Locality:	**ROSEDALE**
Place address:	**44 QUEEN STREET**
Citation date	2016
Place type (when built):	Manse , Tree
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No

Place name: **Presbyterian Manse (former) & Cork Oak**

Architectural Style:	Victorian Rustic Gothic
Designer / Architect:	Not known
Construction Date:	1876-77, c1891

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 Presbyterian Manse (former) & Cork Oak at 44 Queen Street, Rosedale, are significant. The form, materials and detailing as constructed in the 19th century are significant. The visual connection and views between the former Presbyterian Manse and Uniting Church (1869) at 46-52 Queen Street are significant.

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

How is it significant?

The Presbyterian Manse (former) & Cork Oak are locally significant for their historical and aesthetic values to the Shire of Wellington.

Why is it significant?

The Presbyterian Manse (former) & Cork Oak are **historically significant at a local level** as they illustrate the early boom period of the township of Rosedale, the third most important town in Gippsland during this period, which developed due to its location on the intersection of two main routes that were travelled by coaches and miners. The Presbyterian Church was built to the west at 46-52 Queen Street in 1869 and by May 1875, the need for a manse was raised, and fundraising subsequently begun by the local community for the building project. The manse was built in 1876-7 and the first minister to occupy the manse was the Reverend J. G. Wilson. In 1891, an addition to the manse was to be constructed by Mr Hunter, which may have been the brown brick projecting gable-bay to the facade. Around 1900, a mature Cork Oak (*Quercus suber*) was planted in the front yard, which remains today. In 1977, the church became the Uniting Church and the manse transferred to the Uniting Church of Australia. The Uniting Church retained ownership of the land until at least 1991, however, it may have been leased for private occupancy prior to this date. Today, the manse serves as a private residence. (Criterion A)

The Presbyterian Manse (former) is **aesthetically significant at a local level** for its architectural qualities as a very picturesque Victorian Rustic Gothic residence in the Shire. The style is articulated in both the original 1876-7 fabric and later nineteenth century additions. Notable elements include the steeply-pitched gabled roofs, four tall, corbelled brick chimneys with rendered coping, decorative timber bargeboards, as well as the triangular-shaped vent and bay window with pointed-arch windows to the gabled-end of the facade. Also notable are the skillioned-profile verandah to the facade which is supported by timber posts and simple brackets, the timber panelled entrance door, original timber sash windows, as well as all decorative rendered dressings and coping. The Cork Oak **(***Quercus suber*) in the front yard is aesthetically significant as an impressive example of the variety. The views between the 1876-7 former Presbyterian Manse and the 1869 Uniting Church to the west at 46-52 Queen Street are significant. The visual connection between the two historically connected Victorian Gothic buildings needs to be retained. (Criterion E)

Statutory Recommendations

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

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes, Cork Oak
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

Presbyterian Manse (former)
44 Queen St, Rosedale

Project: Wellington Shire Stage 2 Heritage Study
Client: Wellington Shire Council
Author: Heritage Intelligence Pty Ltd
Date: 26/5/16

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):

9. Developing Cultural Institutions and Way of Life

- 9.1 Religion

The following is based on information taken from the *Wellington Shire Thematic History* (Context 2005:45):

In many towns throughout the shire, churches occupy prominent sites, illustrating their importance to the community that built them. Complexes consisting of churches, halls, residences and schools have evolved. They are places where people have performed some of their most important ceremonies, and often contain memorials to local people through stained glass windows, monuments and plaques.

The first church services took place in private homes, schools and halls, held by travelling clergyman and parsons who travelled Gippsland and tended to all denominations. The Reverend E.G. Pryce, based in Cooma, made two sweeping journeys into Gippsland from the Monaro in the 1840s, conducting marriages and baptisms as he went. When Bishop Perry, the Anglican bishop of Melbourne, visited Gippsland in 1847, he chose a site for a church at Tarraville. The church, designed by J.H.W. Pettit and surveyor George Hastings, was opened in 1856. Still standing near the Tarra River, it is an evocative reminder of the early settlement period when settlers began transplanting the institutions that they knew from Britain, replicating the architecture.

