

Locality: COWWARR
Place address: 8-10 CHURCH STREET
Citation date 2016
Place type (when built): Church, lock-up
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Christ Church and lock-up



Architectural Style: Federation Carpenter Gothic
Designer / Architect: Inskip & Butler (church)
Construction Date: c1873 (lock-up), 1901 (church, furniture and Honor Roll)

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?

Christ Church and Lock-Up at 8-10 Church Street, Cowwarr, are significant. The church was built in 1901 and the lock-up dates to c1873. The original form, materials and detailing of each building, as originally constructed are significant. The interior of the porch, nave and chancel are significant. The Honour Roll and original furniture held in the church are significant. The Elm (*Ulmus x hollandica* 'Purpurascens') is also significant.

Other parts of the interior and later outbuildings and alterations and additions to the buildings are not significant.

How is it significant?

Christ Church, the furniture, Honor Roll and lock-up are locally significant for their historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

Christ Church is **historically and socially significant at a local level** as a church that has served the community since its construction in 1901. The church represents the boom period of Cowwarr, which developed to serve as the commercial and social centre for the surrounding farming and timber district. The first church on the site, 'the English Church', was opened on 16 August 1874. From 1893, funds were raised by the community for the new church and in February 1901, architects Inskip & Butler drew up plans for a 'country church' in Cowwarr, which was built in 1901 next to the earlier church, which has since been removed. To the north of the church is a mature tree that appears to be an Elm (*Ulmus x hollandica* 'Purpurascens'), which probably dates to c1900-1910s and is a good specimen of the species. The existing church was still attended and cared for by descendants of the original parishioners, before it closed in 2002. As a result of the closure, the Cowwarr Community and Historical Association was formed to prevent the church and the community's heritage from being relocated elsewhere. Christ Church was deconsecrated on 7 January 2009 and the building and most of the furniture which was hand made by a local craftswoman Dorothea Andrews, was sold into private ownership. The new private owner intended for the church to serve as a non-denominational place of worship for the community. The Christ Church Honor Roll is also located in the church building. The church is also significant for its association with Anglican Diocesan architects Inskip & Butler, who designed a number of churches and buildings for the Anglican Church in the late nineteenth century and early twentieth century. (Criteria A, G & H)

The lock-up is **historically significant at a local level** as a building associated with law enforcement in the region, from its construction in c1873 until at least the 1920s. The lockup was originally transported via rail from Port Albert to serve as the Toongabbie Gaol, prior to the demolition of the police station. In the 1920s the lockup was relocated to Cowwarr police station, then to the site of the Cowwarr Hotel. When the hotel changed ownership, the lock-up was moved to its current location adjacent to Christ Church. (Criterion A)

Christ Church is **aesthetically significant at a local level** as a very intact and representative example of a Federation Carpenter Gothic church in the Shire. Notable architectural elements of the picturesque style include the steep-pitched gable roof clad with corrugated iron, timber frame and weatherboards, crosses to the apex of the gables, louvered timber vents, the small timber entrance porch, and the Gothic windows to the porch and nave, which have pointed-arched frames; recessed within are leadlight windows (with a diaper pattern to the nave) with a trefoil motif to the top. The

fine furniture and interior space and historic finishes of the interior of the porch, nave and chancel are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. The interior carpentry is excellent and the walls and dado and ceilings are entirely clad in red pine. (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	Yes, Elm
Outbuildings or fences which are not exempt under Clause 43.01-3	Yes, lock-up
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

**Christ Church and lock-up
8-10 Church St, Cowwarr**

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

History

Locality history

The Cowwarr district was originally part of Hayfield Run, which was taken up in the 1840s. In the 1860s, when gold rushes occurred in the Great Dividing Range to the west, a supply route quickly formed from Sale to Toongabbie. In 1865, the Amending Land Act 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. From about 1866, an alternative route to Walhalla was created north of Toongabbie. By 1868, an accommodation house was operating and a town had been surveyed on the plain near the point where the track met the mountains. This town was named The Forty Second, named after the Act. The later name of Cowwarr is thought to have derived from an Aboriginal word meaning mountains or wind. At Cowwarr, supplies were transferred from bullock wagons to packhorses for the climb to the goldfields (Fletcher & Kennett 2005:62). From 1869, Cowwarr was part of the Rosedale Road District, and the Shire of Rosedale from 1871 (Context 2005:38).

