

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 Crooke 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 Bishopscourt 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), 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 p xlv, 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

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

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 cresting 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 Zincalume 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



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.

Locality: ROSEDALE
Place address: LYONS STREET (MEDIAN STRIP)
Citation date 2016
Place type (when built): Trees, Memorials, Memorial Garden
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): Yes

Place name: Lyons Street Beautification Trees and Memorial Reserve



Architectural Style: Various
Designer / Architect: Not Known

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?

Lyons Street Beautification Trees and Memorials Reserve, Rosedale, including the whole of the land bounded in the central median strips between 51 Lyons St and Rosedale-Longford Road, memorial structures (4), the memorial gardens including the 1885 beautification trees (11) and 1950s trees, the landscape setting and potential to yield archaeological data, is significant.

How is it significant?

Lyons Street Beautification Trees and Memorials Reserve, Rosedale, including the whole of the land bounded in the central median strips between 51 Lyons St and Rosedale-Longford Road, memorial structures (4), the memorial gardens including the 1885 beautification trees (11) and 1950s trees, the landscape setting and the potential to yield archaeological data, are historically, socially, aesthetically and scientifically significant at a local level to Wellington Shire.

Why is it significant?

Lyons Street Beautification Trees and Memorials Reserve are **historically significant at a local level** for:

- The memorials and trees are located on their original sites.
- The two memorials in recognition of the soldiers from the district who served in WW1, WW2, and several other conflicts, identified on each of the memorials.
- The Angus McMillan Memorial Cairn, as one of a series of cairns in Gippsland, for its strong associations with Angus McMillan who completed several expeditions in Gippsland from 1840. In 1859 McMillan was the first representative for South Gippsland to the Victorian Legislative Assembly.
- The memorial plaque commemorating Victoria's 150th anniversary in 1985. The plaque 'was unveiled by Cr. N. W. Schroeter, Shire President on 9th March 1985, at Rosedale to commemorate the re-enactment of the stage coach/pack train journey between Port Albert and Walhalla'.
- The incontinuous row of 11 Purple-leaved Dutch Elm trees which were provided by the government to the local council prior to 1885, which is the earliest known surviving beautification street tree planting in Rosedale.
- The other trees, including the Himalayan Cedar that form part of the 1950s Memorial Gardens developed by the Council. (Criteria A & D, H)

Lyons Street Beautification Trees and Memorial Reserve are **socially significant at a local level** for:

- The volunteers who raised funds for and constructed the monuments and their associated elements, and for the Anzac Day and other remembrance services held at the place throughout its history until present day. (Criteria A & G)
- As part of a series of cairns which have been erected by each local community, to perpetuate the memory of the explorer Angus McMillan, and to mark the routes of his main explorations in Gippsland. The cairn is also significant for the volunteers who raised funds for the monument, and who organised the monument and unveiling ceremony by his Excellency the Governor of Victoria Lord Somers, on 6 April 1927. The Rosedale cairn was erected by the Hon. E. J. Crooke on behalf of the residents of the Rosedale Shire (Criteria A, G & H).

Lyons Street Beautification Trees and Memorial Reserve are **aesthetically significant at a local level** for:

- The Inter War Classical WW1 monument, and subsequent monument and plaques for WW2 and later conflicts, constructed of high quality materials such as granite and bluestone. (Criteria D & E)
- The Angus McMillan Memorial, for the Inter War vernacular monument of an unpainted coursed local stone cairn, with a marble plaque with lead lettering, surmounted by a short flag pole. (Criteria D & E)
- The Purple-leaved Dutch Elms, Himalayan Cedar and other mature trees which beautify the Lyons Street streetscapes, as historically intended. (Criterion E)

Lyons Street Beautification Trees and Memorial Reserve are **scientifically significant at a local level**:

- Particularly for the work of the artisans with stonemasonry skills on the WW1 monument, which are now rarely used for new monuments. (Criteria B & F)
- For the potential to yield archaeological evidence in the land, particularly around the monuments. (Criterion C)
- The Purple-leaved Dutch Elm (*Ulmus x hollandica 'Purpurascens'*) cultivar is a rare cultivation in Europe, is unknown in other Australian states, and has a scattered occurrence in only a dozen other locations in Victoria, where there are never more than a few trees in any given location. Therefore, these trees are significant for their rarity in Victoria. Furthermore, this cultivar is no longer commercially available in Victoria. (Criteria B & C)

Statutory Recommendations

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

External Paint Controls	Yes, including cleaning
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	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
- Victorian Heritage Register
- Existing Heritage Overlay
- Title boundary

Lyons Street Beautification Trees and Memorial Reserve Lyons Street (median strip), Rosedale

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

History

Thematic context

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

1. Exploration:

- 1.2 Pioneer Explorers

8. Governing and administering:

- 8.7 War and Defence

9. Developing cultural institutions and way of life:

- 9.2. Memorials

The following is based on information taken from the *Wellington Shire Thematic Environmental History* (Context 2005:45-6):

Memorials are erected throughout the Shire in honour of pioneers and district explorers, significant events and people, and those who served in world wars and other conflicts.

The soldiers' memorials that are spread throughout the Shire show the impact that the two world wars, and subsequent conflicts, had on so many communities and families within the Shire. It must be remembered that while commonly referred to today as 'war memorials', these memorials were originally erected in honour of, and to commemorate, the soldiers and those who made the ultimate sacrifice for their country. The memorials were often funded by the community and erected with great community pride, in honour of the locals who died or served and returned.

The group of Rosedale memorials comprises two soldiers memorials and an Angus McMillan memorial. Among the names listed on the soldiers memorials are those of James Wilfred Harrap and Ernest Merton Harrap, brothers from Willung who were killed on the same day at the battle for Polygon Wood near Ypres in 1917. Listed on the Briagolong soldiers' memorial are the names of six Whitelaw brothers, three of whom were killed on active service and one who died later from wounds received. A memorial to their mother, Annie Whitelaw, was erected at her grave in honour of her sacrifice, and to all mothers of sons who served at the front. Soldiers' memorials also remain at Maffra, Stratford and Yarram, to name a few. While St James Anglican Church in Heyfield stands as a Soldiers' Memorial Church. There are also remnants of avenues of honour. The pine trees at Stratford lining the route of the former highway were planted as a memorial to soldiers who served in the First World War. Many of the memorials also have plantings, such as a lone pine, planted in connection with the memorial.

Among the many other memorials in the Shire are those to district pioneers. The cairns erected to Angus McMillan and Paul Strzelecki in 1927 follow their routes through the Shire and were part of an orchestrated campaign of the Victorian Historical Memorials Committee to infuse a sense of history into a landscape that had no ancient monuments.

The struggle for road access in isolated areas is remembered by a cairn dedicated to the Country Roads Board, erected in 1935 at the intersection of the Binginwarri and Hiawatha roads. Transforming a landscape from dryland grazing to irrigated pasture is symbolised by a dethridge wheel mounted on a cairn on the Nambrok Denison estate. A memorial is planned at site of the West Sale Holding Centre to commemorate the migrants who came to settle in postwar Australia. Bronze plaques, designed by Sale artist Annemieke Mein and on display in Sale, document the contributions of several famous Gippslanders, including singer Ada Crossley and writer Mary Grant Bruce.

Place history

There are several interrelated heritage items in the Lyons Street Beautification Trees and Memorials Reserve, Rosedale. The reserve has a northern end, central section and a southern end. The place comprises the pre-1885 street beautification trees (11) along the full length of the reserve, 1927 Angus McMillan Memorial Cairn, the 1935 WW1 monument and subsequent plaques, a 1996 conflict monument, 1951 Memorial Garden plantings, and a small 1985 memorial. All of them are located in the road reserve, and most are in the central section, south of the roundabout at the intersection of Prince Street and Lyons Street. However, the pre-1885 beautification trees extend from the former Shire Offices in the south, to the northern end near the bridge. Three of the large memorial structures stand in a row, perpendicular to Lyons Street; listed east to west is the soldiers' memorial, the honour wall and the Angus McMillan monument. A flagpole stands in front of them and a small rose garden with a small plaque, is located in front of the WW1 memorial. The 1985 memorial is located at the southern end, near the intersection with Albert Street.

Street tree beautification Pre 1885-1950s

Lyons Street road reserve has had a long history of being planted with predominantly exotic trees, down the centre of the road. A local newspaper article by the Rosedale correspondent in 1874 reported that the Rosedale Council wanted 'to have a double roadway in Lyons street, which is a three-chain thoroughfare, and plant the centre with trees so as to have a boulevard at some future day between rival shopkeepers'. At this date the Shire engineer had prepared the plans for Lyons Street, which was 'a perfect mudhole after a shower of rain' (*Gippsland Times*, 14 Mar 1874:3). An early photo (exact date not known; Figure H1) of Lyons Street showed that the central road reserve of Lyons Street was first planted with pine trees (Fig H7) (SLV).

In December 1885, the new Bank of Australasia in Rosedale was completed and the local newspaper reported on the '4 fine elm trees standing in front of it' (Fig H6) which were soon to be cut down as they obscured the facade of the new building. The author of the article suggested that the elms should be re-planted, 'or could be placed even in that mathematical line running down Lyons-street, where some of the first planted have died out' (*Gippsland Times*, 18 Dec 1885:3). The existing Elms on Lyons Street can be seen to be planted in a straight line (Figs D3 & D4), and some early photographs also show the elms in a straight line (Fig H4) which is consistent with the work of the 1880s shire engineer. Martin Norris inspected the existing Purple-leaved Dutch Elm trees in Lyons Street and suggests that the surviving trees are of a comparable size to others in Wellington Shire that were planted in the 1880s (Norris 2016). The local historical society suggests that the existing Purple-leaved Dutch Elm trees in Lyons Street are about 100 years old, in 2015 (RDHS).

In 1894, it was reported that there were pines and elms which grew tall and wide, creating a striking landscape form, dense green colours and shade, in a roadway that was previously referred to as 'a bare eyesore' (*Gippsland Times* 25 Jun 1894:3) (Fig H1). In June 1894 it was noted that the shire had made application to the state nursery for a supply of trees, from Macedon Government Nurseries, and the question was where to plant them. An article in 1894 reported that 'there can be no doubt that one of those places [where the trees should be planted] should be the wide space between the road ways in Lyons-street. Several years ago a row of trees were planted by the then shire engineer, who, being a man of mathematical ideas, conceived the line of beauty to be a straight one, strictly down the centre of the street. Some exception was taken at the time to this mathematical precision idea, but the engineer was a man of purpose and nerve, ruled his line along the plan, and so the trees were planted. The expense of providing guards for those trees would have about fenced in the centre plots of land, and it is locally suggested were to do so now, ie that if the council erect a neat fence round the plots, lay out some walks, and plant the balance of the ground with the trees to be obtained, the aspect of the locality would in a very short time be much changed, and what is now a bare eyesore become a pleasant place of resort' (*Gippsland Times* 25 Jun 1894:3).

A photo of the Back to Rosedale celebrations in 1929 (Figure H2) showed the Angus McMillan Memorial in front of a pine tree, but it is not certain if an Elm was located behind the memorial (RDHS). A photo dating to the unveiling of the war memorial in 1935 (Figure H3) showed that an Elm tree appeared to be evident in this photo, directly behind the memorials (looking south down Lyons Street). Mature pine trees also remained in the background (RDHS website).

A local newspaper article reported in July 1950 that the Council authorised the removal of pine trees in Lyons Street, Rosedale, 'or at least the five most troublesome trees from the memorial, opposite the Rosedale Hotel'. One argument was to remove all of the pines, healthy and not, to allow the 'young trees' a chance to develop. These new trees were planted 'interspersed' evenly with the existing pines (*Gippsland Times*, 20 Jul 1950:4).

A memorial garden was planted in Lyons Street (south of the memorial to the Council offices) in 1953. This comprised the planting of 'the most suitable trees possible' and to use standard roses (*Gippsland Times*, 18 Jan 1951:5; 22 Jun 1953:7; 20 Aug 1953:5). A photo (Figure H4) dating to approximately 1954, showed the memorials in front of an Elm, planted south of the Princes Highway (SLV). At this date, the memorials are enclosed in a fence, and rose gardens are planted to the south between the elms. The mature pines had since been removed from this section. It was probably at this date that the Himalayan Cedar (*Cedrus deodara*), was planted. Its size suggests that it was planted in the 1950s (Hawker 2016). It is visible as a young tree in the c1955 photo (Fig H4).

The Elm trees were pollarded at a later date (at the height of 3.5m). Other exotic trees have been interplanted with the Elms at the southern end of the row. Elms appear to have been removed at an unknown date particularly from one the northern median strips, evidenced by Fig H5. In 2015, the Elm at the north end of the row is the largest known example of the species in Victoria (NT).

Angus McMillan Monument 1927

The cairn commemorates 'the discovery of Gippsland by Angus McMillan, who explored it in 1839-40-41'. It was 'unveiled by his Excellency the Governor of Victoria Lord Somers, April 6th 1927'. It was 'erected by the Hon. E. J. Crooke on behalf of the residents of the Rosedale Shire' (plaques on cairn). The cairn was built by Tom Duck (Hardy 1989:14).

A photo of the Back to Rosedale celebrations in 1929 (Figure H1) showed the Angus McMillan Memorial, and it appears unchanged in 2015 (RDHS). No other memorials existed in this location at this date. A tree stood to the left (east) of the cairn (since removed). A photo dating to 1935 (Hardy 1989:142) showed that the pole on top of the cairn served as a flagpole (Figure H2).

Soldiers' Memorial 1935

The Soldiers' Memorial commemorates the Shire residents who served in World War I and II. The memorial was erected and unveiled in 1935. Among the names listed are those of James Wilfred Harrap and Ernest Merton Harrap, brothers from Willung who were killed on the same day at the battle for Polygon Wood near Ypres in 1917 (Context 2005:45).