Selection lead to many new settlements and reserves for churches were gazetted, or land was donated by local parishioners for the purpose. Churches were built throughout the shire in the Anglican and Catholic, and Presbyterian and Methodists (later Uniting) denominations. Building churches was the result of a significant community effort, often in the acquisition of land, and in the construction and furnishing of the churches.

Place history

The first Presbyterian service in Rosedale was debatably held in George Rintoull's blacksmith's shop. However, it's certain that the congregation met in the upstairs room of the stables at the Rosedale Hotel in 1862, followed by the first school house in 1863-4 (Macreadie 1989:185; Hardy 1989:94).

The Presbyterian Church was built in 1869 by builder William Allen and contractors Chown and Wynd (Macreadie 1989:186; Hardy 1989:27).

The Presbyterian manse was built to the east of the church on lot 2 (section 21, Township of Rosedale). John Wright, Thomas Anderson and George Rintoull of Rosedale received the Crown Grant for lot 2 (as well as lots 1, 3 & 4 in the same block) in June 1875 (Township Plan; LV:V798/F416). These men were the Trustees of the land for the Presbyterian Church (VGG).

The Rosedale Charge was established in 1872 and the first minister inducted into the new Charge was the Reverend James Cameron from June 1872 (Hardy 1989:94-5). He also conducted services at Denison and Walhalla. The clergymen were housed in a hotel until the manse was constructed. By May 1875, the need for a manse was raised and it was attempted at first to obtain 20 acres of the Town Common (lots 112 and 113, section not known) granted for the purpose of a Presbyterian Glebe. However this application was not proceeded with. In July 1875 a concert was held to fundraise for the building project.

On 4 April 1876, the Presbyterian Church Committee called for tenders for the erection of the brick manse for the minister (*Gippsland Times*, 4 Apr 1876:3). By 11 May 1876 the committee had accepted a tender from local men (may have been William Allen; not confirmed) and works had commenced; the bricks were on site and the ground had been partly excavated. The manse was nearing completion by March 1877 (Macreadie 1989:188-9). An article in September 1877 reported that the manse was completed and was described as a 'very neat and commodious building'. At this date steps were being taken to obtain the permanent services of a clergyman (*Gippsland Times*, 19 Sep 1877:3). The Reverend J. G. Wilson would be the first minister to occupy the manse (Maddern 1989:83).

In 1891, an addition to the manse was to be constructed by Mr Hunter (details not confirmed) (Macreadie 1989:18194). This may have been the projecting gabled-bay to the facade, which is constructed of a brown brick, while the remainder of the house is constructed of a red brick (a physical investigation is required to confirm this).

Between 1882 and 1967, ownership of the land remained in the names of John Wright, Thomas Anderson, George Rintoull and Donald Macleod; Trustees of the land of the Presbyterian Church. In 1967, the property (including lots 1, 3 & 4 in the same block) was transferred into the names of Henry King of 'Rosehill' in Rosedale, Thomas Anderson of 'Hilton Park' in Denison and Edward Mowat of Willung via Rosedale, all farmers. The lots were subdivided in 1967 and other lots on-sold (LV:V9439/F831).

The church became the Uniting Church in 1977, with the union of the Presbyterian and Methodist congregations (Hardy 1989:96). In 1980, the current 44 Queen Street and the north-west corner of 48-52 Queen Street were transferred into the ownership of the Uniting Church in Australia Property Trust (LV:V9439/F831). The Uniting Church retained ownership of the land until at least 1991 (LV: V9439/F831). However, one history states that the manse had been a private residence for a number of years before 1988 (Macreadie 1988:190). This suggests that the church may have leased the house out to private occupants.

