

Locality: BRIAGOLONG
Place address: 14 CHURCH 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: All Saints Anglican Church Complex



Architectural Style: Federation Gothic
Designer / Architect: Not known
Construction Date: 1908

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?

The All Saints Anglican Church Complex at 14 Church Street, Briagolong, is significant. The complex consists of the following significant elements that form a picturesque setting:

- All Saints Anglican Church, the original form and detail of the interior and exterior as built in 1908 is significant
- The 1884 former timber church from The Heart, which now serves as a hall at the rear.
- The original timber vestry for All Saints Anglican Church (1908)
- The stained glass memorial to John Freeman, Browne memorial and Briagolong World War I Anglican Church Honour Roll
- The freestanding bell tower and bell (1929)
- The original elements of the early timber-framed fence and gates (c1929)
- Algerian Oak (*Quercus canariensis*) and Blue Cedar (*Cedrus atlantica f. Glauca*).

The original form, materials and detailing of each building or element listed, are significant as originally constructed.

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

How is it significant?

The All Saints Anglican Church Complex is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

The All Saints Anglican Church Complex is **historically and socially significant at a local level** as a place that has served the community for over 100 years. The 1908 church was built during the period when the population of the established town of Briagolong reached its peak. The foundation stone of the church states that it was laid by Mrs John Mills of Powerscourt on 9 April 1908. To the rear of the brick church is a weatherboard building that was formerly a church built at The Heart, which opened on 29 September 1884. In 1946 this building was relocated to the site of St Mark's at Cobains and in 1978, it was relocated to Briagolong to serve as a hall and Sunday School for the All Saints Anglican Church. At the far west end is a smaller timber building which was the original 1908 vestry for the All Saints Anglican Church. The church holds the Briagolong World War I Anglican Church Honour Roll and a stained glass window in memory of John James Freeman, who died in 1958 and served as the church warden and a vestryman for 39 years. The church also retains a memorial in honour of William and Eliza Browne who died in 1919. The freestanding steel belltower was the gift of ex-councillor T. Lamb, a pioneer of the district and generous supporter of this church, in April 1929. A timber framed fence (with later wire) runs along the front (east) boundary, with interwar pedestrian and vehicular gates; a plaque on the timber fence near the pedestrian gate, notes that the fence was also donated by Lamb (c1929). Mature exotic trees remain on the site, planted during the early development of the property. A large Algerian Oak (*Quercus canariensis*) and Blue Cedar (*Cedrus atlantica f. Glauca*) are located on the front boundary and are fine specimens of the varieties. The place is significant for its association with Mrs Rebecca Mills, a prominent local philanthropist who was known for her generosity to the Anglican Church and supporting returned servicemen following World War I. The church continues to hold services and serve the local community today. (Criteria A & G)

The All Saints Anglican Church Complex is **aesthetically significant at a local level**. The 1908 church is a fine and intact example of a Federation Gothic church style in the Shire. The architectural style is exemplified by the steep gable clad in galvanised corrugated iron, dominating entrance porch at the centre of the facade, with timber tracery (with a quatrefoil motif) and pressed metal sheets to the gabled end imitating rough-cast render. The porch is entered by brick steps and one bluestone step and retains the tessellated tile floor and double timber ledged entrance doors with elaborate decorative hinges, framed by a slightly pointed-arch of radiating tuck pointed, red-brick voussoirs above. The facade has a pointed-arch window at the top of the gable-end, with a label moulding (overpainted) stopped by rosettes. The side elevations of the 1908 brick church are divided into three bays by four buttresses with rendered coping. Pointed-arch windows have diaper-pattern leadlight of coloured glass, with red-brick voussoirs above. A band of horizontal render runs along the side elevations at sill level. On the north elevation of the brick church is the stained glass window memorial. Notable elements include the rendered (overpainted) dressings and coping to the buttresses, plinth and windows. The interior of the church has a sloped floor, tuckpointed face-brick walls, decorative cornices, a pine-lined ceiling and exposed timber roof trusses. The interior space and historic finishes of the porch and nave are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. The aesthetic setting, comprising the 1908 church, 1884 former church, belltower and bell, low timber-framed fence, cedar and oak, retains a high level of integrity. The Algerian Oak and Blue Cedar are dominant and impressive elements on the approach to the church. (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 - 1908 church porch, nave and chancel
Tree Controls	Yes - Algerian Oak, Blue Cedar
Outbuildings or fences which are not exempt under Clause 43.01-3	Yes -1884 church, 1908 vestry, front fence and gates
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