Photos (Figs H2 & H3) dating to the unveiling of the war memorial in 1935 showed a large crowd gathered, and a union jack draped over the memorial (RDHS website). To the right (west) stood the Angus McMillan monument. A more detailed photo, dating to c1955 (Figure H4), showed that the two monuments and the area was enclosed by a fence, made of timber posts, a metal top rail and cyclone wire, with a pair of metal gates (since removed). To the rear were the memorial gardens at this date (Hardy 1989:142).

Leading to the memorial from the north is the 'Australia Remembers' Garden. The two garden beds have a red marble edging (the same material as the honour wall) and were planted with roses in 2015. The garden was dedicated by Reverend N. Cameron on 15 August 1995 (plaque on site).

Memorial gardens 1951

Memorial gardens were planted in Lyons Street (south of the memorial towards the Council offices) in 1953. This comprised the planting of 'the most suitable trees possible' and standard roses (*Gippsland Times*, 18 Jan 1951:5; 22 Jun 1953:7; 20 Aug 1953:5). A photo (Figure H4) dating to c1955 showed the soldiers' memorial and Angus McMillan cairn (SLV). A small palm tree stood between the monuments (recently removed), the young Himalayan Cedar (planted 1950s probably as part of the memorial garden) was to the left of the gates, and a flagpole stood in front of this. The area was surrounded by a fence. To the rear (south) of this area was what appears to be the rose garden (since removed). There are a substantial number of mature trees remaining to the rear, positioned in a straight line. Every second tree is younger than the others indicating that the older ones were planted in the 1890s (*Gippsland Times* 25 Jun 1894:3) and the remainder in the 1953. Five unsafe older pine trees were removed in 1950 (*Gippsland Times*, 20 Jul 1950:4).

Plaque commemorating Victoria's 150th anniversary 1985

At the south end of town in the Lyons Street road reserve (just south of the Albert Street intersection) is a plaque mounted to a granite rock, commemorating Victoria's 150th anniversary in 1985. The plaque notes that it 'was unveiled by Cr. N. W. Schroeter, Shire President on 9th March 1985, at Rosedale to commemorate the re-entactment of the stage coach/pack train journey between Port Albert and Walhalla'.

Honour Wall 1996

The red polished granite honour wall was erected 'in honour of the men and women of Rosedale and District who contributed to our nation's freedom'. A plaque notes that the honour wall was donated by Garry and Vicki Leeson, and was unveiled by Tom Wallace and dedicated by the Reverend N. Cameron on Remembrance Day, 11 November 1996 (plaque on wall). A circular emblem at the top of the wall reads 'Australia Remembers, 1945-1995' with a relief of a family. The wall originally stood directly behind a palm (evident in the 1955 photo H4). The palm was removed post-1996.



Figure H1. Photo taken during the Back to Rosedale celebrations in 1929 (RDHS Facebook page).



Figure H2. Photo of the unveiling of the soldiers' memorial in 1935 (RDHS website).



Figure H3. A detailed photo dating to 1935, of the unveiling of the soldiers' memorial, with a surrounding fence, and Elm to the rear (Hardy 1989:142).



Figure H4. A c1955 photo showing the memorials and memorial gardens to the rearm including the young Himalayan Cedar to the left of the gates and an Elm in the centre behind the palm (SLV).



Figure H5. A c1950 photo showing a mature tall pine and elm on the northern road reserve of Lyons Street (since removed). The Exchange Hotel is in the foreground (Hardy 1989:590)

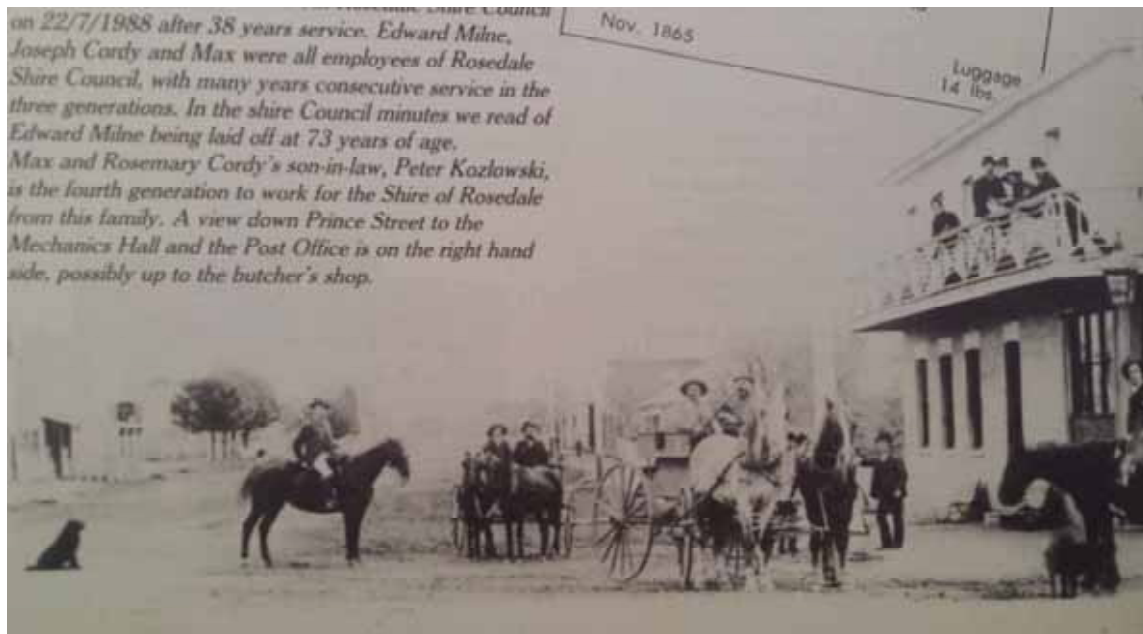


Figure H6. Photo dating to the 19th century, with a view looking west along Princes St, showing the Exchange Hotel on the right, and four trees (possibly elms?) in the location of the former 1885 Bank of Australasia (Hardy 1989:52).



Figure H7. View illustrating the line of mature trees (pines and elms) which appear to continue past the Exchange Hotel, looking north along Lyons Street (SLV).

Sources

Context Pty Ltd (2005), *Wellington Shire Heritage Study*, and vol 2: 'Wellington Shire Heritage Study Thematic Environmental History', prepared for Wellington Shire Council.

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

National Trust (NT), 'Ulmus x hollandica 'Purpurascens'', Place ID No. 70604, <<http://vhd.heritagecouncil.vic.gov.au/>>, accessed 22 Dec 2015.

Norris, Martin, Wellington Shire Council Coordinator, Open Space Planning and Support, Natural Environment and Parks, personal communication via phone 19 February 2016.

Rosedale & District Historical Society (RDHS) collection: historical information and photos generously provided by Marion Silk, provided Nov 2015. Includes information held on the Rosedale & District historical society website, <<http://home.vicnet.net.au/~rdhs/ourbuilding.htm>>, and facebook page 'Rosedale & District Historical Society', accessed Dec 2015.

Gippsland Times

Hardy, Gwen (1989), *Rosedale, 150 Years Pictorial History*, Rosedale (Vic).

Rosedale & District Historical Society (RDHS) collection: historical information and photos generously provided by Marion Silk, provided Nov 2015. Includes information held on the Rosedale & District historical society website, <<http://home.vicnet.net.au/~rdhs/ourbuilding.htm>>, and facebook page 'Rosedale & District Historical Society', accessed Dec 2015.

State Library Victoria (SLV) picture collection: Rose Series P. 14239; image no. b52206 <<http://www.slv.vic.gov.au/>>, accessed 22 Dec 2015.

Description

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

c1880s Purple-leaved Dutch Elm trees

The incontinuous row of 11 Purple-leaved Dutch Elm trees are located in the central median strip of Lyons Street, Rosedale. The row extends from (level with) 51 Lyons Street at the north end, and Rosedale-Longford Road at the south end.

The Rosedale Purple-leaved Dutch Elms are the largest and most impressive row of this cultivar in Victoria. These trees make a significance contribution to the landscape being located in the median strip of a national highway, and also make a significant contribution to the historic character of Rosedale. This cultivar is a rare in cultivation in Europe, is unknown in other Australian states, and has a scattered occurrence in only a dozen other locations in Victoria, where there are never more than a few trees in any given location. Therefore, these trees are significant for their rarity in Victoria. Furthermore, this cultivar is no longer commercially available in Victoria (National Trust's expert committee for significant trees).

The following is taken from the 1997 National Trust (Vic) citation for 'Ulmus x hollandica 'Purpurascens', Princes Highway, Rosedale:

These trees appear to have been severely pollarded at 3.5m but still make an impressive contribution to the landscape. An uncommon cultivar in Victoria, with other known occurrences at Wallan, Gisborne, Kyneton and Fawkner Park. The measured tree, at the northern end, is the largest known example in Victoria.

Significance:

- *Contribution to the landscape*
- *Rare or localised*

Common name: Purple-leaved Dutch Elm

Tree family: Ulmaceae

No of trees: 11 (incontinuous row) (2015)

Location: Princes Highway, Rosedale, along central median before La Trobe River bridge

Measurements: 23/03/1997

Spread (m): 19

Girth (m): 3.85

Height (m): 21.75

Estimated Age (yrs): 100

Condition: Good

Access: Unrestricted

Classified by the National Trust of Victoria: 10/04/1997

1927 Angus McMillan Cairn

The cairn is a unique vernacular design, most likely made by local craftsman and reflecting the tradition of building with locally available materials where possible. The stones may be from the ridge to the north of the town, as they appear to be the same type as those used on the plinth of the former 1886 Australasian Bank, and the memorial rock to commemorate the widening of the bridge in 1996. The stones have been roughly hewn into ashlar blocks and set with thick protruding mortar to form an obelisk form, with a shallow pyramidal form on top surmounted with a short flagpole on top. The memorial has darkened in colour, possibly due to the pollution from traffic fumes.

1935 Soldiers' Memorial

The Soldiers' memorial is constructed of a large polished (Harcourt?) granite pedestal in the Inter War Classical style. The central areas for the names of the soldiers have beveled edges creating a fine distinction between the light grey stone and the more polished darker grey stone, with the lead lettering. There are several metal (bronze?) ornaments, and a black painted incised cross.

1951 Memorial gardens

There are several mature elm trees planted in a line from the memorials south towards the former Shire Offices and this is consistent with the action of the Shire Engineer in the 1880s who planted trees 'strictly down the centre of the street'. However, every second tree is younger (ash?) than the others, indicating that the older ones were planted in the 1880s and the remainder in 1994, and 1953 to form the Memorial Gardens. The young Himalayan Cedar was planted 1950s and was probably planted as part of the memorial garden.

Plaque commemorating Victoria's 150th anniversary 1985

At the south end of town in the Lyons Street road reserve (just south of the Albert Street intersection) is a plaque mounted to a granite rock, commemorating Victoria's 150th anniversary in 1985. The plaque notes that it 'was unveiled by Cr. N. W. Schroeter, Shire President on 9th March 1985, at Rosedale to commemorate the re-entactment of the stage coach/pack train journey between Port Albert and Walhalla'.

1996 Honour Wall

The red polished granite honour wall is constructed of four large slabs of stone, highly polished on both front and back and set into a concrete footing which is level with the ground. The front has a large round emblem made of bronze, which has a painted and lacquered finish. The lettering on the memorial is a gold coloured metal, possibly bronze and there is a modern bronze, paint and lacquer plaque.



Figure D1. Detail of the polished granite of the Soldiers' Memorial, with the incised cross painted black, and metal ornament on the WW1 memorial.

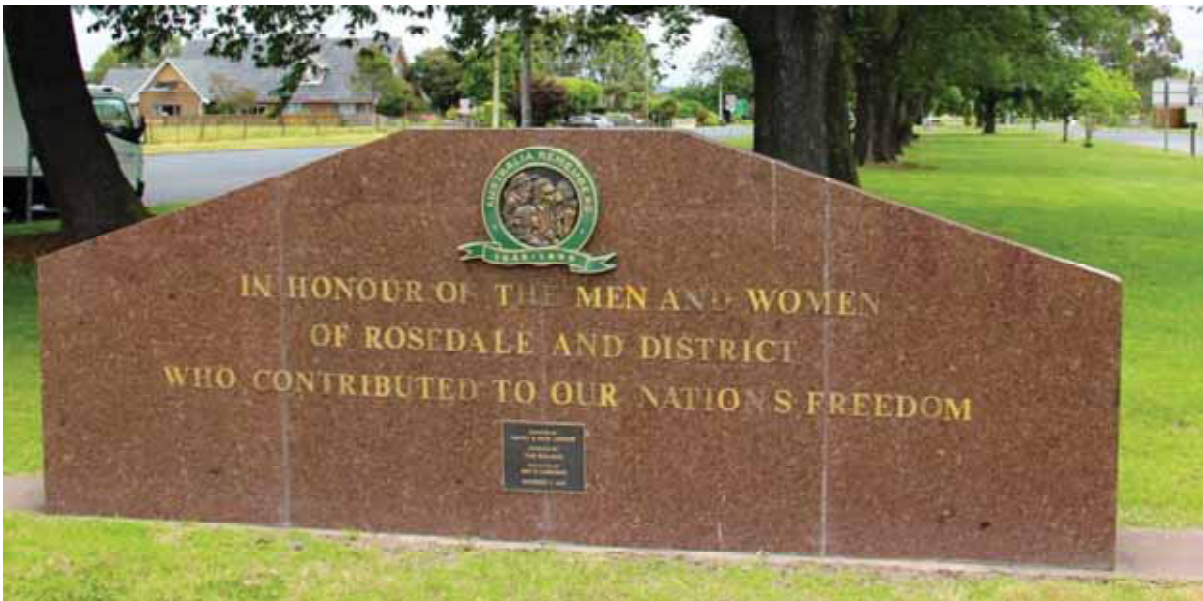


Figure D2. The 1996 polished red granite memorial showing tarnished lettering and staining along the joints.



