

**Locality:** COWWARR  
**Place address:** 18-20 MAIN STREET  
**Citation date** 2016  
**Place type (when built):** Hotel  
**Recommended heritage protection:** Local government level  
Local Planning Scheme: Yes  
Vic Heritage Register: No  
Heritage Inventory (Archaeological): No

**Place name:** Cricket Club Hotel



**Architectural Style:** Interwar Stripped Classical  
**Designer / Architect:** Not known  
**Builder:** John P. O'Shaugnessy Pty Ltd  
**Construction Date:** 1929

## 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 Cricket Club Hotel at 18-20 Main Street, Cowwarr, is significant. The original form, materials and detailing as constructed in 1929 are significant.

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

### *How is it significant?*

The Cricket Club Hotel is locally significant for its historical, social, aesthetic and scientific values to the Shire of Wellington.

### *Why is it significant?*

The Cricket Club Hotel is **historically and socially significant at a local level** as it represents Cowwar's boom period in the 1920s, following the construction of a butter factory in 1918 and coinciding with the construction of the town's other landmark building, the concrete Public Hall (1930). The first hotel on the site was built for Theodore Gebhardt (probably in 1880 as noted on the parapet of the existing building) while the second hotel is said to have been built only two years later in 1882. By 1886, the Cricket Club Hotel was advertised in local newspapers. Many people held the license of the hotel throughout its history. From 1900, the hotel was owned by Maria Wilhelmina Andrews (probably the Gebhardt's daughter), and during this period the hotel was known to serve the travelling public, seasonal workers and the drovers moving stock to the Heyfield market. The existing hotel was built on the site in 1929 for owners Dorothea and William Andrews, who continued to lease out the hotel. The new two-storey concrete hotel was completed in October 1929, by builder John P. O'Shaugnessy Pty Ltd. The Cricket Club Hotel remained in the same family for approximately 90, years from its first construction in 1880 to 1970. Since 1970, the hotel has had a number of owners. The 1930 hotel is significant for having served the local community as a social and entertainment centre in the town, for almost 90 years, since it opened in 1929. (Criteria A & G)

The Cricket Club Hotel is **aesthetically significant at a local level** as a highly intact concrete hotel illustrating the Interwar Stripped Classical style, and as a landmark building at the centre of the small town of Cowwarr. The Stripped Classical style is evident in the low three-part parapet to the facade which sits above a bold cornice, the eight smooth-rendered engaged piers that break up the facade into distinct vertical bays, the large central bay with a recessed porch at ground level supported by four tall slender concrete columns, and the three round-arched openings, with rendered frames, which open into the balcony to the first floor. The balustrade to the balcony has a long recessed panel with a cross pattern, above a large cornice that creates a roof form for the recessed porch below. Also notable is the name 'CRICKET CLUB HOTEL ESTd 1880' in relief to the central parapet, and the large number of ornate steel-framed multi-paned casement windows, with opaque glass to the outside panes. Each window to the facade has a decorative lintel with vertical indents (the ground floor windows have modern window boxes). Between the windows of each floor, are recessed panels in a geometric pattern. Also significant are the tall concrete chimneys with simple rendered banding to the top edge, exposed rafter ends to the eaves of the side elevations, engaged piers to the side elevations that continue the vertical emphasis, the main entrance with double timber panelled doors with glazing to the top quarter and a highlight, and the timber four-panelled door with a highlight to the right of the facade. (Criterion E)

The Cricket Club Hotel is **scientifically significant at a local level** as an intact example of the experimental concrete construction methods being used in Victoria in the 1920s and 1930s. It may be

a reinforced concrete construction (physical investigation is required to confirm the construction type). (Criterion F)

## 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.

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

## Map of recommended boundary for Heritage Overlay



### KEY

- Recommended for Heritage Overlay
- Title boundary

### Cricket Club Hotel 18-20 Main 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

Hotels were often one of the first buildings erected in a new settlement, as the social centre for the growing community, as a resting place on a coaching route and in the northern part of the Shire, en route to the goldfields. They provided lodgings and stables for travellers and before the establishment of public, commercial and government buildings, the rooms could also serve as meeting rooms for local groups, public meetings and travelling doctors who periodically tended the community.