All Saints Anglican Church 14 Church 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 complex is located on Church Road, facing east down Rosstrevor Avenue, on land (totalling one acre) that was granted to the Church of England in June 1891 (Township Plan).

The foundation stone of the church states that it was laid by Mrs John Mills of Powerscourt on 9 April 1908. Mrs Rebecca Mills of 'Powerscourt' homestead (c1860s; Stratford Road, Maffra) was a local philanthropist, known for her generosity to the Anglican Church and supporting returned servicemen following World War I. She was known for the 'practical interest she had evinced in the soldiers, both at home and abroad' (*Gippsland Times*, 30 Oct 1922:1). Mr John Mills made his fortune in mining (Context 2005). Mills laid the foundation stone of the All Saints Anglican Church, Briagolong (1903), the rectory of the Holy Trinity Anglican Church (1910), the World War I Soldiers' Memorial Hall and RSL (now the Library of the Memorial complex) (1922) and St James Anglican Soldiers Memorial Church in Tinamba (1923), at which she was also presented with an engraved silver trowel commemorating the event. In 1920, Mrs Mills unveiled the Briagolong World War I Soldiers' Memorial at Anzac Park in Briagolong. Mrs Mills also donated World War I soldier's memorial windows to St James Anglican Soldiers Memorial Church in Heyfield and St John's Anglican Church in Maffra. At the Stratford Holy Trinity Anglican Church, Mrs Mills donated furnishings for the church and later gifted the vestry (1907). After her death in 1927, a Lych Gate was erected at the corner entrance of St John's Anglican Church in Maffra by public subscription, and dedicated in 1929.

An early photo of the church (date not known) showed the original timber work to the gabled end of the entrance porch (since removed) and unpainted rendered dressings. The building otherwise appeared as it does today (MDHS facebook page). A photo dating to 1976 (Figure H2) showed the facade and north elevation of the church, as it appears today with the entrance porch and its later plain gabled-end, single timber balustrade to the steps and painted rendered coping and decoration (MDHS).

The gabled-roof weatherboard building (with pointed arch windows) to the rear (west) of the church was originally a church built at The Heart, which opened for worship on 29 September 1884. In 1946 the building was relocated to the site of St Mark's at Cobains and opened at that site on 7 September 1946. In 1978, the timber church was moved to Briagolong to serve as a hall and Sunday School for the All Saints Anglican Church (Gibson). At the far west end is a smaller timber building which was the original vestry for the All Saints Anglican Church. It is built of local redgum, sawn from the Lottom property (Barraclough). A modern weatherboard building was constructed between the brick church and weatherboard hall to connect the buildings.

The church holds a photograph (Barraclough) of the Briagolong World War I Anglican Church Honour Roll (Vic War Heritage Inventory). It also holds a stained glass window memorial to John James Freeman who was the church warden and vestryman for 39 years, and died 12 October 1958. A marble plaque within the church was laid in memory of Eliza and William Browne, who died in 1919. The church continues to hold services in 2015.