The thick scrub from the Thomson River flats was gradually cleared, and oats, potatoes and other crops including orchards were grown on the fertile soil, with produce being sent to Walhalla. In 1870 a Catholic church was built and the following year, the population of Cowwarr totalled 74 people (Fletcher & Kennett 2005:62; Victorian Places). In 1883, the train station was built as part of a loop line from Traralgon. During the 1880s, a number of sawmills operated in the district, supplying red gum paving blocks to Melbourne. Dairying became a more popular industry as further land was cleared and drained, a creamery was set up and in 1897 construction begun on a butter factory. During this period, the largest training stables in Gippsland were located in Cowwarr. The Christ Church was built in 1901. Cowwarr now served the surrounding farming district (Context 2005:38; Fletcher & Kennett 2005:62).

In 1903, the *Australian Handbook* records that Cowwarr comprised a railway station, Cowwarr Hotel, Prince of Wales Hotel and Cricket Club Hotel, post office, Colonial Bank of Australasia, State School No. 1,967, Anglican and Catholic churches, a Mechanics Institute and free library and butter factory. By 1911, the population had increased to 239 people, which doubled to 486 by 1921. In 1918, a new butter factory was built near the railway station and in 1919 the Catholic Convent and school (now relocated and serves as the hall) were built. In 1929 and 1930, two of Cowwarr's landmark buildings were constructed, the Cricket Club Hotel (1929; replacing an earlier building) and the new Mechanics Institute Hall (1930) or Public Hall, both concrete constructions. From the 1930s to today, the population of Cowwarr has remained in the 300s (except for a decline to 206 in 1961) (Victorian Places).

In 1952, during widespread floods, the Thomson River broke out of its banks at Cowwarr, cutting a breakaway closer to the town known as Rainbow Creek, which became the new course of the river. In 1957, the Cowwarr Weir was built to help maintain flow in the Thomson River, continue providing local irrigation and drainage and prevent erosion (Context 2005:34-5; Fletcher & Kennett 2005:62).

The Catholic school was moved to Heyfield in 1954 and the butter factory closed in 1959; the unusually designed building now serves as an art gallery. 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. Today, Cowwarr mainly provides rural living for people employed in business or industry in the Latrobe Valley or larger cities such as Sale (Context 2005:38-9).

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

In February 1874, G. W. Kelly 'and others' received the Crown Grant for the current 8-10 Church Street and 7 Park Avenue (lots 6 and 7, Section 5, Township of Cowwarr) (Township Plan). Reverend G.W. Kelly was the Minister in Charge of the Rosedale Parish for the Church of England (Clark 1947). The first church on the site, 'the English Church', was opened on 16 August 1874. The founding members were Messers Forvine, George Wood, Theodor Gebhardt, Handley, A. Boorman, Uriah Sadler and Edward Martin among others (Clark 1947).

Founding member George Wood planted trees around the church, some of which remained in 2005 (since removed) (Context 2005). Photos dating to 1971 and 2008 (Figures H1 & 2) showed mature Monterey Cypress on the property, however these do not remain in 2015.

The Cowwarr Church of England was serviced from Rosedale until 1896, when Heyfield became the supply centre (Clark 1947). Funds were raised for a new church as far back as 1893, by the Reverend W. T. Roach, later of Stratford (in 1901). In 1898, fundraising efforts were increased (CoE 1901:138). The community are accredited with building the new church (Context 2005). In February 1901, architects Inskip & Butler drew up plans for a 'country church' in Cowwarr, for builder Charles Rouch (AAI). Rouch of Melbourne received the contract for the erection of the new Church of England in February 1901 (*Maffra Spectator*, 25 Feb 1901:3).

In 1901, the existing Christ Church was built at a cost of 288 pounds, next to the earlier church. Reverend H.T. Fowler held the last service in the earlier church on 1 September 1901 (Clark 1947). The following Sunday, on 8 September 1901, the new Christ Church was dedicated by the Venerable Archdeacon Henry Langley, in the presence of over ninety parishioners (Maddern 1971:28). An article in the Diocese Gazette noted that 'the new structure supersedes one which has done duty for 27 years. It is a compact and pretty building, erected at a cost of £230, according to the plan and specifications of the Diocese architects, and much has been done in the way of making it comfortable and appropriate for worship' (CoE 1901:138). In 1924 the Heyfield Parish was established, and the church at Cowwarr was overseen by the Reverend L. Sawtell (Clark 1947).

