

Locality: ROSEDALE
Place address: 1-3 CANSICK STREET
Citation date 2016
Place type (when built): Shire Office, Trees
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Rosedale Shire Offices (former) & English Elms



Architectural Style: Federation Free Style (altered)
Designer / Architect: Gibbs & Finlay
Builder: William Allen
Construction Date: 1913

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.

The following is informed by the Heritage Victoria citation for the 'Former Rosedale Shire Chamber Offices'.

What is significant?

The former Rosedale Shire Offices and English Elms at 1-3 Cansick Street, Rosedale, are significant. The original form, materials and detailing of the building as constructed in 1913 are significant. The English Elms (*Ulmus procera*) and Memorial Rose Garden (and its landscaping elements) are significant.

Later alterations and additions to the building are not significant.

How is it significant?

The former Rosedale Shire Offices and English Elms are locally significant for their aesthetic, historical and social value to the Shire of Wellington.

Why is it significant?

The former Shire Offices and English Elms are **historically significant at a local level** for their close association with the history of the former Shire of Rosedale, and for associations with Melbourne architects Gibbs & Finlay, and prominent local builder William Allen. The Offices are significant as the last major work of the prominent local builder William Allen, who was responsible for a number of significant buildings in the Shire. The site has been the focus of civic administration in the Shire since 1873 and the present building housed Shire activities from 1913 to 1969. The English Elms were probably planted in the late 1930s or early 1940s, as part of a beautification of the property by the Shire. (Criteria A & H)

The former Shire Offices and English Elms are **socially significant at a local level** for their association today with the Rosedale Historical Society. The building was built to serve the community as the Shire Offices, was later occupied by the local pre-school and since 2008, serves as the museum and offices of the local Historical Society. The Memorial Rose Garden on the site, officially opened on 3 November 2013, contains roses, pavers and plaques bearing the names of descendents of the early settlers and pioneers of Rosedale, which continue to be planted and laid today. The garden and its elements celebrate the historical associations and connections of the current Rosedale residents to the area. (Criterion G)

The former Shire Offices are **aesthetically significant at a local level** for the remaining elements of the original design by architects Gibbs & Finlay, reflecting the Federation Free Style. The significant architectural elements include the tuckpointed brickwork and rendered plinth, m-hip roof clad in corrugated iron, original brick chimneys, engaged pilasters, the timber windows with prominent rendered architraves, foundation stone, and the words 'Shire Hall' and the date '1913' that remain in raised letters beneath the eaves. The Memorial Rose Garden and its associated elements, and the mature English Elms (*Ulmus procera*) are significant landscape elements. (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 shown on the map.

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

Map of recommended boundary for Heritage Overlay



KEY

- Recommended for Heritage Overlay
- Title boundary

Shire Offices (former)

1-3 Cansick St, Rosedale

Project: Wellington Shire Stage 2 Heritage Study

Client: Wellington Shire Council

Author: Heritage Intelligence Pty Ltd

Date: 12/2/16

History

Locality history

In 1842, the first known Europeans visited the Rosedale area, and by 1844 squatters had taken up land in the region which was called 'Snake Ridge'. The run to the west of the current Rosedale, north of Latrobe River, was 'Rosedale Run', taken up by David P. Okeden and thought to have been named after his wife Rosalie. Four grandsons of the 3rd Governor of New South Wales, Philip Parker King, were amongst the early settlers in the area. These included John King and William King. In the late 1840s, Rosedale township was referred to as 'Blind Joe's Hut', named after the local hut of a Chinese shepherd who was blind in one eye (RDHS web).

By the late 1850s the town comprised a store, hotel and a blacksmith, with most of the inhabitants of the town being employed at Snake's Ridge Run. In 1855, Rosedale township was gazetted. It is thought to have been named after either Lieutenant Okedon's Rosedale Run (which was named in honour of his wife Rose) or Rosedale Abbey in North Yorkshire, England (RDHS web). The town grew due to its location at the intersection of two main routes that were travelled by coaches and miners. The track from Port Albert passed through Rosedale and was the main entry into Gippsland, which intersected with the route from Melbourne to Sale. In 1862, the first bridge was built over the Latrobe River, replacing the punt (Fletcher & Kennett 2005:72).