Some of the earliest remaining hotels in the study area are the Exchange Hotel, Rosedale (c1863), Macalister Hotel in Maffra (c1863, 1922 additions), Railway Hotel in Heyfield (1885, 1940 additions) and Briagolong Hotel (1874; altered). Later hotels appeared once the towns were further established and provided competition to the earlier hotels, such as the Maffra Hotel (1900). In the twentieth century, earlier buildings were replaced, or re-built due to fires, such as the Tinamba Hotel (1924), Cricket Club Hotel in Cowwarr (1929), and Commercial Hotel in Heyfield (1930). The hotels continue to serve as social and entertainment venues for the present communities.

## Place history

The existing Cricket Club hotel is the third hotel to occupy the site (HDHS). The Township of Cowwarr plan indicates that the current 18-30 Main Street and the laneway to the rear (originally lots 8, 9 and 10, Section 3 in the Township of Cowwarr) were granted to J. C. J. Johnson in October 1868 (Township of Cowwarr Plan). The remainder of the lots in the block bound by Main, Railway, Cricket and Morgan streets (lots 1-7, Section 3), were purchased from the Crown by Wilhelmina and Theodore Gebhardt of Cowwarr, in May and November 1872 (Township Plan).

In October 1875, Theodore Gebhardt purchased lots 8, 9 & 10 (the current 18-30 Main Street) from Johnson, in the name of his wife Wilhelmina (LV:V803/467). Theodore Gebhardt was the owner of the first hotel on the site (Context 2005). The parapet of the existing hotel bears the name of the hotel and the establishment date of '1880', suggesting the date of the first hotel on the site. From August 1880, Wilhelmina Gebhardt, widow and Cowwarr postmistress, was the sole owner of the property. After this date, Gebhardt consolidated the lots within the block bound by Main, Railway, Morgan and Cricket streets (LV:V803/467; V1193/F514). It is thought that the second hotel was built on the site only two years later, in 1882 (Maddern 1971:17). By 1886, the 'Cricket Club Hotel' of Cowwarr was named in the local newspapers, when its license was renewed (*Traralgon Record*, 17 Dec 1886:3). Many people held the license of the hotel during its history. In 1887 the license was transferred from Daniel Gleeson to John S. Grimley (*Traralgon Record*, 13 Dec 1887). In 1900, it was transferred from Mr Henry to Mr Apsey, before it was to James Francis Oxley in November 1901 (*Traralgon Record*, 18 May 1900:3; 15 Nov 1901:2).

In 1900, the property was transferred from Wilhelmina Gebhardt to (probably her daughter) Maria Wilhelmina Andrews, of Cowwarr, wife of Richard Andrews, Cowwarr carpenter. The property remained within the Andrews family until 1970 (LV:V803/F467). In February 1913 a local newspaper reported that the owner of the Cricket Club Hotel was Mary Andrews and the licensee (from c 1909) was her son Walter J Andrews. At this date there were three hotels in Cowwarr, with the Cricket Club Hotel serving the travelling public, seasonal workers and drovers moving stock to the Heyfield market (*Traralgon Record*, 14 Feb 1913:4). After the death of Maria (Mary) Andrews in 1918, the property was transferred to Dorothea Andrews, Cowwarr postmistress, and William Andrews, farmer of Cowwarr, in 1923. The property still comprised (lots 1-10, Section 3), the entire block bound by Main Street, Railway Street, Morgan Street and Cricket Street. (LV:V803/F467).

The existing hotel was built on the site in 1929 for owners Dorothea and William Andrews, with E. Dowd as the licensee (*Gippsland Times*, 12 Sep 1929:7). Earlier that year, an article in the *Gippsland Times* in January 1929 (14 Jan 1929:4) reported that a new hotel was to be built on the site of the Cricket Club Hotel. The *Construction and Local Government Journal* (Jan 1929:16) noted in 1929 that '£3000 is the cost of a new concrete public hall which is to be built at Cowwarr, near Traralgon (Vic)' and that '£3500 is the value of plans approved by the Licensing Court for the new Cricket Club Hotel

at Cowwarr (Vic). The designer for the hall and hotel is likely to be same as they are stylistically so similar, but it is known that they were both constructed by different builders.

The hotel was to be a concrete construction, with modern conveniences for the public. Ned Dowd was to continue as the 'host' in the new pub. The article stated that with the 'new concrete hall and a new hotel, Cowwarr [would] soon present a more important appearance'. There was a lot of experimental activity in concrete house building and construction in Victoria in the 1920s and 1930s, especially in Melbourne (Lewis 7.08:9).