A photo dating to pre-1988 (Figure H1) showed the rear (north) and east elevation (Hardy 1989:94). The roof of the brick house was clad with corrugated iron and had decorative bargeboards and finials to each gable peak (with a pendant below; the finial and pendants since removed). The two windows visible on the east elevation were six-over-six double hung sash windows, with a rendered segmental arch above. A skillion-roofed timber addition was located on the southern end of the east elevation (remains in 2015). The one gabled-end of the rear (north) elevation was evident, with the skillion-roofed section below, which was constructed of the same brick as the main portion of the house and had a very tall chimney (since removed or incorporated into a later addition as the chimney appears to remain; see aerial). One other brick chimneys were visible on the manse (all remain in 2015). There was a weatherboard outbuilding to the rear of the manse. A photo dating to 1988 (Figure H2) showed the facade of the brick manse, as it appears in 2015 (Macreadie 1989:190). The finial to the facade's gable appears to have been removed or lost by this date. The timber skillion-roof additions were evident on the side elevations (remain in 2015).

In 2015, the front (south) boundary is lined with a metal pole and chain-wire fence with vehicular gates. A mature Cork Oak (*Quercus suber*) remains in the front yard, and dates to c1900. It is an impressive example of the variety (Hawker 2016).

Figure H1. Pre-1988 photo of the east elevation with a car port (left) and skillion roof of the rear (right) of the manse. The roof of the brick house was clad with corrugated iron and had decorative bargeboards and finials to each gable peak (with a pendant below; the finial and pendants since removed). (Hardy 1989:94).

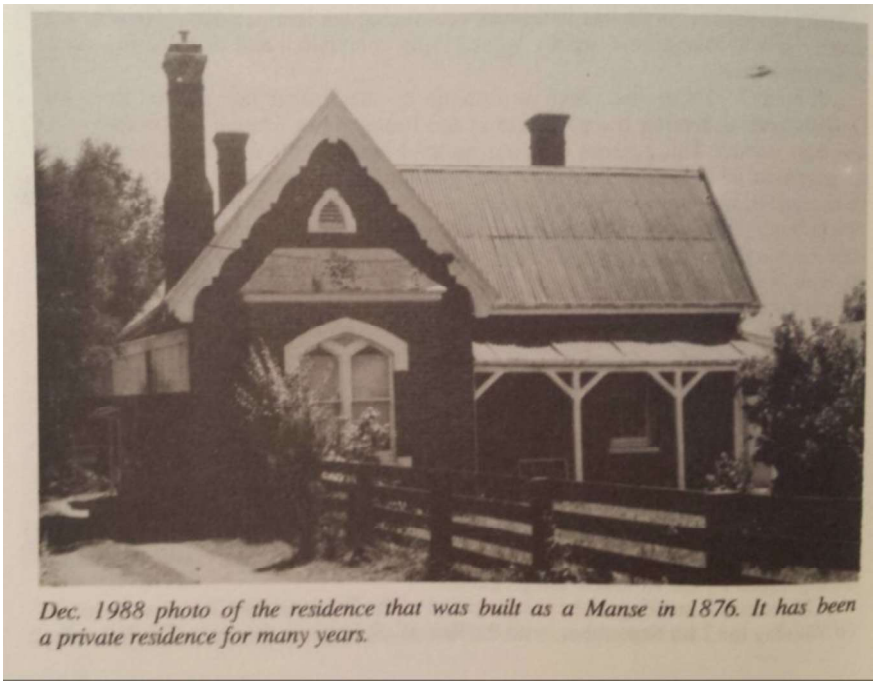

Figure H2. A photo dating to 1988 showing the south-facing facade of the manse. The finial to the facade's gable appears to have been removed or lost by this date. The timber skillion-roof additions were evident on the side elevations (remain in 2015) (Macreadie 1989:190).

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.

Gippsland Times

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Hawker, John, Heritage Officer (Horticulture) at Heritage Victoria, personal communication via email, 13 January 2016.