The town grew rapidly, becoming the third most important town in Gippsland in this early period. A school was opened in 1863, and a court house, police station, three churches, three hotels, bakers, butchers, saddlers and blacksmiths were soon established (Fletcher & Kennett 2005:72). One of the earliest Mechanics' Institute buildings in the Shire is the Rosedale Mechanics' Institute, an extant brick structure that opened in 1874 (Context 2005:43).

Rosedale was proclaimed a Road District in 1869 and the Shire of Rosedale was proclaimed in 1871. The town of Rosedale became the administrative centre for the large Shire, which extended from the Ninety Mile Beach in the south-east to the Thomson River in the north-west. The Rosedale Shire Offices were built in 1873, and new offices in 1913 and 1969. The railway station, with a residence and goods shed was opened in 1881 (Context 2005:30, 38). Most of the land in the Rosedale district was settled by 1880, and much of the land had been cleared in the area, with timber supplying the tannery and timber mills. Crops of wheat, oats, potatoes, peas and beans were grown, while grazing and dairying were also important during this period. However, the town's growth soon suffered due to its close proximity to Sale and Traralgon, which continued to expand (Fletcher & Kennett 2005:72).

As a response to the 1890s depression, and influenced by the ideas of Christian Socialist Reverend Horace Tucker, the Victorian government introduced the village settlement scheme, where unemployed workers could settle on very small allotments and supplement their farming enterprise with other seasonal work. Under the Settlement on Lands Act in 1893, Crown land was made available for this scheme. In Wellington Shire, village settlements were established at Sale and Rosedale. In Rosedale, 1,200 acres of unalienated land near the town were made available for village settlement but very little of this was successfully cultivated. Some houses remain from this settlement. A post-World War II soldier settlement estate was the Evergreen estate established south of Rosedale (Context 2005:7, 9).

In the twentieth century, Rosedale remained a small country town, serving the surrounding farming properties. Growth in other towns within Rosedale Shire increased the importance of Rosedale as an administrative centre. A small amount of residential growth occurred in the town in the 1960s as a result of the opening of a company manufacturing particle board, which opened in 1964 and stimulated the local business sector. Upon its closure in 1979, much of the community pursued jobs in other locations (Fletcher & Kennett 2005:72).

Rosedale ceased serving as an administrative centre following amalgamation in 1994, when 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. The duplication of the long bridge over Latrobe River in Rosedale was opened in 1996, improving on the two bridges and a causeway constructed after the devastating floods of 1934 (Context 2005:28, 39).

Thematic context

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

8. Governing and Administering

- 8.1 Development of Local Government; Shire of Rosedale
- 8.3 Public Buildings and Public Works

Place history

Early local government in Victoria had limited functions and income, and large office accommodation was unnecessary; the only permanent indoor staff were usually the town clerk and the engineer. The typical rural shire accommodation required little more than a council chamber and adjoining offices for these two men (Ward 1996:38).

The former Shire of Rosedale was established as the Rosedale Road Board, which first met at the Rosedale Police Station in May 1869 (Maddern 1917:18). Rosedale Shire was created in 1871 and Rosedale was the seat of government for the large shire, which extended from the coast in the south almost to the Great Dividing Range in the north (Victorian Places). Two upstairs rooms were then rented for offices from Henry Luke's Building, before the Board rented rooms at the post office between 1871 and 1872 (Maddern 1917:18). In November 1872, the Shire Council decided to build the Shire Council Chambers at the southern end of Lyons Street (at the current 1-3 Cansick Street) (Maddern 1917:18). The lot (lot 2, Township of Rosedale) was temporarily reserved for the Shire Hall from May 1873, and permanently reserved in May 1878 (VGG, 3 May 1878:959). The building was constructed by builder George McKerrow and by 1873, the Council occupied the building. However, the foundations proved to be inadequate and in 1913 the building was demolished (HV; Maddern 1917:18).

In 1913, the new Rosedale Shire Council Chambers and offices were built on the same site (the existing building at 1-3 Cansick Street; see Figures H1-H3) (RDHS). The plans and specifications were prepared by Melbourne architects Gibbs & Finlay. The building was to be constructed in two stages, the front office section first and the council chamber at the rear later. The work was carried out under the supervision of the Shire Engineer and Secretary, together with Councillor Croke MLC (HV).