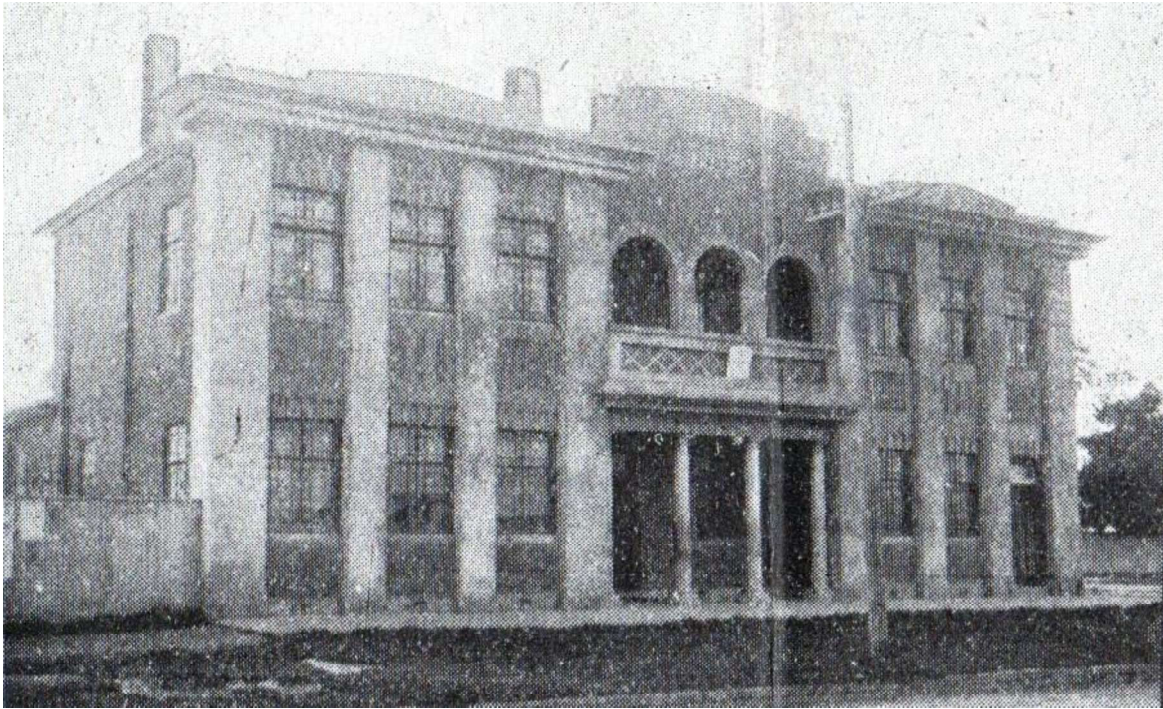
The new two-storey hotel was completed in October 1929, by builder John P. O'Shaugnessy Pty Ltd. The new hotel comprised '13 large windows to the front, steel frames and leadlights, with a balcony 18 x 6 which corresponds with a porch of the same dimensions. A massive parapet frames the whole building' (*Gippsland Times*, 12 sep 1929:7). O'Shaugnessy, addressed at Cowwarr and at Second Avenue, Kew, advertised the construction of homes, dairies, cowyards, pathways and more that could be 'scientifically concreted' by skilled tradesman and an 'up-to-date' plant. O'Shaugnessy Pty Ltd built the Cricket Club Hotel in Cowwarr as well as the Convent School in Stratford (*Gippsland Times* 9 Sep 1929:3).

An early photo (date not known) (Figure H1) showed the facade of the hotel as it appears today, however, at this date there was only one window to the first floor on the west elevation (windows since added). A second photo (date not known; cars date to c1930) (Figure H2) showed that the windows have been inserted on the west elevation by this date (HDHS).

William Andrews was the sole owner of the hotel from 1947, and retained ownership until his death in 1960 (transferred to his executors in 1962). In 1970, the hotel was sold to Hazel Phelan, married woman of Cowwarr, and John Blair, gentleman of Cowwarr. The Greenwoods became the owners in 1974, and the Phelans from 1976. The Phelans re-subdivided the lots to their current extent, which they began to on-sell from 1979. The current 18-20 Main Street was the first lot to sell individually, in June 1979 (LV:V5453/F530).

A photo dating to 1971 (Figure H3) showed the unpainted facade and east elevation, with details as they appear in 2015. Beer branding signage was attached to the facade (Maddern 1971).

A recent aerial shows large additions to the rear (north) of the hotel and outbuildings to the rear of the property (dates not known).



