

Locality: ROSEDALE
Place address: 10 LYONS STREET
Citation date 2016
Place type (when built): Residence
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: McCarthy House



Architectural Style: Federation Arts and Crafts
Designer / Architect: Not confirmed
Construction Date: 1914

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?

McCarthy House at 10 Lyons Street, Rosedale, is significant. The original form, materials and detailing as constructed in 1914 are significant.

Later alterations and additions to the building are not significant.

How is it significant?

McCarthy House is locally significant for its historic, aesthetic and scientific values to the Shire of Wellington.

Why is it significant?

McCarthy House is **historically significant at a local level** as a residence built in the Federation period in 1914, by owner builder Francis McCarthy, who let the house to occupants. The first known occupant was Mr Rowley, the son of a local pioneer. The house is a concrete construction. It may be constructed of mass concrete, a construction type used in Victoria from the 1840s, or an early form of concrete block construction such as the American Hollow Concrete Wall Coy block construction launched in Melbourne in 1908, by Richard Taylor (to be confirmed with further investigation). Concrete houses were attractive to builders in rural regions, as only the cement had to be transported, and the concrete could be made on site, using local materials. Due to the architectural detail of the house, it was probably architect designed, possibly by Melbourne architect A. A. Fritsch who McCarthy is known to have worked with, or local architect Stephen Ashton of Maffra who had an interest in concrete construction. After the death of Francis McCarthy in 1917, ownership was transferred to Kathleen Hobson, who retained and occupied the house until 1971. The house was owned by the Hobson family until 1973, when it was sold to the Shire of Rosedale, who retain ownership today. The house is significant for its association with Francis J. McCarthy, the well-known Rosedale builder and farmer who carried out various government building contracts in the area, and was involved in the construction of a number of Gippsland churches that were designed by the Melbourne architect A. A. Fritsch. (Criteria A & H)

McCarthy House is **aesthetically significant at a local level** as a highly ornate and intact and unique architectural Federation Arts and Crafts concrete house in the Shire. The picturesque architectural style is illustrated in the hip-and-gabled roof, and gablettes to the peak, clad in slate with terracotta ridging, ridge cresting and finials, the tall concrete chimney with a cornice mould and terracotta pot, the smooth cement render wall finish that has incised lines creating an ashlar/block effect, and the coarse aggregate of smooth river pebbles that is applied beneath the eaves and to the gabled-end at the façade. Particularly notable is the detail to the projecting gabled-bay of the facade that is finished with a coarse aggregate of smooth river pebbles with, in contrast, elaborate Art Nouveau and linear details defined in a smooth render. A rendered diamond to the gabled-end bears the date '1914' in relief. The use of the coarse aggregate and smooth render creates a contrast of colour and texture to the facade. The wall surfaces and chimney remain unpainted, retaining their original finish. A verandah covers the right of the facade and returns on the north and west elevations. The hipped-roof verandah is clad with galvanised corrugated iron and is supported by turned timber posts, with timber brackets. Also significant is the entrance with a high-waisted timber panelled door with glazing to the top third, sidelights and highlights. The windows to the house are groups of two or three narrow one-over-one double-hung timber sash windows with coloured (green) highlights, or single six-over-one double-hung timber sash windows. It is an important building in the Lyons Street streetscape. (Criteria D & E)

McCarthy House is **scientifically significant at a local level** as it demonstrates the use of concrete construction in a residential building, in a regional location during the Federation period. The concrete construction of the house is relatively unusual for this period and rare for the area. The thickness of the walls (300mms) and the lack of any spalling on the external wall surfaces suggests that the concrete construction is mass concrete, a construction type used in Victoria from the 1840s. However, it may be an early form of concrete block construction (rendered over) such as the American Hollow Concrete Wall Coy block construction, launched in Melbourne in 1908 by Richard Taylor (to be confirmed with further investigation). (Criteria B & F)

