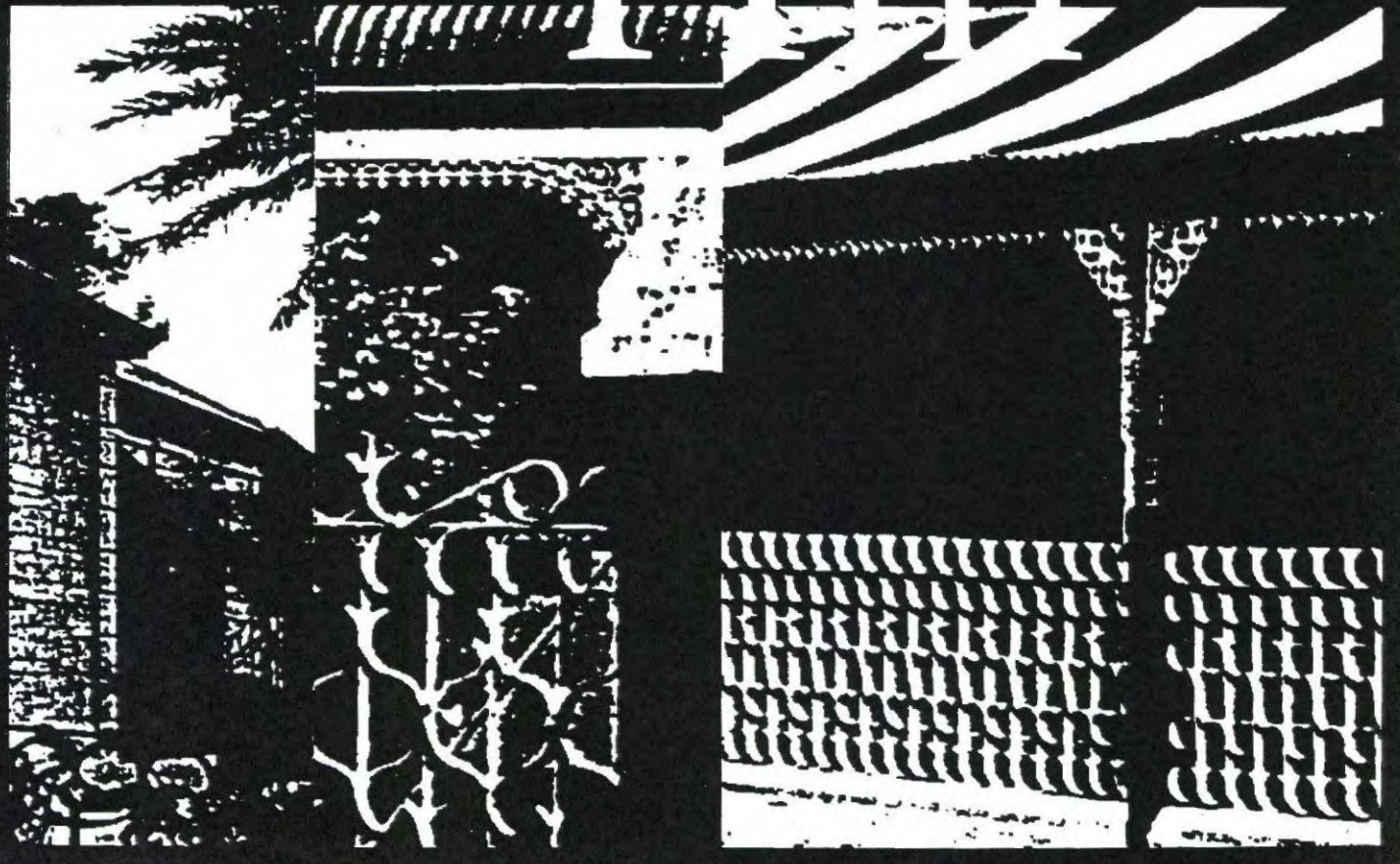
Church Hill

Management Plan

Corporation of
the Town of Gawler
February 1998



CHURCH HILL
MANAGEMENT PLAN

Prepared by

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Prepared for the

Corporation of the Town of Gawler

and the

State Heritage Branch
Department of the Environment and Natural Resources

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Mr G. Watson
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1 INTRODUCTION

This Management Plan has been prepared by Taylor Weidenhofer at the request of the Corporation of the Town of Gawler and the Church Hill Heritage Area Residents Group (CHHARG) to assist both Council and residents in the future planning for the Church Hill State Heritage Area.

While the current Development Plan policies for Church Hill and the broad strategies adopted by the State Heritage Branch, Department of Environment and Natural Resources, encapsulate the most significant characteristics of the heritage of Church Hill, the prescriptive detail has not been specifically documented to ensure that the heritage objectives can be achieved. The purpose of this document therefore is to strengthen the existing policies by investigating, in more detail, both public and private spaces within the Church Hill State Heritage Area.

2 CHURCH HILL STATE HERITAGE AREA

A State Heritage Area is defined under the Heritage Act 1993 and is established by the preparation of a Development Plan. The significance of a State Heritage Area rests on qualities which are exceptional and not common place, and which constitutes a continuous and unified area, comprised for the most part of significant fabric, relatively free from unsympathetic intrusions.

In 1985 the South Australian Government declared Church Hill a State Heritage Area.

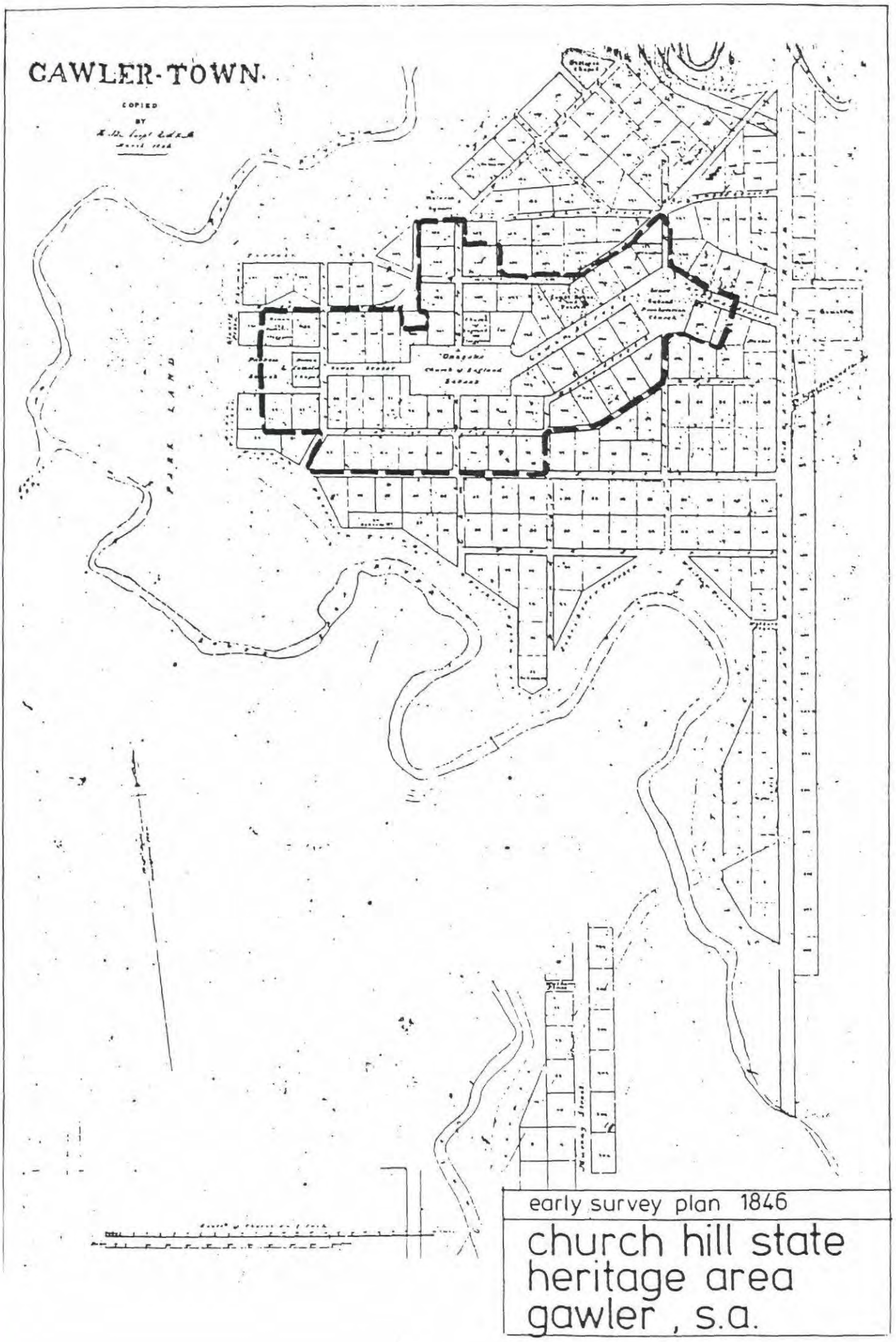
The State Heritage Area of Church Hill includes all the elements within its boundaries, including individual dwellings and other buildings, walls, fences, trees and major landscape features such as street trees, roadways, bluestone guttering and cobblestones and fire hydrants. Other significant aspects of the State Heritage Area are the placement of the dwellings on the allotments.

Why was Church Hill chosen?

Gawler was a speculative venture by twelve land holders in a special survey beside the North Para River. Colonel William Light was employed in 1839 to select the site and design the town.

The Church Hill State Heritage Area is the core of the area selected by Colonel Light: 'In both choice of site and layout Light provided the basis of significance which survives in Gawler today. The series of squares on Church Hill, use of parkland reserves to the river frontage, sympathy to topography to the north-south escarpment provide a strong physical and visual character.' [1] Light envisaged Cowan Street as the central axis of the new town of Gawler.

[1] Hignett & Co. *Gawler Pilot Heritage Study*, 17 October 1988, p. 4



early survey plan 1846

church hill state heritage area gawler , s.a.

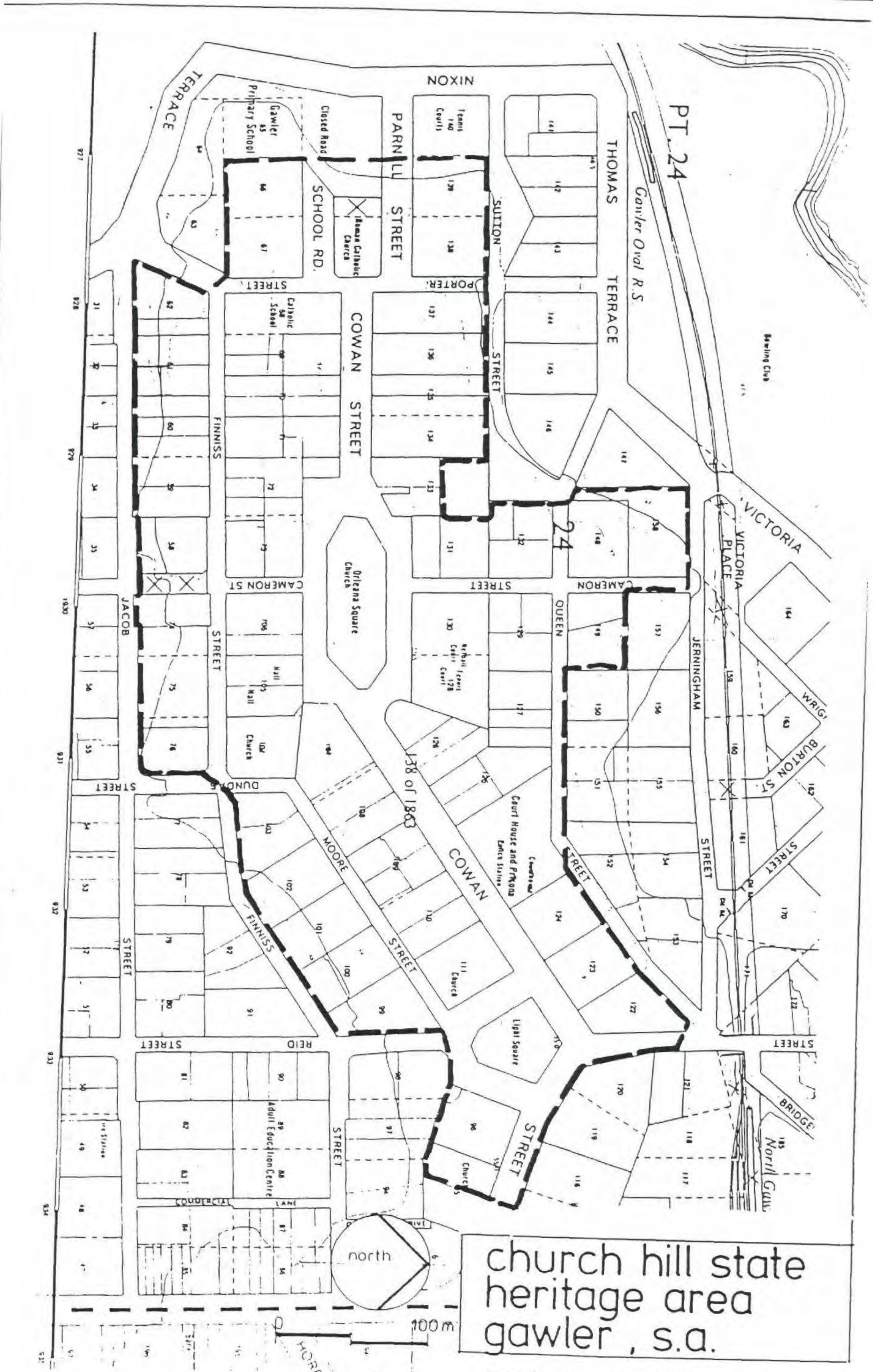
source: State Heritage Branch DENR

3 DESCRIPTION OF CHURCH HILL STATE HERITAGE AREA

Church Hill is an area established on a natural spur of land above the river flats which surround it. The natural topography provides a dominance to the area which was recognised by Light and Finniss in the original survey prepared for Gawler. Cowan Street is the single most dominant feature within Church Hill as it links the three squares to form a major feature of the area. As the descriptive name suggests Church Hill is dominated by major ecclesiastical buildings comprising Anglican, Catholic, Lutheran and (former) Congregational and (former) Presbyterian buildings.