**Figure H1. An early photo (date not known) that showed the facade of the hotel as it appears today, however, at this date there was only one window to the first floor on the west elevation (windows since added) (HDHS).**



**Figure H2. This photo (date not known; cars date to c1930) shows that the windows have been inserted by this date on the west elevation (HDHS).**



**Figure H3. A photo dating to 1971 that showed the unpainted facade and east elevation, with details as they appear in 2015 (Maddern 1971).**

### Sources

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

*Construction and Local Government Journal* (Sydney, NSW) 1913-1930.

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

Cowwarr Hotel, <<http://cowwarrhotel.com.au/gallery/>>, accessed 4 Dec 2015.

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

*Gippsland Times*

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

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

Miles Lewis, *Australian Building*, Section 7.08 Forms & Systems. And personal communication Nov 2015 and April 2016.

Township of Cowwarr Plan

*Traralgon Record*

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 important details describing historical changes in the physical fabric.

The Cricket Club Hotel was built in 1929 on the north side of Main Street, on the corner of Cricket Street, at the commercial centre of the small town of Cowwarr. The building is located on the front title boundary, with young palms in the nature strip in front of the hotel. The two-storey concrete construction has details reflecting the Interwar Stripped Classical style. The 1929 hotel is in good condition and retains a very high level of integrity.

### **Concrete construction**

There was a lot of experimental activity in concrete house building and construction in Victoria in the 1920s and 1930s, especially in Melbourne. The use of concrete expanded following World War I, and became a familiar and accepted building material that was used for ordinary housing and general purposes, rather than the technology of a few specialist firms and important buildings. This was partly a result of promotion of the technology in Australia through specialist magazines (Lewis 7.08:9).

#### *Reinforced concrete*

The hotel may be a reinforced concrete construction, which was also used to construct the Cowwarr Butter factory in 1918 (HV). The architect of the 1918 Cowwarr Butter Factory, (a reinforced concrete building) was C.J. Rice of Collins St, Melbourne and the builder was Mr G McAlpine of Melbourne (25 Jun 1918 - Cowwarr Company Building New Factory).

**Figure D1 & Aerial.** The hotel is a concrete construction with a large two-storey facade fronting Main Street, and two single-storey sections projecting to the rear (north), all with hipped roofs clad in corrugated iron. The wall structure forms horizontal bands to the exterior, with a thin render applied (overpainted). The building retains a number of tall concrete chimneys with simple rendered banding to the top edge. The walls are constructed of concrete, with a thin render applied (overpainted), and rendered plinth. The form of the construction technique is evident in the horizontal bands which remain to the exterior walls.

The two-storey symmetrical facade dominates the street with its stripped Classical details. At the roofline is a low three-part parapet which sits above a bold cornice. The top of the parapet has a narrow band of smooth render (overpainted in contrasting dark colour), emphasising the form of the parapet. Eight smooth-rendered engaged piers divide the facade into distinct vertical bays, with a large central bay with a recessed porch at ground level with four Tuscan concrete columns supporting a loggia to the first floor (overpainted), and an entrance with double timber panelled doors with glazing to the top quarter, and a highlight. At the right of the facade is a second entrance with a timber four-panelled door with a highlight.

Modern signs have been attached to the facade.

**Figures D1 & 2.** The central parapet to the facade reads 'CRICKET CLUB HOTEL ESTd 1880' in relief. Below are three-arched openings, which form a loggia, with rendered frames, which open into the balcony to the first floor. The balustrade to the balcony has a recessed panel with a cross pattern, above a large cornice that creates a roof form for the recessed porch below.

The windows to the facade are placed within the vertical bays. They are ornate steel-framed multi-paned casement windows, with opaque glass to the outside panes. Each window has a decorative lintel with vertical indents (the ground floor windows have modern window boxes). Between the windows of each floor are recessed panels in a geometric pattern.

**Figure D3.** One the side elevations, exposed rafter ends are visible beneath the eaves. The tall engaged piers repeat on the side elevations of the two-storey and single-storey sections, continuing the vertical emphasis of the facade. The side elevations have steel-framed windows with the same detail as those of the facade, and smaller versions. The east elevation has two doors (one probably an alteration) and modern window blinds.

**Aerial.** Modern additions extend to the rear of the hotel. Outbuildings are located at the rear of the property (dates not confirmed).