The foundation stone of the building reads 'Rosedale Shire 1913, J. Widdis President' and lists the Shire Councillors, secretary and engineer at this date, as well as the builder 'W. Allen'. Under the eaves of the facade, the building has written 'Shire', '1913' and 'Hall'. A newspaper reported on the opening celebrations of the new Shire Hall in June 1913, which were held at the Mechanics Institute. Mr Barnes M. L. A. Congratulated the people of Rosedale on the 'fine shire hall' they had erected (*Bairnsdale Advertiser*, 20 Jun 1913:3).

Builder William Allen was determined that 'the building should be an everlasting monument to cap his more than half a century's work in Rosedale, so that he improved on the specifications in many points without an extra cost to the Council, and all agreed that better work could not have been put into the building' (*Gippsland Times*, June 1913).

Originally, there was a rendered parapet across the front with 'Rosedale 1871' in raised letters in the centre (since removed, see Figure H1). Internally the rooms originally had Wunderlich pressed metal ceilings painted to match the architraves and mouldings (Figure H3; they may still be under the false ceilings). The building has been substantially altered internally. There are new partition walls, new

acoustic tiled dropped ceilings, new plasterboard wall linings to all areas and new timber skirtings and architraves (HV).

In 1938, the hall underwent 'internal and external repairs and improvements' where were reportedly long overdue. The grounds were also beautified at this date by the planting of trees (*Gippsland Times*, 22 Sep 1938). In July 1945, it was decided that further trees would be planted in the grounds of the Hall (*Gippsland Times*, 19 Jul 1945:3). To the south-west of the building remain several English Elms (*Ulmus procera*), which were probably planted during this period as part of the beautification of the property by the Shire.

In 1961, the Council Chambers were substantially altered to provide additional space and in an attempt to 'modernise' it into the 1960s. Additions were built on the front elevation, north elevation and rear, and the interiors were altered. The unsympathetic addition included the removal of some decorative features and added a side extension which effectively 'pushed' the original facade into the background. The original decorative parapet which extended across the whole façade was removed, the tuck pointed red brickwork was overpainted and the decorative cornices of the chimney tops were demolished. An unsympathetic entrance porch was added the front door and the sidelights were altered (HV). The result of the 1960s works on the 1913 building, which is architecturally well composed, is a dismembered structure in need of restoration and reconstruction.

This building served as the Shire Offices until 1969, when the new Shire Offices on the northern side of Cansick Street were built (which served the Shire until amalgamation in 1994) (Maddern 1917:18; RDHS). Between May 1971 and May 2006, the building at 1-3 Cansick Street served as the Rosedale pre-school, before that relocated to the north side of Cansick Street to the new Community Centre. The Rosedale & District Historical Society purchased the building in 2008 and remain in the building in 2015 (RDHS).

In 2013, in celebration of the centenary of the building the Memorial Rose Garden was planted, with an official opening held on 3 November 2013. It contains roses, pavers and plaques (which continue to be planted and laid) bearing the names of descendents of early settlers and pioneers of Rosedale (RDHS).

In front of the building is a single flagpole and a semi-circular concrete driveway.

Gibbs & Finlay, architects

Harry Browse Gibbs (d. 1918) was a Melbourne architect who designed buildings in both the greater Melbourne area and regional Victoria from the late nineteenth century. (RVIA 1918:44). Some key examples of Gibbs' designs include the Bairnsdale Club Hotel (1879), Bairnsdale Mechanics' Institute (1888) and the Former Bairnsdale Hospital (1885) (HV). In greater Melbourne he designed the George Hotel on Fitzroy St, St Kilda (1885-6) (HV).

Gibbs partnered with Alexander Kennedy Finlay (d. 1922) to form Gibbs & Finlay from c1900 (RVIA 1922:155; AAI). Their work included houses, warehouses and factories as well as varying types such as shops, hotels, theatres, and hospitals (AAI). Around 1905, they designed several branches for the National Bank in the Classical style (Trethowan 1976). In Wellington Shire, the practice is known to have designed Bishops Court at 4 Cranswick Crescent, Sale, (1901) which was the residence for the Bishop of Sale, and the former Shire Offices on Cansick Street, Rosedale (1913).