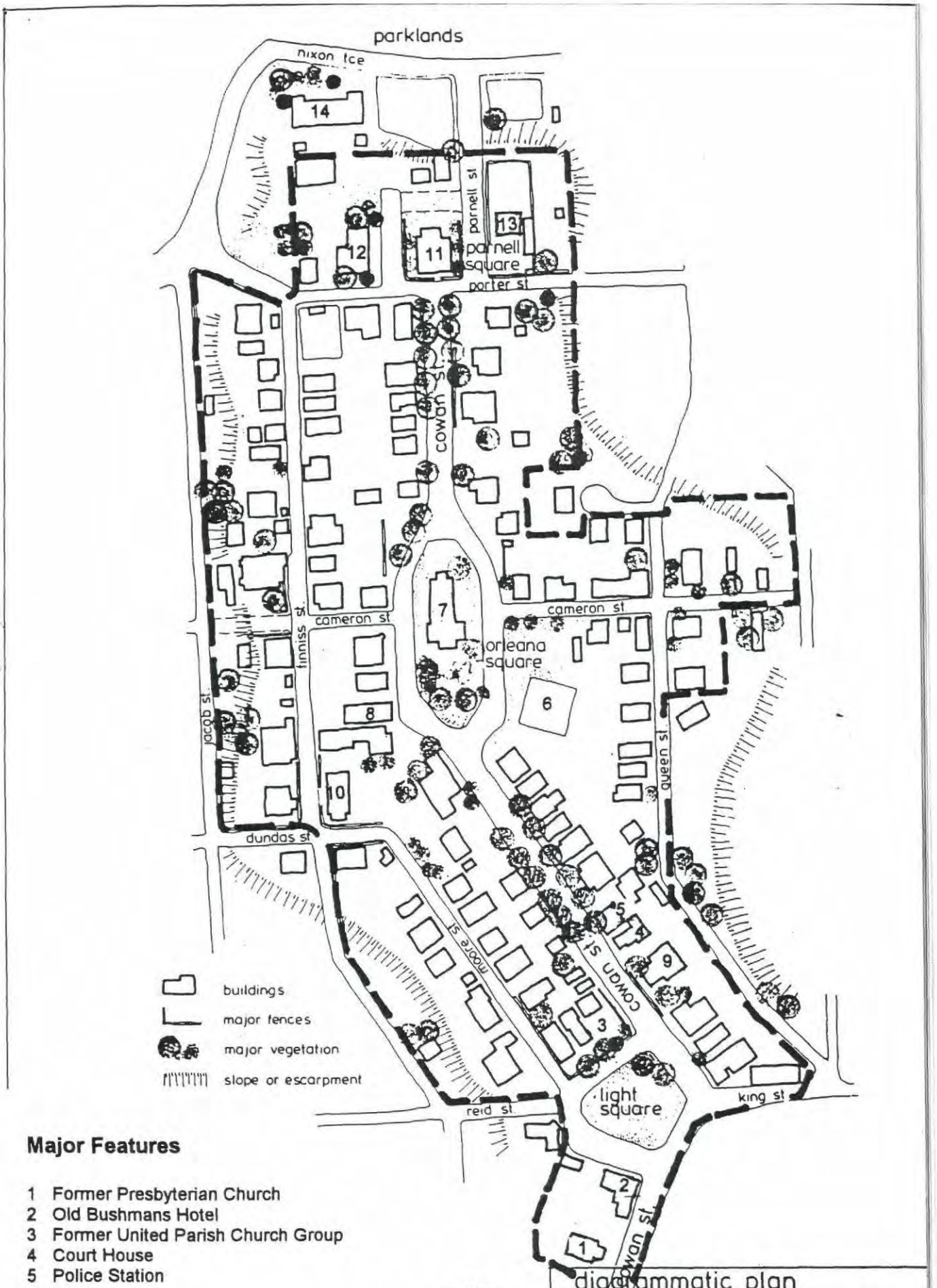
Cowan Street also includes the principle legal precinct for Gawler, consisting of the police station and courthouse. The remainder of the area is residential with the exception of the Old Bushman Hotel and parts of the Gawler Primary School which straddles the boundary to the west.

The integrity of the area and topography combine to clearly define the boundaries of Church Hill State Heritage Area as identified on the following diagrammatic plan.



church hill state heritage area gawler , s.a.

source: State Heritage Branch DENR



Major Features

1 Former Presbyterian Church
2 Old Bushmans Hotel
3 Former United Parish Church Group
4 Court House
5 Police Station
6 Tennis courts
7 Anglican Church
8 Anglican Hall
9 Anglican Rectory
10 Lutheran Church
11 Catholic Church
12 Former Catholic Convent
13 Catholic Presbytery
14 Primary School

diagrammatic plan

church hill state heritage area gawler, s.a.

source: State Heritage Branch DENR

4 HISTORY OF CHURCH HILL

4.1 Background

The Church Hill State Heritage Area was one of four heritage areas proposed in the *Gawler Pilot Heritage Study*, June 1980, by Hignett and Company. It was referred to in that study as the Cowan Street Heritage Area but the then Heritage Conservation Branch altered that to the present name in order to acknowledge the traditional description for this area.

The National Trust and the National Estate have entered a Gawler Conservation Area upon their respective Registers and the area roughly corresponds to Colonel Light's original survey for Gawler.

4.2 History

Statement

It is not the intention of this Management Plan to produce another concise history of Gawler. For the purpose of an overview, we provide the following historical summary and refer the reader to *Gawler, Colonel Light's Country Town*, by Derek Whitelock (1989).

Overview History

Colonel William Light, as a member of the surveying firm Light, Finniss and Company (a company created a day after Light's resignation from the position of Surveyor General on 3 July 1838) is said to have planned the township of Gawler in the early months of 1839. It is the only country township he is said to have planned although he was asked to plan many and refused all but Gawler. The town became the model for other South Australian townships with its grid pattern of streets, city squares and belt of parklands surrounding the township.

Light was the first to officially explore the Gawler area and he recognised the potential of the hill where the South and North Para Rivers converged to create the Gawler River. As a result of that visit to the area he is said to have advised John Reid and Henry D. Murray of the potential of the land in this area and of the potential for a township in the fork of the rivers. They inspected the area and then applied for a Special Survey for an area of 4,000 acres. Their application was approved, payment was accepted and the surveyors began surveying the land in 1839.

Although Light was very ill at the time (with the disease that would eventually kill him in late 1839) he is said to have been the creative force behind the plan which was drawn by R. G. Thomas (draughtsman) and laid out by the firm's surveyors, William Jacob and Henry Nixon. The Special Survey and later the township was named after Governor Gawler.

Gawler's Design

The firm's design was for a roughly triangular township that was bounded by Murray Street (and an accompanying strip of land immediately to the east) on one side and all of the land bounded by the South Para and North Para Rivers to the west. Murray Street was about a mile in length and crossed the North and South Para Rivers by fords. The township was to comprise 240 acres which was to be made up of 100 acres of allotments (as 200 half acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places.

In the plan for Gawler township, the rivers and their banks as well as some adjoining land were designated as parklands. Cowan Street was planned to run along the top of the ridge and connect three squares. A series of secondary roads ran parallel to the main axis of Cowan Street. Beyond that, the roads ran at right angles to Murray Street and a series of roads parallel to Murray Street provided the grid pattern.

The site of the township of Gawler (like Adelaide) was selected for its rising land and its association with a river and hence water supply. Gawler and Adelaide share many common features, town planning ideas that were well established.[2] The grid plan of streets incorporating city squares was well known and had been used in various places. The desirability of a belt of parklands surrounding the city, wide streets and such complexes as the Governor's residence, barracks and cemeteries being located out of the central city core were recommended in the available literature.

Light also planned that the major square of Gawler (Orleana Square) should be occupied by an Anglican church and that it should form a focal point of the township. The designer of the plan of Adelaide also intended that the city should be focussed around Victoria Square which was to be occupied by a cathedral. [3] This cathedral was to face the Governor's residence intended to be located close to King William Street.

Light's firm also designed Glenelg at Holdfast Bay in 1839. It shares some of the design features found in the plan of Adelaide and Gawler, with a grid form with wide streets and a central square, intended to be and currently occupied by an Anglican church.

Unlike Adelaide, the plan of the township of Gawler more adequately addresses the location of the rivers, the South and North Para. The township boundaries are fitted around the course of the rivers, something that did not occur to a great degree in Adelaide or seemingly Glenelg.

Intended Uses of the Allotments

Very few primary sources remain to explain the original township plan. Light and others have recorded a few comments in letters, but the original town plan has not yet been found. The earliest plan would appear to date from 1846 and its caption states that it is a copy of the original document.

From that document it would appear that Light suggested uses only for a few of the allotments. The cemetery on the eastern side of Murray Street was clearly determined at that point in addition to the Anglican church and rectory allotment in or near Orleana Square, the Catholic church and a nearby allotment near Parnell Square, a Presbyterian church in Light Square, the site for the courthouse and police station on Cowan Street, the site of a school and Wesleyan chapel on Wright Street, and two markets to be located on Murray Street.

A few of the other allotments had allocated uses, but the vast majority of the remaining allotments had no specified use. It is not known what Light intended that they should be

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2 There has been some controversy about who was responsible for the design of the City of Adelaide. Donald Leslie Johnson and Donald Langmead in the *Adelaide City Plan: Fiction and Fact* (Wakefield Press, Adelaide, 1986) present an argument to explain why they believe that George Strickland Kingston was responsible for the design and siting of the City of Adelaide and that Light only acted to officially approve the design and the selection of the site for the city. The argument is well presented and supported. If it is to be believed then Light's firm must have borrowed (in the face of much animosity between Light and Kingston) many if not all of the ideas found in the design and siting of Adelaide and applied them to Gawler and Glenelg.

3 *Heritage of the City of Adelaide*, p. 18

used. It seems likely that these were to be at least in part residential allotments. Similarly, it is assumed that the commercial portion of the township was planned to be focussed along the length of Murray Street. There is no direct evidence to prove this, other than the location of the two markets on the allotments on the corner of Cowan Street and Murray Street. Unless the original plan is found or further documentation discovered, the answers will never be known.

A criticism levelled at the plan is that while Gawler is well planned for an amount of commercial and residential uses, it was not planned for industrial uses or for growth. Other more haphazard subdivisions have been created around the original township to accommodate growth and the industrial activity was fitted into the existing town plan.

During Light's lifetime and in fact well into the 1850s, Gawler remained largely undeveloped. In 1840, Gawler township and region had 34 inhabitants, the Old Spot Hotel, a police barracks, two smith's shops and six houses. The discovery of copper in the 1840s at Wallaroo and at Burra prompted the construction of inns along Murray Street, which became the main road to the copper mines. In addition, increased settlement in the Barossa Valley meant more travellers on the main road. Development within the township followed.

By 1850 the township had an Anglican church, a flour mill, a number of hotels, a schoolhouse, a police station, all in all over 60 buildings. During the 1850s and 1860s that number increased markedly. A great deal of land was taken up for residences in the Church Hill State Heritage Area at this time.

Other Subdivisions

As Gawler began to expand other subdivisions were created. The subdivision around High Street (to the east of Murray Street) was established during the period of 1849 to 1870. Willaston, Bertha, Gawler East and Gawler South followed.

References

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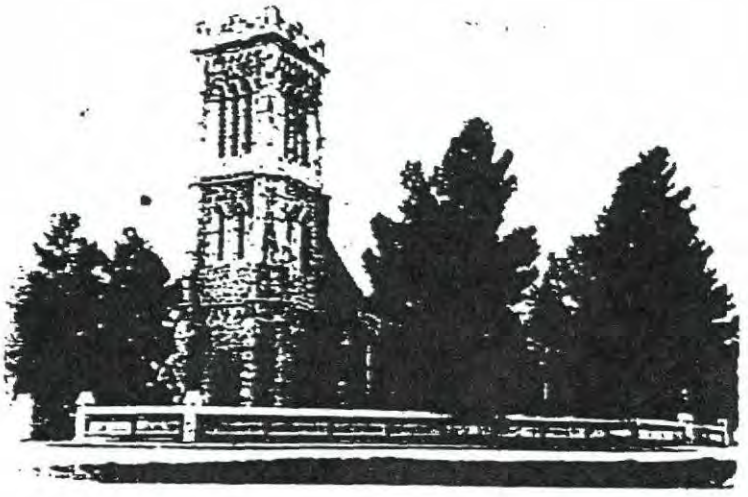
5 STATEMENT OF HERITAGE VALUE

The Church Hill State Heritage Area is the central core of a township planned by the firm Light and Finniss in 1839. This part of the original township plan was selected for the State Heritage Area because it was considered to be of heritage value and:

- it forms part of a relatively intact example of mid nineteenth century town planning, featuring many of the current and historic planning notions of that time.
- it has a high level of integrity and as a consequence reflects the history of Gawler in a readily comprehensible fashion.
- this portion of the township received special attention from Light and Finniss, attention not extended to elsewhere in the town plan.
- this area of the original township plan has a better preserved residential character than other residential parts of that township plan which have been infiltrated by commercial activity.
- many aspects of the original plan have been realised, such as the construction of the churches and the township squares
- the presence of the churches and the police station and courthouse give the area a heightened sense of purpose not evident elsewhere within the township of Gawler.



St Georges Church, Gawler, 1920, MLSA B41091

6 OBJECTIVES

The Church Hill area has a distinctive character exemplified by its quiet tree-lined streets, consistent scale, form and density of traditional dwellings, major traditional church buildings spread along Cowan Street, and a self-contained, almost 'isolated' atmosphere. The integrity of the dwellings was most likely more widely spread but the two most notable features, the topography and the churches, would have always limited the character to the general physical area of Church Hill. The integrity of the Church Hill Area, compared to the rest of Gawler, accentuated its character and accentuates the area's reflection of important historical contributions. [4]

The township of Gawler is undergoing a transition from a relatively self contained country town servicing a rural region to a significant urban centre on the edge of metropolitan Adelaide. Increasing population pressure will present demands for an expanded Gawler town centre as well as additional demands upon increasing the density of residential development immediately surrounding the town centre. As a consequence of this growth and development pressure, care must be taken to ensure the preservation of the significant characteristics and elements of heritage value within Church Hill. Furthermore all of the constituent elements which combine to create this heritage value should be identified and policies developed to ensure their retention and reinforcement.

The objectives and policies developed within this Management Plan are based upon the following philosophy.

A building, item or structure of State Heritage value or which contributes to the historic significance of Church Hill, should:

a) be developed in such a way as to protect or enhance the quality or condition which gives it its heritage value;

b) not be demolished, but instead be retained, upgraded and adapted, as appropriate;

c) be put to a use which supports the maintenance and restoration of that building, item or structure; and

d) be altered so as to retain or restore the original external form, materials and colours, and also the internal arrangements and finishes where these are of heritage value; or

e) otherwise be redeveloped in a compatible manner in terms of its structural, visual, material and historic integrity.

Objective 1: The conservation and preservation of the composite elements which form the heritage value of Church Hill.