Figure D3. South end of Elm trees interspersed with 1950s trees planted as part of the Memorial Gardens. This photo is looking north along the straight line of mature trees, towards the Exchange Hotel, memorials, and Rosedale Hotel.



Figure D4. Detail of the 1927 Angus McMillan cairn, showing the local stone blocks, heavy protruding lime- mortar joints, 'concrete' plinth and marble plaque with hand cut incised lettering.



Figure D5. The plaque commemorating Victoria's 150th anniversary in 1985, mounted on the granite rock.



Figure D6. The largest Elm tree at the north end of the row (closest to Latrobe Bridge).



Figure D7. The National Trust (Vic) badge on the largest, far north tree.



Figure D8. The northern end of the row of Elms in Lyons Street.



Figure D9. The southern end of the row of Elms, behind the Rosedale memorials (interplanted with other species).



Figure D10. Looking north, the southern end of the row of Elms, interplanted with other species.

Sources

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

Comparative analysis

There is no other collection of interrelated street beautification trees with historic memorials in Wellington Shire, which include an exceptional incontinuous row of 11 Purple-leaved Dutch Elm trees (that are over 100 years old). This significant and rare collection of exceptional Elm trees and memorials also includes a 1927 memorial cairn to Angus McMillan, a 1935 WW1 monument, 1951 Memorial Garden plantings, a 1985 plaque commemorating Victoria's 150th anniversary and a 1996 monument 'in honour of the men and women of Rosedale and District who contributed to our nation's freedom'.

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. Location and Setting

- 1.1. Ensure all future road works, services and landscaping works respect the original location of these monuments and trees, and manage design developments which make it practical and safe to leave them there. Ensure there is room for large crowds during memorial services.
- 1.2. If, in the long term, VicRoads proposes to bypass Princes Street (which is very narrow) and the section of Lyons Street to the bridge, there will be less pressure on the heritage places to

accommodate, or be demolished due to heavy traffic, and a long term management plan could be developed by Council and VicRoads, with all stakeholders to ensure the heritage values of this area are not unnecessarily compromised in the short term.

- 1.3. Retain and maintain the Purple-leaved Dutch Elm trees with professional arborist advice.
- 1.4. To maintain the impressive row of Purple-leaved Dutch Elm trees, investigate the feasibility of propagating the variety for replacement of the missing Elms in the Lyons St reserve, and to replace any elms which may die in the future.
- 1.5. Seek professional arborist advice on methods to retain the Himalayan Cedar and the Purple-leaved Dutch Elm tree which are growing too close to each other.
- 1.6. Retain clear views to the monument from the Streets.
- 1.7. Do not put signage in the view lines to the monument.
- 1.8. New interpretation storyboards should be placed to the side of the monuments, not behind or in front of them.
- 1.9. If ground works are proposed, e.g. a concrete apron around the monument, the ground should first be subject to an archaeological assessment prior to works.
 - 1.9.1. Ensure concrete has exposed aggregate to match the colour of the earth.
 - 1.9.2. Ensure the concrete does not adhere to the monument itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the stone plinth, to protect the stone from concrete adhering to it and to allow expansion joint movement and prevent water from seeping below the monument.

2. Care and Maintenance

- 2.1. Refer to the Resources list below regarding the memorials. These resources were written by Jenny Dickens, Senior Conservator, Heritage Victoria. They are in plain English, well illustrated and have very important instructions. Further assistance is available from the Shire's heritage advisor.
- 2.2. The biggest risk to memorials is permanent damage by the use of cleaning materials, agents and methods. E.g. acid washing dissolves the marble and the damage cannot be undone; sand and water blasting remove the stonemasons skilled decorative works, the polished surfaces and lettering, and allows water to enter.
- 2.3. Memorials are meant to develop a patina of age to imbue them with a sense of timelessness, and gravity of the memory. They are not meant to look bright and super clean, apart from when they were built.
- 2.4. Overall, the memorials are in fair to good condition, but require some maintenance and repairs:
 - 2.4.1. Never use modern products on these historic stone monuments as they will cause expensive damage. Use lime mortar to match existing on the McMillan and 1935 Soldiers Memorial. Traditional mortar mixes were commonly 1:3, lime:sand.
 - 2.4.2. **Do not seal** the monuments with modern sealants. Allow the structure to evaporate water from the surface and to expel water that may enter from cracks, corrosion, etc.
 - 2.4.3. 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. Further assistance is available from the Shire's heritage advisor.
 - 2.4.4. It is recommended that a professional materials conservator is engaged to :
 - 2.4.4.1.1. investigate the source of the staining on the plaque and
 - 2.4.4.1.2. to clean and repair the marble plaque (never acid wash the memorials).
 - 2.4.5. It is recommended that a heritage stonemason/conservator advise on how to clean the staining on the 1996 memorial, and how to restore the (bluestone?) base of the 1935 memorial, which has had a very inappropriate 'sealant' applied to it; that substance is

breaking down, resulting in a very disfigured appearance which will continue to degrade.

- 2.4.6. Never sand, water or soda blast the monuments as it will permanently pit the surface, remove the lettering and make the stone quickly become porous and dirty, and blast out the mortar.

3. Restoration

- 3.1. Apply for a grant to professionally restore the soldiers' memorial.

Resources

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>>:

- Avenues-of-honour-and-other-commemorative-plantings
- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Useful-resources-and-contacts
- War-Memorials.

Locality: ROSEDALE
Place address: 2-10 PRINCE STREET
Citation date 2016
Place type (when built): General Store, Hotel
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Exchange Hotel (former)



Architectural Style: Victorian Georgian
Designer / Architect: Not known
Builder: William Allen
Construction Date: 1863, 1911

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 former Exchange Hotel at 2-10 Prince Street, Rosedale, is significant. The original form, materials and detailing as constructed in 1863 and 1911 are significant.

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

How is it significant?

The former Exchange Hotel is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

The former Exchange Hotel is **historically significant at a local level** as it illustrates the earliest development period of the township of Rosedale on the main coaching route, at the intersection of the Port Albert-Rosedale Road and the Melbourne-Sale Road. The two-storey building was built in 1863 for owner James T. Robertson, one year after the first bridge was built over the Latrobe River. The building was constructed by prominent Rosedale builder, William H Allen, with a cantilevered balcony to the first floor. In July 1863, J. T. (James Thomas) Robertson first advertised in Rosedale as a 'Wholesale Wine and Spirit Merchant, Grocer, Ironmonger, and General Storekeeper'. In 1864, the building became the Royal Hotel, run by J. T. Robertson who held an opening night on 1 July 1864. In 1865, large stables were built (since demolished) which were subsequently used as a depot by many coach lines, including Cobb & Co. Henry Luke purchased Lot 1 and the Royal Hotel in September 1865. Luke was a prominent Rosedale citizen, who also owned the general store opposite from 1859, operated the National Bank by 1863 and built the post office on Prince Street. The Hotel property also comprised a house in the 1860s (since demolished), presumably for the publican. From 1868, the Royal Hotel was run by D. Fyffe, who changed the name to the Exchange Hotel by 1869. In 1882, Luke sold the Exchange Hotel to George Greenwell, Rosedale publican. After this date, the hotel had a number of publicans and owners. In November 1891, the hotel was 'thoroughly renovated' and in 1911, a new two-storey verandah was constructed to both facades (which may have simply built onto the 1863 balcony). The building is significant for its association with prominent local builder William Allen. (Criteria A & H)

The former Exchange Hotel is **socially significant at a local level** for having continually served the local community as a social and entertainment venue, from the town's earliest days to today. (Criterion G)

The former Exchange Hotel is **aesthetically significant at a local level** for its architectural qualities representing the Victorian Georgian style, and for its landmark quality at the main intersection of Rosedale. The style is represented in the two-storey rendered brick building with a very steeply pitched hipped roof at the corner and two extended steep hipped roofs parallel with Princes St, in the positioning and size of the original windows and doors; this includes the tall openings (originally French doors) to the first floor, and the original six-over-six sash windows to the ground floor. The original openings to both floors (except for the main entrance) retain radiating brick voussoirs above, and the windows retain their angled sills. Also notable is the chamfered corner, main entrance at the corner with its highlight (with a modern window and door which are not significant) and the 1911 two-storey verandah with a shallow skillion roof clad with corrugated iron, supported by timber stop-chamfered posts. (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 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

Exchange Hotel (former) 2-10 Prince 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):

9. Developing cultural Institutions and Way of Life

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

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

Place history

The current site of the Hotel (Lot 1, Section 1, Township of Briagolong) on the north-west corner of Princes and Lyons streets had a small number of owners after James Cowell received the Crown Grant for the land in 1855 (LV:Appn. No. 9284). In November 1862, James T. Robertson purchased lot 1. At this date there was no mention of any buildings on the land (LV:Appn No. 9284; MB No. 792/123).

The two-storey building at 2-10 Prince Street was built in 1863 for owner James T. Robertson (MB). The building was constructed by prominent Rosedale builder, William H Allen (RDHS). In July 1863, J. T. (James Thomas) Robertson first advertised in Rosedale as a 'Wholesale Wine and Spirit Merchant, Grocer, Ironmonger, and General Storekeeper' (*Gippsland Times*, 10 Jul 1863:1). In 1864, the building became the Royal Hotel operated by J. T. Robertson, who held an opening night on 1 July 1864. In September 1864, the Royal Hotel was first advertised, by J. T. Robertson proprietor. The hotel boasted 'First-class accommodation for travellers. Wines, Spirits and ales of such a quality as cannot be surpassed. Good tabling, and an excellent paddock' (*Gippsland Times*, 16 Sep 1864:1; Macreadie 1989:133). Robertson placed many adverts in the *Gippsland Times* for the Royal Hotel in 1864 and 1865.

Figure H1 shows that in the 1880s, the building comprised two sections with separate roof forms and separate entrances. This may suggest that Robertson built the first section in 1863, to serve as the general store, and the second section in 1864, to serve as the Royal Hotel. But this has not been confirmed, an internal inspection is required to confirm this.

The hotel was located on the main coaching route, at the intersection of the Port Albert-Rosedale Road and the Melbourne-Sale Road (Hardy 1989:26; Context 2005:36). In 1865, while Frank Liardet held the publicans license, large stables were built (since demolished) which were subsequently used as a depot by many coach lines, including Cobb & Co. (Macreadie 1989:133).

Henry Luke purchased Lot 1 and the Royal Hotel in September 1865 (LV:Appn no. 9284; MB 918/132). Luke retained the name of the hotel, continuing to call it the Royal Hotel in 1867 (MB No. 995/174). Henry Luke (1835-1906) arrived in Victoria in 1856 and came to Rosedale in 1857, and was one of the earliest settlers in the town, with only about 50 people residing in the town prior to 1858 (Maddern 1971:42; Macreadie 2009:188). Luke also owned the general store on Lot 4 (the land opposite on the

south-west corner of Prince and Lyons streets) which he owned from 1859. It was considered one of the best general stores in Gippsland at the time. A history dated 1905 recalled that when Luke opened the store 'bushmen from as far as Moe and Scrubby Forest journeyed to Rosedale to see the reality, and found, like the Queen of Sheba, when she went to visit King Solomon, that half the wonders had not been told' (Du Vue 1905; Maddern 1971:18, 46; Macreadie 1989:133). Luke was a prominent figure in the town. By 1863 he operated the National Bank and is also known to have constructed the Post Office building to the west on Prince Street (c1867) (Madder 1971:46, 51).

In May 1866, Luke advertised the auction of the property as he intended to leave the district (although it didn't sell at this date). Advertised for sale was the 'Hotel Property, Horse Bazaar and Stabling', Rosedale. It stated that the Royal Hotel was 'built of brick, and contains extensive accommodation ; built on ½ acre of land' and that Cobb and Co. coaches arrive and depart from the door four times daily. It notes that 'the house is now occupied'. The location of this house is not known. The Horse Bazaar was item number two for sale, 'lately erected', and occupied by C. Hewitt and Co. or Cobb and Co. It contained 14 stalls, 2 loose boxes and 2 roomy offices (*Gippsland Times*, 10 May 1866:2).

Luke retained ownership of the Royal Hotel. In the late 1860s, the publican's license lapsed for a very short period. The stables were then run by Peter Sinnbeck during this period (Macreadie 1989:133). In October 1868, an article in the *Gippsland Times* announced the reopening of the Royal Hotel, Rosedale, under D. Fyffe of Sale. Fyffe had run the Royal Exchange Hotel in Sale from 1863. By 1869, Fyffe applied for a publicans licence for the Exchange Hotel, Rosedale. He soon advertised that he would keep 'a good table with best liquors', have buggies, wagonettes and saddle horses for hire, have a steady driver and all at moderate prices (Macreadie 1989:133). However, by November 1870 Fyffe was declared insolvent (later discharged of insolvency in February 1871) and a new publican was advertised in January 1871. Fyffe was advertised in connection with the hotel once again in April 1871, before he died in May 1873. The Exchange Hotel was run by a number of publicans after this date (Macreadie 1989:133).

By 1871, Henry Luke owned both the Exchange Hotel, Rosedale, and the Oddfellows Arms in Traralgon (Macreadie 2009:190). In 1872, Luke left (reportedly sold, but the titles indicate that he retained ownership) the Rosedale general store and moved to Sale to become a journalist as the new owner-manager of the *Gippsland Mercury* newspaper which he managed until 1884, before passing the business to his son H. A. Luke (Macreadie 2009:190).

In 1876, Luke (now a newspaper proprietor) still owned lot 1 and the Exchange Hotel, Rosedale. At this date, the lot totalled approximately half an acre. At this date, Luke also retained ownership of the General Store on Lot 4, on the southern side of Princes Street (the west part of the current no. 15, and the east part of no. 17, Prince Street) (LV:V894/F617). It was in 1882 that Luke sold the Exchange Hotel on Lot 1 to George Greenwell, Rosedale publican (LV:V894/F617).