Statutory Recommendations

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

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

Map of recommended boundary for Heritage Overlay



KEY

- Recommended for Heritage Overlay
- Title boundary

McCarthy House 10 Lyons 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):

7. Building Settlements and Towns

- 7.3 Service Centres

Place history

The lot at 10 Lyons Street (lot 9, section 28, Township of Rosedale; bound by Duke, Lyons and Cansick streets) was purchased from the Crown by F. J. McCarthy in May 1903, builder of Rosedale (Township Plan; LV:V3284/F620). The house was built in 1914 (the date remains on the gabled-end of the facade) by owner builder Francis McCarthy. The first known occupant was Mr Rowley, the son of a local pioneer (HV), which suggests McCarthy built the house to lease it out to occupants.

McCarthy's house is a concrete construction. It may be constructed of mass concrete (HV), or an early form of concrete block construction such as the American Hollow Concrete Wall Coy block construction, (then rendered over) launched in Melbourne in 1908 by Richard Taylor (Miles Lewis, 7.06). According to Heritage Victoria, the house was constructed of what may be mass concrete, a construction type used in Victoria from the 1840s. The wall thickness of the house measures 300mm (HV). Further investigation is required to confirm.

Concrete houses were attractive to builders in rural regions, as only the cement had to be transported, and the concrete could be made on site, using local materials (HV). Due to the architectural detail of the house, it was probably architect designed, possibly by Melbourne architect A. A. Fritsch who McCarthy is known to have worked with, or local architect Stephen Ashton of Maffra who had an interest in concrete construction (HV). However, this has not been confirmed.

After the death of Francis McCarthy in 1917, ownership was transferred to Kathleen Jean Hobson, married woman of Lyons Street, Rosedale, in October 1917. Kathleen Hobson retained ownership of the house until her death in 1971 (LV:V3284/F620). Hobson occupied the house throughout this period (*Gippsland Times*, 21 Jun 1937:2). After the death of Hobson in 1971, the property was transferred to John Hobson and Leslie McLeod, who sold it to the Shire of Rosedale in June 1973 who retain ownership in 2015 (LV:V3284/F620).

Later alterations to the house include the partial (weatherboard) infill of the verandah at the rear of the house, to form a bathroom. The verandah floor has been laid with concrete and stirrups installed to support the timber verandah posts (HV).

In 2015, the house is erroneously called the King Heritage House, as it is thought to have been related to the local King family, however, no evidence of an association with the King family has been found. To the rear (west) of the house is the Rosedale Community Centre.

Francis James McCarthy, Builder

Francis James McCarthy (born in Rosedale 1867) was a well-known Rosedale builder and farmer. McCarthy died in 1917 and his 'builders' sundries, horses, drays, etc.' were advertised for sale in May 1917 (Macreadie 1989:300; *Rosedale Courier*, 3 May 1917:2; 17 May 1917:2). McCarthy was involved in the construction of a number of Gippsland churches that were designed by the Melbourne architect A. A. Fritsch (HV) and is known to have constructed State School No. 2744 in Orbost, also designed by Fritsch (SLV).

McCarthy carried out various government building contracts in the area. In Rosedale he built the vicarage at St Mark's Church of England, the chancel of the Roman Catholic Church in 1907 and

carried out works on the post office (HV). He also constructed the Traralgon Hotel and the house at 10 Lyons Street, Rosedale (1914) (*Traralgon Record*, 1 May 1914:3).

Sources

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.

Heritage Victoria (HV), citation for 'King Heritage House', file no. PL-HE/03/0812.

Land Victoria (LV), Certificates of Title, as cited above.

Macreadie, Don (1989), *The Rosedale Story Vol 1*, Cowwarr [Vic].

Miles Lewis (2014), *Australian Building: Section 7.02 Concrete; 7.06 Blocks*.

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

Rosedale Courier

State Library of Victoria (SLV), picture collection, 'State School No. 2744', <<http://www.slv.vic.gov.au/>>, accessed 22 Dec 2015.