Objective 2: Development should seek to conserve and enhance the existing character of the Church Hill State Heritage Area, and those physical elements which collectively create that character.

Objective 3: The reinforcement of the heritage value of Church Hill by encouraging, as opportunities arise, the replacement and/or adaptation of non-contributory development with development that does not diminish the heritage value.

[4] Report to South Australian Heritage Commission, 23 May 1984

Objective 4: A zone of single storey dwellings, ecclesiastical, public and commercial buildings, with the exception of existing two storey buildings and where the topography enables the construction of a lower level into the hill face.

Objective 5: Non-residential buildings should reflect the traditional character and prominence of this building type and should enhance the 19th and early 20th century character of Church Hill.

Objective 6: Land division which retains the historic pattern of the land allotments in the area.

Church Hill, view from Light Square to McKinlay monument, c. 1905, MLSA B16621/11

7 POLICIES

7.1 Development

It is desirable to have controls over what goes on in the Church Hill State Heritage Area so that those special qualities of the area are not lost. This means that there are obligations placed on residents, the Council and other bodies that might have an interest in the area, for example SA Water and ETSA Corporation.

The most important requirement is that all proposals for development **must** receive development approval.

Development is defined in the Development Act 1993 as-

(a) building work; or
(b) a change in use of the land; or
(c) the division of an allotment; or
(d) the construction or alteration (except by the Crown, a council or other public authority (but so as not to derogate from the operation of paragraph (e))) of a road, street or thoroughfare on land (including excavation or other preliminary or associated work);or
(e) in relation to a State heritage place - the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place; or
(f) in relation to a local heritage place - the demolition, removal, conversion, alteration of, or addition to, the place, or any other work (except painting) that could materially affect the heritage value of the place; or
(g) prescribed mining operations on land; or
(h) an act or activity in relation to land (other than an act or activity that constitutes the continuation of an existing use of land) declared by regulation to constitute development.

Note: Part (e) above includes all properties within a State Heritage Area.

Development within the Church Hill State Heritage Area therefore includes but is not limited to:

- extensions to buildings;
- erection of new buildings including dwellings, sheds, carports, garages, pergolas;
- demolition of any building or structure including fences;
- repair to stone and brickwork;
- changes to the external colours of buildings;
- re-roofing or roofing repair;
- changes to doors and windows including the introduction of skylights and security screens;
- removal of mature and significant trees;
- erection of fences (front, side and rear);
- introduction of exposed external mechanical or telecommunication equipment (air conditioners, satellite dishes, solar hot water services, antennae etc).

This list is not exhaustive and property owners should check with Council prior to undertaking work.

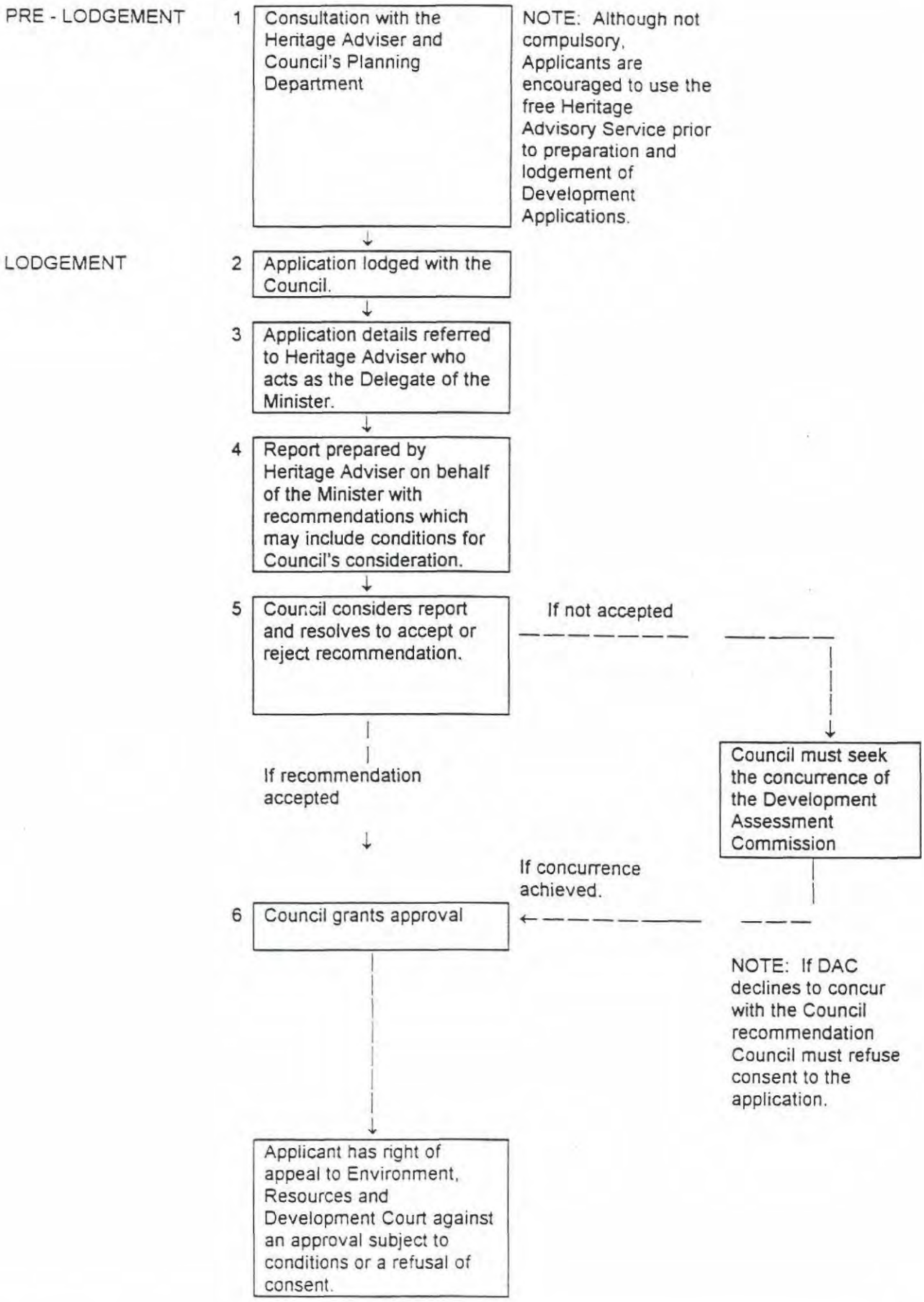
Process

The following chart outlines the application procedure that applies to processing the *majority* of development applications involving Church Hill State Heritage Area properties. Where this would vary slightly is in situations where informal or formal

notification procedures are necessary (eg major residential or commercial projects). The public notification process adds another two weeks to the assessment time and in the case of a major development (Category 3 notification) gives objectors to the proposal third party appeal rights.

The *majority* of development applications are processed under Council's delegated authority to senior staff and do not need to be referred to a meeting of the Council for determination. Most minor development applications are processed within two weeks. Applicants are advised if and when their application will be referred to a meeting of the Council or a Council Committee.

Application procedure with the Council as the relevant determining authority.



Policy

1. Development should utilise the existing building stock in preference to new buildings.

2. Development requiring major new buildings should not be encouraged, but may proceed if it can be shown that visual impact upon the State Heritage Area will be minimal.

3. Development should reinforce the predominant character of single detached dwellings located around significant religious buildings.

4. Development should not, through its visual impact, reduce the heritage value of the State Heritage Area.

5. Development should not reproduce individual building styles, except for the replacement of building elements where clear evidence of the original exists, but rather ensure the development does not adversely affect the character of the Area.

6. Development of individual buildings, or sites, should be based upon the contribution of that element to the character of the Area.

7. Restoration, externally and/or internally, of buildings to their earlier appearance should be encouraged. Whilst it is primarily the building visible from the street which influence the character of the Area; care should be taken to avoid buildings becoming only a facade.

8. Development should relate in height, scale, bulk and form to that of contributory buildings within the Area.

9. No building should take place between the front street boundary and existing buildings of heritage value with the exception of repair or replacement to or of original elements or features.

10. Roof mounted plant and equipment should be located so as to minimise its exposure and visibility. This includes but is not limited to air conditioning units, satellite dishes, television antennae and dome-type skylights and solar hot water services.

11. New roof cladding should be consistent with the original age and materials of the building. The predominant roof cladding type in the Area is corrugated profile iron. New or replacement iron roofing should be corrugated galvanised (unpainted or painted in traditional colours) or pre-coated in traditional colours.

12. Roof pitch for infill development should match the principal roof pitches of contributory buildings in the same street. Where roof pitches in the street vary significantly then the infill development should have a roof pitch matching an adjacent dwelling. Roofs for rear additions extending less than 4.0 metres from the main building may be skillion.

13. New walls of extensions to buildings should be stone to match the original part of the building or alternatively may be framed walls clad in corrugated galvanised iron or timber boarding or may utilise other appropriate traditional methods of construction for the Area.

14. Original unpainted plaster, brickwork, stonework, or other masonry should be preserved unpainted.

15. All residential properties should have fences to define street boundaries.

16. Existing contributory fencing including but not limited to stone walls, rendered masonry walls, cast iron and masonry walls and wrought iron and masonry walls should be retained and conserved.

17. Front fencing and side fencing to the alignment of the front of the dwelling may, depending on the building type, vary between 1.0 and 1.4 metres in height above footpath level (refer to sections 9 - 12).
Rear fencing and side fencing behind the alignment of the front of the dwelling should not exceed 1.8 metres. Where such fencing abuts a street this figure represents height above footpath level.

18. Where *new* side and rear fencing fronts a roadway, these should be considered on individual merit with due regard to the adjacent predominant traditional fencing characteristic.

    Note: The street boundary is assumed to be consistent with historic fence alignments, however, the accurate definition of boundaries can only be determined by licensed survey.

19. Corrugated side and rear fencing should be galvanised (unpainted or painted in traditional colours) or pre-coated in traditional colours.

7.2 Topography *

The Church Hill Area is a natural spur of land, rapidly rising ten metres above the river flats surrounding it. The natural physical dominance of the area was utilised by Colonel Light to highlight the church buildings in Gawler. While the rest of Gawler has become more superficially dominant, the Church Hill Area has retained its physical dominance.

Policy

As a major landform of its scale, there is little threat to the topography of the area. Major structures of any height (water towers, radio and telecommunications towers, high rise development) should not be permitted in the vicinity of Church Hill, so as to retain its physical dominance.

7.3 Land Use *

The Church Hill Area consists of predominantly single detached dwellings, significant churches, or church-related structures, and the police station and courthouse. There is some evidence of former commercial buildings which have been adapted for mainly residential purposes.

Policy

The existing land uses, and their relative physical proportions should be maintained.

7.4 Street Patterns *

Cowan Street is the single most influential built feature in the Church Hill Area. The street winds its way along the crest of Church Hill and links the three squares which are

* Suggested policies outlined by Ivar Nelsen, Report to South Australian Heritage Committee, 23 May 1984

also major features of the area, and which recur in Colonel Light's town plan. The importance of Cowan Street is emphasised by its extra width compared to nearby streets in the area. The other streets mirror Cowan Street's pattern before succumbing to the grid pattern of the river flat areas. It is essential to maintain in this section the existing stone kerbing and guttering, which are powerful but subtle contributors to the character of the area. A portion of Cameron Street, south of Orleana Square has been closed because of its steepness, but its existence and the original pattern is still obvious. The area behind the Catholic Church that was previously a part of Parnell Square is no longer clearly defined with the result that the church no longer sits in a square as originally intended.

The boundary of Church Hill on the northern side follows the unmade section of Sutton Street. This roadway currently has a significant cross fall reflecting the topography and consequent street pattern of Church Hill. Minimal traffic uses this roadway, its principal use being to provide access to the rear of properties fronting Cowan Street and Thomas Terrace.

Policy

1. The existing street pattern and relative widths should be maintained. The stone kerbs should be retained and raised to provide a nominal 150 mm height above road surface. The remnant section of cobblestone guttering in Cameron Street should be retained as an example of late 19th century stormwater engineering within Gawler. The closed-off portion of Cameron Street and the area behind the Catholic Church between School Road and Parnell Street should be landscaped in such a manner so as to maintain a visual link and sense of the original pattern. Any additional road or public place closures which may be necessary should be handled in a similar manner.

2. The closed off section of Cameron Street should have the armourguard barriers removed and timber bollards installed to define the non-trafficable area. These bollards should be similar to the fence posts which were originally located around Orleana Square in order to maintain consistency of streetscape language within Church Hill. The road area should be surfaced using chip sealed surface coat. The former roadway should not contain any planting in order to maintain the clear delineation of the street pattern and to retain the vista up Cameron Street towards the church.

3. Should the closed off section of Cameron Street need to be reopened, then this gateway to Church Hill could be defined by the use of bollards restricting the carriageway width to one lane. This is an effective traffic calming method, with the potential for restricting through traffic.

4. The retaining wall to the northern side of this closed off section should be addressed using an interlocking modular system with planting to soften its appearance, or by constructing a dry stone calcrete wall in front of the interlocking modular retaining wall.

5. Sutton Street should remain as an unsealed roadway. Traffic other than vehicular access to properties fronting this section of the street should be controlled by utilising removable or fold down timber bollards at each end of the unmade section of road. The unmade section of road should be finished with grey coloured quarry rubble.

7.5 Open Space *

Light Square, Orleana Square, and to a certain extent, Cowan Street itself, are major open spaces which accentuate the rather tight building development of Church Hill. The Squares and Cowan Street provide areas for orientation and views of major buildings. The

use of distant views is important in creating a sense of anticipation and to visually lead the viewer through the area via a series of major elements.

Policy

Light Square, Orleana Square and Cowan Street should be maintained as the only major sources of open space in the Area. Other areas of open space, such as the carpark adjacent to the Lutheran Church, and the playground and tennis courts of Orleana Square, should be contained within fences, walls or landscaping, so as not to conflict with the planned series of spaces.

Light Square

Light Square is situated immediately north of Reid Street and at the southern junction of King and Cowan Streets. The square is in the historic urban area of the old town, and was originally proposed in design by Colonel William Light. The Light Square land was part of the 140 acres set aside in Gawler for locating land for schools, churches, reserves, parks and the like. This land was leased to a Board of Trustees.

The site, of approximately 1,800 square metres, is visually prominent with access abutted between the commercial development and the older residential area of the town. The area is readily accessible from the Central Gawler Railway Station and the commercial development of Murray Street, the adjacent retail complex and the surrounding residential area.

While adjacent elements of development are not all harsh or obtrusive, the opportunity exists to develop an extremely attractive feature in the town.

The north-eastern corner of Light Square is bounded by the junction of Cowan Street and King Street. The existing shopping centre development adjacent to Light Square does not 'contain' the square owing to the open nature of the car parking and as a result of the topography.