A tall freestanding steel belltower stands to the north of the entrance of the church. An attached plaque states 'this tower and bell was the gift of ex-councillor T. Lamb a pioneer of the district and generous support of this church, April 1929'. A contemporary newspaper article reported that Thomas Lamb, 'now a very old man' retired to Sale, had given A. H. B. Kelly of Briagolong a 50

pound cheque to spend in the erection of a bell. Mr Kelly luckily secured the steel tower locally for the total sum of 1 pound (*Gippsland Times*, 17 Jun 1929:6).

Mature trees remain on the property. A mature Algerian Oak (*Quercus canariensis*) is located on the front boundary, next to a Blue Cedar (*Cedrus atlantica f. Glauca*). To the right of these, in the south-east corner of the property is a Kurrajong (*Brachychiton populneus*), but this is a poor example of the variety. Monterey pines (*Pinus radiata*) are located along the rear and north boundaries, but are poor specimens of the variety.

A timber framed fence (with later wire) runs along the front (east) boundary, with interwar pedestrian and vehicular gates. A plaque on the timber fence, near the pedestrian gate, notes that the fence was also donated by Lamb, December 1923.



Figure H1. An early photo (date not known) of the church and its original timber work to the gabled end of the entrance porch. The rendered dressings appear to have been unpainted at this date (MDHS facebook page, photo posted by Janne Blacker).



Figure H2. The facade and north elevation of the church in 1976, with the entrance porch and its plain gabled-end and single timber balustrade to the steps (MDHS, ID. P02783VMFF 1976).

Sources

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

Barracough, Linda, personal communication, as cited in Context 2005.

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.

Gibson, Tim, Anglican Church of Australia Archivist, Diocese of Gippsland, as cited in Context 2005.

Gippsland Times

Maffra & District Historical Society (MDHS) collection: historical information and photos generously provided by Linda Barracough, Pauline Hitchins & Carol Kitchenn, provided Nov 2015. Photo published on the MDHS Facebook page, posted by Janne Blacker.

Township of Briagolong Plan

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

Victorian War Heritage Inventory, Victorian Heritage Database entry for 'Briagolong Anglican Church Honour Roll (First World War)', <<http://vhd.heritagecouncil.vic.gov.au/>> accessed 16 Dec 2015.

Description

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

The 1908 church is located on west side of Church Road, facing east down Rosstrevor Avenue, and is a modest rural church in the Federation Gothic style. The 1908 brick church and 1929 bell and bell tower are in very good condition and retain an excellent level of integrity.

Figure D1. The church has a deep set back, behind an interwar (in part) fence and gates. The boundary is lined with a number of mature exotic trees. The church has a steep-pitched gabled roof clad in lapped galvanised corrugated iron, with a cross at the apex and wide lined eaves to the gables. It is constructed of brown brick with rendered (overpainted) dressings and coping to the buttresses. A dominant feature is the large entrance porch at the centre of the facade with timber tracery above the balustrade (tracery to the gabled end since removed).

Figure D2. The brick church has a tall rendered (overpainted) plinth. The facade has a pointed-arch window at the top of the gable-end, with a label moulding (overpainted) stopped by rosettes. The large entrance porch has a steep-pitched gabled roof clad in galvanised corrugated iron. The gabled-end is clad with pressed metal sheets imitating rough-cast render. Between the roof and the brick balustrade with rendered dressings, is timber tracery with a quatrefoil motif. The porch is entered by brick steps and one bluestone step, and has a single timber handrail.

Figure D3. The entrance porch has the original tessellated tile floor. The entrance doors are double timber ledged doors with elaborate decorative hinges, framed by a slightly pointed-arch of radiating red-brick voussoirs above.

Figure D4. The side elevations of the 1908 brick church are broken into three bays by four buttresses with rendered coping. Pointed-arch windows have diaper-pattern leadlight of coloured glass, with red-brick voussoirs above. A band of horizontal render runs along the side elevations at sill level. The rear (west) elevation of the church is constructed of red brick.

Figure D5. The interior of the church has a sloped floor (Context 2005), tuckpointed face-brick walls with decorative cornices, pine-lined ceiling and exposed timber roof trusses.