Following the deaths of Gibbs and Finlay, the practice name was retained and the firm became Gibbs, Finlay & Morsby (RVIA 1929:xliv) in the 1920s (AAI).

William Allen, Rosedale Builder

William Allen (1829-1923) came to Rosedale in 1858 and worked as a builder in the area until his death at the age of 94. He is known to have sometimes worked alongside bricklayer Charles Chown. One of his first projects in the town was the first stage of the Rosedale Hotel (1858) which was Rosedale's first brick building. He also constructed St Marks Church of England (1866), the Exchange

Hotel, Henry Luke's Store, the Rosedale Tannery, St Andrew's Uniting (formerly Presbyterian) Church (1869) with Chown and Wynd, the Primary School (1871), St Rose of Lima Church (1874-5), and the impressive Nambrok homestead (probably c1877). He was in his eighties when he constructed the 1913 Shire Hall (HV; RDHS website).



Figure H1. View showing the original design, finishes and colour scheme. Note the decorative chimneys, parapet, red brick walls with round arched windows on the north side, and picket fence, with deciduous trees protected with tree guards.



Figure H2. View showing the original finish of tuck pointed red brick walls, unpainted rendered architraves and timber doors, with Councillors in 1921 (RDHS).



H3. The interior of the building in 1914 (RDHS).

Sources

Bairnsdale Advertiser and Tambo and Omeo Chronicle

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.

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Heritage Victoria (HV), citations for 'Former Bairnsdale Hospital 14 Mckean Street Bairnsdale' & 'George Hotel 123-127 Fitzroy Street, ST Kilda' <<http://vhd.heritagecouncil.vic.gov.au/>>, accessed March 2016.

Heritage Victoria (HV), citation for 'Former Rosedale Shire Chamber Offices', file no. PL-HE/03/0813.

Maddern, I. T. (1971), *The centenary history of the Shire of Rosedale, 1871-1971*, Rosedale [Vic].

Miles Lewis' Australian Architectural Index (AAI) <<https://aai.app.unimelb.edu.au/>>, accessed March 2016.

Rosedale & District Historical Society (RDHS) collection: historical information and photos generously provided by Marion Silk, provided Nov 2015.

Rosedale & District Historical Society (RDHS) website, 'Some Early History of Rosedale', <<http://home.vicnet.net.au/~rdhs/history01.htm>>, accessed 2 February 2016.

Royal Victorian Institute of Architects Journal (RVIA), May 1918, p 44; Jan 1922, p 155; Nov 1929 pxliv, as cited in Miles Lewis' AAI: record nos. 2243, 2037, 14712.

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

Victorian Government Gazette (VGG) No. 47, 3 May 1878.

Victorian Places, 'Rosedale', <<http://www.victorianplaces.com.au/rosedale>>, accessed 21 Dec 2015.

Ward, Andrew (July 1996), 'Typological Study of Local Government Offices / Halls in Victoria', Vol. 1, as cited in Heritage Victoria citation for the former Shire Offices.

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 former Shire Offices were built in 1913, designed by Melbourne architects Gibbs & Finlay in a Federation Free style and built by prominent local builder William Allen. The building is located at the southern end of town at the southern end of Lyons Street on the corner of Cansick Street. This site was the location of the Rosedale Shire Offices from 1873. The existing building fronts Lyons Street, set back behind a semi-circular driveway. A flagpole stands in front of the building.

Figure D1. The original part of the 1913 building is brick with tuck pointing (overpainted), with an M-hip roof clad in galvanised corrugated iron. The two original brick chimneys have been reduced in height and the decorative original cornices removed (HV). The 1913 building has a rendered plinth (overpainted). The 1913 façade is symmetrical, with engaged pilasters at the corners and either side of the entrance door, and double windows with prominent rendered architraves either side of the door. The foundation stone remains to the right of the façade, beneath the window (Figure D4). It reads 'Rosedale Shire, 1913, J. Widdis President' and names the Councillors, Secretary and Engineer at that date, and the builder of the offices 'W. Allen'. The 1913 building is in fair condition but retains a low level of integrity due to alterations and unsympathetic additions in the 1960s.

Originally, there was a rendered parapet across the front with 'Rosedale 1871' in raised letters in the centre (since removed, see Figure H1). The front door and sidelights are not original. An unsympathetic entrance porch has been added to the facade, supported by metal poles.