Policy

1. Light Square should reflect a more formal landscape arrangement, continuing the formal axial nature of Cowan Street. Non-traditional native trees should be removed and jacaranda and carob trees introduced to reinforce the existing planting themes of the Area.

2. A landscaping plan for Light Square should be prepared in order to reinforce its presence in the Area. The use of plants and materials which exist elsewhere in the Area should be encouraged in Light Square. Site development could include a paving design incorporating the existing monument.

3. Light Square terminates the vista along Reid Street. Consequently a more substantial visual feature should be established. This may be achieved by either the formal arrangement of a substantial planting of trees or by the provision of a monument or artwork.

4. The north-eastern corner of Light Square should be enclosed to create a 'sense of place' for the square. This should be achieved by the planting of substantial street trees, such as jacarandas, to continue the major planting theme of Cowan Street. Whilst these street trees become established as a significant visual element, timber bollards or timber post and wire fencing could be utilised to define the boundaries of Light Square.

Orleana Square

As the pre-eminent square within Church Hill, Orleana square creates a focal point both from the arrangement of street patterns and also a termination of vistas along Cowan and Cameron Streets. The church provides this focus, with the church and square providing a recognisable iconographic element.

The boundary around the square is defined by bluestone kerbing which has been compacted so that its existence is now hardly noticeable. Similarly the once dominating stone fence surrounding the church has now been removed with the exception of one short section on the eastern side. No clear definition to the square is now evident.

Policy

1. The existing kerbing alignment around the Square should be retained and reinforced by resetting the stone kerbing to approximately 150 mm above the road surface. Any cross over which is required for vehicle access should be provided at the eastern end of the Square and in a similar manner at the western end to allow vehicle access to the principal door of the church.

2. The remnant section of stone walling should be retained and conserved and the reinstatement of a new fence surrounding the church, replicating the original, should be encouraged.

3. Further definition of the boundary of Orleana Square, and in particular at the eastern end, should be undertaken using timber bollards reminiscent of the fence posts evident in early photographs. A five strand wire fence may also be introduced surrounding the Square; this also should replicate the early fencing evident in historic photographs.

4. Paving around the church should be restricted to gravel or where hard standing is required, such as at the western end, then paving blocks of a square or off square shape should be used. Modular interlocking brick paving is inappropriate. Edging to paved areas should be of hardwood timber or similar material.

7.6 Vegetation *

Vegetation is a major factor in the Area along Cowan Street and Parnell Street, and where specific examples stand out in visual terms. Vegetation in private areas contributes to the setting of individual buildings but it is mainly the street tree planting along Cowan Street which provides a strong visual, unifying element and which frames the important views to major elements.

Policy

1. A tree planting and tree maintenance programme should be prepared to preserve, reinforce and enhance the character provided by the existing street trees.

2. New street tree planting should be based on appropriate species selection and placement.

3. Planting of street trees to the eastern side of Light Square should be encouraged. In particular new trees should be planted within the carriageway in a similar manner to those in Cowan Street. Protective timber bollards utilising the cruciform top should be provided whilst these street trees become established.

7.7 Building Density and Pattern *

The relatively dense development of the Church Hill Area contrasts with its surroundings, particularly to the north, and contributes to a distinctive character. The buildings, which are basically residential, are spaced evenly along the streets and create a rhythm which is maintained by the form and scale of the buildings themselves. Most of the buildings share a common setback and street orientation as well. So while the individual designs may vary in style and age, the continuity of density and rhythm of spacing provides a strong unifying influence.

Policy

The relative density, spacing, setback and orientation of building development should be maintained. New structures such as garages should be set back on the site so as to allow the dwelling to dominate. Major extensions to dwellings should be to the rear, or else not interfere with the buildings contributing to the rhythm of the street.

7.8 Residential Buildings *

The designs of individual dwellings vary from early Victorian cottages to late Victorian villas and more contemporary housing of the 1960s-80s, but they all exhibit a common scale, simple form, use of materials, and traditional 'feel' which unifies and creates a sense of continuity. The use of verandahs is almost universal and it is the lack of this traditional element on new buildings which causes a disruption to the whole. It is interesting to note that while owners in the area appreciate and retain the traditional architectural qualities of their homes, that appreciation does not extend to the setting of the building, particularly the fences. Unsympathetic fences are probably the single-most disruptive features of the area. There are numerous traditional fences, of various eras, throughout the Area and they are important elements to be emulated, in spirit if not in detail.

Policy

1. Existing dwellings which contribute to the heritage value of Church Hill should be retained, and conserved to support the traditional character of the Area. Additions or alterations should be designed and sited so as to allow the existing building to dominate visually as seen from the street(s).

2. Guidelines should be prepared as to siting, form, materials and colours of new buildings, so that the character of the Area is not disrupted if such building is necessary. Guidelines should also be prepared for fences and walls in the Area, and owners should be encouraged to reinstate sympathetic designs.

3. Individual dwellings should not dominate neighbouring buildings by the use of unsympathetic colours or materials.

7.9 Major Buildings *

The churches, or church-related buildings, dominate the Area through their scale, siting and decorative detail. The Courthouse on Cowan Street is also included in this category. These major buildings are generally sited around the major squares or areas of open space, affording 'distant' views of their facades. They provide an accent to the repetition of the low scaled dwellings. Although there is a common usage of materials with the dwellings, the church structures are 'features'. Their dispersed nature through the area, and within

themselves, prevents them from becoming dominating in groups and spreads their positive influences evenly throughout the Area.

Policy

The major traditional church and judicial buildings should be retained and conserved as visual features in the character of the Area. Additions or alterations should be designed and sited so as not to visually disrupt the building or its visual appreciation. No new structures or buildings of their scale should be allowed within the Church Hill Area. As buildings of public access, the restoration of the interiors of the main churches, and if possible the secondary buildings as well, should be undertaken to provide 'depth' to the character of the Area.

7.10 Public Utilities

Traditionally within Church Hill public utilities have been confined to water supply and sewerage disposal, electrical supply and underground telephone supply. The most visually dominant of these is electrical poles (Stobie poles) with aerial cables. Early cast iron fire hydrants, now inoperative, have been retained for their streetscape value and historic association with early fire services within Gawler.

Policy

1. Cast iron fire hydrants should be retained as evidence of the early fire services within Gawler and in particular Church Hill.

2. High tension power lines are visually obtrusive and the removal of these should be encouraged. Similarly Stobie poles and aerial cables including bundled overhead cables, are discordant within Church Hill. Their removal should be encouraged by the provision of underground cables. No additional aerial cabling should be installed.

3. New street lighting should be low key particularly with regard to height, spacing and design of fixtures to be used and should not be pretentiously pseudo-reproduction gasoliers, with the exception of the placement of gasolier type fittings where an historic precedent exists.

7.11 Traffic and Parking Management

The Church Hill Area has only one major point of entry, Cowan Street and Light Square, and this has meant that there is little or no through traffic in the Area. This factor is a major contributor to the quiet, self-contained atmosphere of the Area.

Vehicular traffic within Church Hill is currently two way in all streets, with a section of Cameron Street between Jacob and Finniss Streets closed to through traffic. With the exception of Cowan Street, the width of carriageways within Church Hill is generally narrow and unsuitable for through traffic.

Car parking within Church Hill is generally parallel to the kerb in all streets with the exception of Cowan Street between Porter Street and Orleana Square. Traditional practice in this section of Cowan Street has been to park at a nominal 45 degrees to the kerb. This generally results in the front wheel of the vehicle riding over the low bluestone kerbing and creating a reduction in footpath width.

Through traffic within Church Hill is predominantly centred around the eastern side of Light Square, carrying traffic from Reid Street to King Street and Cowan/Murray Streets.

Minimal vehicular traffic utilises the western side of Light Square, and there exists some confusion at the intersection of Reid Street, Moore Street and Light Square.

Through traffic also occurs along Porter Street.

Policy

1. There should be no through traffic purposely channelled through the Area. This does not imply roads should be closed off to enforce this, but the traffic situation should be monitored in the Area and action taken as necessary.

2. Car parking should continue as parallel parking to the kerb in all areas of Church Hill with the exception of Cowan Street between Porter and Orleana Square where angle car parking between existing street trees may be allowed provided adequate bollard protection is provided to all trees and that the bluestone kerbing is raised to provide better definition of the street edge. Hardwood wheel stops should also be provided to protect the bluestone kerbing where necessary.

3. The use of line marking for traffic or parking management/control should be avoided.

4. The carriageway on the eastern side of Light Square should incorporate low key traffic calming measures, namely the introduction of street trees to narrow the visual width of the street in order to reduce both traffic speed and volume. Traffic confusions generated at the intersection of Reid/Moore Streets and Light Square may be resolved by the introduction of timber bollards across the roadway on the western side of Light Square adjacent to Moore Street. The visual continuation of the road should be retained.

5. Through traffic using Porter Street should be encouraged to use Nixon Terrace by reconfiguring the Porter Street/ Jacob Street/ Nixon Terrace intersection.

7.12 Footpaths, Kerbs, Gutters, Street Paving

Public spaces within the Church Hill State Heritage Area have varying surface treatments but the most prevalent are roads finished in a chip sealed surface coat; footpaths finished in a chip sealed surface coat, dolomite or unfinished. Kerbing is either of upright bluestone flags which have been embedded vertically, or more recent concrete kerb and gutter.

A small section of remnant cobblestone gutter remains in Cameron Street between Queen Street and Jerningham Street.

Early photographs of Church Hill clearly show pronounced bluestone kerbing with unsealed footpath and road surfaces, most probably consisting of compacted gravel. The extent of remnant bluestone kerbing is identified in the following map.

An early hitching post comprising timber post and hand wrought hitching ring remains situated within the footpath near the courthouse building. This is one of the few remnant hitching posts within Gawler and it should be retained.

Policy

1. Bluestone kerbing should be retained. The bluestone kerbing should be raised where it has been compacted into the ground to restore a kerbing height of approximately 150 mm minimum.

2. The use of mechanical street sweepers with rotating brushes should be avoided within the areas of Church Hill where bluestone kerbing remains, as the rotating brushes are abrading the surface of the stone kerb. Mechanical street sweeping may continue providing that the brushes do not make contact with the kerbing.

3. New kerbing within Church Hill should reinforce the nature of the bluestone kerbing. Upright concrete kerbing or new bluestone kerbing should be used. Rollover concrete kerbing is out of character for this area and should not be used. Where crossover ramps are required for footpaths, then these should be constructed using either a slate slab over the water table or an asphalt surface over compacted fill with a culvert to take the stormwater. Exposed plastic or concrete pipes or culverts should not be used as these are historically out of character with Church Hill. Where bluestone kerbing is removed for new crossovers or ramps, the stone should be retained and used to reinstate kerbing elsewhere within Church Hill.

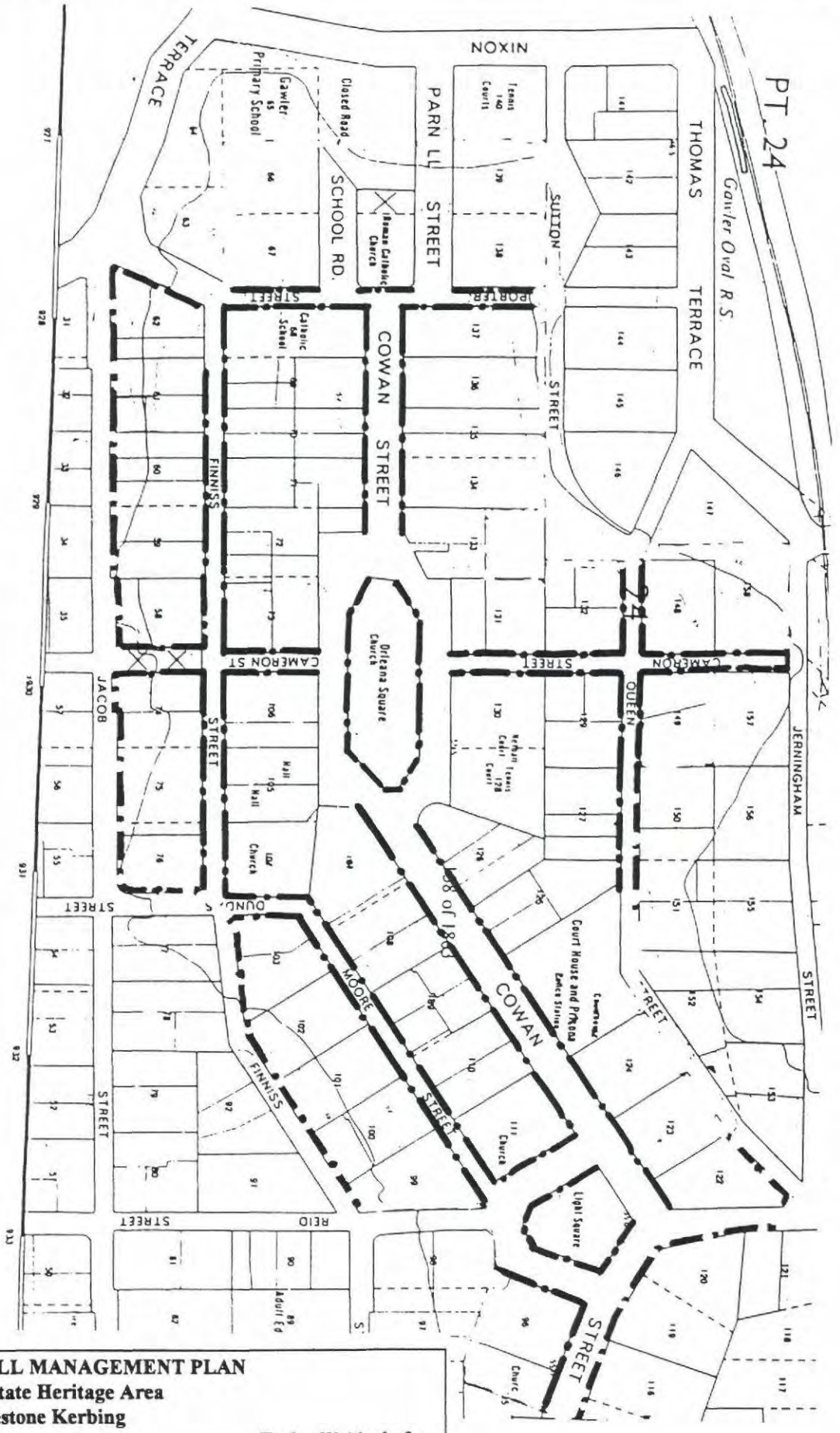
4. Remnant cobblestone guttering in Cameron Street should be retained and preserved as an example of early stormwater engineering.