Figure D6. The memorial window to John James Freeman, which reads "To the glory of God and in loving memory of John James Freeman, died 12.10.58, church warden & vestryman for 39 yrs". A marble plaque to the right of the window reads "Sacred to the memory of William Browne who died 13 Nov. 1916 aged 78 years. Also his beloved wife Eliza, who died 2 Jan. 1919, aged 79 years." The church also holds the Briagolong World War I Anglican Church Honour Roll.

Figure D7 & D8 (and Aerial). To the rear (west) of the 1908 brick church are three weatherboard buildings. Attached to the brick church is a modern weatherboard building with a low-pitched gable roof (not significant). The north elevation of this building has a verandah, covering the entrance to the brick church.

To the rear of this modern building is the 1884 weatherboard building with a gabled-roof clad in galvanised corrugated iron, with three pointed-arch windows to the side elevations (this is the 1884 church relocated to this site in 1978 to serve as a Sunday School). The north elevation of this building retains the timber ledged door.

To the rear of the 1884 building is a smaller timber building clad in galvanised corrugated iron (the original 1908 vestry for All Saints), built of local redgum. The timber entrance door is on the north elevation. The west elevation has different weatherboard cladding (probably added when detached from the 1908 brick church).

The 1884 former church and original small weatherboard vestry are in fair condition yet retain a very high level of integrity.

Figure D9. A tall freestanding steel belltower and bell stands to the north of the church. An attached plaque states 'this tower and bell was the gift of ex councillor T. Lamb a pioneer of the district and generous support of this church, April 1929'.

Figures D10 & D11. An early timber framed fence (with later wire) runs along the front (east) boundary, with interwar pedestrian and vehicular woven wire gates. A plaque on the timber fence, near the pedestrian gate, notes that the fence was also donated by Councillor Lamb (probably also dating it to c1929).

At the south-east corner of the property is a large mature Algerian Oak (*Quercus canariensis*) and a Blue Cedar (*Cedrus atlantica f. Glauca*) (Figure D10). These are in good condition and are good examples of the varieties.

To the south of these, in the far south-east corner of the property, is a Kurrajong (*Brachycton populneus*), but this is a poor example of the variety. Monterey pines (*Pinus radiata*) are located along the rear and north boundaries, but are also poor specimens of the variety.



Figure D1. The picturesque setting of the church complex. The church has a deep set back, behind an early (in part) fence and gates. The boundary is lined with a number of mature exotic trees. The church has a steep-pitched gabled roof and is constructed of red brick with rendered (overpainted) dressings and coping to the buttresses on the side elevations. A dominant feature is the large entrance porch at the centre of the facade, with timber tracery.



Figure D2. The entrance porch with the pressed metal cladding to the gabled end imitating a rough-cast render, timber tracery and brick balustrade. Note the damp damage to the render of the plinth.



Figure D3. The entrance porch has the original tessellated tile floor. The entrance doors are pointed arched double timber ledged doors, framed by a slightly pointed-arch of radiating tuck pointed red-brick voussoirs above.



Figure D4. The side elevations of the 1908 brick church are divided into three bays by four buttresses with rendered coping. Pointed-arch windows have diaper-pattern leadlight of coloured glass, with red-brick voussoirs above. Note the lapped galvanised corrugated iron roof with original ventilators.



Figure D5. The interior of the church with its tuck pointed face-brick walls, decorative cornices and exposed timber roof trusses (MDHS).