Township of Rosedale Plan

Traralgon Record

Description

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

McCarthy House at 10 Lyons Street was built in 1914 and reflects the Federation Arts and Crafts style in its architectural details, which were probably architect-designed. The house is a concrete construction. The house was built at the southern end of Lyons Street, south of the main commercial centre of town. It is located on the west side of Lyons Street, on the corner of Lyons Street, and is set back in a landscaped garden. The Rosedale Community Centre has been recently built to the rear of the house, with a playground directly behind, accessed by a path to the north of the house. The 1914 house is in very good condition and retains a very high level of integrity.

Concrete construction

McCarthy's house may be constructed of mass concrete (HV), or an early form of concrete block construction such as the American Hollow Concrete Wall Coy block construction, launched in Melbourne in 1908 by Richard Taylor (Miles Lewis, 7.06). Further investigation is required to confirm.

The following is extracted from the Heritage Victoria (HV) citation for the place:

Concrete houses were attractive to builders in country area, as only the cement had to be transported, and the concrete could be made on site, using local materials. The concrete construction of the house is relatively unusual for this period. Masonry houses were not common in Gippsland in the nineteenth and early twentieth centuries, timber being by far the most common material used. Although reinforced concrete houses were built in Melbourne from about 1912, the Rosedale house is unlikely to be of reinforced concrete, mainly due to the thickness of the walls (300mms) and to the lack of any spalling on the wall surfaces. It is therefore most likely to be mass concrete, a construction type used in Victoria from the 1840s. The type of concrete construction used needs to be confirmed with an inspection.

Figure D1 & Aerial. The 1914 house fronts Lyons Street and has a hip-and-gabled roof, with gablettes to the peak (facing the sides), clad in slate with terracotta ridge cresting and gridging. A tall concrete chimney (unpainted) with a cornice mould and terracotta pot extends from the north roof plane. The gablettes to the peak of the roof have timber louvered vents to the roof space. The verandah on the west elevation has been in-filled at the southern end at a later date, creating a small weatherboard-clad room with an entrance underneath the verandah. The floor of the verandah is modern concrete.

Figures D1-D3. The walls are a concrete construction, finished with a smooth cement render that has ruled incised lines to create a large ashlar effect. A coarse aggregate of smooth river pebbles is applied beneath the eaves and to the gabled end at the façade. Particularly notable is that the wall surfaces remain unpainted, retaining the original finish.

Figure D1. The asymmetrical facade has a projecting gabled-bay to the left side with simple bargeboards and a horizontal member connecting the bargeboards at mid-length. The face of the bay is finished with a coarse aggregate of smooth river pebbles and, in contrast, has elaborate Art Nouveau and linear details defined in a smooth render that also frames the timber window. A rendered diamond to the gabled end bears the date '1914' in relief. The use of the coarse aggregate and smooth render creates a contrast of colour and texture to the facade. The window to the gabled-end has a pair of narrow timber one-over-one double-hung sash windows with coloured (green) highlights.

A verandah covers the right of the facade and returns on the north and west elevations. The hipped-roof verandah is clad with galvanised corrugated iron and is supported by turned timber posts (on modern stirrups) with timber brackets. Underneath the verandah is an entrance with a high-waisted timber panelled door with glazing to the top third, sidelights and highlights. To the right of the entrance is a timber window with a pair of six-over-one double hung timber sashes.

Figure D3. The elaborate hipped and gable roof is clad in slates, with terracotta ridge cresting and gridging. The decorative wall pattern can be seen in the gable end.

Figure D4. Detail of the elaborate unpainted Art Nouveau roughcast stucco and smooth render pattern and date of construction 1914.



Figure D1. The 1914 concrete house fronts Lyons Street and has a hip-and-gabled roof, with gablettes to the peak (facing the sides), clad in slate with terracotta ridge cresting and gridding. The asymmetrical facade has a projecting gabled-bay to the left side that is finished with a coarse aggregate of smooth river pebbles and, in contrast, has elaborate Art Nouveau and linear details defined in a smooth render. A verandah covers the right of the facade and returns on the north and west elevations.