5. Resurfacing of roads should be undertaken using a chip sealed surface coat.

6. Resurfacing of footpaths should be in a chip sealed surface coat or compacted dolomite. Brick or modular paving should not be used.

7. Retain the remnant hitching post within Cowan Street. If the hitching post is irreparably damaged or removed then a replica should be reinstated to retain this link with early Gawler.

St Georges Church, tower being built, c. 1908, MLSA B20473



CHURCH HILL MANAGEMENT PLAN
Church Hill State Heritage Area
Extent of Bluestone Kerbing
July 1995 Taylor Weidenhofer

7.13 Land Division

The existing pattern of land division within Church Hill is predominantly that pattern developed by Light and Finniss. Allotment sizes vary and as a consequence built form reflects the prosperity of early land holders. Smaller parcels of land generally have smaller cottages whilst larger allotments have grander villas with large gardens and, in some cases, original outbuildings such as coach houses, laundries, kitchens etc.

Land used for institutional purposes is also of a larger scale with substantial buildings such as the churches or courthouse occupying a dominant position on the site and within the overall streetscape.

Policy

The land division pattern established by Light and Finniss should be retained and emphasised. No new allotments of land should be created for the purpose of establishing additional residential lots. Existing vacant land, where separate and wholly contained Titles exist, may be utilised for new infill development.

7.14 Signage

Signage to non-residential buildings should be restricted to traditional signage panel locations, namely parapet walls above verandah, verandah fascia and infill end panels and windows.

Too much signage should be avoided as the image and impression given becomes confusing. Simple graphics which recognise traditional lettering styles and display layouts are preferable. Internally illuminated signs or signs projecting from the building are not appropriate.

Signage to ecclesiastical buildings was traditionally contained within small freestanding signage panels depicting relevant service information and office holders.

Policy

1. Signage to ecclesiastical buildings should be restricted to self contained signage panels of a free standing nature or to smaller panels attached to the building. The area of free standing signage should be restricted to a maximum of one square metre. Signage panels attached to the building should be restricted to a maximum area of 0.75 square metres.

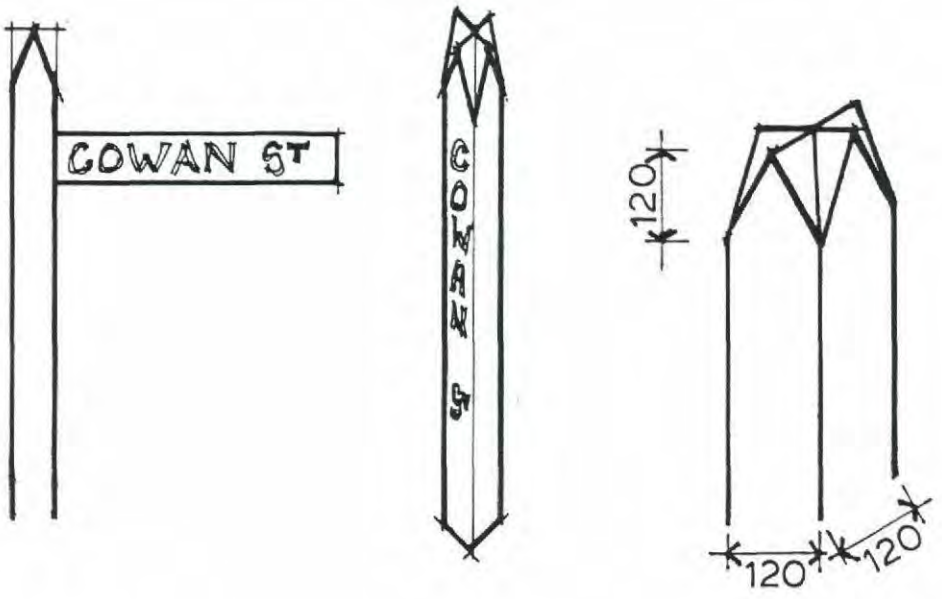
2. Signage to commercial buildings should be located in traditional signage panel areas. Internally illuminated and neon signs are inappropriate. Signs may be discreetly spot lit.

7.15 Street Signs

Current street signs within the Church Hill State Heritage Area comprise reflective type signage panels supported on galvanised steel posts typical of street signs elsewhere throughout Gawler and suburban Adelaide. These signs, with the exception of the small church silhouette on the sign panel, do not reflect any specific character or historical connection to the Church Hill precinct.

Policy

The provision of street signs attached to timber sign posts with top detail of post reflecting the cruciform shape evident on photographs of fencing around Orleana Square (refer attached sketch). The signage panel may re-use the existing reflective sign or preferably should incorporate a new timber sign as indicated on the sketch. An alternative for the aerial type sign is the use of painted or inscribed lettering on a timber post approximately 1.3m high with the top of the post also treated in the cruciform manner.



Street signs

7.16 Street Furniture

There is minimal street furniture within Church Hill, with the exception of the hitching post and seat in Cowan Street. Clearly a need exists to provide seating to the principal public spaces, namely Orleana Square, Light Square and near the Courthouse.

Policy

1. Street furniture should be provided to the principal squares within Church Hill and other key locations which may be identified. Extensive use of street furniture should not be encouraged, however, as Church Hill is principally a residential zone.

2. Public seats should reflect the character of early Gawler. The most appropriate interpretation of this character is the use of cast iron end panels with timber seat and back.

3. Rubbish receptacles in public spaces should be selected to reflect the historic character of Church Hill. Cast iron containers or simple timber framed rubbish bins are an appropriate treatment. Tubular steel, perforated or roll formed sheet rubbish bins or enclosures are not appropriate.

8 CHURCH HILL DEVELOPMENT GUIDELINES

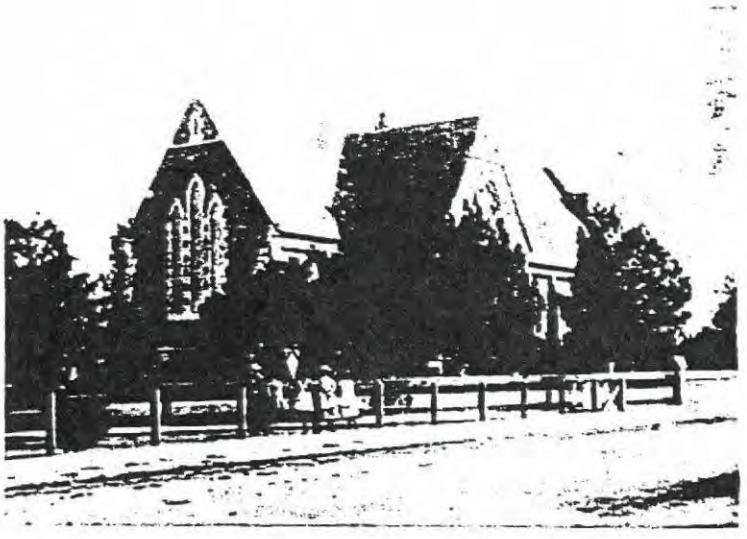
These guidelines provide a guide to the design of alterations, additions and new building within the Church Hill State Heritage Area to assist property owners to understand and maintain heritage buildings in this area. Elements such as building types, architectural style, building materials and site location collectively contribute to the unique character of Church Hill.

The guidelines aim to encourage development that complements and enhances the existing character of the Area, by providing a guide to the design of alterations, additions and new buildings within the Area that will prevent unsympathetic development whilst allowing for suitable alterations or additions to existing buildings that will retain the quality and character of the Area.

Property owners intending to undertake any type of development in this Area such as renovation, construction of new buildings or additions, building a new front fence or demolishing any structures, should consult this guide.

Architects with experience in conservation and restoration will be able to provide advice on building design and/or use of materials sympathetic to the character of the Area.

Planning staff at Gawler Council are available to provide information regarding planning and development issues and to comment on any proposals.

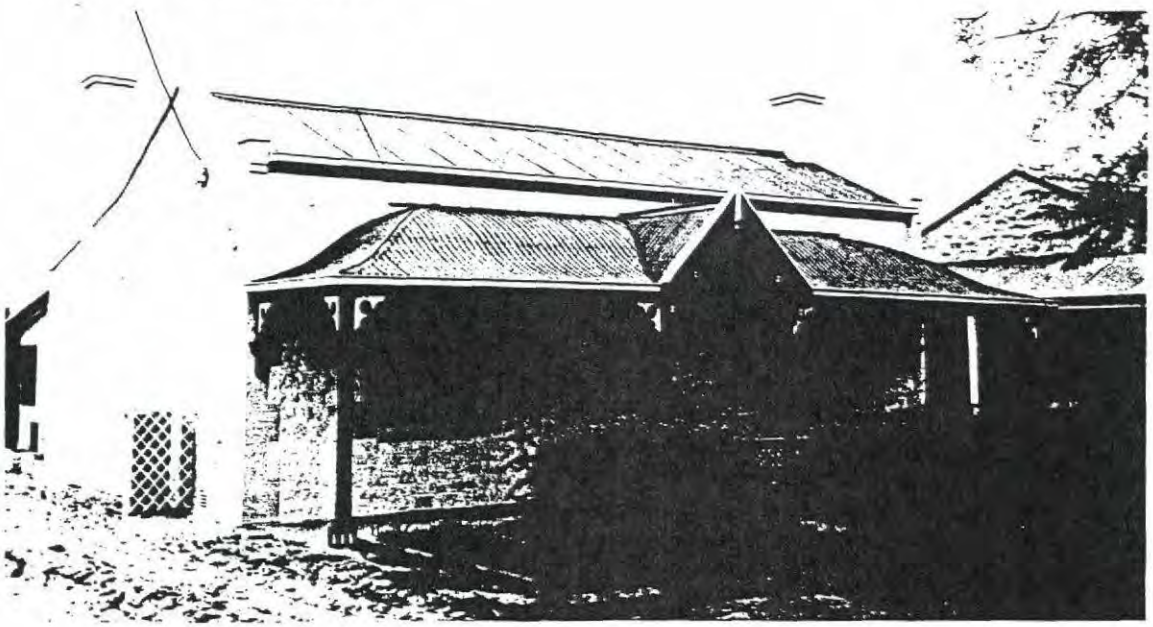


St Georges Church, c. 1885, MLSA B43247

9 GABLED COTTAGES

Representative examples:

- 34 - 38 Cowan Street
- 41 Finniss Street
- 5 Moore Street



Style

These cottages are generally simple in design or detail, originally of one or two rooms with extensions added to the rear, either as another gabled structure or lean-to section. Architectural details are simple, in keeping with the nature of these cottages. The cottages are sited close to the street frontage, with minimal front gardens.

Walls

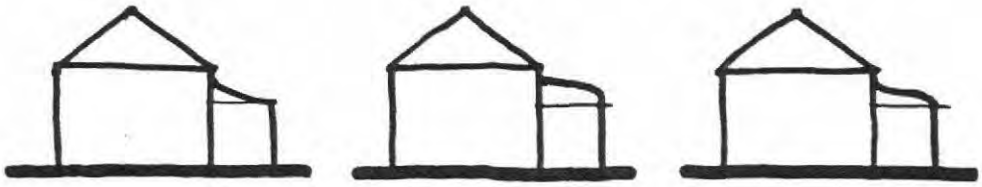
Walls are constructed of random rubble local stone, either bluestone or calcrete (limestone) with simple brick dressings (quoins). Side walls and rear walls are also built of stone, in some cases these have been rendered or painted.

Roof

Roof form is simple with a single gable with a steep pitch, clad in corrugated galvanised iron. Commonly extensions are under a skillion, ie. lean-to roof section attached to the rear of the cottage. Brick or stone chimneys are often located in the end wall.

Verandahs

Verandahs are usually located on the front of these cottages, although some cottages originally had no verandah at all. Where verandahs exist, these are generally of a concave shape. Timber posts and fascias are unadorned. Cast iron lace or decorative timber was sparingly used, if at all.



concave *bullnose* *ogee*

Verandah profiles

Plan

These cottages were originally of a very simple floor plan comprising one or two rooms with a central entrance from the front. Additional rooms were generally located to the rear, within the lean-to structure. Extensions were not undertaken to the sides of the cottages.

Conservation Guidelines

It is important when undertaking alterations or repair and maintenance to buildings in Church Hill, that original features are retained in order to preserve all of the elements which contribute to the special character of the State Heritage Area. Where replacement of original features of a building is necessary, then the original details, materials and finishes should be replicated.

Clues to help with the restoration of buildings can be sought from physical evidence in the building, or from other buildings within Church Hill of similar age and style.

Construction Materials

Original construction materials, where sound, should be retained. Original finishes, such as unpainted brickwork or stonework, should remain unpainted.

Roofing

When replacing roofing materials, original profiles and materials should be copied. Roofs were originally covered in corrugated *galvanised* iron. These may have been painted at a later date when rust became visible. Replacement corrugated iron may, therefore, be galvanised, individually painted, or pre-coated in traditional colours. New gutters and downpipes should be similar to the original profile. Usually gutters were ogee profile and downpipes circular, not rectangular.

Verandahs

Original concave verandahs should be retained in this configuration. Where roofing iron requires replacement then curved corrugated sheets should be used following the exact profile of the original verandah. Where later verandahs have been constructed, eg flat verandahs, these should be replaced with verandahs matching the original profile and configuration. Posts and fascias should be in timber with cross section matching the size of original timbers. Where original verandahs do not exist then verandahs which are being reinstated should be copied from similar buildings within Church Hill.

Doors and Windows

The configuration of doors and windows to front and side walls, particularly where visible from the street, should be retained in their original proportions with timber frames. Window frames of metal (including aluminium) or plastic are not appropriate.

Externally mounted expanded metal mesh security door and window grilles, roller window shutters, externally mounted metal or canvas roller shades are not appropriate, particularly where visible from the street.

Carports and Garages

Nineteenth century cottages did not have carports or garages. Consequently the introduction of these structures must be handled with extreme care in order to prevent the unsympathetic introduction of structures which will devalue both the aesthetic character of the individual dwelling and Church Hill as a whole.

The introduction of a carport or garage must be considered on an individual basis for each dwelling in order to minimise the impact on that dwelling. No standard carport or garage design can thus be provided, however the following broad guidelines will apply:

- No carport or garage should be constructed in the front yard or attached to the side of a dwelling.
- A freestanding carport may be appropriate depending upon the individual circumstances, however it should be set well back from the front alignment of the dwelling and preferably behind the dwelling. Roller or tilt up doors to carports on street frontages or closing driveways are not appropriate.
- Carport construction should utilise timber framework for the structural support with corrugated galvanised iron roofing either in pitched or lean-to configuration. Steel framed carports where visible from the street are not appropriate.
- Garages should be located to the rear of the site but not on the rear or side boundary, particularly where the rear or side boundary fronts a street. Adequate setbacks from boundaries must be provided and should be assessed on an individual basis for their impact on adjoining properties or streetscapes.
- New garages may be constructed using stonework or rendered masonry, corrugated iron, either painted or unpainted, or timber weatherboard for walls with corrugated iron roofing, either painted or unpainted. Roller doors to garages on street frontages or closing driveways where visible from the street are not appropriate.