An early illustration (Figure H1) has an annotation at the bottom 'The Exchange Hotel, corner Lyons and Princes streets, Rosedale. George Greenwell, Proprietor', which dates the illustration between 1881 and 1890. The south and east elevations of the hotel are evident. The roof comprised two separate roof forms at this date; a taller very steep hipped roof to the eastern portion of the building, and a lower hipped roof to the western portion of the building fronting Princes Street (Macreadie 1989:143) Both roofs may be clad in 'Morewood and Rogers' flat metal tiles in this drawing. A cantilevered balcony ran along both facades of the first floor, with a cross-patterned balustrade and turned timber posts. The eastern portion of the building had two brick chimneys and a chamfered corner entrance (with a door and highlight) flanked by two very large windows of six panes and a filled lower portion (one facing each street). The eastern elevation had one sash window to the ground level and two openings on the first floor. The southern elevation consisted of a second entrance on the ground floor, with three multi-paned windows. While the upper floor had five openings with French doors, most with segmental-arches. A timber fence ran along the boundaries and to the rear (north) of the hotel was an outbuilding that was probably the stables, sitting on the

boundary. This was a gabled-roof building with skillions on the long elevations and an entrance off Lyons street (Macreadie 1989:143).

Photos (Figures H2 & H3) dating to the nineteenth century confirm the details of the illustration. Both photos showed people posing from the street and on the cantilevered balcony with its cross-pattern balustrade. Behind them on the first floor (south elevation) were five openings and a corner opening. Some of these are open, showing that they were French doors, allowing access to the balcony. Above were face brick chimneys (since removed). On the ground elevation, the three windows on the south elevation appear to have been six-over-six sash windows with segmental-arches and rendered voussoirs above. The entrance door on this elevation had a highlight, as did the corner entrance. The large six-paned window (with its bottom third filled/covered) to the ground floor had 'Exchange Hotel' written in arched lettering. The hotel appears to be rendered by this date (Museum Vic; Hardy 1989:52).

In March 1890, Charles Cribbens, Rosedale publican, held the license before becoming the owner. In November 1891, Cribbens 'thoroughly renovated' the hotel (Macreadie 1989:134). Cribbens leased the property (or part of it) to Robert Allan from 1900 to 1907, followed by Mary Skinner from 1907 to 1909 (LV:V1418/F454). After Cribbens' death in 1909, the hotel was transferred to his widow Amelia Morandi, 'of Exchange Hotel, Rosedale', who retained ownership until her death in 1926 (LV:V1418/F454). In 1911, Morandi had a new balcony constructed on the hotel (Macreadie 1989:135-7). From 1911, Morandi leased the property (or part of) to Anita Sinclair (LV:V1418/F454).

A photo dating to 1920 (Figure H4) confirms that either a new two-storey verandah was constructed, or that timber posts now supported the original balcony and had a roof to the first floor. In the 1920 photo, the verandah had chamfered timber posts supporting both levels, with capitals and an arched timber frieze to the ground level. The cross-patterned balustrade to the first floor appears to have been retained from the earlier balcony. By this date, the gap between the two separate roof forms had been joined (the different coloured sheets of galvanised iron were evident in this photo). Three brick chimneys remained (since removed). The openings to the first floor appear to be large panes while the windows to the ground floor (southern elevation) appear to retain the six-over-six sash windows. A taller timber fence ran along the eastern boundary, while a lower timber picket ran along the southern boundary (Hardy 1989:182).

After Amelia Morandi's death in July 1926, the hotel was transferred to Elizabeth M. Thomas, widow of St Kilda (LV:V1418/F454). In June 1932, the hotel was sold to Percival John Whittaker, Cobram hotelkeeper, who also purchased lot 3 directly to the west (the current 12 Prince Street) (LV:V1418/F454; V5803/F453). On the same day, Whittaker transferred ownership of the two lots to Mary Ann Jones and Charles Rundle, Ruby Rundle, George Rundle the younger and Alfred Rundle (LV:V1418/F454; V5803/F452). In 1933, additions were made and the hotel renovated and 'brought up to date' with new modern furniture. Improvements to the interior were also carried out in the early 1940s (Macreadie 1989:135-7).

In February 1951, the two lots (2-10 and 12 Prince Street) were sold to Maude and Bernard Spain 'both of Exchange Hotel, Rosedale hotelkeepers' (LV: V5803/F455). A c1950 photo (Figure H5) showed the corner of the hotel, looking east. At this date, the hotel retained the 1911 verandah details; the cross-patterned balustrade, capitals to the columns and arched timber frieze to the ground floor (the frieze and capitals have since been removed and the balustrade replaced) (Hardy 1989:590).

In 1989, the hotel was sold to Santiago Solera of Rosedale. In 2000, 2-10 Prince Street was subdivided from 12 Prince Street and on-sold (LV:V5803/F455). Large modern additions have since been constructed to the north and west of the hotel. Later alterations included the replacement of a door to the ground floor door on the south elevation, and the reduction in size of the two large windows flanking the corner entrance on the ground floor. The early portion of the building retains the two-storey verandah.

In 2015, the building serves as the Rosedale Tavern.

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. Drawing dating between 1881 and 1890 when George Greenwell was the proprietor. The cantilevered balcony with its cross-pattern is shown. The building looked like two separate buildings at this date (Macreadie 1989:143) and the very steeply pitched roof at the corner is intact in 2016, and may be clad in 'Morewood and Rogers' flat metal tiles in this drawing.



Figure H2. Photo of the hotel in 1890 showing the cantilevered balcony with its cross-pattern balustrade with turned timber posts, rendered walls, and layout of the openings of each level (Museum Victoria).

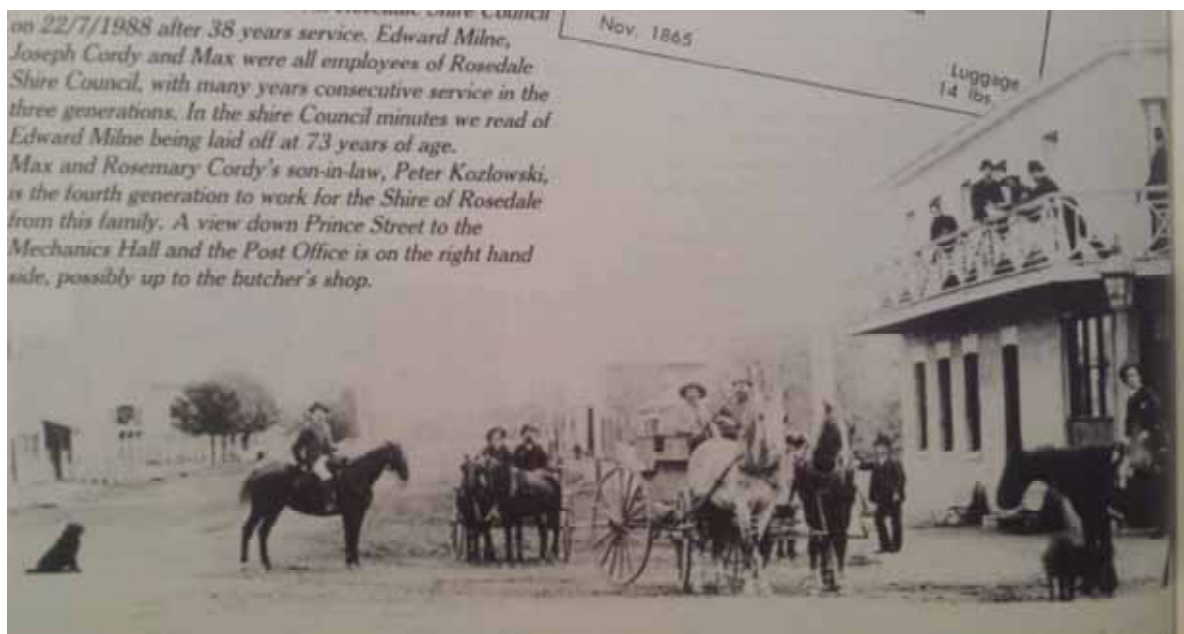


Figure H3. A nineteenth century photo of the hotel, confirming the layout of the openings to the ground floor and closer detail of the cantilevered balcony, and rendered walls (Hardy 1989:52).



Figure H4. This photo dating to 1920 confirms that either a new balcony was constructed or that the balcony was now supported by timber posts and had a roof to the first floor. The verandah had chamfered timber post supporting both levels, with capitals and an arched timber frieze to the ground level. The cross-patterned balustrade to the first floor appears to have been retained from the earlier balcony (Hardy 1989:182). The French doors are still intact on the first floor and the walls are rendered.



Figure H5. Photo dating to c1950 showing the corner of the hotel, looking east. At this date, the hotel retained the 1911 verandah, comprising the cross-patterned balustrade, capitals to the columns and arched timber frieze to the ground floor (Hardy 1989:590).

Sources

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Township of Rosedale Plan

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 Royal Hotel (later the Exchange Hotel) was built in 1863 in the Victorian Georgian style. It was built on lot 1 (Section 1 of the Township of Briagolong), on the corner of Prince Street and Lyons Street, the two main roads in the town. Despite having many new additions attached the hotel off the north and west elevations, the original two-storey building remains. The 1863 building and the 1911 verandah are in good condition and retain a moderate level of integrity.

Figure D1 & Aerial. The 1863 two-storey building has an M-hipped roof clad with (recent) corrugated iron and one brick chimney at the west end. The rendered brick building has a two-storey verandah to both the south and east elevations. A cantilevered balcony was originally built in 1863 and this may have been retained in 1911, when timber supports to both levels and a wide hipped roof clad in corrugated iron were added (or the entire verandah may have been constructed in 1911). The verandah retains the 1911 stop-chamfered timber posts (but has lost the capitals and cross-pattern balustrade that probably dated to 1863, and the 1911 timber frieze).

The main entrance to the hotel is at the chamfered corner, which retains the highlight (with modern glass and a modern door below). The two large windows flanking the main entrance retain the width

of the original windows but are shorter in size (with modern windows). The second doorway on the ground floor of the south elevation is an alteration.

Figures D1 & D2. The tall openings to the first floor of the south elevation are all original (with modern multi-paned windows replacing the original French doors). All openings to the south elevation have radiating voussoirs above, and the windows have angled sills (all rendered and overpainted). The render on the first floor is uneven, this may be due to damp (current or previous) however the reason for this would need close inspection.

Figure D3. The ground level retains three original six-over-six sash windows to the south elevation.

Figure D4. The east elevation is the shorter side, with two tall openings (with modern windows replacing the original French doors) to the first floor and a large opening (shortened) to the ground floor (with a modern window), next to the entrance and the other window has been filled in.

Major modern additions have been built onto the north and east elevations of the 1863 hotel.



Figure D1. The 1863 two-storey building has an M-hipped roof clad with (recent) corrugated iron and one brick chimney at the west end. The rendered brick building has a two-storey verandah to both the south and east elevations. A cantilevered balcony was originally built in 1863 and this may have been retained in 1911, when timber supports to both levels and a wide hipped roof clad in corrugated iron were added (or the entire verandah may have been constructed in 1911).



Figure D2. The tall openings to the first floor of the south elevation are all original (with modern multi-paned windows that replaced the original French doors).



Figure D3. The ground level retains three original six-over-six sash windows on the southern elevation. All openings to the south elevation have radiating voussoirs above, and the windows have projecting sills (all rendered and overpainted).



Figure D4. The east elevation is the shorter side, with two tall openings (with modern windows replacing the original French doors) to the first floor and a large opening to the ground floor (with a modern window), next to the entrance.

Sources

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

Comparative Analysis

It is common, in many parts of the State, for many of the historic posted verandahs to have been removed from this type of building, (often due to road safety concerns of Shire engineers around the State, during the 1960s) and this comparative analysis illustrates that it does not impact the overall significance of the place in Wellington Shire, especially as the verandahs are being reconstructed when finances permit (eg Maffra Hotel verandah 2016) and engineers have found innovative ways such as moving the kerb further from the posts or installing low concrete bollards, to ensure cars do not crash into the posts.

Exchange Hotel (former), 2-10 Prince St, Rosedale – 1863 two-storey rendered brick hotel on a corner lot that addresses two streets, in the Victorian Georgian style. The two storey timber verandah structure probably dates to 1911, with a modern balustrade. The hotel is highly intact except for slight alterations to the openings on the ground floor. It is a landmark building located on a prominent site in Rosedale and significant as an early building in the town, and for its association with local builder William Allen. Recommended for the Heritage Overlay as part of this Study.

Comparable places:

Metropolitan Hotel (former), 95 Johnson St, Maffra – 1889-90 two-storey brick hotel built in the Victorian Folligree style with elaborate Classical details. The two-storey verandah structure was rebuilt, but retains the original cast iron work. The building has been incorporated into a large

supermarket building, but retains the two highly intact main elevations which are dominant elements in the Maffra streetscape. Recommended for the Heritage Overlay as part of this Study.

Maffra Hotel, 122 Johnson St, Maffra – 1900 (with a 20th century addition at the north end of the facade) two-storey brick hotel in the Federation Queen Anne style. The elaborate Queen Anne verandah had been removed, but it was recently reconstructed using early photographs for historical accuracy. The hotel and its corner tower are intact, with some alterations to the openings on the ground floor. Recommended for the Heritage Overlay as part of this Study.

Yarram Club Hotel, 287 Commercial Rd, Yarram – c1912 rendered brick Federation Free Style hotel. A highly intact and elaborately detailed dominant building that is a landmark in the Yarram streetscape. The c1908 Stockdale Building and the c1912 Yarram Club Hotel are notable for the very early use of an extensive cantilevered verandah on a commercial building in a rural town, illustrating the bold adoption of new technology of the time. This compares with Geelong where the earliest use of a cantilevered verandah is a small shop built in 1912 on the NE corner of Gheringhap and Rylie Streets and designed by Geelong architects Tombs and Durran for Norris Macrow. The Federation Free Style building is also comparable with the exuberant design of the 1909 Provincial Hotel, in Lydiard St North, Ballarat, by architect P S Richards. Recommended for the Heritage Overlay as part of this Study.