The church furniture (most of which remains in the church in 2015) was made in Cowwarr by a local craftswoman Dorothea Andrews; of whom the current owner is a descendent. The font was originally held in the first Cowarr Church of England, before moving to the 1901 church. The Christ Church Honor Roll is also located in the building, which was also handcrafted by Dorothea Andrews (Figure 2Dc.)

To the north of the church is a mature tree that appears to be an Elm (*Ulmus x hollandica* 'Purpurascens'; need to be confirmed), which probably dates to c1900-1910s and is a good specimen of the species (Hawker).

A photo dating to 1971 (Figure H1) showed the gabled-roof timber building, ridge vents, Gothic leadlight windows, crosses at the gable peaks, entrance porch, and section to the rear. The large gable-end to the facade had a decorative bargeboard (which has since been removed). The mature cypresses were evident around the property at this date (since removed) (Maddern 1971). In 2001 the timber interior of the church was known to be in excellent condition. The church was still attended and cared for by descendents of the original parishioners, before it closed in 2002 (Context 2005). As a result of the closure, the Cowwarr Community and Historical Association was formed to prevent the church and the community's heritage from being relocated elsewhere (CCHA 2010).

Christ Church was deconsecrated on 7 January 2009, officiated by Bishop John McIntyre (CCHA 2009). The Anglican Trust sold the church and its furniture, excluding the font and altar, to a local community member; the pews, pulpit, book rest, bishops chair and bible stand remain in the church, all with the same trefoil design. The font was the oldest piece of furniture at the church and was relocated to the Anglican Church at Glengarry, while the altar was dedicated to the local men who lost their lives in World War I and was moved to the Anglican Church at Toongabbie; both on the day

of deconsecration. The private owner intended for the church to serve as a non-denominational place of worship for the community (CCHA 2009).

Lockup

The lockup adjacent to the church was originally transported via rail from Port Albert to serve as the Toongabbie Gaol, prior to the demolition of the police station. In the 1920s the lockup was relocated to Cowwarr police station, then to the site of the Cowwarr Hotel. When the hotel changed ownership, the lockup was moved to its current location at Christ Church (Hoppner 2015). A sign on the lockup notes that it was constructed in 1873. The lock up is constructed of an iron cage clad in timber, making it suitable for prefabrication and easily transported.

In 2015, a fence runs the length of the front boundary and appears to retain early timber fence posts (with later chain link wire and vehicular gates).

Inskip & Butler, architects

Walter Richmond Butler (1864-1949) migrated to Australia from England in 1888, where he worked with some of the most important figures of the English Arts and Crafts movement, including architects William Lethaby, Ernest Gimson and the Barnsley Brothers. Butler retained the Arts and Crafts philosophy throughout his career in Australia. Butler would design a variety of buildings, including residences, shops, warehouses, hospitals, banks, office buildings and ecclesiastical buildings. Two of Butler's major clients were the Diocese of Melbourne (as the Anglican Diocese Architect) and the Union Bank (Dernelley 2012:128; Pearce 1991:23).

Between 1889 and 1893, Butler established a partnership in Melbourne with Beverley Uusher. Butler later formed a partnership with George H. Inskip (1867-1933) between 1896 and 1905, establishing Inskip & Butler. Butler had many residential commissions during this period, many of which favoured the design elements typical of the period, with Arts and Crafts references (Dernelley 2012:128).

His work for the Anglican Church included the Holy Trinity church in Wangaratta (1908) and the Mission Revival-influenced Mission to Seamen Building on Flinders Street, Melbourne (1917) (Dernelley 2012:128). Inskip & Butler's work included Christ Church in Daylesford (1896), St Alban's Anglican Church (1898) in the Arts and Crafts style, St Thomas's Church of England (1900) St John's Anglican Church in Maffra (1900), Christ Church in Cowwarr (1901) and the first Greek Orthodox Church in Melbourne, Church of the Holy Annunciation (1901).