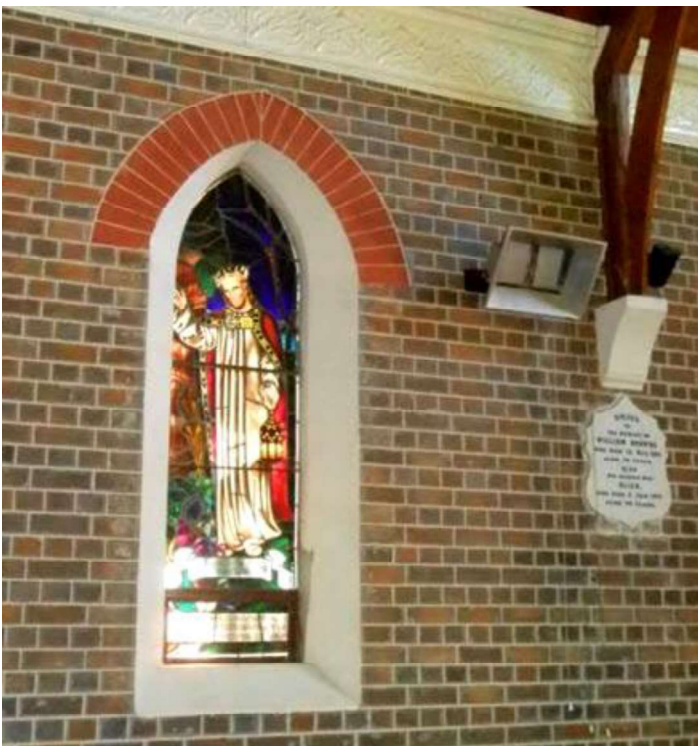


Figure D6. The memorial window to John James Freeman and plaque in memory of William Browne and his wife Eliza dated 1919 (MDHS).



Figure D7. To the west of the 1908 brick church is a (right to left) modern weatherboard building, the 1884 church building relocated to this site in 1978 from The Heart, and the small weatherboard building that was the original vestry for All Saints. The mature exotic trees on the boundaries in the background are not good examples of the varieties.



Figure D8. The north elevations of the weatherboard buildings to the rear of the 1908 brick church.



Figure D9. The steel belltower and bell to the north of the church (1929).



Figure D10. The large Algerian Oak (*Quercus canariensis*) on the front boundary is a good example of the species. The Blue Cedar (*Cedrus atlantica* f. *Glauca*) is out of view in this photo, behind the Oak. An early timber framed fence (with later wire) runs along the front (east) boundary, with interwar pedestrian and vehicular gates



Figure D11. Next to the oak on the front boundary is a Blue Cedar (*Cedrus atlantica* f. *Glauca*). It is a good example of the variety and is in good condition.

Sources

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

Maffra & District Historical Society (MDHS) collection: photos published on the MDHS Facebook page (no ID Nos).

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.

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.

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:

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

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.

St John's Anglican Church Complex, Maffra – an outstanding and highly intact example of an Anglican complex in the Shire (designed by various architects), comprising a 1900 Federation Gothic brick church with Queen Anne influences, an 1889 Victorian Gothic timber Guild Hall, 1912 Federation Arts and Crafts timber Rectory and an Interwar Arts and Crafts brick Lych Gate. These buildings remain in a highly intact setting which also comprises an intact memorial fence and columbarium, and a significant 'Gallipoli Oak'.

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.

The church complex is in good condition and well maintained, however, there are some recommendations below especially relating to sub floor ventilation, damp damage in the plinth, 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 from along Church Street.
 - 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 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 Church 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, rectangular timber framed windows with a vertical axis, but parts 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. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and the 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. Ramps

3.1.1. Removable ramp construction

- 3.1.1.1. 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 and reduce termite and rot attack to the subfloor structure and rising damp in brick/stone walls.
- 3.1.1.2. If it is constructed with the concrete next to brick walls this may cause damp problems in the future.
- 3.1.1.3. 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.
- 3.1.1.4. 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.