**Figure D1.** The two-storey symmetrical facade dominates the street with its Stripped Classical style. At the roofline is a low three-part parapet which sits above a bold cornice. Eight smooth-rendered engaged piers divide the facade into distinct vertical bays, with a large central bay with a recessed porch at ground level and balcony to the first floor.



**Figure D2.** The central parapet to the facade reads 'CRICKET CLUB HOTEL ESTD 1880' in relief. Below are three round-arched openings, with rendered frames, which open into the balcony to the first floor. The windows are ornate steel-framed multi-paned casement windows, with opaque glass to the outside panes.



**Figure D3. View of the two-storey and single storey elevations. The two storey section has steel-framed windows with the same detail as those of the façade.**

### Sources

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

Heritage Victoria place citation for the 1918 former Cowwarr Butter Factory.

Miles Lewis, *Australian Building*, Section 7.08 Forms & Systems. And personal communication Nov 2015 and April 2016.

## Comparative analysis

### Concrete construction

There was a lot of experimental activity in concrete house building and construction in Victoria in the 1920s and 1930s, especially in Melbourne. The use of concrete expanded following World War I, and became a familiar and accepted building material that was used for ordinary housing and general purposes, rather than the technology of a few specialist firms and important buildings. This was partly a result of promotion of the technology in Australia through specialist magazines (Lewis 7.08:9)

In Wellington Shire there was a concentration of places in and around Cowwarr, built in concrete before and after WW1, such as the Foster commercial building in Maffra 1908, the Glenmaggie Weir 1914, water tower at Mewburn Park (c1920), Cowwarr Butter Factory 1918, Cowwarr Cricket Club Hotel 1929, Cowwarr Public Hall 1930. Rosedale also had an early concrete building, McCarthy House (also known as King House) built in 1914 by owner builder Francis McCarthy and possibly designed by Melbourne architect A A Fritsch.

### Comparable places:

There are three substantial buildings in Cowwarr constructed of concrete between 1918 and 1930. Cowwarr Butter Factory in 1908, the Cricket Club Hotel in 1929 and Cowwarr Hall in 1930. The earlier 1918 Cowwarr Butter Factory is stated by Heritage Victoria, to have been constructed of reinforced concrete.

Cricket Club Hotel, Cowwarr – 1929 two-storey hotel constructed of concrete, built by John P O'Shaughnessy Pty Ltd, using a formwork system and designed in the Interwar Stripped Classical

style. The hotel is highly intact with simple Classical details and is a landmark building in the small town of Cowwarr. There are no other hotels in the Shire that are constructed of concrete before the Cowwarr Hotel. Recommended for the Heritage Overlay as part of this Study.

Cowwarr Public Hall – 1930 two-storey hall constructed of concrete, using a formwork system, built by G Mc Alpine from Melbourne and designed in the Interwar Stripped Classical style. The substantial hall is highly intact with simple Classical details and large dominant parapet to the facade. It is a landmark building in the small town of Cowwarr. There are no other halls in the Shire that are constructed of concrete before the Cowwarr Hall. Recommended for the Heritage Overlay as part of this Study.

Cowwarr Butter Factory (former), 2730 Traralgon-Maffra Rd, Cowwarr – 1918 building designed by Melbourne architect C J Rice, and constructed of reinforced concrete by Melbourne builder G Mc Alpine. The one and two-storey building is in the Arts and Crafts style. It is significant for its architectural style and concrete construction for this type of factory, and its historical associations. (VHR H1282)

Foster Building, 67-71 Johnson St, Maffra – a 1908 two-storey commercial building designed by local architect Stephen Ashton and constructed of hollow concrete blocks, which is a different technique to the Cowwarr buildings which were constructed using form work. It is significant as an intact early example of concrete block construction in Victoria, with unusual moulded Classical details. The shopfronts on the ground floor have been altered. (VHR H2308)

## 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 exterior of the building is in very good condition. There are some recommendations and guidelines below 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 elevation from along the 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. Could be pressed granitic sand, asphalt or concrete.
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 the concrete 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. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic building, if there is a sub floor cavity and timber floor.
  - 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, reduce termite and rot attack to the subfloor structure and reduce rising damp in brick/stone walls.
  - 3.1.1.2. If it is constructed of 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 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. Care and Maintenance

- 4.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.
- 4.2. 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.

- 4.3. 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.

## 5. Services

- 5.1. 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.

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

- 6.1. 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. Download from their web site or ask Wellington Shire's heritage advisor to email a copy to you.

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

**Cricket Club Hotel  
18-20 Main St, Cowarr**

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