Figure D2. The words 'Shire Hall' and the date '1913' remain in raised letters beneath the eaves. The entrance and flanking windows are framed with simple wide pilasters and sills (all overpainted). The windows may retain the original one-over-one sash windows.

Internally the rooms originally had Wunderlich pressed metal ceilings painted to match the architraves and mouldings (see Figure H3). The building has been substantially altered internally. There are new partition walls, new acoustic tiled dropped ceilings, new plasterboard wall linings to all areas and new timber skirtings and architraves.

Figure D3. The 1913 basalt Foundation Stone with hand cut incised and gilded lettering has remained intact. The raised lines of the tuck pointing can be seen under the white paint. The dark green coloured render was originally unpainted.

Figure D4. A large unsympathetic addition and carport was added to the north elevation in 1961, this is a cement-brick construction with a flat roof.

Figure D5. To the rear of the former offices is the Memorial Rose Garden, planted in 2013. The garden contains roses, pavers and plaques (which continue to be planted and laid) bearing the names of descendents of early settlers and pioneers of Rosedale.

Figure D6. To the south-west of the building are several mature English Elms (*Ulmus procera*), which probably date to the late 1930s or early 1940s. They are in good condition and good examples of the variety.



Figure D1. The original 1913 building is red brick with tuck pointing (overpainted), and rendered details, with an M-hip roof clad in corrugated iron and a symmetrical facade. Alterations include the removal of the parapet, eaves, replacement of the entrance door and highlights, addition of an unsympathetic entrance porch and a 1961 addition to the north elevation.



Figure D2. The words 'Shire Hall' and the date '1913' remain in raised letters beneath the 1961 eaves. The entrance and flanking windows are framed with original wide pilasters and sills (all overpainted in a heavy green colour). The eaves are from the 1961 changes, but the windows are original.



Figure D3. The 1913 Foundation Stone with hand cut incised and gilded lettering has remained intact. The raised lines of the tuck pointed can be seen under the white paint. The dark green coloured render was originally unpainted.



Figure D4. The large unsympathetic addition and carport was added to the north elevation in 1961, this is a cement-brick construction with a flat roof.



Figure D5. To the rear of the building is the Memorial Rose Garden, which contains roses, pavers and plaques bearing the names of descendents of early settlers and pioneers of Rosedale.



Figure D6. The mature English Elms (*Ulmus procera*) to the south-west of the building and unsympathetic Colorbond deck fencing.

Sources

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

Heritage Victoria (HV), citation for the 'former Rosedale Shire Council Chambers', file no. PL-HE/03/0813.

Comparative Analysis

The 1913 Rosedale Shire Offices were built in the Federation Free Style, designed by architects Gibbs & Finlay. The building underwent alterations in the 1960s, at which time unsympathetic additions were also constructed, comprising an entrance porch and a large addition to the north and rear elevations. The original 1913 fabric is in very good condition. The facade retains prominent Classical details and alterations to the entrance doors are reversible. Significant mature Elm trees remain on the site.

The Rosedale Shire Offices, although altered, are one of the only remaining municipal offices constructed prior to World War I, as most have been demolished in preference for modern facilities.

Former shire offices within Wellington Shire

The Borough of Sale Municipal Offices at 128-30 Foster St, Sale, was built in 1864 with additions in 1888, and is Victorian Italianate in style. The intact building is a modest single-storey building with Classical details to the facade. The exterior has been rendered at a later date. Significant associated trees remain on the site. It is significant for its historical associations, social significance and architectural style and architect design. It is possibly the oldest surviving Gippsland municipal building. (HO83)

The City of Sale municipal offices at 82-84 Macalister St, Sale, were built in 1955. The large complex comprises intact cream brick Modern buildings. The complex is of historical, social and architectural significance at a State level. (HO254)

The first Avon Shire Offices at 8 Merrick St, Stratford were built c1876. The modest timber building (that now serves as a private residence) appears intact but in poor condition. The second Avon Shire offices on Tyers Street were built in 1884-85 as part of a complex comprising a courthouse and post office. The Victorian Free Classical style shire building is in the Free Classical style and highly intact.

Alberton Shire Offices at 161 Commercial Road, Yarram, were constructed in 1938. The two-storey cream brick building is in the **Modernist style**. The first shire offices at 265 Commercial Road have been demolished.