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

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

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

Township of Rosedale Plan

Victorian government Gazette (VGG), No. 14, 25 Feb 1870:360; No. 65, 26 Nov 1869:1864.

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 Presbyterian Manse (former) is a Victorian Rustic Gothic house, built in 1876-7 with additions probably dating to 1891, to house the minister of the Presbyterian Church located to the west. The manse is located on the north side of Queen Street, north of the main commercial street of Rosedale. The manse is set back from the street, behind a low metal pole and chain-wire fence. The views between the manse and church are currently retained. The nineteenth century fabric of the manse is highly intact and is in fair to good condition.

Figure D1 & Aerial. The brick manse has steeply-pitched gabled roofs, clad with lapped corrugated iron. One long gabled section runs north-south at the left side of the house, and off to the east side area pair of transverse gabled roofs. From the street view, it is evident that the recessed portion of the house is constructed of red brick, while the projecting gabled-bay to the left of the facade is constructed of brown brick (this bay may have been built in 1891). Four tall, corbelled red brick chimneys with rendered coping remain. Off the east side is a later wide skillioned verandah and on the west is a later skillioned-roof car port.

Figure D2. To the left of the facade is the brown-brick projecting gabled bay with a rendered plinth, decorative timber bargeboards and a triangular-shaped vent to the gabled-end (with a rendered trim). A bay window has a rendered hipped roof and pair of pointed-arch timber windows, in a wide pointed-arch opening with a rendered (overpainted) sill and lintel.

To the right of the facade is a skillioned-profile verandah clad with (recent) corrugated iron, supported by chamfered timber posts with simple timber brackets. Underneath the verandah is a timber panelled entrance door and single sash window with a rendered sill.

Figure D3. The two transverse gabled-ends of the east elevation have decorative bargeboards and what appears to be a render or plain cladding to the gabled-ends, over the original face brickwork (see Figure H1). Below is the wide skillioned-profile car port.

Aerial. To the rear (north) of the manse is a gabled-roof section clad with (new) corrugated iron, this may have incorporated an earlier section of the house (as the aerial shows that a chimney remains that was evident in an earlier photo). A large gabled-roof outbuilding remains to the rear (north) of the manse, on the west boundary. The date of this has not been confirmed.

Figure D4. In the front yard is a mature Cork Oak (*Quercus suber*) that dates to c1900. It is an impressive example of the variety (Hawker 2016).

Figure D1. The brick manse has steeply-pitched gabled roofs, clad with lapped corrugated iron. From the street view, it is evident that the recessed portion of the house is constructed of red brick, while the projecting gabled-bay to the left of the facade is constructed of brown brick (this bay probably built in 1891).

Figure D2. To the left of the facade is the brown-brick projecting gabled bay and to the right of the facade is a skillioned-profile verandah clad with lapped corrugated iron, supported by timber posts with simple timber brackets.

Figure D3. The two transverse gabled-ends of the east elevation have decorative bargeboards and what appears to be a render or plain cladding to the gabled-ends (previously face brickwork see Fig H1).

Figure D4. In the front yard is a mature Cork Oak (*Quercus suber*) that dates to c1900. It is an impressive example of the variety.

Sources

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

Comparative Analysis

The Presbyterian Manse (former) & Cork Oak at 44 Queen St, Rosedale is a Victorian Rustic Gothic manse built in 1876-77, with a c1891 addition (probably the gabled bay to the facade). The picturesque brick residence retains a high level of integrity and retains its visual connection to the associated Victorian Free Gothic church to the west. The property retains a significant mature Cork Oak. Gothic manses are rare in Wellington Shire.

