rear. The hall is constructed with rendered brick base and fibro-cement cladding to the top 2/3. The buildings are highly intact.

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

This building is in very good condition and well maintained, however, there are some recommendations below especially relating to down pipe outlets into drainage pits, a section of rendered bracket at the end of the gable coping on the north east corner of the nave which has fallen off, and some guidelines for future development and heritage enhancement.

1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)
 - 1.1. Retain clear views of the front section and side elevations viewed from along Maffra-Briarolong Road.
 - 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they

do not impact on the important views.

1.3. New interpretation storyboards should be placed to the side of the building not directly in front of it.

1.4. Paving

1.4.1. For Federation era historic buildings, appropriate paving could be pressed granitic sand, or asphalt. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Federation style.

1.4.2. Ensure the asphalt or concrete does not adhere to the building itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the plinth, to ensure concrete does not adhere to it, and to allow expansion and joint movement and prevent water from seeping below the building.

2. Additions and New Structures

2.1. New structures should be restricted to the rear of the property as shown in the blue polygon on the aerial map below.

2.2. Sympathetic extensions are preferred. E.g. New parts that are in the same view lines as the historic building as seen from the Street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip roofs, with rectangular timber framed windows with a vertical axis. But the parts that are not visible in those views could be of any design, colours and materials.

2.3. Where possible, make changes that are easily reversible. E.g. The current needs might mean that a doorway in a brick wall is not used, or located where an extension is desired. Rather than bricking up the doorway, frame it up with timber and sheet it over with plaster, weatherboards, etc.

2.4. To avoid damage to the brick walls, signs should be attached in such a way that they do not damage the brickwork. Preferably fix them into the mortar rather than the bricks.

2.5. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic brick building.

2.6. Avoid hard paths against the walls. The existing concrete paving does not appear to be having any adverse impacts, but this may change if the sub floor vents are blocked or down pipes are not well maintained and water drains away from the building. It is preferable to install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and wall with very coarse gravel to allow moisture to evaporate from the base of the wall.

2.7. New garden beds

2.7.1. These should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

3. Accessibility

3.1. A concrete ramp has been installed for entry to the porch. Fortunately this has what appears

to be an air vent under it, presumably to the sub floor area of the nave.

3.2. Ramps

3.2.1. Removable ramp construction

3.2.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor, which will allow the wall structure to evaporate moisture, reduce termite and rot attack to the subfloor structure and reduce rising damp in brick/stone walls.

3.2.1.2. If it is constructed of concrete next to brick walls this may cause damp problems in the future.

3.2.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.

3.2.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

3.3. Metal banisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefore they are a suitable design for an accessible addition.

4. Reconstruction and Restoration

If an opportunity arises, consider restoring and reconstructing the following.

4.1. Roofing, spouting and down pipes

4.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.

4.1.2. Don't use Zinalume or Colorbond.

4.1.3. Use Ogee profile spouting, and round diameter down pipes.

4.2. Brick Walls

4.2.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand.

4.3. Paint and Colours (also see Paint Colours and Paint Removal)

4.3.1. It is recommended to paint the exterior timber elements of the building using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.

4.3.2. Paint removal: It is strongly recommended that the paint be removed chemically from the rendered elements, (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. Never seal the bricks or render as that will create perpetual damp problems). Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.

4.3.3. However, if it is decided to repaint the render, it should be one colour only, (do not paint the base a different colour) and closely resemble the light grey colour of 'new render'.

4.4. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, altering you to a damp problem (also see Water Damage and Damp)

4.5. Modern products: Do not use modern products on these historic brick and render as they will cause expensive damage. Use lime mortar to match existing.

4.6. **Do not seal** the brick and render with modern sealants or with paint. Solid masonry buildings **must be able to evaporate water** when water enters from leaking roofs, pipes, pooling of water, storms, etc. The biggest risk to solid masonry buildings is permanent

damage by the use of cleaning materials, painting, and sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

5. Care and Maintenance

5.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.

5.2. Key References

5.2.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen, Council maintenance staff and designers.

5.2.2. Further assistance is available from the Shire's heritage advisor.

5.3. Roofing, spouting and down pipes

5.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.

5.3.2. Do not use Zinalume or Colorbond.

5.3.3. Use Ogee profile spouting, and round diameter down pipes.

5.4. Joinery

5.4.1. It is important to repair rather than replace where possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

6. Water Damage and Damp

6.1. Signs of damp in the walls include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork, existing patches with grey cement mortar, or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.

6.2. Always remove the **source** of the water damage first (see Care and Maintenance).

6.3. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.

6.4. Repairing damage from damp may involve lowering of the ground outside so that it is lower than the ground level inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.

6.5. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre away from walls.

6.6. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.

6.7. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is

therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they can breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

- 6.8. Engineering: If a structural engineer is required, it is recommended that one experienced with historic buildings and the Burra Charter principle of doing 'as little as possible but as much as necessary', be engaged. Some of them are listed on Heritage Victoria's Directory of Consultants and Contractors.
- 6.9. Never install a concrete floor inside a solid masonry building, as it will, after a year or so, cause long term chronic damp problems in the walls.
- 6.10. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts for hundreds of years. When it starts to powder, it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.
- 6.11. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

7. Paint Colours and Paint Removal

- 7.1. A permit is required if you wish to paint a previously unpainted exterior, and if you wish to change the colours from the existing colours.
- 7.2. Even if the existing colour scheme is not original, or appropriate for that style of architecture, repainting using the existing colours is considered maintenance and no planning permit is required.
- 7.3. If it is proposed to change the existing colour scheme, a planning permit is required and it would be important to use colours that enhance the architectural style and age of the building.
- 7.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick, stone and rendered surfaces, revealing the original finish.
- 7.5. Chemical removal of paint will not damage the surface of the stone, bricks or render or even the delicate tuck pointing, hidden under many painted surfaces. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 7.6. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render as that will create perpetual damp problems.

8. Services

- 8.1. Ensure new services and conduits, down pipes etc, are not conspicuous. Locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them, or enclose them behind a screen the same colour as the building fabric that also provides adequate ventilation around the device. Therefore, if a conduit goes up a red brick wall, it should be painted red, and when it passes over say, a cream coloured detail, it should be painted cream.

9. Signage (including new signage and locations and scale of adjacent advertising signage)

- 9.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

The following fact sheets contain practical and easy-to-understand information about the care and preservation of war heritage and memorabilia commonly found in local communities across Victoria. They can be downloaded at <<http://www.dpc.vic.gov.au/index.php/veterans/victorian-veterans-virtual-museum/preserving-veterans-heritage/preserving-war-heritage-and-memorabilia>>:

- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Honour-rolls (wooden)
- Useful-resources-and-contacts.

NOTE: The blue shaded area is the preferred location for additions and new development.



KEY

- Recommended for Heritage Overlay
- Title boundary

St Patrick's Roman Catholic Church 1 Avon St, Briagolong

Project: Wellington Shire Stage 2 Heritage Study
Client: Wellington Shire Council
Author: Heritage Intelligence Pty Ltd
Date: 12/2/16