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 1913 front section from Lyons 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 to the front façade.
 - 1.3. New interpretation storyboards should be placed to the side of the front façade not in front of it.
 - 1.4. Paving

- 1.4.1. The most appropriate paving is asphalt. Concrete is not recommended but if required should have a surface of sand coloured and size exposed aggregate.
- 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 stone plinth, to protect the historic structure from concrete adhering to it and to allow expansion joint movement and prevent water from seeping below.

2. Additions and New Structures

- 2.1. New structures should be restricted to the blue shaded areas shown on the aerial below, and set back beyond the front rooms of the 1913 building.
 - 2.1.1. Demolish the 1961 extension and, as shown in the aerial, a more appropriate approach for an addition than the 1961 extension, is to retain the 1913 front façade and two front rooms and chimneys, and add an extension in a more sympathetic style further back along the north side, with an alternative entry from the north side.
- 2.2. Demolish all or part of the 1961 north addition and the 1961 porch at the entrance to the 1913 building (shown as an orange polygon on the aerial below).
- 2.3. 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.
- 2.4. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic masonry building.
- 2.5. Avoid concrete paths against the solid masonry 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.
- 2.6. New garden beds
 - 2.6.1. 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 that the subfloor vents of the building are not obstructed and good airflow can get under the floor which will allow the wall structure to evaporate moisture and reduce termite and rot attack to the subfloor structure and damp in brick walls.
- 3.1.1.2. If a ramp 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 restore and reconstruct the original 1913 façade, demolish the 1961 porch, and all or part of the 1961 addition on the north side (shown as an orange polygon on the aerial map.)

4.1. Reconstruct the parapet and chimney heads, as shown in Fig H1.

4.2. Chemically remove the paint from the front façade and reinstate the original colour scheme which was unpainted red bricks with white tuck pointing, unpainted rendered decorative elements such as the window and door surrounds, a dark colour (use paint scrapes to find the original colour which was possibly Deep Indian red) for the window frames. Never sand, water or soda blast the historic building.

4.3. Roofing, spouting and down pipes

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

4.3.2. Do not use Zinalume or Colorbond.

4.3.3. Use ogee profile spouting, and round diameter down pipes.

4.4. Fences

4.4.1. Reconstruct the timber picket fence shown in Fig H1.

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

4.6. Tuck pointing is now a rare craft and expensive to repair or reconstruct, which makes caring for the existing remnants particularly important. Chemical removal of the paint will not damage the tuck pointing.

5. Care and Maintenance to mitigate issues such as damp, neglect, vandalism and other problems

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 and Council maintenance staff.

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

6. Damp

6.1. Signs of damp in the walls, include: lime mortar falling out of the joints, patches with grey cement mortar, or the timber floor failing. It is imperative that the drainage is fixed first. 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, and 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 mortar falls out, the bricks start to crumble, and the building smells musty.

6.2. Damp would be exacerbated by watering plants near the wall, a concrete floor inserted inside the building or a concrete path on the outside. Water falling or seeping from damaged spouting and down pipes is also causing severe and expensive damage to the brick walls.

Refer to the manual, by David Young, listed below for a full explanation of the problem and how to fix it.

- 6.3. 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 with solid masonry buildings. 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.
- 6.4. 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.
- 6.5. Never seal solid masonry buildings, they **must be able to evaporate water** which enters from leaking roofs, pipes, pooling of water, storms, etc. Use appropriate cleaning materials, agents and methods, as recommended by the Shire's heritage advisor. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, agents and methods. Sand and 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.
- 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 of cement mortar from 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.

7. Signs

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

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, as is the case on the south façade of the post office, it should be painted red, and when it passes over say, a cream coloured detail, it should be painted cream.

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>>:

- Donating-war-related-memorabilia
- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Honour-rolls (wooden)
- Medals-and-medallions
- Metal-objects: including swords and edged weapons
- Paper-and-books
- Photographs
- Uniforms-costumes-and-textiles
- Useful-resources-and-contacts.

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



KEY

- Recommended for Heritage Overlay
- Title boundary

Shire Offices (former) 1-3 Cansick St, Rosedale

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 Client: Wellington Shire Council
 Author: Heritage Intelligence Pty Ltd
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