Victoria Hotel, 53 Turnbull St, Alberton – 1889 two-storey Victoria hotel is Classical in style originally with Second Empire influences. It is significant as one of the best examples of a boom style hotel in the Gippsland region, historically associated with the railway, and one of the few remaining 19th century commercial buildings in Turnbull Street. The building is rendered (overpainted), the doors replaced, the two-storey cast-iron verandah has been removed and the tower and widows walk appears to have been removed (a dominant element). (HO10)

Rosedale Hotel, 29-31 Lyons St, Rosedale – built as a single-storey building in 1858 with additions dating to 1927. A two-storey brick construction with a facade, roof form and parapet that dates to the Interwar period. It is significant as an important early hotel complex in Gippsland, for its association with builder William Allen (and others), for the plan of the complex, and for their contribution to the townscape. Retains 1858 stables and a two-storey kitchen and staff quarters dating to 1863. (VHR H645)

Criterion Hotel, 90-94 Macalister Street, Sale – 1866 two-storey rendered brick hotel with simple Classical detailing, located on a corner lot that addresses two streets. It is significant as one of the oldest and largest, intact, 19th century hotels in Victoria, with a two-storey cast iron verandah which is amongst the largest in Victoria. The two-storey cast iron verandah dating to c1877 was restored (or reconstructed) c2008, probably with the original cast-iron re-installed. (VHR H215)

Star Hotel, 173-85 Raymond St, Sale – 1888-89 two-storey (overpainted) brick hotel with rendered Classical details. Located on a corner lot, the hotel addresses two streets. It is significant for representing one of the finest architectural expressions of the period in the work of Sale architect J.H.W. Pettit and as a landmark corner building in the town centre precinct. The two-storey timber verandah (early but not original) has been removed. (HO277)

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 undergone recent refurbishment and so any signs of damp in the walls may have been removed, although the uneven wall surface on the first floor may be a sign of damage from damp. (A close inspection would need to be done, to establish the reasons for the uneven surface.) There is very little sub floor ventilation along the walls fronting Lyons and Princes Streets.

This building is in good condition and well maintained, however, there are some recommendations below especially relating to sub floor ventilation, down pipe outlets into drainage pits, and some guidelines for future development and heritage enhancement.

1. Setting

- 1.1. Retain clear views of the street elevations including the roofs, from along Princes and Lyons streets.
- 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. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Victorian style.
 - 1.3.2. 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 plinth, to ensure concrete does not adhere to it, and to allow expansion and joint movement and prevent water from seeping below the building.

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 the street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip roofs, with rectangular timber framed windows with a vertical axis. But the parts that are not visible in those views could be of any design, colours and materials.
- 2.3. Where possible, make changes to the historic building 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.

3. Reconstruction and Restoration

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

- 3.1. Demolish the non-significant parts of the verandah (balustrade, metal fascia board) and reconstruct the design as shown in Fig H4. This would include reconstructing the timber cross pattern as the first floor balustrade, the capitals and bases for the timber chamfered posts, and the timber valance to the ground floor, and painting it in a Victorian colour scheme in the light and dark tones as shown in Fig H4, or in the original colours as determined by paint scrapes. Replace the blue Colorbond roof with unpainted galvanised corrugated iron, or paint the roof a light grey to most closely resemble unpainted galvanised iron.
- 3.2. Roofing, spouting and down pipes

- 3.2.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
- 3.2.2. Don't use Zincolume or Colorbond.
- 3.2.3. Use Ogee profile spouting, and round diameter down pipes.

3.3. Joinery

- 3.3.1. Replace modern windows and doors with a reconstruction of the original timber doors and windows as shown in the historic photos (some windows are original, particularly downstairs; these are to be retained).

4. Brick and Render Walls

- 4.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand.
- 4.2. Paint and Colours (also see Paint Colours and Paint Removal)
 - 4.2.1. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow solid masonry walls to 'breathe'. This building has had many layers of paint but the original finish was most likely unpainted, but perhaps with a light coloured wash to resemble stone.
 - 4.2.2. The state of the existing render would need to be investigated to see if it already has modern sealants, or other products like 'textured paint' applied to it in the past decade or two, and if it does, specifications taking this into account would need to be applied. However, if the existing render is original and just painted, the following information is likely to be a useful guide.
 - 4.2.3. It is recommended to paint the exterior of the building joinery using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.
 - 4.2.4. Paint removal: It is recommended, that the paint be removed chemically from the walls, (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render). Never seal the bricks or render as that will create perpetual damp problems). Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
 - 4.2.5. However, if it is decided to repaint the render, it should closely resemble the light grey colour of 'new render'.
- 4.3. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, alerting you to a damp problem (also see Water Damage and Damp)
- 4.4. Modern products: Do not use modern products on these historic brick and render as they will cause expensive damage. Use lime mortar to match existing.
- 4.5. **Do not seal** the brick and render with modern sealants or with paint. Solid masonry buildings **must be able to evaporate water** when water 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, and sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

5. Care and Maintenance

- 5.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.
- 5.2. Key References
 - 5.2.1. 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.

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

5.3. Roofing, spouting and down pipes

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

5.3.2. Do not use Zincalume or Colorbond.

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

5.4. Joinery

5.4.1. 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.

5.4.2. The original external timber doors and windows require careful repair and painting.

6. Water Damage and Damp

6.1. This building has undergone recent refurbishment and so any signs of damp may have been removed. 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, existing 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, 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. Always remove the **source** of the water damage first (see Care and Maintenance).

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

6.4. Repairing damage from damp may involve lowering of the ground outside so that it is lower than the ground level inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty. Air drains may be needed for this building. (See D Young, Salt Attack and Rising Damp reference for details.)

6.5. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.

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

6.7. 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.

6.8. 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.

6.9. 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 for 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.

- 6.10. 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. Paint Colours and Paint Removal

- 7.1. 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, including the colour of the roof.
- 7.2. 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.
- 7.3. 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.
- 7.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick and rendered surfaces, revealing the original finish.
- 7.5. Chemical removal of paint will not damage the surface of the render. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 7.6. Sand, soda or 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. Never seal the bricks or render as that will create perpetual damp problems.

8. Services

- 8.1. 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.

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

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

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria. Download from their web site or ask Wellington Shire's heritage advisor to email a copy to you.

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



KEY

- Recommended for Heritage Overlay
- Title boundary

**Exchange Hotel (former)
2-10 Prince St, Rosedale**

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

Locality: ROSEDALE
Place address: 25-27 PRINCE STREET
Citation date 2016
Place type (when built): Bank
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Bank of Australasia (former)



Architectural Style: Victorian Classical
Designer / Architect: Anketell Henderson
Construction Date: 1885

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 former Bank of Australasia and attached residence at the rear, at 25-27 Prince Street, Rosedale, are significant. The original form, materials, detailing and colours as constructed in 1885 are significant.

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

How is it significant?

The former Bank of Australasia and attached residence at 25-27 Prince Street, Rosedale, is locally significant for its historical, and aesthetic values to the Shire of Wellington and particularly the town of Rosedale

Why is it significant?

The former Bank of Australasia is **historically significant at a local level** as it illustrates the importance of Rosedale when it was the administrative centre of the Shire of Rosedale, an established town centre serving the surrounding agricultural properties and an important town at the intersection of two main Gippsland routes that were travelled by coaches and miners. The building served as a bank from its construction in 1885 until 1925, and again from 1953 to 1990 when it was occupied by the ANZ bank. (Criterion A)

The former Bank of Australasia is **aesthetically significant at a local level** for its architectural quality as a fine example of an intact Classical building, built in 1885. It is one of the most prominent and architecturally refined commercial buildings in Rosedale. It is significant for its association with architect Anketell Henderson, of the prominent Melbourne firm Reed, Henderson & Smart, who designed banks throughout Victoria in the 1880s and 1890s which were identifiable for their austere treatment of the Classical language. This is exemplified by the Rosedale former Bank of Australasia, where the Classical language is expressed in a simplified and unelaborated composition of unpainted render, as evident in the simplified engaged pilasters which are repeated at the corners of the building and frame the window and door openings, keystone, frieze, parapet, and the slightly central projecting mass of the entrance the strong cornice moulding and the ruled lines to the wall planes (to create an ashlar effect). (Criteria D, E & H)

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	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
- Existing Heritage Overlay

Bank of Australasia (former) 25-27 Prince 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

- 7.2 Service Centres

Banks were an indication of the importance of a town as a main commercial centre. When banks were first established in regional Victorian locations, they often operated out of the rooms of existing commercial premises (for example hotels), before the construction of a purpose-built bank which was a direct result of commercial growth in the location. Early purpose-built banks often had an attached manager's residence to the rear. During periods of economic growth, the banks were often upgraded with the construction of new premises. These new buildings were usually imposing brick structures in the style of the era, often architect designed. With the amalgamation and disavowment of banks due to changes in Acts, banks often closed and were sold into private ownership. A number of former bank buildings remain today in the Shire, and now serve as either commercial premises or private residences. Examples of these are the former Commercial Bank of Australia in Maffra, the former Bank of Australasia in Rosedale, the former State Savings Bank in Stratford and the former Union Bank of Australia in Yarram.

Place history

The lots on the south side of Prince Street (between Lyons and Hood streets) were all sold by the Crown in 1858 (the north side of this block in 1855). In July 1858, J. Shepard received the Crown Grant for the lot (lot 7, Township of Rosedale), which extended from Prince Street to Albert Street at this date (Township Plan). In May 1865, John Sadleir of Sale, an Inspector of Police, purchased the lot, which totalled approximately half an acre (LV:V308/F61431). In 1869, Sadleir sold the lot to William Essington King, grazier of Nambrok (LV:V328/F560).

In October 1880, the land was purchased by the Bank of Australasia who retained ownership until November 1925 (LV:V328/F560). In April 1885, architects Reed, Henderson & Smart advertised for tenders to erect a banking premises at Rosedale for the Bank of Australasia (*Argus*, 25 Apr 1885:14, as cited in AAI). The Bank of Australasia was built in 1885, by builder George Wynd (RDHS). An article in a local newspaper in December 1885 reported that 'the new bank is out of the contractor's hands, and is really a very handsome and commodious building' (*Gippsland Times*, 18 Dec 1885:3). The rear (south) portion of the bank building served as a residence (RDHS).

In 1925, the bank was sold into private ownership, to a Mr (title not confirmed; forename missing from title certificate) Kenyon, factory manager. In 1928 it was sold to Ernest Anderson, Rosedale Labourer (LV:V1208/F408).

A photo dating to the opening of the new concrete bridge in 1934 (Hardy 1989:45) showed three ladies in period costume, posing in front of the side (west elevation) of the building (Figure H1). The tall chimney could be seen above the verandah with small cast-iron brackets (since removed). The visible side wall of the bank building appeared to be painted at this date. Along the north boundary (west of the bank) was an elegant timber framed fence clad in galvanised corrugated iron.

Between 1953 and 1990, the bank building was owned by, and served as, the Australia and New Zealand (ANZ) Bank Ltd (LV:V9957/F918; Hardy 1989:27). In the 1980s, the southern portion of the lot (the current 14 Albert Street) was subdivided and on-sold. In 1990, the ANZ sold the property to private owners (LV:V9957/F918).

Existing alterations include: entrance doors on the facade have been replaced. The face brickwork on the east side has been painted (the paint was chemically removed from the front and west sides in 2010). In 2015, the building is privately owned and occupied by Tarra Valley Foods P/L. An aerial in 2015 shows that additions are located at the rear (south) of the building, and an outbuilding near the south boundary. The dates of these has not been confirmed. The original words 'Bank of Australasia' remains (mostly visible) on the parapet of the western elevation.

An outbuilding is located on the south boundary, the date of which is not known.

Anketell Henderson, architect

In the 1850s Joseph Reed (1822-90) established a successful Melbourne architectural practice, first alone and then with partner Frederick Barnes (c1823-83), as Reed & Barnes. Reed & Barnes's most prolific design was the Melbourne International Exhibition Building in Carlton (1878-80). Just before Barnes's death in 1883, the firm Reed, Henderson (A.M.) & Smart was formed, comprising Reed, Anketell Henderson and Francis Smart. The new firm received a number of commissions from the University of Melbourne including a new Medical School (1884), a group of houses for professors (1882, 1887), new buildings for Natural Philosophy (1886-9), Biology (1887-8) and Chemistry (1887). Reed also took over work on St Paul's Anglican Cathedral in Melbourne after William Butterfield resigned in 1888. During this period, the firm 'pioneered red-brick designs' such as Sacred Heart Roman Catholic church in St Kilda (1884), which was a building that moved the Catholic Church in Victoria towards the Classical style (Tibbits & Goad 2012:586-8).

Reed, Henderson & Smart's, and particularly Anketell Henderson's commercial commissions included a number of banks, such as the Commercial Bank of Australia in Rushworth (1884), the ANZ Bank on Grey Street, St Kilda (1885), the Bank of Australasia in Rosedale (1885), CBA bank in High Street, Charlton (1887) and the Bank of Australasia on Burnley Street, Richmond (1889), all of which were designed in the Classical idiom. Henderson favoured an austere treatment of the facade when incorporating the Classical language in his designs of the 1880s and 90s. The firm also designed the Commercial Banks at Nhill, Charlton and Woodend and the Union (ANZ) banks at Nathalia, Terang and Burnley (Trethowan 1976:Section 7).

Henderson left the firm just before Reed's death in 1890. A succession of later partners and an amalgamation meant that the practice continued to the present day, as the firm Bates Smart (Tibbits & Goad 2012:586-8).



Figure H1. Local ladies dressed in period costume outside the ANZ Bank on the day of the opening of the new bridge in 1934 (Hardy 1989:45).

Sources

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

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Hardy, Gwen (1989), *Rosedale, 150 Years Pictorial History*, Rosedale [Vic].