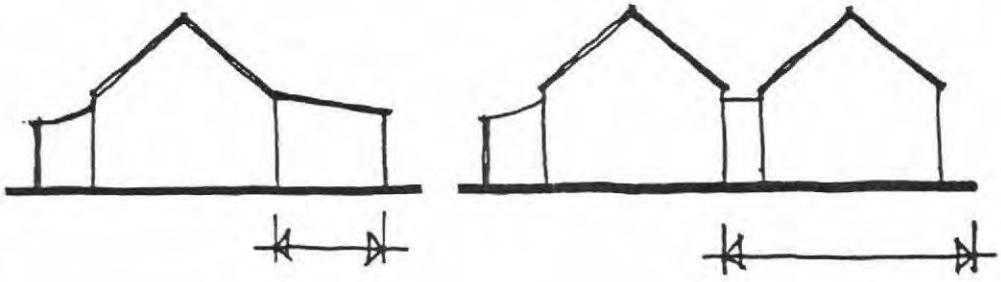
Fences and Gates

Within the Church Hill area traditional fencing to smaller residences was, with few exceptions, timber pickets, woven wire or occasionally random stone, usually with a brick head course.

Original fences and gates should be retained and new fencing should be based on historical and photographic evidence of original fencing styles.

In the above examples, fencing was traditionally low in height to the front boundary which enabled a view of the house and yard from the street. Allowing for topography, new front fencing should not therefore exceed 1.0metre in height. High front fencing which prevents viewing of the house and yard is not appropriate with the exception of original stone boundary walls which should be retained. Front fencing such as brush, high new masonry, metal panels or tubular metal fencing is inappropriate. Elaborate or highly decorative masonry and cast iron fences are not appropriate for simple cottages. These cottages should have fencing which reflects their simple design.

Side fencing should be constructed of traditional materials such as corrugated iron or timber paling. Side fences should be relatively low and consistent with the height of the front fence for the depth of the front yard and may increase in height from the line of the front of the dwelling to the rear of the site. Allowing for topography, or adjacent footpath levels the maximum height for side and rear fencing should not exceed 1.8 metres.



Typical elevations of extensions to gabled cottages

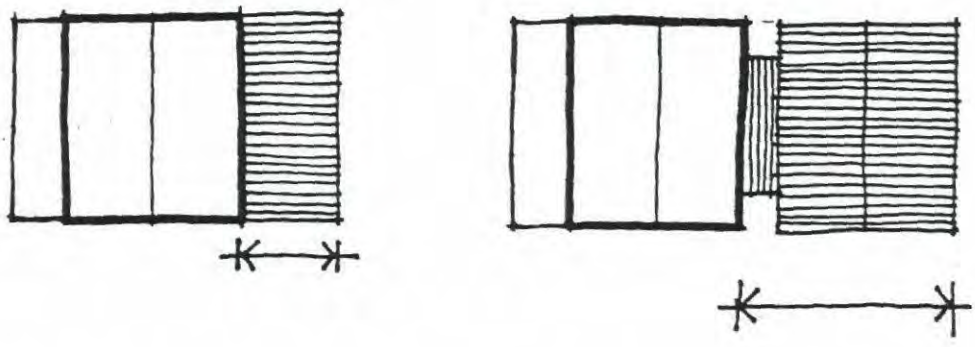
Dwelling Extensions

Extensions to these simple cottages should retain the scale and mass of the original section of the cottage. Walls should use materials which have been utilised in the original cottage, namely stone. Alternatively rendered masonry walls may be used. Timber framed wall construction, clad in corrugated iron is also indicative of this period. Compressed fibre cement sheet, pseudo timber planks or face brickwork are inappropriate.

The nature of these cottages traditionally dictated that extensions occurred to the rear of the building. New extensions should follow this precedent.

Any new openings in the original portion of the cottage should repeat the same proportions as the original doors or windows, particularly if these are visible from the street. Roofing to extensions should be corrugated iron.

Because of the simple design of these early cottages it is essential that any extensions or exterior alterations to the original cottage be undertaken in a sympathetic manner. The scale and form of the extension should repeat the scale and form of the original cottage as outlined in the following sketches.

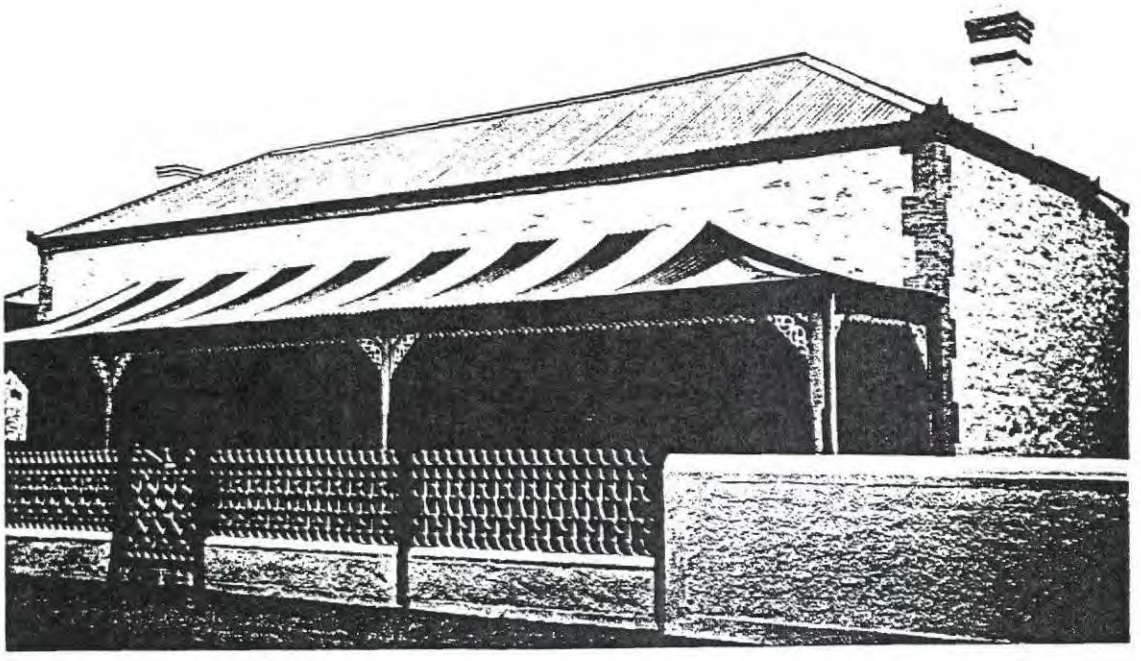


Plans of typical extensions to gabled cottages

10 SYMMETRICAL COTTAGES

Representative examples:

- 22 Cameron Street
- 57 Cowan Street
- 31, 33 and 35 Cowan Street



Style

This form of cottage is common to Church Hill, characterised by a symmetrical plan form with a central entrance and passage leading from a verandah at the front. Features of these cottages include steeply pitched roofs and a small degree of architectural detail, evident in verandah decoration, opening surround and quoin treatments. A certain amount of detail is also given to the front entrance, with sidelights or fanlight to the front door. These dwellings are generally positioned on the block to allow for a small area of garden at the front.

Walls

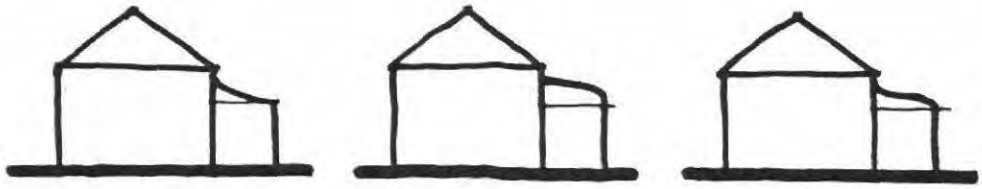
Walls are constructed of random rubble local stone, either bluestone or calcrete (limestone) with simple brick dressings (quoins). Side walls and rear walls are also built of stone, in some cases these have been rendered or painted.

Roof

Roofs are generally hipped with a central box gutter and are clad in corrugated (galvanised) iron, sometimes painted. Narrow or no eaves are a feature of the roof line with simple timber fascias and ogee profile gutters. Chimneys with corbelled detailing are common. Lean-to roofs are usual for additions to the rear of these houses.

Verandahs

Located on the front facade, verandahs are either bullnose or concave in profile, clad with corrugated iron. Timber verandah posts and fascias are of simple profile and generally unadorned or with minimal cast iron decoration in the form of corner brackets and frieze.



concave *bullnose* *ogee*

Verandah profiles

Plan

A central corridor usually provides access to four or six rooms with the kitchen and service areas to the rear. Front rooms have windows onto the verandah, giving the house a symmetrical facade, with other rooms lighted by windows in side walls. Additions generally comprise lean-to structures to the rear.

Conservation Guidelines

It is important when undertaking alterations or repair and maintenance to buildings in Church Hill, that original features are retained in order to preserve all of the elements which contribute to the special character of the Church Hill State Heritage Area. Where replacement of original features of a building is necessary, then the original details, materials and finishes should be replicated.

Clues to help with the restoration of buildings can be sought from physical evidence in the building, or from other buildings within Church Hill of similar age and style.

Construction Materials

Original construction materials, where sound, should be retained. Original finishes, such as unpainted brickwork or stonework, should remain unpainted.

Roofing

When replacing roofing materials, original profiles and materials should be copied. Roofs were originally covered in corrugated *galvanised* iron. These may have been painted at a later date when rust became visible. Replacement corrugated iron may, therefore, be galvanised, individually painted, or pre-coated in traditional colours. New gutters and downpipes should be similar to the original profile. Usually gutters were ogee profile and downpipes circular, not rectangular.

Verandahs

Verandahs should be retained in their original configuration. Where roofing iron requires replacement then curved corrugated sheets should be used following the exact profile of the original verandah. Where later verandahs have been constructed, eg flat verandahs, these should be replaced with verandahs matching the original profile and configuration. Posts and fascias should be in timber with cross section matching the size of original timbers. Where original verandahs do not exist then verandahs which are being reinstated should be copied from similar buildings within Church Hill.

Doors and Windows

The configuration of doors and windows to front and side walls, particularly where visible from the street, should be retained in their original proportions with timber frames. Aluminium windows are not appropriate.

Externally mounted expanded metal mesh security door and window grilles, roller window shutters, externally mounted metal or canvas roller shades are not appropriate particularly where visible from the street.

Carports and Garages

Nineteenth century dwellings did not have carports or garages. Consequently the introduction of these structures must be handled with extreme care in order to prevent the unsympathetic introduction of structures which will devalue both the aesthetic character of the individual dwelling and Church Hill as a whole.

The introduction of a carport or garage must be considered on an individual basis for each dwelling in order to minimise the impact on that dwelling. No standard carport or garage design can thus be provided, however the following broad guidelines will apply:

- No carport or garage should be constructed in the front yard or attached to the side of a dwelling.
- A freestanding carport may be appropriate depending upon the individual circumstances, however it should be set well back from the front alignment of the dwelling and preferably behind the dwelling. Roller or tilt up doors to carports on street frontages or closing driveways are not appropriate.
- Carport construction should utilise timber framework for the structural support with corrugated galvanised iron roofing either in pitched or lean-to configuration. Steel framed carports where visible from the street are not appropriate.
- Garages should be located to the rear of the site but not on the rear or side boundary, particularly where the rear or side boundary fronts a street. Adequate setbacks from boundaries must be provided and should be assessed on an individual basis for their impact on adjoining properties or streetscapes.
- New garages may be constructed using stonework or rendered masonry, corrugated iron, either painted or unpainted, or timber weatherboard for walls with corrugated iron roofing, either painted or unpainted. Roller doors to garages on street frontages or closing driveways where visible from the street are not appropriate.

Fences and Gates

Within the Church Hill area traditional fencing was, with few exceptions, timber pickets, woven wire or random stone with a brick head course.

Original fences and gates should be retained and new fencing should be based on historical and photographic evidence of original fencing styles. Existing original stone and cast iron fences should be retained.

In the above examples, fencing was traditionally low in height to the front boundary which enabled a view of the house and yard from the street. Generally new front fencing should not exceed 1.0metre in height. Depending on the vertical scale of the dwelling, the topography of the site and the design of the fence, a height of 1.4metres may be permitted. High front fencing which prevents viewing of the house and yard is therefore not appropriate with the exception of original stone boundary walls which should be retained. Solid front fencing such as brush, high new masonry and metal panels or metal tubular fencing is inappropriate. Elaborate or highly decorative masonry and cast iron fences are not appropriate for symmetrical cottages. These dwellings should have fencing which reflects their design.

Side fencing should be constructed of traditional materials such as corrugated iron or timber paling. Side fences should be relatively low and consistent with the height of the front fence for the depth of the front yard and may increase in height from the line of the front of the dwelling to the rear of the site. Allowing for topography and adjacent footpath levels, the maximum height for side and rear fencing should not exceed 1.8 metres.

Dwelling Extensions

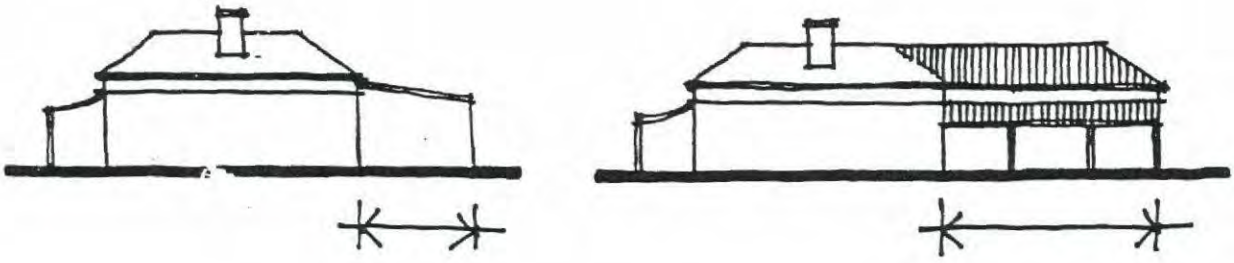
Extensions to double fronted cottages should retain the mass and scale of the original (front) building.