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

1. **Setting** (views, fencing, landscaping, paths, trees, streetscape)
   - 1.1. Retain clear views of the front section and side elevations from along Queen Street and from the Uniting Church to the west.
   - 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. Paving
     - 1.3.1. For Victorian era historic buildings, appropriate paving could be pressed granitic sand, or asphalt or bricks. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Victorian Rustic Gothic style.
     - 1.3.2. Ensure the concrete does not adhere to the building itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the plinth, to ensure concrete does not adhere to it, and to allow expansion joint movement and prevent water from seeping below the building

2. **Additions And New Structures**
   - 2.1. New structures should be restricted to the rear of the property as shown in the blue polygon on the aerial map below.
   - 2.2. Sympathetic extensions are preferred. E.g. New parts that are in the same view lines as the historic building as seen from Queen Street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable roofs, rectangular timber framed windows with a vertical axis, but parts not visible in those views could be of any design, colours and materials.
   - 2.3. Where possible, make changes that are easily reversible. E.g. The current needs might mean that a doorway in a brick wall is not used, or located where an extension is desired. Rather than bricking up the doorway, frame it up with timber and sheet it over with plaster, weatherboards, etc.
   - 2.4. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic brick building.
   - 2.5. Avoid hard paths against the walls. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and the wall with very course 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 the subfloor vents of the building are not obstructing good airflow under the floor which will allow the wall structure to evaporate moisture and reduce termite and rot attack to the subfloor structure and rising damp in brick/stone walls.

3.1.1.2. If it is constructed with the concrete next to brick walls this may cause damp problems in the future.

3.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.

3.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

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 therefor they are a suitable design for an accessible addition.

4. **Reconstruction and Restoration**

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

4.1. Demolish the non significant skillion additions on the east and west elevations and the metal fence to the front boundary.

4.2. Roofing, spouting and down pipes

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

4.2.2. Don't use Zincalume or Colorbond.

4.2.3. Use Ogee profile spouting, and round diameter down pipes.

4.3. Reconstruct the decorative finials, pendants, barge boards, that are missing, using the old photos (Figures H1 & H2) and existing ones for a pattern.

4.4. Remove the concrete verandah floor, lower the ground level and grade it away and slope it down from the house and rebuild a timber floor verandah (concrete stumps and metal subfloor structure could be used below the timber verandah boards).

4.5. Brick Walls

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

4.6. Paint and Colours

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

4.6.1.2. Do not paint any of the brickwork.

4.6.2. Fences

4.6.2.1. Construct a Victorian style fence no higher than 1.2 metres.

5. Care and Maintenance

5.1. Key References

5.1.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen, Council maintenance staff and designers.

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

5.2. Roofing, spouting and down pipes

5.2.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.

5.2.2. Do not use Zincalume or Colorbond.

5.2.3. Use Ogee profile spouting, and round diameter down pipes.

5.3. Joinery

5.3.1. It is important to repair rather than replace when possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

5.3.2. The original external timber doors and windows, bargeboards and verandah structure require careful repair and painting.

6. Water Damage and Damp

6.1. Signs of damp in the walls, include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork patches with grey cement mortar, or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance or inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.

6.2. Removing the source and repairing damage from damp, may involve lowering of the ground outside so that it is lower than the ground inside under the floor, and installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.

6.3. Water falling or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.

6.4. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre from the walls.

6.5. 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.

6.6. Remove any dark grey patches to the mortar joints. This is cement mortar which will damage the bricks and longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger.

6.7. Modern Products: Do not use modern products on these historic brick walls, as they will cause expensive damage. Use lime mortar to match existing.

6.8. **Do not seal** the bricks with modern sealants, or with paint. Solid masonry buildings **must be able to evaporate water** when enters from leaking roofs, pipes, pooling of water, storms, etc. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, painting, sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

6.9. Never sand, soda or water blast the bricks, as it removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render, as that will create perpetual damp problems.

6.10. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they will breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

6.11. Never install a concrete floor inside a solid masonry building, as it will, after a year or so, cause long term chronic damp problems in the walls. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

7. Services

7.1. Ensure new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device. 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.

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.

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

KEY

Recommended for Heritage Overlay

Title boundary

Presbyterian Manse (former)
44 Queen St, Rosedale

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