Between 1907 and 1916, Butler formed Butler & Bradshaw with Earnest R. Bradshaw. In 1908 Butler notably designed the David Syme Tomb at Boroondara cemetery in Kew (Dernelley 2012:128). A later partnership formed was with his nephew Austin R. Butler as W. & R. Butler between 1919 and 1938. Butler's greatest academic impact on Australian architecture was through the papers he delivered, such as 'The prospect of the development of the arts among the handicrafts' (1893) and 'Garden design in relation to architecture' (1903), which engendered Butler's first-hand knowledge of English Arts and Crafts philosophy (Dernelley 2012:128).



Figure H1. Photo dating to 1971 showing the gabled-roof timber building, ridge vents, Gothic leadlight windows, crosses at the gable peaks, entrance porch, and section to the rear. The large gable-end had a decorative bargeboard (which has since been removed) (Maddern 1971). This photo is evidence that the building remains very intact in 2016.



Figure H2. A photo dating to 2008 that shows that some of the mature cypress remained at this date, but have since been removed (Flickr).

Sources

Australian Architectural Index (AAI), record no. 10895 for Inskip & Butler, <<https://aai.app.unimelb.edu.au/>>, accessed 11 Jan 2016.

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

Flickr, photo by phunnyphotos of 'former Church of England, Cowwarr', <<https://www.flickr.com/>> accessed 8 Dec 2015.

Heyfield & Districts Historical Society (HDHS) collection: historical information and photos generously provided by Louise Hill-Coleman and Merryn Stevenson, provided Nov 2015.

Gibson, Tim (August 2001), as cited in Context 2005.

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Hoppner, Helen (2015), current owner, personal communication.

Maddern, I. T. (1971), *History of Cowwarr 1866-1971*. Provided by the Heyfield & Districts Historical Society.

Maffra Spectator

Township of Cowwarr Plan

Trethowan, Bruce (1976), *A Study of Banks in Victoria, 1851-1939*, prepared for the Historic Buildings Preservation Council.

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

Description

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

The 1901 Federation Carpenter Gothic church has a deep setback in the lot, on the east side of Church Street, which is north of the main street of Cowwarr.

Figure D1 & D2. The picturesque weatherboard church has a steep-pitched gable roof clad with in short sheet corrugated iron and two vents at the ridge. The eaves to the side elevations have exposed rafter ends. The peak of the gabled ends have crosses at the apex and the gabled end of the facade has a louvered vent (the ornate bargeboards have been removed). The facade has a small entrance porch to the centre, with a gabled-roof and timber doors off the north side. The narrow Gothic windows to the porch and nave have pointed-arched frames and recessed within are leadlight windows (with a diaper pattern to the nave) with a trefoil motif to the top. Small vents are located between the windows on the side elevation. To the rear of the church is a weatherboard section with a lower roofline and entrance off the north elevation (the date of which has not been confirmed). The 1901

church is in good condition (although the paint, and some weatherboards are in very poor condition), and retains a very high level of integrity.

Figure D2a. Interior of the church showing the timber lined walls, apse and ceiling with timber trusses.

Figure D2b. Interior showing a detail of the carpentry of the red pine timber lined walls and dado.

Figure D2c. Detail of the Honor Roll, and hand crafted furniture by Dorathea Andrews.

Figure D2d. Hand crafted pulpit by Dorathea Andrews.

Figure D3. The small weatherboard lock-up has a gabled roof clad with early corrugated iron, with half-round spouting, and timber louvered vents to the gabled ends. For security purposes, the construction is an iron cage (the metal bars at the base can be seen below door level), clad in timber weatherboards, with solid timber flooring which is repeated at the ceiling (running lengthways; the ends visible on the side elevations). The lockup retains an early door with full-width hinges and a number of locks, and a metal grill to a vent above. A modern sign attached to the building reads 'Historic Cowwarr Lockup circa 1873'. The c1873 lockup appears to retain a high level of integrity and is in fair condition.

Figure D4. The lock up is constructed of an iron cage clad in timber, making it suitable for prefabrication and easily transported. The ends of the iron rods of the frame can be seen at the level below the door.



Figure D1. The facade of the church with the central entrance porch, with Gothic arched windows, a Gothic arched vent in the gable end and three crosses at the apex of each gable.



Figure D2. The south elevation with the three leadlight windows in a diaper pattern and trefoil motif to the top, set within the pointed-arched timber frame.