Walls should use materials found in the original part of the dwelling, for example stone. Alternatively timber framed walls clad in corrugated iron or dressed and painted timber boards may also be appropriate. Rendered masonry walls of a colour similar to the stone of the existing cottage may also be suitable. Fibre cement sheeting, compressed fibre cement planks or face brickwork are inappropriate.

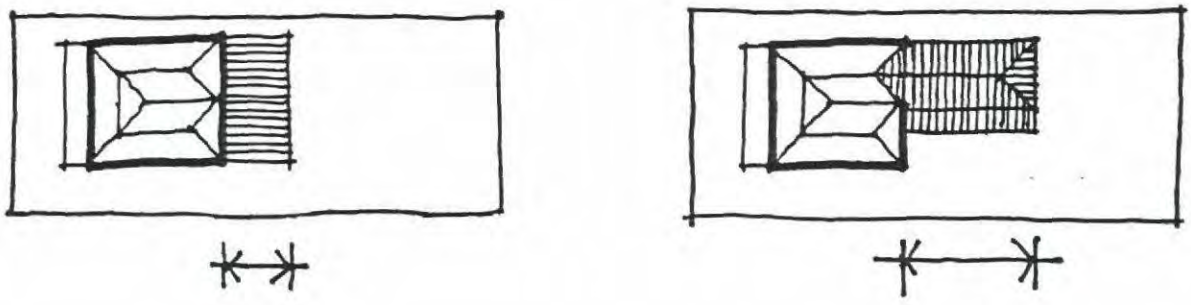
The nature of these cottages traditionally dictates that extensions occurred to the rear of the building. New extensions should follow this precedent.

Any new openings in the original portion of the cottage should repeat the same proportions as the original doors or windows, particularly if these are visible from the street. Roofing to extensions should be corrugated iron.

Because of the simple design of these symmetrical cottages it is essential that any extensions or exterior alterations to the original cottage be undertaken in a sympathetic manner. The scale and form should repeat the scale and form of the original cottage as outlined in the following sketches.



Typical extensions to symmetrical cottages

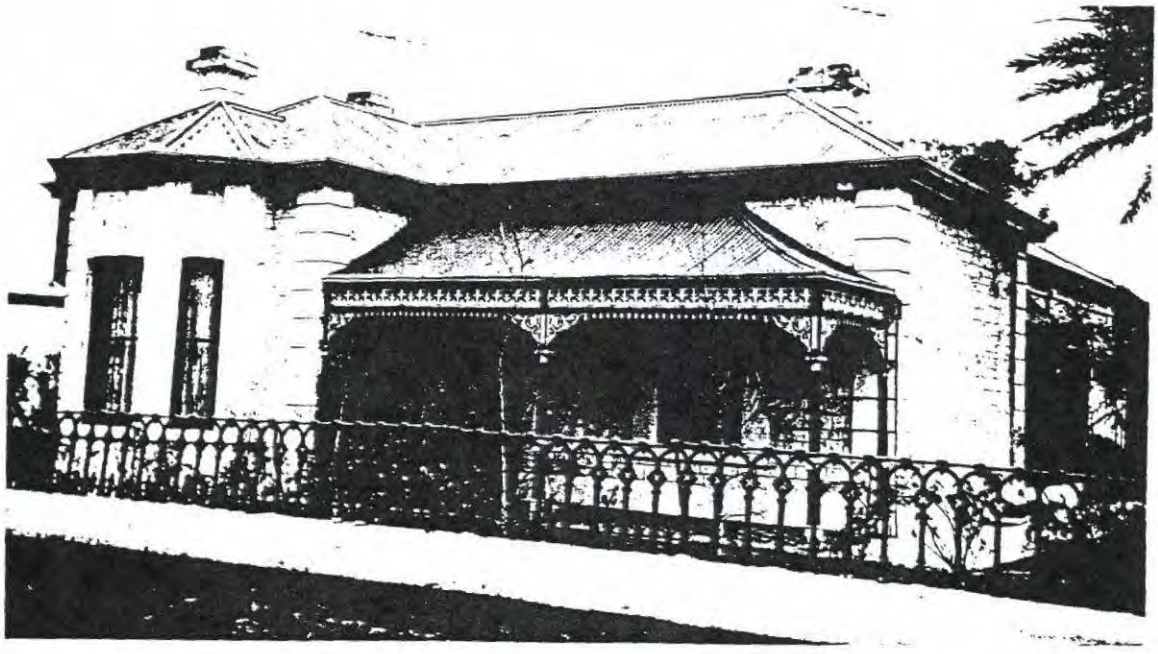


Plans of typical extensions to symmetrical cottages

11 LATE VICTORIAN VILLAS

Representative examples:

- 30 Cowan Street
- 53 Cowan Street
- 59 Cowan Street



Style

These houses are readily identified by the asymmetric plan created by a projecting front room to one side or by the presence of return verandahs to either one or both sides of the house. The features of these houses include a greater degree of detailing, including verandahs and window surround finishes, variations on window sizes, such as the use of paired windows, and decorative brackets under the eaves.

Walls

Walls to front elevations are generally of bluestone or calcrete (limestone) with random rubble sidewalls of similar materials. Rendered quoins and surround dressings often incorporate moulded detailing.

Roof

Roof forms comprise a hipped roof, often with central box gutter, similar to those on symmetrical cottages. In some cases a gable is used over the projecting front room. Eaves may be decorated with eaves brackets. Roofs are covered in corrugated galvanised iron, with brick or rendered chimneys.

Verandahs

In this style of dwelling, a variety of verandah styles exists. In most cases decorative cast iron lacework embellishes the verandahs, giving these houses a more opulent quality.

Plan

The plan of these houses is dominated by the large front room protruding from one side of the front facade. These houses tend to be larger than the symmetrical cottages, with more rooms (generally six) leading off the central passage. Small additions to the rear tend to take the form of lean-to extensions, usually incorporating the kitchen, bathroom and sometimes laundry, although this may also have been originally contained within a separate structure in the rear yard.

Conservation Guidelines

It is important when undertaking alterations or repair and maintenance to buildings in Church Hill, that original features are retained in order to preserve all of the elements which contribute to the special character of the Church Hill State Heritage Area. Where replacement of original features of a building is necessary, then the original details, materials and finishes should be replicated.

Clues to help with the restoration of buildings can be sought from physical evidence in the building, or from other buildings within Church Hill of similar age and style.

Construction Materials

Original construction materials, where sound, should be retained. Original finishes, such as unpainted brickwork or stonework, should remain unpainted.

Roofing

When replacing roofing materials, original profiles and materials should be copied. Roofs were originally covered in corrugated *galvanised* iron. These may have been painted at a later date when rust became visible. Replacement corrugated iron may, therefore, be galvanised, individually painted, or pre-coated in traditional colours. New gutters and downpipes should be similar to the original profile. Usually gutters were ogee profile and downpipes circular, not rectangular.

Verandahs

Original verandahs should be retained in their configuration. Where roofing iron requires replacement then curved corrugated sheets should be used following the exact profile of the original verandah. Where later verandahs have been constructed, eg flat verandahs, these should be replaced with verandahs matching the original profile and configuration. Posts and fascias should be in timber with cross section matching the size of original timbers. Where original verandahs do not exist then verandahs which are being reinstated should be copied from similar buildings within Church Hill.

Doors and Windows

The configuration of doors and windows to front and side walls, particularly where visible from the street, should be retained in their original proportions with timber frames. Aluminium windows are not appropriate.

Externally mounted expanded metal mesh security door and window grilles, roller window shutters, externally mounted metal or canvas roller shades are not appropriate particularly where visible from the street.

Carports and Garages

Nineteenth century houses did not have carports or garages. Consequently the introduction of these structures must be handled with extreme care in order to prevent the unsympathetic introduction of structures which will devalue both the aesthetic character of the individual dwelling and Church Hill as a whole.

The introduction of a carport or garage must be considered on an individual basis for each dwelling in order to minimise the impact on that dwelling. No standard carport or garage design can thus be provided, however the following broad guidelines will apply:

- No carport or garage should be constructed in the front yard or attached to the side of a dwelling.
- A freestanding carport may be appropriate depending upon the individual circumstances, however it should be set well back from the front alignment of the dwelling and preferably behind the dwelling. Roller or tilt up doors to carports on street frontages or closing driveways are not appropriate.
- Carport construction should utilise timber framework for the structural support with corrugated galvanised iron roofing either in pitched or lean-to configuration. Steel framed carports where visible from the street are not appropriate.
- Garages should be located to the rear of the site but not on the rear or side boundary, particularly where the rear or side boundary fronts a street. Adequate setbacks from boundaries must be provided and should be assessed on an individual basis for their impact on adjoining properties or streetscapes.
- New garages may be constructed using stonework or rendered masonry, corrugated iron, either painted or unpainted, or timber weatherboard for walls with corrugated iron roofing, either painted or unpainted. Roller doors to garages on street frontages or closing driveways where visible from the street are not appropriate.

Fences and Gates

Within the Church Hill area traditional fencing was, with few exceptions, timber pickets, woven wire or random stone with brick head course.

Original fences and gates should be retained and new fencing should be based on historical and photographic evidence of original fencing styles. Existing original stone and cast iron fences should be retained.

In the above examples, fencing was traditionally low in height to the front boundary which enabled a view of the house and yard from the street. Generally new front fencing should not exceed 1.0metre in height. Depending on the vertical scale of the dwelling, the topography of the site and the design of the fence, a height of 1.4 metres may be permitted. High front fencing which prevents viewing of the house and yard is therefore not appropriate with the exception of original stone boundary walls which should be retained. Solid front fencing such as brush, high new masonry, metal panels or metal tubular fencing is inappropriate. Elaborate or highly decorative masonry and cast iron fences are not appropriate for symmetrical cottages. These dwellings should have fencing which reflects their design.

Side fencing should be constructed of traditional materials such as corrugated iron or timber paling. Side fences should be relatively low and consistent with the height of the front fence for the depth of the front yard and may increase in height from the line of the

front of the dwelling to the rear of the site. Allowing for topography and adjacent footpath levels, the maximum height for side and rear fencing should not exceed 1.8 metres.

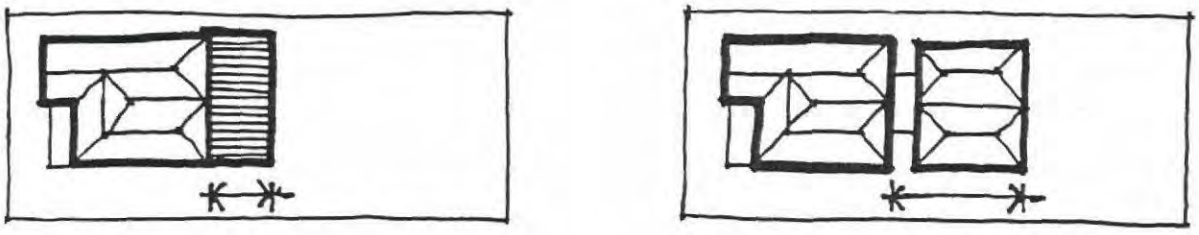
Dwelling Extensions

Extensions to these dwellings should retain the scale and mass of the original section of the house. Walls should use materials which have been utilised in the original cottage, namely stone. Alternatively rendered masonry walls may be used. Timber framed wall construction, clad in corrugated iron is also indicative of this period. Compressed fibre cement sheet, pseudo timber planks or face brickwork are inappropriate.

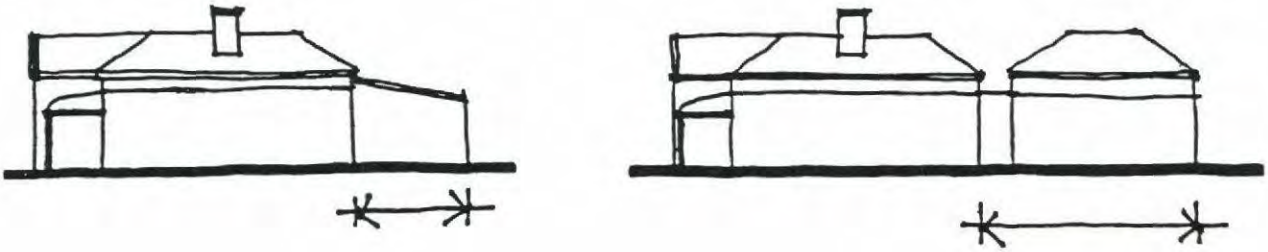
The nature of these dwellings traditionally dictated that extensions occurred to the rear of the building. New extensions should follow this precedent.

Any new openings in the original portion of the cottage should repeat the same proportions as the original doors or windows, particularly if these are visible from the street. Roofing to extensions should be corrugated iron.

Because of the simple design of these early villas it is essential that any extensions or exterior alterations to the original house be undertaken in a sympathetic manner. The scale and form of the extension should repeat the scale and form of the original cottage as outlined in the following sketches.



Plans of typical extensions to late Victorian villas

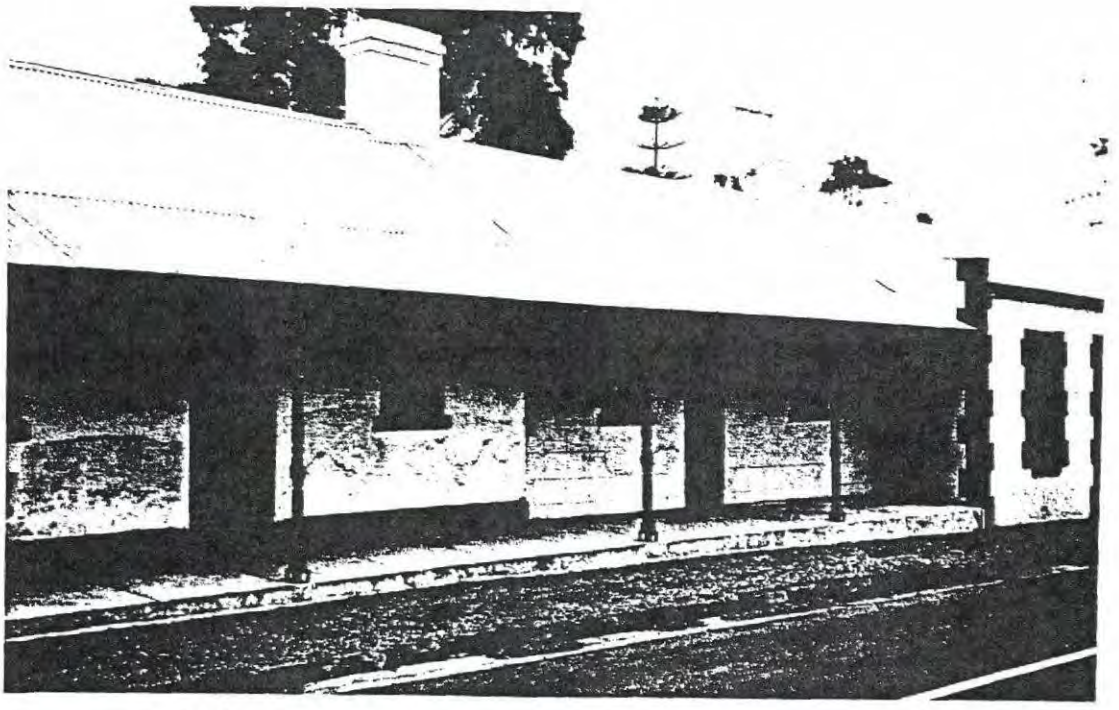


Typical elevations of extensions to late Victorian villas

12 ATTACHED COTTAGES

Representative examples:

- 24 - 30 Cameron Street
- 37 - 39 Cowan Street
- 34 - 36 Finniss Street
- 2 - 4 Moore Street



Style

Attached cottages are usually formed in pairs with each cottage having a central passageway with rooms off either side. Features of these cottages include steeply pitched roofs with minimal architectural detailing evident in verandah decoration, door and window openings and quoin treatments. These dwellings are generally positioned on the block to allow for a small area of garden at the front, or no garden at all. The attached cottages in Finniss Street with their steeply sloping front yard are an exception.