Figure D2. The walls are a concrete construction, finished with a smooth cement render that has ruled incised lines to create a large ashlar effect.



Figure D3. The elaborate hipped and gable roof is clad in slates, with terracotta ridge crests and finials. The decorative wall pattern can be seen in the gable end.



Figure D4. Detail of the elaborate unpainted Art Nouveau roughcast stucco and smooth render pattern and date of construction 1914.

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 'King Heritage House', file no. PL-HE/03/0812.

Miles Lewis (2014), *Australian Building*, Section 7.02 Concrete.

Comparative analysis

Concrete construction

The use of concrete for construction 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.

McCarthy House at 10 Lyons Street, Rosedale is a Federation Arts and Crafts residence built in 1914 by its owner-builder, of concrete; probably a mass concrete construction. It is a highly ornate, intact and unique architectural Federation Arts and Crafts concrete house in the Shire.

Comparable places:

Riverslea, 391 Whorouly Rd, Whorouly – 1927 residence constructed of concrete, with Federation and Interwar bungalow stylistic influences. It is of technical significance for its unusual concrete cavity wall construction. (HO207, Wangaratta Rural City)

Park view, 512-518 Racecourse Rd, Flemington – 1924 unusual two-storey Swiss chalet style bungalow constructed of solid reinforced concrete, finished with roughcast. It is intact and significant for its architectural details and for its construction in concrete. It was constructed by an owner-builder. (VHR H103).

Laluma House, 23 Woolley Street, Essendon - a small 1850s Victorian residence constructed of mass concrete. It is significant as the earliest known house in the city, an early concrete construction with fine joinery, and for its historical associations. The house has brick additions. (HO29, City of Moonee Valley)

Craiglee complex, 785 Sunbury Rd, Sunbury – includes an 1865 Victorian homestead constructed of poured concrete. The homestead is significant as a one of the earliest remaining concrete houses in Victoria, and particularly notable for its apparent use of Roman cement. It is significant for its historical associations and as an intact hobby vineyard complex in Sunbury. The house has a later riled roof, altered verandah and later masonry additions. (VHR H0677)

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The

guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

This building has an excellent degree of integrity, and it is in very good condition, except where the spouting has corroded, and water is being allowed to fall around the base of the building and a crack has formed in the wall directly in line with the hole in the spouting. There are some recommendations below especially relating to some guidelines for future development and heritage enhancement.

1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)

- 1.1. Retain clear views of the front section and side elevations from along Lyons Street.
- 1.2. A Federation era style fence should be constructed along the Lyons St boundary.
- 1.3. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.
- 1.4. New interpretation storyboards should be placed to the side of the building not directly in front of it.
- 1.5. Paving
 - 1.5.1. Appropriate paving could be pressed granitic sand, asphalt or concrete. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Federation style.

2. **Additions and New Structures**

- 2.1. New structures should be restricted to the area 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 Lyons Street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip roofs, with rectangular timber framed windows with a vertical axis. But the parts that are not visible in those views could be of any design, colours and materials.
- 2.3. Where possible, make changes that are easily reversible. E.g. The current needs might mean that a doorway in a brick wall is not used, or located where an extension is desired. Rather than bricking up the doorway, frame it up with timber and sheet it over with plaster, , cement sheet, , etc.
- 2.4. To avoid damage to the wall finish, signs should be attached in such a way that they do not damage the wall finish.