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

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Township of Rosedale Plan

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 Bank of Australia is a building constructed in 1885 in the Victorian Classical style, designed by architect Anketell Henderson of Reed, Henderson & Smart. Henderson favoured an austere treatment of the Classical language in his designs of banks in the 1880s and 90s (Trethowan 1976). The bank is a prominent one-storey building on the south side of Prince Street, the main commercial street of Rosedale, and is located flush with the footpath.

Figure D1. The Classical details of the facade are applied in an austere manner, as were many of Henderson's banks during the 1880s and 90s. The symmetrical facade has unpainted render (with ruled lines to the wall planes to create an ashlar appearance) and comprises a tall parapet, which hides the corrugated iron roof behind, and bold cornice mouldings. The base of the front section of the building is coursed local stone. The central bay of the facade projects slightly, typical of Anketell's style, with an entrance which has semi-circular arch mouldings with a bold keystone. The entrance is flanked by a pair of flat-headed windows, framed by engaged pilasters with fluting to the bottom halves. These pilasters are repeated in larger proportions on the corners of the facade, with triglyphs at the cornice. The walls of the facade have incised ruled lines. The original timber casement windows have highlights. The bank (front) portion of the 1885 building is in good condition and has a high degree of integrity.

Figure D2. The bank retains the parapet to the depth of one room on the side elevations. This portion of the building is red brick below the rendered parapet; the west elevation is face brick (fortunately the paint was chemically removed from the front and west elevation in 2010) while the east elevation is still overpainted. The words 'Bank of Australasia' are mostly visible on the parapet of the west elevation. Below this are segmental arch windows with voussoirs (with modern metal security grills).

Figures D3 & D4. To the rear (south) of the bank is the attached (still overpainted) brick single-storey residence with a gabled roof clad in corrugated iron. There are segmental-arched windows to the side elevations. The west elevation of this section has a skillion-roof verandah supported by metal poles (later alterations); the verandah is probably original as it originally had cast iron decoration typical of

the Victorian era, but is known to date to at least 1934 as it is evident in a photo of this date which shows small brackets (since removed). The 1885 residence has a medium degree of integrity and what is visible from the street is in good condition. Weatherboard additions are located to the rear (south) of the building and appear to be in poor condition. Three tall (overpainted) rendered/brick chimneys with moulded cornices remain on the residential portion of the building; one chimney (of the same style) is located on the rear weatherboard portion of the building, which suggests that this section was built at the same or similar period as the bank and residence.

Figure D5. Alterations include the entrance doors on the façade, modern metal handrails and three concrete steps. Modern signs have been attached above the entrance, within the arch. These modern elements are not significant.

A garden is located to the west of the building, behind a modern fence along the front boundary. An outbuilding is located on the south boundary, the date of which is not known.



Figure D1. The rendered façade, prominent parapet and central projecting bay with the entrance.



Figure D2. The west elevation of the bank, partially showing 'Bank of Australasia' and the original face red-brick wall (exposed after the chemical removal of the paint in 2010).



Figure D3. The west elevation showing the rendered pilaster and parapet wrapping around from the front elevation to the face red-brick wall of the bank, and the residence to the rear. The early/original skillion-roof verandah attached to the residence has been altered (cast iron brackets removed and columns replaced with simple metal pole supports).



Figure D4. The east elevation, showing the overpainted brick walls and chimney of the bank and residence.



Figure D5. A detail of the facade and entrance showing the unpainted original local stone plinth ruled lines to the unpainted rendered wall planes, and the later doors, metal balustrades and concrete steps.

Sources

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

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

Comparative analysis

There are other banks designed in the Classical manner in Wellington Shire, particularly in Sale, and many throughout Victoria, including other country towns, however it is the only one in Rosedale. It is one of the most prominent and architecturally refined commercial buildings in Rosedale.

Reed, Henderson & Smart's, and particularly Anketell Henderson's commercial commissions included a number of banks, such as the Commercial Bank of Australia in Rushworth (1884), the ANZ Bank on Grey Street, St Kilda (1885), the Bank of Australasia in Rosedale (1885), CBA bank in High Street, Charlton (1887) and the Bank of Australasia on Burnley Street, Richmond (1889), all of which were designed in the Classical idiom. Henderson favoured an austere treatment of the facade when incorporating the Classical language in his designs of the 1880s and 90s. The firm also designed the Commercial Banks at Nhill, Charlton and Woodend and the Union (ANZ) banks at Nathalia, Terang and Burnley (Trethowan 1976:Section 7).

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. Additions and new buildings
 - 1.1. Retain clear views of side elevations of the taller (bank portion) of the building, as well as the front elevation.
 - 1.2. New structures should be restricted to the rear of the property and largely concealed behind the heritage fabric when viewed from Prince St.
 - 1.3. Additions and new buildings should be a maximum of two-storeys tall
2. Accessibility
 - 2.1. A new entry on the east or west elevations with ramp access is preferable to a ramp on the footpath at the existing front entry. It is important that the ramp is not concrete as this can damage the solid masonry wall, instead, construct a timber or metal framed ramp so that there is good airflow under it so that the wall structure can evaporate moisture and it can easily be removed in the future.
3. Reconstruction and Restoration
 - 3.1. Chemically remove the paint on the east elevation, chimneys and residence. Fig D4.
 - 3.2. Reconstruct the original front doors, and replace the hand rails with more appropriate ones for the Victorian era building. Replace the concrete steps with bluestone or local stone steps. Figure D2.
 - 3.3. Reconstruct the Victorian supports and cast iron brackets for the verandah.
4. Care and Maintenance
 - 4.1. 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. Further assistance is available from the Shire's heritage advisor.
 - 4.2. If there is damp in the walls, or the timber floor is 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, 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.
 - 4.3. 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.
 - 4.4. 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.

- 4.5. 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.
- 4.6. Never use cement mortar, always match the original lime mortar. Traditional mortar mixes were commonly 1:3, lime:sand. 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.
 - 4.6.1. Remove the 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.
5. Signage
 - 5.1. Ensure all signage is designed to fit within or around the significant architectural design features, not over them. The current Tarra Valley signs are appropriate in size and location.
 - 5.2. Do not obscure the historic 'Bank of Australasia' sign on the west parapet.
6. Services
 - 6.1. 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. 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 cream.
 - 6.2. When a new air conditioner is to be installed, the existing one on the west side should be removed from the window, and a split system should be installed and the inverter incased in a red-brick coloured cage if it can be seen from Prince St.

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



Sources

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

Locality: ROSEDALE
Place address: 4-6 QUEEN STREET
Citation date 2016
Place type (when built): Church
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: St Rose of Lima Catholic Church



Architectural Style: Victorian Free Gothic
Designer / Architect: Thomas Guthridge
Builders: William Allen and Mr Holder
Construction Date: 1874-75, c1906

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?

St Rose of Lima Catholic Church at 4-6 Queen Street, Rosedale, is significant. The form, materials and detailing as constructed externally and internally in 1874-5, and the additions built c1906, are significant.

Later outbuildings, and alterations and additions to the building are not significant, including the post-1984 hall.

How is it significant?

St Rose of Lima Catholic Church is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

St Rose of Lima Catholic Church is **historically and socially significant at a local level** as it illustrates the early boom period of the township of Rosedale, the third most important town in Gippsland during this period. The town had developed due to its location on the intersection of two main routes that were travelled by coaches and miners. The church was built in 1874-5, just after Rosedale had become the administrative centre for the Shire of Rosedale. It was designed by architect Thomas Guthridge and built by contractors William Allen (a prominent local builder) and a Mr Holder. The church opened in June 1875 and was furnished owing to the 'liberality of the congregation'. In September 1906, tenders were called for the construction of a chancel, which was completed by local builder Francis J. McCarthy by February 1907. The original slate of the roof of the church has been replaced with terra cotta tiles (post-1984). Post-1984, a large modern hall was constructed to the north of the hall, which is sympathetic in design to the church. The church is also significant for its association with Sale architect Thomas Guthridge, who designed very few known buildings during his architectural career, and prominent local builder William Allen who built a number of the town's buildings from its earliest period and into the twentieth century. The church is significant for having served the local community for over 140 years, and continues to hold services today. (Criteria A & H)

St Rose of Lima Catholic Church is **aesthetically significant at a local level** as a fine example of a picturesque Victorian Free Gothic church in the Shire, designed by architect Thomas Guthridge. Elegant and refined in design, the substantial brick church is notable for its steeply-pitched gabled roof (clad with later terra cotta tiles which are not significant), parapeted gables with rendered coping and the cross to the peak of the eastern gable, and the treatment to the external walls which are rendered (overpainted) and incised with ruled lines to create an ashlar effect. Also notable are the buttresses, tall narrow pointed-arch windows with leadlight to the side elevations, the round window with leadlight to the west elevation, the large pointed-arch window with leadlight on the east elevation, and the entrance porch off the south elevation which imitates the details of the nave, and has a timber ledged and framed door. Also significant are the exterior and interior of the chancel (1906) at the west end and the two smaller rooms projecting off the north elevation (date to 1874-5 or c1906). The chancel and two vestry rooms have the same architectural detail as the nave. The interior space and historic finishes of the porch, nave and chancel are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. St Rose of Lima is a prominent church at the north end of Lyons Street and is an important picturesque landmark at the north end of the town. (Criterion E)

Statutory Recommendations

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

External Paint Controls	Yes
Internal Alteration Controls	Yes - church nave, chancel and porch
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

St Rose of Lima Catholic Church 4-6 Queen 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):

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 current 4-6 Queen Street (lots 7, 8 & 9, section 23, Township of Rosedale) was reserved for use by the Roman Catholic Church and a minister's dwelling in 1871 (Township Plan; VGG). However, a minister's residence was never built (Macreadie 1989:217).

The church was constructed in 1874-5. On 18 April 1874, tenders for the stone and brickwork were called for. Specifications could be seen on application to architect Thomas Guthridge (*Gippsland Times*, 18 Apr 1874:2). By June, the works had commenced and September the walls were raising (Macreadie 1989:218). Tenders for the slate and iron work on the Catholic Church in Rosedale opened on 24 October 1874 (*Gippsland Times*, 10 Oct 1874:2, 3).

The new Catholic Church in Rosedale was opened in June 1875 (*Gippsland Times* 27 May 1875:2; 22 Jun 1875:3). The *Gippsland Times* reported that the service was conducted by the Reverend M. Hayes of Sale. The article noted that the brick church could hold 150 people, was completed in 'a most substantial manner' and was a 'credit to the two Rosedale contractors, Messrs Allen and Holder, who carried out the whole of the necessary works'. The interior was constructed with 'a view to stability and artistic effect,' with a number of stained glass windows to be installed. The altar accessories were owing to the 'liberality of the congregation' (*Gippsland Times* 27 May 1875:2).

An article in May 1875 (*Gippsland Times* 18 May 1875:3) reported on the construction of the Rosedale Catholic 'Chapel' at the corner of Queen and Lyons streets. The article stated that the chapel was built

of brick, with a slate roof, a neat porch leading to the nave and a vestry at the west end. The nave of the chapel was measured at 38 feet by 22 feet, and calculated to seat 200 parishioners. The stained glass windows were not yet fitted at this date and it was intended to install a bell. The journalist credited builders Allen and Holder for their work. The church (without seats) was estimated at 600 pounds. It was intended to also construct a 'neat sawn fence' to the two acre lot.

The church was dedicated to St Rose of Lima on 30 October 1878 by the Archbishop of Melbourne (Macreadie 1989:220). In October 1884, a tender was won by Mr Golhooley and Mr Holmes to lay a tile floor to the interior, while repairs to the church were carried out in 1891 (details not known) (Macreadie 1989:221). The church was always serviced from the Sale Presbytery (Hardy 1989:97).

In September 1906, tenders were called for the construction of a chancel. The tender of prominent local builder Francis J. McCarthy was accepted and the works completed by February 1907 (Macreadie 1989:225). McCarthy is known to have also built the house at 2-8 Cansick Street, Rosedale.

The interior space and historic finishes of the porch, nave and chancel are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals.

Photos dating to 1988 (Figures H1 & H2)) show the facade and rear (west) elevation of the church (SLV). The entrance porch projected from the south elevation and the vestry from the rear of the north elevation. A small room (with a hipped roof) was located next to the vestry, off the north elevation (all remains in 2015). The roofs appear to be clad with terra cotta tiles by this date. The cement pier and metal pole fence ran along the east and south boundaries and the Monterey pine was evident in the north-east corner of the property (remains in 2015).

The roof has since been reclad with terracotta tiles, replacing the original slate. A sympathetic extension was added in 1993 to the north of the church, connected by what was probably the original vestry (RDHS plaque).

In 2015, a ramp has been built for access to the entrance porch. The cement pier and metal pole fence runs along the south and east boundaries, with an interwar pedestrian gate near the corner. A mature Monterey pine (*Pinus radiata*) stands inside the north-east boundary.

Thomas Guthridge, architect

Thomas Guthridge (d.1892) was an architect and journalist. Guthridge practiced as an architect for a very short period and it is only known that he designed St Rose of Lima Catholic Church in Rosedale (1874-5).

Guthridge arrived in Australia with his family c1841, first living in Sydney and Melbourne before moving to Sale in 1864-5, where Guthridge commenced practicing as an architect. He was 'fairly successful as the limited work to be had in a then remote and sparsely populated country district would permit'. About 1870 he became a regular contributor to the local newspaper, the *Gippsland Times*, and appointed the Editor for a period (*Gippsland Times*, 2 May 1892:3). He was also appointed Editor of the *Gippsland Mercury* (Sale) by Henry Luke, when Luke purchased the newspaper in 1872 (Macreadie 2009:190). In the late 1880s, Guthridge opened a book and stationery shop in Raymond Street, Sale (*Gippsland Times*, 2 May 1892:3). It is not known if Guthridge continued practicing as an architect during this later period.

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).