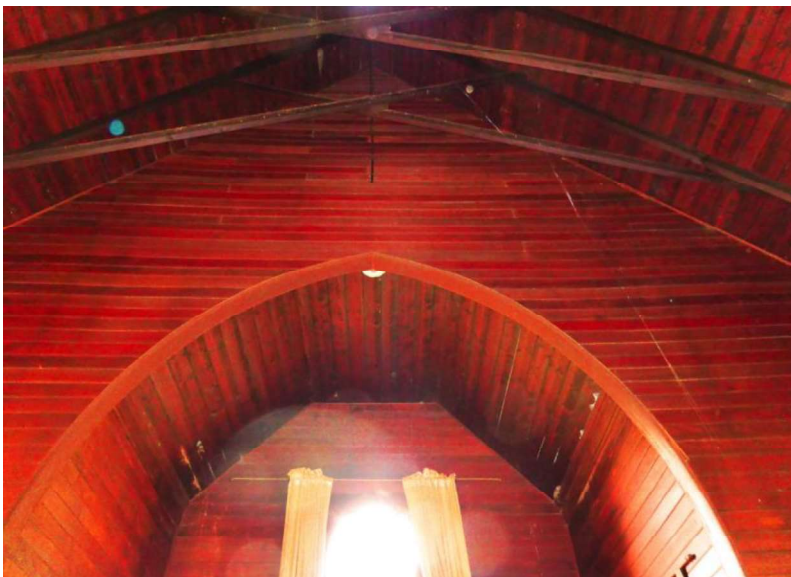


Figure D2a. Interior showing the red pine timber lined walls, apse and ceiling and timber trusses.



Figure D2b. Interior showing a detail of the carpentry of the red pine timber lined walls and dado.

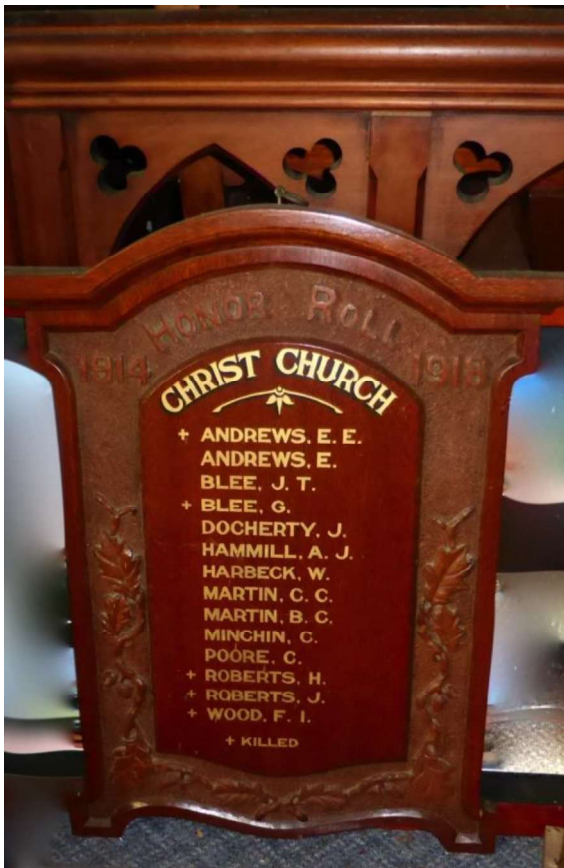


Figure D2c. Detail of the Honor Roll, hand crafted by Dorothea Andrews.



Figure 2Dd. Hand crafted pulpit by Dorathea Andrews.



Figure D3. The small iron cage lockup with its gabled roof, half-round spouting and weatherboard wall cladding. It retains timber vents at the gable ends, a metal grill above the door, and its original (or an early) door with full-width hinges and a number of early locks.



Figure D4. The lock up is constructed of an iron cage clad in timber, making it suitable for prefabrication and easily transported. The ends of the iron rods can be seen at the level below the door.

Sources

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

Comparative analysis

During the Federation and Interwar eras (c1890 to 1944), the Arts and Crafts style was very popular in most small communities in Victoria, particularly for halls and churches, as it achieved an aesthetically picturesque building, using local materials, usually timber, for low cost. As many hand crafted embellishments as desired, or that could be afforded, could be applied to the basic rectangular plan forms with steeply pitched gable roofs. Furthermore, these decorative features were able to be created by local carpenter craftsmen or builders and therefore, they often took advantage of their particular individual skills. Earlier, in the Victorian era (1840s to 1890) similar picturesque styled churches and halls were built, but they are usually distinguished from the later eras, with gothic styled elements. The interiors of the Boisdale and Cowwarr timber churches are timber lined, and two of them have retained the unpainted linings, but the Boisdale one has been overpainted in white.