3. **Accessibility**

- 3.1. Ramps
 - 3.1.1. Removable ramp construction is preferred as it is easily reversible.
 - 3.1.1.1. 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. Further assistance is available from the Shire's heritage advisor.
- 4.3. Roof slates. Slates should be checked by an experienced slater, for cracking and slipping. The lichen on the slates is best left there rather than disturb the roots which will have penetrated the surface of the stone and their removal will expose the holes and crevices and encourage even more lichen to grow. If it must be removed, seek advice from a professional slater or conservator. Do not blast the lichen off with water, etc.
- 4.4. Roofing, spouting and down pipes
 - 4.4.1. Use galvanised corrugated sheets to replace the rusted ones on the verandah, spouting, down pipes and rain heads. Do not use Zinalume or Colorbond for any of these.
 - 4.4.2. Use ogee or quad spouting and round diameter down pipes.
- 4.5. Joinery
 - 4.5.1. The bottom of the timber verandah posts are rotting. See section 4.5.2.
 - 4.5.2. It is important to repair rather than replace where possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.
 - 4.5.3. The original external timber doors and windows require careful repair and painting.
- 4.6. 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. Paint Colours and Paint Removal

- 5.1. Never paint the walls of this house, or treat them with modern sealants.
- 5.2. A permit is required if you wish to paint a previously unpainted exterior, and if you wish to change the colours from the existing colours.
- 5.3. Even if the existing colour scheme is not original, or appropriate for that style of architecture, repainting using the existing colours is considered maintenance and no planning permit is required.
- 5.4. If it is proposed to change the existing colour scheme, a planning permit is required and it would be important to use colours that enhance the architectural style and age of the building.
- 5.5. Sand, soda or water blasting removes the skilled decorative works of craftsmen. It is irreversible and would ruin the elaborate wall finishes.

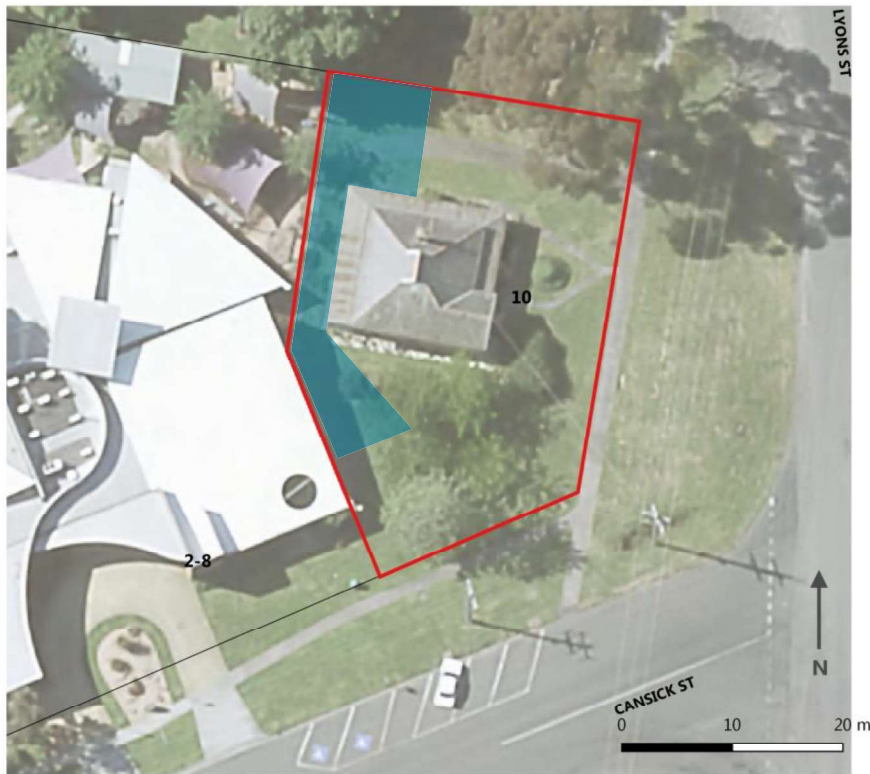
6. Services

- 6.1. 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.

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

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

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



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- Recommended for Heritage Overlay
- Title boundary

**McCarthy House
10 Lyons St, Rosedale**

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

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.