4. Reconstruction and Restoration

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

- 4.1. The non significant toilet area between the 1908 brick church and 1885 former church can be demolished but this is not a requirement.
- 4.2. Roofing, spouting and down pipes
 - 4.2.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
 - 4.2.2. Don't use Zinalume or Colorbond.
 - 4.2.3. Use Ogee half-round or quad profile spouting, and round diameter down pipes.
- 4.3. Brick Walls
 - 4.3.1. Mortar. Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3, lime:sand.
- 4.4. Tuck pointing is now a rare craft and expensive to repair or reconstruct, which makes caring for the existing remnants particularly important.
- 4.5. Paint and Colours
 - 4.5.1. It is recommended to paint the exterior of the buildings using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.
 - 4.5.2. Paint removal. It is strongly recommended that the paint be removed chemically from the painted rendered surfaces on the 1908 church (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render and 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, including the buff-ochre wash (similar to that still seen the render on St Andrew's Uniting Church, Maffra), but it will remove the ongoing costs of repainting it every 10 or so years.
 - 4.5.3. 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'.
- 4.6. Fences
 - 4.6.1. Remove the later wire fencing material and replace with unpainted woven wire material to match that used in the gates, across the front boundary.

5. Care and Maintenance

5.1. Key References

- 5.1.1. 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.
- 5.1.2. Further assistance is available from the Shire's heritage advisor.

5.2. Roofing, spouting and down pipes

- 5.2.1. 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.
- 5.2.2. Do not use Zinalume or Colorbond or plastic.
- 5.2.3. Use Ogee profile spouting, and round diameter down pipes.

5.3. Joinery

- 5.3.1. It is important to repair rather than replace when 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.
- 5.3.2. The original external timber doors and windows require careful repair and painting.

6. Water Damage and Damp

- 6.1. Signs of damp in the walls, in this case are the render falling off the brickwork, bubbling

- paint and render, and chemical removal of the paint will help the bricks and render dry out. There is dead plant matter under the broken render which may indicate that there was a bush growing too close and this may have caused the damp to rise and cause the damage. Other signs of damp include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork 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 or 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. The method of disposing of roof water, used at this property is excellent, that being an elbow at the ground end of the down pipes and running the elbow away from the building and into a clean brick spoon drain which runs downhill away from the building. In flatter areas, removing the source and repairing damage from damp, may also involve lowering of the ground outside so that it is lower than the ground 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.
 - 6.3. Water falling or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.
 - 6.4. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre from the walls.
 - 6.5. 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 tradesmen.
 - 6.6. 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 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.
 - 6.7. Remove any dark grey patches to the mortar joints. This is cement mortar which will damage the bricks and longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger.
 - 6.8. Modern Products: Do not use modern products on these historic stone, brick and render as they will cause expensive damage. Use lime mortar to match existing.
 - 6.9. **Do not seal** the bricks or render with modern sealants, or with paint. Solid masonry buildings **must be able to evaporate water** when 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, sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.
 - 6.10. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. The timber church and vestry are very close to the ground and therefore at risk of termite and rot attack due to lack of ventilation to dry out the area. 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 will breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.
 - 6.11. 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. 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. The sub floor space under the 1908 church is good, but the amount of sub floor vents could be increased, especially if the sub floor space is damp or musty or timbers are starting to rot.

7. Paint Colours

- 7.1. Even if the existing colour scheme is not original or appropriate for that style of architecture, repainting using the existing colours is maintenance and no planning permit is required. However, 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, and it would be preferred if the paint was chemically removed from brick, stone and rendered surfaces, rather than repainted.
- 7.2. Chemical removal of paint from the rendered surfaces, will not damage the surface of the render. 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.
- 7.3. 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. To do this, 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 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 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>>:

- Avenues-of-honour-and-other-commemorative-plantings
- 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. The 1885 former timber church and the former timber vestry should **not** be demolished, but could be relocated within the blue area if needed.



KEY

- Recommended for Heritage Overlay
- Title boundary

**All Saints Anglican Church
14 Church St, Briagolong**

Project: Wellington Shire Stage 2 Heritage Study
Client: Wellington Shire Council
Author: Heritage Intelligence Pty Ltd
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