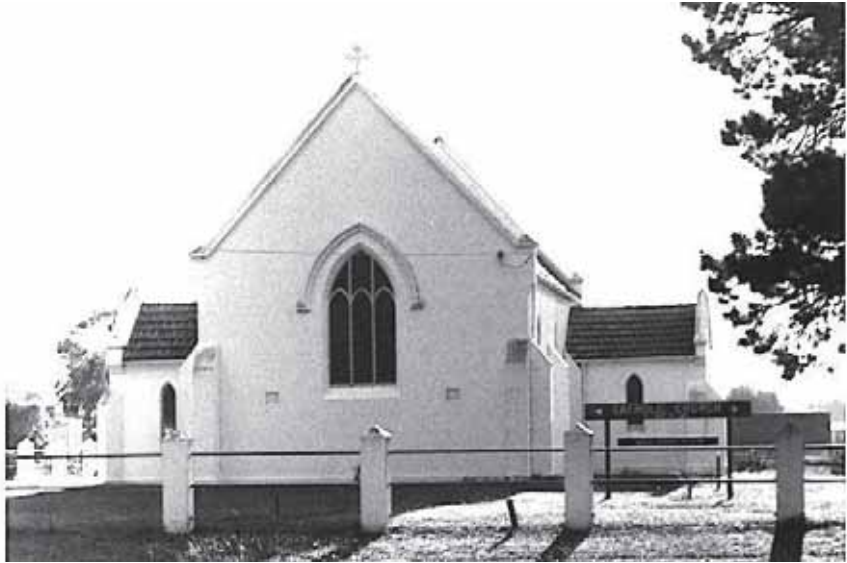


Figure H1. Photo dating to 1984, showing the facade of the church. To the left is the entrance porch and off the right (north) side is the vestry to the rear (SLV).



Figure H2. Photo dating to 1984, showing the (later) terracotta tiles on the roof, rear (west) end of the church. Off the chancel was the vestry and a second smaller room, all of which remain in 2015 (SLV).

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.

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Hardy, Gwen (1989), *Rosedale, 150 Years Pictorial History*, Rosedale [Vic].

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

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

MacReadie, Don (2009), *The Rosedale Story Vol. 2, The Rosedale Shire from inauguration to annihilation*, Cowwarr [Vic].

Rosedale & District Historical Society (RDHS) collection: historical information and photos generously provided by Marion Silk, provided Nov 2015. Includes information held on the Rosedale & District historical society website, including 'Some Early History of Rosedale' <<http://home.vicnet.net.au/~rdhs/ourbuilding.htm>>, facebook page 'Rosedale & District Historical Society', accessed Dec 2015 and plaques in the town.

State Library Victoria (SLV) picture collection: accession nos. H98.250/2719; H98.250/2720, <<http://www.slv.vic.gov.au/>> , accessed 8 Jan 2016.

Township of Rosedale Plan

Victorian Government Gazette (VGG) no. 25, 21 April 1871:583.

Description

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

Built in 1874-5, the Rose of St Lima Catholic Church is designed in the Victorian Free Gothic style. The church is located on the corner of Queen and Lyons streets, with the entrance off Queen Street. The church is setback from the street, with minimal landscaping, behind a cement pier and metal pole fence that runs along the south and east boundaries, with an interwar pedestrian gate at the south-east corner. A mature Monterey pine (*Pinus radiata*) stands inside the north-east boundary, but is not a good example of the variety.

The 1874-5 church, and c1906 additions, are in good condition and retain a medium to high level of integrity.

Figure D1. The church is a brick construction, with rendered (overpainted) walls and buttresses, with incised ruled lines to create an ashlar effect. The gabled roof is clad with (later) terracotta tiles encrusted with lichen (replacing the original slate). The parapeted gables have rendered coping and a cross to the peak of the eastern gable. The side elevations comprise three bays, divided by small buttresses, each bay with a tall narrow pointed-arch window with leadlight. Simple grated vents flank each window.

The entrance porch off the south elevation imitates the details of the nave, with small pointed-arch windows to the sides and a large pointed-arch opening facing south, with timber ledged and framed doors. A modern concrete ramp with metal handrails provides access to the entrance porch.

Figure D2 & Aerial. At the west end (rear) of the church is a chancel (constructed 1906) with a gabled roof clad with (later) terracotta tiles encrusted with lichen, and the same architectural details as the nave. The west elevation of the chancel has a large round window with leadlight to the gabled end. Off the north side of the chancel is a small room with a hipped roof. To the right (east) of this room is a vestry (attached to the nave of the church). These significant structures are original or early elements and have the same architectural detail as the nave (and were probably built c1906 or at a similar period, if not original).

Figure D3. The east elevation of the church and its gabled-end fronts Lyons Street and is the main elevation viewed from this main street. The elevation comprises a large pointed-arch window with a label moulding. The window is divided into three pointed-arch sections, each with simple elegant leadlight. Modern wire has been attached to the windows of the church to protect the leadlight.

To the north of the church is a large hall constructed in a sympathetic style but is clearly a modern addition, with aluminium windows. This modern addition (post-1984) is attached to the vestry of the church (the roofline of which has been extended). A later cement pier and metal pole fence runs along the south and east boundaries, with an interwar pedestrian gate at the south-east corner. It is a simple design that does not contribute to the significance of the place.



Figure D1. The church is a brick construction, with rendered walls and buttresses, with incised ruled lines to create an ashlar effect. The gabled roof is clad with (later) tiles (replacing the original slate). The entrance porch off the south elevation imitates the details of the nave, with small pointed-arch windows to the sides and a large pointed-arch opening facing south, with timber ledged and framed doors.



Figure D2. At the west end (rear) of the church is a chancel (constructed 1906) with a gabled roof clad with tiles and the same architectural details as the nave. The west elevation of the chancel has a large round window with leadlight to the gabled end. In the background is the sympathetic modern addition.



Figure D3. The east elevation of the church and its gabled-end fronts Lyons Street and is the main elevation viewed from this main street. The elevation comprises a large pointed-arch window with a label moulding. To the north of the church is a large hall constructed in a sympathetic style but is clearly a modern addition, with aluminium windows. A cement pier and metal pole fence runs along the south and east boundaries, with an interwar pedestrian gate at the south-east corner

Sources

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

Comparative Analysis

While the comparative analysis has compared this church architecturally to others within Wellington Shire, it must be recognised that although it may be of less architectural significance than another within the large shire, it remains of very high historical and social significance to the local community and architecturally representative of the town.

St Rose of Lima Catholic Church, 4-6 Queen St, Rosedale – 1874-75 rendered brick church in the Victorian Free Gothic with sympathetic additions built c1906. The church retains a high level of integrity and was built by local builder William Allen.

Comparable places:

Wesleyan Methodist Church (former), 14 Hobson Street, Stratford – a substantial 1873 intact brick church in the Victorian Gothic style. It is face-brick with decorative brick quoining. Now serves as the historical society premises. (HO52)

Comparable places recommended for the Heritage Overlay as part of this Study:

St Patrick's Catholic Church, Merrick St, Stratford –Victorian Free Gothic rendered brick church built in 1884. The church is highly intact and is now part of school grounds.

St Brigid's Catholic Church Complex, Cowwarr – comprising the 1870 church, 1904 parish house, 1919 hall and interwar fence and gates to the boundary. The 1870 church is a highly intact picturesque Victorian Gothic church, built in rendered brick (with ruled ashlar lines). The parish house (1904) is a

substantial and elaborate Federation Queen Anne brick residence while St Joseph's Hall (1919) is an intact Interwar Arts and Crafts timber building.

St Andrews Uniting Church, 46-52 Queen St, Rosedale – a highly intact 1869 Victorian Free Gothic church of face-brick with rendered dressings, built by local builder William Allen. To the rear of the church is an attached 1960s cream-brick hall.

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 is in good condition, however, there are some recommendations below especially relating to sub floor ventilation, down pipe outlets into drainage pits, concrete around the base of the building, roof cladding, painted render, and some guidelines for future development and heritage enhancement.

1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)
 - 1.1. Retain clear views of the front east elevation, rear west elevation and south side elevation from along Lyons and Queen streets.
 - 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.
 - 1.3. New interpretation storyboards should be placed to the side of the building not directly in front of it.
 - 1.4. Paving
 - 1.4.1. For Victorian era historic buildings, appropriate paving could be pressed granitic sand, or asphalt. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Victorian style.
 - 1.4.2. Ensure any 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 plinth, to ensure concrete does not adhere to it, and to allow expansion and joint movement and prevent water from seeping below the building.
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, such as the existing extension. E.g. New parts that are in the same view lines as the historic building as seen from the streets, 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,

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 wall with very coarse gravel to allow moisture to evaporate from the base of the wall. See section 7.
- 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, reduce termite and rot attack to the subfloor structure and reduce rising damp in brick/stone walls.
 - 3.1.1.2. If it is constructed of concrete next to brick walls this may cause damp problems in the future.
 - 3.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.
 - 3.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.
- 3.2. Metal banisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefore they are a suitable design for an accessible addition.

4. Reconstruction and Restoration

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

- 4.1. Remove the terra cotta tile roof cladding (tiles were never used on Victorian buildings and they are visually too heavy. If possible re-clad with slate, but if that is not possible, use galvanised corrugated iron, which was traditional material used on many Victorian era churches in the Shire. Do not use Colorbond or Zinalume or metal decking.
- 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 Zinalume or Colorbond or plastic.
 - 4.2.3. Use Ogee profile spouting, and round diameter down pipes.

5. Brick and Render Walls

- 5.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand.
- 5.2. Paint and Colours (also see Paint Colours and Paint Removal)
 - 5.2.1. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow the walls to 'breathe'.
 - 5.2.2. Paint removal: It is strongly recommended that the paint be removed chemically from the render on the church,) never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. Never seal the bricks or render as that will create perpetual damp problems). Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
 - 5.2.3. However, if it is decided to repaint the render, it should closely resemble the light grey colour of 'new render'.
- 5.3. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, altering you to a damp problem (also see Water Damage and Damp)
- 5.4. Modern products: Do not use modern products on these historic brick and render as they will cause expensive damage. Use lime mortar to match existing.
- 5.5. **Do not seal** the brick and render with modern sealants or with paint. Solid masonry buildings **must be able to evaporate water** when water 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, and sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

6. Care and Maintenance

- 6.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.
- 6.2. Key References
 - 6.2.1. 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.
 - 6.2.2. Further assistance is available from the Shire's heritage advisor.
- 6.3. Roofing, spouting and down pipes
 - 6.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.
 - 6.3.2. Do not use Zincolume or Colorbond.
 - 6.3.3. Use Ogee profile spouting, and round diameter down pipes.
- 6.4. Joinery
 - 6.4.1. 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.

7. Water Damage and Damp

- 7.1. Several of the sub floor vents are working at 50% less than they should be, due to the concrete

covering all or parts of them, paint filling in the holes. The down pipes stop above the concrete paving splashing water on the walls, but also, seeping into the cracked concrete and creating damp around the base of the brick walls, which cannot evaporate away due to the concrete paving.

- 7.2. Signs of damp in the walls include: lime mortar falling out of the joints, moss/weeds growing in the mortar, white (salt) powder or crystals on the brickwork, existing 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, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.
- 7.3. Always remove the **source** of the water damage first (see Care and Maintenance).
- 7.4. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.
- 7.5. Repairing damage from damp will involve lowering of the ground outside so that it is lower than the ground level inside under the floor, and may involve 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.
- 7.6. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre away from walls.
- 7.7. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.
- 7.8. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they can breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.
- 7.9. 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.
- 7.10. 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.
- 7.11. 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 for 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.
- 7.12. 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.

8. Paint Colours and Paint Removal

- 8.1. 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.
- 8.2. 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.

- 8.3. 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.
- 8.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick, stone and rendered surfaces, revealing the original finish.
- 8.5. Chemical removal of paint will not damage the surface of the bricks or render or even the delicate scored ashlar lines, hidden under many painted surfaces. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 8.6. Sand, soda or 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. Never seal the bricks or render as that will create perpetual damp problems.

9. Services

- 9.1. 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.

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

- 10.1. 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.



Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

The following fact sheets contain practical and easy-to-understand information about the care and preservation of war heritage and memorabilia commonly found in local communities across Victoria. They can be downloaded at <<http://www.dpc.vic.gov.au/index.php/veterans/victorian-veterans-virtual-museum/preserving-veterans-heritage/preserving-war-heritage-and-memorabilia>>:

- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Useful-resources-and-contacts.

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

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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 skillion-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 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 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 therefore they are a suitable design for an accessible addition.

4. Reconstruction and Restoration

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

- 4.1. 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 Zincolume 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 Zinalume 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
Date: 12/2/16

Locality: ROSEDALE
Place address: 48-52 QUEEN STREET
Citation date 2016
Place type (when built): Church
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: St Andrew's Uniting Church



Architectural Style: Victorian Free Gothic
Designer / Architect: Not known
Builder: William Allen, Chown and Wynd
Construction Date: 1869

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?

St Andrews Uniting Church at 48-52 Queen Street, Rosedale, is significant. The form, materials and detailing as constructed in the 19th century are significant. The visual connection and views between the 1869 church and the former Presbyterian Manse (1876-7) at 44 Queen Street are significant. Memorial windows, and the interior of the porch, nave and chancel are significant.

Later outbuilding, and alterations and additions to the building are not significant, including the c1960s cream brick hall.

How is it significant?