COWWARR: There are only two buildings built as churches in Cowwarr, one being the modest timber Christ Church built in 1901 which is now a privately owned interdenominational church. It is the only timber church in the town and retains a very high level of integrity, designed in the Federation Carpenter Gothic style. The interior of this building is lined entirely with unpainted red pine with excellent carpentry and integrity. The other building is a substantial brick rendered Catholic Church, with brick vestry and timber hall.

BOISDALE: There are only two church buildings in Boisdale, and both are timber Interwar Arts and Crafts buildings. St George's Anglican Church was originally built in 1924 as a memorial church in Llowalong and moved to Boisdale in 1953. Therefore the former 1921 Boisdale Uniting Church is the earliest church built in Boisdale; it is a typical example of an Interwar Arts and Crafts building but has unique timber framed round headed windows and it has very high level of integrity.

BRIAGOLONG: There are three church buildings in Briagolong, two are red brick buildings while the 1874 Uniting Church is the only timber church in the town, designed in the Victorian Arts and Crafts

style. The Briagolong Uniting Church was built almost 50 years earlier than the Boisdale Uniting Church (1921), but it is very altered in comparison to the timber church in Boisdale, which has very high integrity.

Lock up

These lock ups were mass produced by the colonial government for use in rural towns in response to the need to provide 'law and order' in a timely and economical manner, in remote areas. They were flat-packed prefabricated iron cages clad in timber with a galvanised iron roof, and relatively easy to transport, and ready for use. Several of these lock ups have survived including those in Broadford, St James, Eltham, Alexandra and Hurstbridge. The c1873 lock up in Cowwarr retains a high level of integrity and is in fair-good condition.

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.

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. 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 architectural style.
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.
 - 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. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic timber building.
 - 2.4. Avoid concrete 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.
 - 2.5. New garden beds
 - 2.5.1. 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.
- 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.

3.2. Metal bannisters 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. Reconstruct the decorative barge boards to match those shown in Fig H1.

4.2. Roofing, spouting and down pipes

- 4.2.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
- 4.2.2. Do not use Zinalume or Colorbond or plastic.
- 4.2.3. Use ogee profile spouting, and round diameter down pipes on the church, but use half-round spouting on the lock-up.

4.3. Fences

4.3.1. Construct a timber picket fence 1.4m high or lower, across the front boundary.

4.4. Paint and Colours

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

5. Care and Maintenance

5.1. Key References

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

5.2. Joinery

5.2.1. The original external timber doors and windows require careful repair and painting, as do the weatherboards. 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. 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.

6. Water Damage

6.1. Various timbers are rotting mainly due to a lack of timely maintenance. Birds are nesting inside the front wall, gaining access through the holes in some weatherboards.

6.2. Always remove the **source** of the water damage first.

6.3. This may involve the 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.

6.4. Damp would be exacerbated by watering plants near the walls.

6.5. Ensure good subfloor ventilation is maintained at all times to reduce the habitat for termites and rot of the subfloor structure. 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 will breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

7. Services

7.1. 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.

8. Elm Tree

8.1. Maintain the Elm tree by mulching under the tree to the dripline.

9. The following permit exemptions for the interior are recommended.

9.1. Installation, removal or replacement of projection and sound equipment, providing they do not adversely impact on significant elements, or involve structural alterations.

9.2. Painting of previously painted walls and ceilings in appropriate heritage colour schemes, provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.

9.3. Installation, removal or replacement of carpets and/or flexible floor coverings.

9.4. Installation, removal or replacement of screens or curtains, curtain tracks, rods and blinds, other than where structural alterations are required.

- 9.5. Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art works.
- 9.6. Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.
- 9.7. Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.
- 9.8. Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like on plaster surfaces.
- 9.9. Installation, removal or replacement of bulk insulation in the roof space.
- 9.10. Installation of new fire hydrant services including sprinklers, fire doors and elements.
- 9.11. Installation, removal or replacement of electrical wiring.

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
- 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

**Christ Church and lock-up
8-10 Church St, Cowwarr**

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