St Andrews Uniting Church is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

St Andrews Uniting Church is **historically and socially significant at a local level** as it illustrates 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. Built in 1869, it is one of the oldest remaining churches in the area and is significant for having served the local community for almost 150 years. The church was built at the community's request for a Presbyterian Church and as a result of their fundraising. The Presbyterian Church was built in 1869 by builder William Allen and contractors Chown and Wynd. The Presbyterian Manse to the east at 44 Queen Street was constructed in 1876-7. In 1896, church windows had been broken by a hailstorm and were replaced the same year, and a strong wire netting installed for protection. At this date the render was applied to the window surrounds. A memorial window commemorating George and Mary Rintoul, pioneers of the church, was installed by their son in 1947. In 1962, a single-storey brick hall was constructed to the east of the church, connected to the rear of the church. The church became the Uniting Church in 1977. The stump of a mature tree remains inside the front boundary, with a sign noting that it is 'Agnes' seat'. The church continues to serve the community today. The church is significant for its association with prominent local builder William Allen. (Criteria A, G & H)

St Andrews Uniting Church is **aesthetically significant at a local level** for its highly intact architectural qualities reflecting the picturesque Victorian Free Gothic style. The style is evident in the steeply pitched gabled roof, parapeted gables, decorative rendered dressings to the parapets, plinth, buttresses and pointed arch windows. Other notable elements include the entrance porch and bellcote, original timber doors, memorial windows and leadlight (including pictorial and diaper-patterned). The interior space and historic finishes of the porch, nave and chancel are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. The views between the 1869 church and 1876-7 former Presbyterian Manse to the east at 44 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 boundaries as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes, porch, nave and chancel
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

St Andrew's Uniting Church 48-52 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 Rintoul's blacksmith's shop. However, it's certain that the congregation met in the upstairs room of the stables at the Rosedale Hotel from 1862, then at the first school house in 1863-4 (Macreadie 1989:185; Hardy 1989:94).

The two-acre lot (lot 7, Section 21, Township of Rosedale) was reserved for use by the Presbyterian Church in October 1865. At this date the land totalled two acres on the corner of Queen Street and what was originally the north end of Wood Street (now King Street) (Township Plan; VGG).

By 1867, the local paper reported that the district had expressed their desire for a Presbyterian Church building. The following year, a meeting was held on 11 February 1868 in the school room, during which the urgent need for a Presbyterian Church was agreed by all and the matter discussed (Macreadie 1989:185). In March 1869, the *Gippsland Times* (20 Mar 1869:2) reminded readers of the building fund for the Presbyterian Church at Rosedale. It reported that 'a contract for its erection has been entered into, the brick purchased and upon the ground'. The Presbyterian Church was built in 1869 by builder William Allen and contractors Chown and Wynd (Macreadie 1989:186; Hardy 1989:27).

Tenders were called for the construction of the church on 21 April 1869. By the 24th, the tender from Chown and Wynd was accepted for 370 pounds to construct the walls, roof and floor only (Macreadie

1989:186). Construction was in progress by August, with the stone for the foundation carted from The Ridge Station (Macreadie 1989:187).

By October 1869, the church was approaching completion and presented 'a very credible specimen of country church architecture', and was a great addition to the township. The roof was covered with iron, the interior being plastered, and the lining and girders being stained to represent oak (Macreadie 1989:186-7). On 2 January 1870, the church was officially opened (Macreadie 1989:187).

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 subsequently constructed in 1876-7, to the east at 44 Queen Street (see individual citation) (Macreadie 1989:188-9).

In 1891, stables were built at the church for the attending congregation (since removed), and an addition to the manse was to be constructed by Mr Hunter (Macreadie 1989:18194). In 1896 church windows had been broken by a hailstorm and were replaced the same year, and a strong wire netting installed for protection. At this date the render was applied to the window surrounds (Macreadie 1989:189). A memorial window commemorating George and Mary Rintoul, pioneers of the church, was installed by their son in 1947 (Hardy 1989:96).

In 1962, a single-storey brick hall was constructed to the east of the church, connected to the rear of the church (Hardy 1989:96; RDHS plaque). The church became the Uniting Church in 1977, with the union of the Presbyterian and Methodist congregations. In 1987, the church underwent minor renovations to the interior, which included the construction of a raised platform and the painting of the interior to white (from blue) (Hardy 1989:96; RDHS plaque).

A photo dating to pre-1971 (Figure H1) showed the facade of the church (Maddern 1971:82). The entrance porch with its bell tower had the tall pole with the cross attached and the letters 'P C', all painted white (that remains in 2015). The decorative render remained unpainted at this date. The front boundary had a c1930s metal pole and chain wire fence with timber posts, and a metal pole vehicular gate directly in front of the church. An immature cypress was evident inside the left (west) of the gate, while a mature one was growing inside the fence to the right (east) of the gate (remain in 2015).

A photo dating to 1987 (Figure H2) showed the church from Queens Street (Hardy 1989:96). The entrance porch with its belltower stood in front of the nave section, with coping painted bright white. The 1960s addition was evident to the east of the church and in the foreground a mature pine is partly visible (since removed; probably the large stump which remains in 2015).

In 2015, the church serves as St Andrews Uniting Church. The rear (north) elevation of the church retains brickwork keys anticipating an addition that wasn't constructed.

A row of three mature cypress (*Cupressus sempervirens* and *Cupressus sempervirens* 'stricta') mark the entrance to the church on the south boundary (Hawker 2016). They were probably planted when the 1962 hall was built. The stump of a mature tree remains, with a sign noting that it is 'Agnes' seat'.



Figure H1. Photo dating to pre-1971 photo that showed the facade. The decorative render remained unpainted at this date. An immature cypress was evident inside the left (west) of the gate, while a mature one was growing inside the fence to the right (east) of the gate (remain in 2015) (Maddern 1971:82).



Figure H2. A photo dating to 1987 that showed the facade, with the decorative render painted bright white. The 1960s addition was evident to the east of the church and in the foreground a mature pine is partly visible (since removed; probably the large stump which remains in 2015) (Hardy 1989:96).

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.

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Maddern, I. T. (1971), *The Centenary History of the Shire of Rosedale, 1871-1971*, Sale.

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. 154, 31 Oct 1865:2546.

Description

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

St Andrew's Uniting Church is a Victorian Free Gothic building, constructed in 1869. It is located north of the main commercial street of Rosedale, on the north side of Queen Street. On a lot to the east is the former Presbyterian Manse (1876-7). The views between the manse and church are currently retained. The 1869 church is in very good condition and retains a very high level of integrity.

On the front boundary, near the entrance path are three mature cypresses. The two outer trees are Mediterranean Cypress (*Cupressus sempervirens*), while the central cypress (immediately left of the path) is an Italian Cypress (*Cupressus sempervirens* 'Stricta') (Hawker 2016). They were probably planted when the 1962 hall was built, and are not significant.

Figure D1. The church is constructed of handmade brown-bricks with a rendered plinth and rendered dressings and coping to the parapeted gables, buttresses and window surrounds. The gabled roof is clad with corrugated iron.

Attached to the rear of the east elevation is a cream brick hall, built 1962, which is not significant.

Figure D1 & D2. The façade has a round niche with a quatrefoil motif at the gabled-end, above a central entrance porch which also serves as a bellcote. The entrance porch imitates the parapeted gabled of the nave behind, and has two tall buttresses on its south elevation, which extend up to form an arched space from which a bell hangs. In front of the bell, a metal pole is fixed with a cross which sits above the bellcote. Both sides of the entrance porch have timber doors. Flanking the entrance are two pointed-arch windows with rendered, moulded frames, with labeling moulds above. All the windows have either pictorial or diaper-patterned leadlight.

Figure D3. The entrance porch is constructed of a different coloured (lighter) handmade brick, which is keyed in to the brown brick of the nave. This may suggest a different builder (as two worked on the project, constructing different elements) or that it was built at a later date, but soon after the nave as it has the same architectural details as the nave.

Figure D4 & D5. The side elevations are broken into four bays by buttresses, each bay with a single window like those of the façade.

Figure D5. Three bays of the east elevation are visible. The c1960s cream brick addition adjoins the church in the fourth bay, at the rear of the church.

Figure D6. The rear (north) elevation is of red brick. Keyed bricks remain on the right side, that were ready for an extensions that never eventuated. The space in between the keyed bricks has a pointed-arch opening with a timber ledged and framed door.

To the rear of the church is a small modern shed.



Figure D1. The church is constructed of handmade brown-bricks with a rendered plinth and rendered dressings and coping to the parapeted gables, buttresses and window surrounds. The façade has a central entrance porch which also serves as a bellcote. Attached to the rear of the east elevation is a c1960s cream brick hall.



Figure D2. The façade has a round niche with a quatrefoil motif to the gabled-end. Flanking the entrance are two pointed-arch windows with rendered, moulded frames, with labeling moulds above. All the windows have either pictorial or diaper-patterned leadlight.



Figure D3. The entrance porch is constructed of a different coloured (lighter) handmade brick, which is keyed in to the brown brick of the nave.



Figure D4. The west elevation. The side elevations are broken into four bays but buttresses, each bay with a single window like those of the façade.



Figure D5. The east elevation. Three bays of the east elevation are visible. The c1960s cream brick addition adjoins the church in the fourth bay, at the rear of the church.



Figure D6. The rear (north) elevation is of red brick. Keyed bricks remain on the right side, that were ready for an extensions that never eventuated. The space in between the keyed bricks has a pointed-arch opening with a timber ledged and framed door.

Sources

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

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

Comparative Analysis

While the comparative analysis has compared this church architecturally to others within Wellington Shire, it must be recognised that although it may be of less architectural significance than another within the large shire, it remains of very high historical and social significance to the local community and architecturally representative of the town.

St Andrews Uniting Church, 46-52 Queen St, Rosedale – a highly intact 1869 Victorian Free Gothic church of face-brick with rendered dressings, built by local builder William Allen. To the rear of the church is an attached 1960s cream-brick hall.

Comparable places:

Baptist Church, 209-13 York Street, Sale – an intact 1902 modest brick church in the Federation Gothic style, with face-brick walls and decorative rendered dressings. It is significant as the sole illustration of the Federation Gothic style applied to a local church (according to the HO204 citation - since this earlier citation, other examples have been documented in this Study).

Comparable places recommended for the Heritage Overlay as part of this Study:

St Rose of Lima Catholic Church, 4-6 Queen St, Rosedale – 1874-75 rendered brick church in the Victorian Free Gothic with sympathetic additions built c1906. The church retains a high level of integrity and was built by local builder William Allen.

Heyfield Uniting Church and Memorial, Heyfield – a modest 1874 brick church with simple rendered details (overpainted), in the Victorian Romanesque idiom, with a porch and vestries built in 1913 in the same style.

St Patrick's Catholic Church, 1 Avon St, Briagolong – highly intact 1905 brick Federation Gothic church. It is face-brick with decorative rendered dressings.

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 is in very good condition and well maintained, however, there are some recommendations below especially relating to sub floor ventilation, down pipe outlets into drainage pits, and some guidelines for future development and heritage enhancement.

1. Setting

1.1. Retain clear views of the front section and side elevations from along Queen St.

- 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.
- 1.3. New interpretation storyboards, should be placed to the side of the building not directly in front of it.
- 1.4. Paving
 - 1.4.1. For Victorian era historic buildings, appropriate paving could be pressed granitic sand, or asphalt. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Victorian style.
 - 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 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. It is desirable to retain a visual link with the former Manse.
- 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 or hip roofs, rectangular timber framed windows with a vertical axis, but parts not visible in those views could be of any design, colours and materials.
- 2.3. 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. 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.
- 2.5. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic brick building.
- 2.6. 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 coarse gravel to allow moisture to evaporate from the base of the wall.
- 2.7. New garden beds
 - 2.7.1. 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 therefore they are a suitable design for an accessible addition.

4. Reconstruction And Restoration

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

4.1. Roofing, spouting and down pipes

- 4.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
- 4.1.2. Don't use Zinalume or Colorbond.
- 4.1.3. Use Ogee half-round or quad profile spouting, and round diameter down pipes.

4.2. Brick Walls

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

4.3. Paint and Colours

- 4.3.1. Paint removal. It is strongly recommended that the white paint be removed from the rendered surfaces, by chemical means (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render and never seal the bricks or render as that will create perpetual damp problems). Figure H1 shows the original architectural appearance without the render being painted. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 4.3.2. However, if it is decided to repaint the render, it should be one colour only (do not paint the base a different colour) and closely resemble the light grey colour of 'new render'.

4.4. Fences

- 4.4.1. Search for early photos of the church to establish the original design of the front fence, if this cannot be found, construct a timber picket fence 1.4m high or lower, across the front boundary.

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 Zinalume or Colorbond.
- 5.2.3. Use Ogee profile spouting, and round diameter down pipes.
- 5.2.4. The original external timber doors and windows 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. Cracking. Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, (not modern filler products) or in the case of paint, the paint should be chemically removed.
- 6.6. 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 tradesmen.
- 6.7. 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.
- 6.8. 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.
- 6.9. Modern Products: Do not use modern products on this historic brick building they will cause expensive damage. Use lime mortar to match existing.
- 6.10. **Do not seal** the brickwork or render 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.
- 6.11. 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.
- 6.12. 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. Paint Colours

- 7.1. Even if the existing colour scheme is not original or appropriate for that style of architecture, repainting using the existing colours is maintenance and no planning permit is required. However, 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, and it would be preferred if the paint was chemically removed from brick, stone and rendered surfaces, rather than repainted.
- 7.2. Chemical removal of paint will not damage the surface of the stone, bricks or render or even the delicate Tuck Pointing, hidden under many painted surfaces. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 7.3. Sand, soda or 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. Never seal the bricks or render as that will create perpetual damp problems.

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, it should be painted red, and when it passes over say, a cream coloured detail, it should be cream.

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

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

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

The following fact sheets contain practical and easy-to-understand information about the care and preservation of war heritage and memorabilia commonly found in local communities across Victoria. They can be downloaded at <<http://www.dpc.vic.gov.au/index.php/veterans/victorian-veterans-virtual-museum/preserving-veterans-heritage/preserving-war-heritage-and-memorabilia>>:

- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Honour-rolls (wooden)
- Useful-resources-and-contacts.

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



KEY

- Recommended for Heritage Overlay
- Title boundary

**St Andrew's Uniting Church
48-52 Queen St, Rosedale**

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