Walls

In Church Hill, these cottages are constructed of locally quarried random coursed bluestone with rubble stone side walls. Quoins and door and window opening surrounds were detailed in brick. The cottages in Cameron Street are most likely to also be constructed of bluestone beneath the rendered finish.

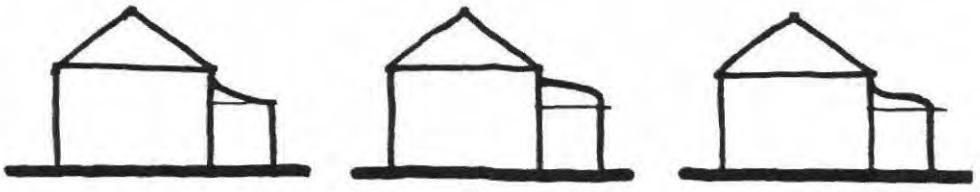
Roof

Roofs are generally hipped with the exception of those cottages in Finniss Street which are of gable roof construction. Roofs are covered in corrugated iron. Narrow or no eaves are a feature of the roof line. Lean-to roofs are usual for the additions to the rear of these cottages.

Verandahs

Located on the front facade, verandahs are generally of concave profile corrugated iron. Verandahs are supported on timber posts of simple profile and finished with simply detailed fascias. The front verandah was separated for each dwelling with a timber framed partition clad with corrugated iron or timber panels.

The cottages in Cameron Street did not originally have verandahs projecting over the footpath, however an early photograph shows an awning hood over the doorway to 30 Cameron Street.



concave *bullnose* *ogee*

Verandah profiles

Plan

A central corridor usually provides access to four rooms and leads to kitchen and service areas to the rear. Front rooms had windows onto the verandah or street, with other rooms lighted by windows to the rear. Additions generally comprise lean-to structures to the rear, in some cases with later extensions to these.

Conservation Guidelines

It is important when undertaking alterations or repair and maintenance to buildings in Church Hill, that original features are retained in order to preserve all of the elements which contribute to the special character of the Church Hill State Heritage Area. Where replacement of original features of a building is necessary, then the original details, materials and finishes should be replicated.

Clues to help with the restoration of buildings can be sought from physical evidence in the building, or from other buildings within Church Hill of similar age and style.

Construction Materials

Original construction materials, where sound, should be retained. Original finishes, such as unpainted brickwork or stonework, should remain unpainted.

Roofing

When replacing roofing materials, original profiles and materials should be copied. Roofs were originally covered in corrugated *galvanised* iron. These may have been painted at a later date when rust became visible. Replacement corrugated iron may, therefore, be

galvanised, individually painted, or pre-coated in traditional colours. New gutters and downpipes should be similar to the original profile. Usually gutters were ogee profile and downpipes circular, not rectangular.

Verandahs

Original verandahs should be retained in their original configuration. Where roofing iron requires replacement then curved corrugated sheets should be used following the exact profile of the original verandah. Where later verandahs have been constructed or enclosed, these should be replaced with verandahs matching the original profile and configuration. Posts and fascias should be in timber with cross section matching the size of original timbers on the building or copied from similar cottages within Church Hill.

Doors and Windows

The configuration of doors and windows to front and side walls, particularly where visible from the street, should be retained in their original proportions with timber frames. Aluminium windows are not appropriate.

Externally mounted expanded metal mesh security door and window grilles, roller window shutters, externally mounted metal or canvas roller shades are not appropriate particularly where visible from the street.

Carports and Garages

Nineteenth century cottages did not have carports or garages. Consequently the introduction of these structures must be handled with extreme care in order to prevent the unsympathetic introduction of structures which will devalue both the aesthetic character of the individual dwelling and Church Hill as a whole.

The introduction of a carport or garage must be considered on an individual basis for each dwelling in order to minimise the impact on that dwelling. No standard carport or garage design can thus be provided, however the following broad guidelines will apply:

- No carport or garage should be constructed in the front yard or attached to a dwelling.
- A freestanding carport may be appropriate depending upon the individual circumstances, however it should be set well back from the front alignment of the dwelling and preferably behind the dwelling. Roller or tilt up doors to carports on street frontages or closing driveways are not appropriate. Carports should retain their open nature.
- Carport construction should utilise timber framework for the structural support with corrugated galvanised iron roofing either in pitched or lean-to configuration. Steel framed carports are not appropriate.
- The nature of allotment sizes for attached cottages results in a smaller area of available open space. Large enclosed garages consequently may be inappropriate. Small toolsheds or workshops of the order of 10 square metres may be appropriate depending on their siting on the block. In general these should be located to the rear of the site but not on the rear or side boundary, particularly where the rear or side boundary fronts a street. Adequate setbacks from boundaries must be provided and should be assessed on an individual basis for their impact on adjoining properties or streetscapes.
- New toolsheds or workshops may be constructed using stonework or rendered masonry, corrugated iron, either painted or unpainted, or timber weatherboard for walls with corrugated iron roofing, either painted or unpainted.

Fences and Gates

Original fences and gates should be retained and new fencing should be based on historical and photographic evidence of original fencing styles.

For cottages of this size, fencing was traditionally low in height which enabled a view of the house and yard from the street. Exceptions are where original stone fencing remains.

Generally new front fencing should not exceed 1.0metre in height. Depending on the vertical scale of the dwelling, the topography of the site and the design of the fence, a height of 1.4 metres may be permitted. High front fencing which prevents viewing of the house and yard is therefore not appropriate with the exception of original stone boundary walls which should be retained. Solid front fencing such as brush, high new masonry, metal panels or metal tubular fencing is inappropriate. Elaborate or highly decorative masonry and cast iron fences are not appropriate for attached cottages. These dwellings should have fencing which reflects their design.

Side fencing should be constructed of traditional materials such as corrugated iron or timber paling. Side fences should be relatively low and consistent with the height of the front fence for the depth of the front yard and may increase in height from the line of the front of the dwelling to the rear of the site. Allowing for topography and adjacent footpath levels, the maximum height for side and rear fencing should not exceed 1.8 metres.

Dwelling Extensions

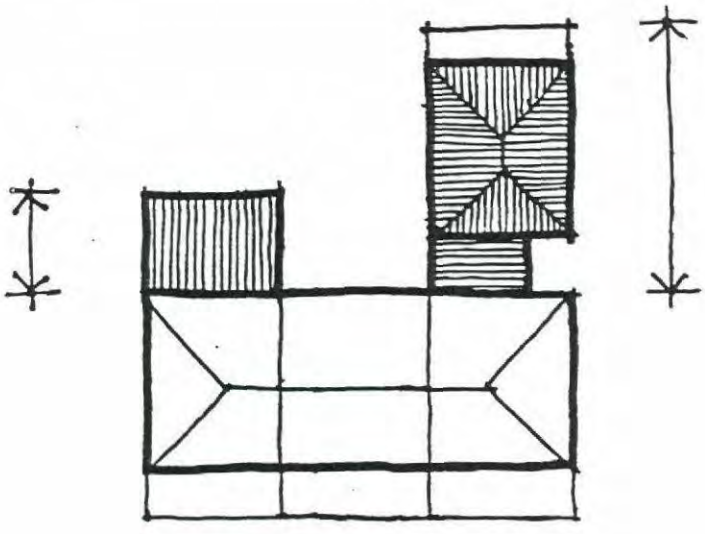
Extensions to these simple cottages should retain the scale and mass of the original section of the cottage. Walls should use materials which have been utilised in the original cottage, namely stone. Alternatively rendered masonry walls may be used. Timber framed wall construction, clad in corrugated iron is also indicative of this period. Compressed fibre cement sheet, pseudo timber planks or face brickwork are inappropriate.

The nature of these cottages traditionally dictated that extensions occurred to the rear of the building. New extensions should follow this precedent.

Any new openings in the original portion of the cottages should repeat the same proportions as the original doors or windows, particularly if these are visible from the street. Roofing to extensions should be corrugated iron.

Because of the simple design of these early cottages it is essential that any extensions or exterior alterations to the original cottages be undertaken in a sympathetic manner. The scale and form of the extension should repeat the scale and form of the original cottage as outlined in the following sketches.

Typical elevations of extensions to attached cottages



Plans of typical extensions to attached cottages

13 CONSERVATION GUIDELINES

13.1 Adaptation

Adaptation means modifying a place to suit proposed compatible uses.

All buildings need ongoing care and maintenance. Encouraging an active compatible use often ensures the conservation of a building. To accommodate new uses and to meet modern needs it is often necessary to modify a building through additions of habitable rooms, sheds or carports and internal or external alterations such as the formation of openings.

The significance of buildings in the Church Hill State Heritage Area should be understood prior to the undertaking of any adaptation work. To proceed without that basic understanding could result in a loss of the integrity of the interior, exterior or setting of a place.

The aim of adaptation work is to modify existing buildings so that they fulfil new functional requirements with minimal changes to their fabric.

The aims of adaptation work are therefore to:

1. minimise the impact of new work carried out;
2. make any changes reversible, so that if the building's function later changes, the original building may be adapted again;
3. to retain the identity of the original building, making a distinction between old work and new.

Specific examples of external adaptation work are provided in the following parts of Section 13 and includes painting. *Section 14, New Infill Development, also covers a form of adaptation that affects the whole of the State Heritage Area.*

Internal adaptation work commonly requires the opening out of the comparatively small rooms often found in old buildings, to form larger spaces. A less common form of adaptation is the division of original rooms to form smaller rooms such as bathrooms and walk-in cupboards.

Importantly, the original floor plan should not be lost. walls should not be removed entirely, rather openings created within them, leaving substantial nibs protruding into the space. In this way the original floor plan form is not lost and the feeling of individual rooms is maintained. this is also necessary for structural reasons, as the remaining nibs provide load paths for roof loads and lateral bracing for the building.

New wall openings should be squared off, and finished flush. Replica cornice work should not be extended around the opening as this will confuse the differentiation between original and new work.

Internally and externally the filling of existing windows and doors should be avoided. A window or a door could be permanently locked. If filled with masonry, a reveal could be formed around the opening to clearly indicate where the opening was or to distinguish between an original and new wall.

The temptation when adapting an old building to a new function, is to make the building appear new. the scars and dirt accumulated over the years tell the story of the building's life and are very important to its character.

13.2 Carports and Garages

Lack of off-street car parking can create a problem for streets and houses constructed before the advent of the motor vehicle.

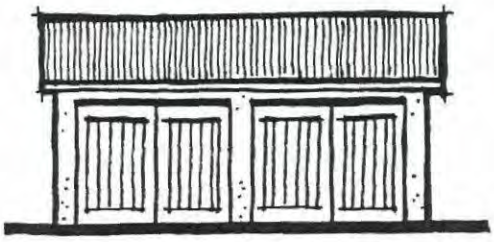
Carports and garages within Church Hill should be constructed to reflect, in a simplified version, the architectural style of the dwelling. Typically roof materials and pitch should match that of the house.

Garages or carports in front of the house should be avoided. These structures built in front of the house obscure the view of the house and surrounding yard and substantially disrupt the consistent streetscape character. Garages or semi-enclosed carports including carports with secure doors across the driveway should be constructed towards the rear of the site and not beside the dwelling.

Walls of free standing garages may be constructed of stone, rendered masonry, or of framed construction with timber board or corrugated iron cladding. High pitched roofs should be typically of corrugated iron with roof pitches not less than 30 degrees. Low, single pitched skillion construction may also be appropriate for single car garages or carports.

Reproduction of historic decorations such as pseudo-cast iron, Dutch gables and finials to garages and carports to suggest a 'heritage' appearance is inappropriate. Steel framed 'heritage' carports where visible from the street are also not appropriate.

Examples of a freestanding garage and carport



Example of a freestanding double garage

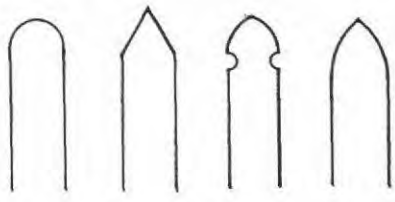
13.3 Fences

Remaining original fences in Church Hill reflect the style and period of the dwellings they enclose. These original fences should be retained and repaired. Replacement should replicate the same appearance and detailing wherever possible.

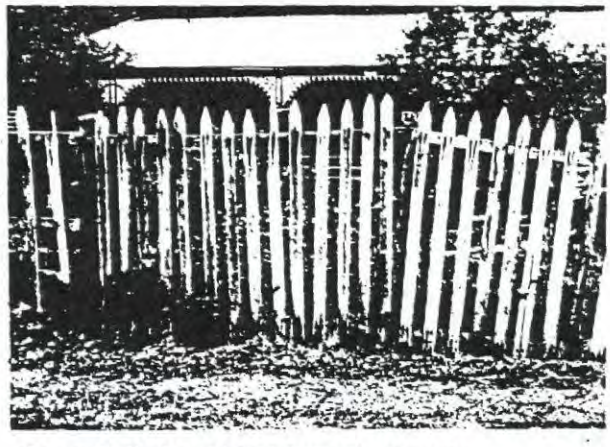
When the original fence has been lost and no evidence, for example early photographs, exists then a new fence sympathetic to the style and period of the house should be used.

Gable cottages and small symmetrical cottages usually had front fences of timber pickets, woven wire or low random limestone walls with a brick head course. Typically these traditional fences were built with sufficient height to enclose the property but low enough for neighbourliness and to allow appreciation of the house and garden.

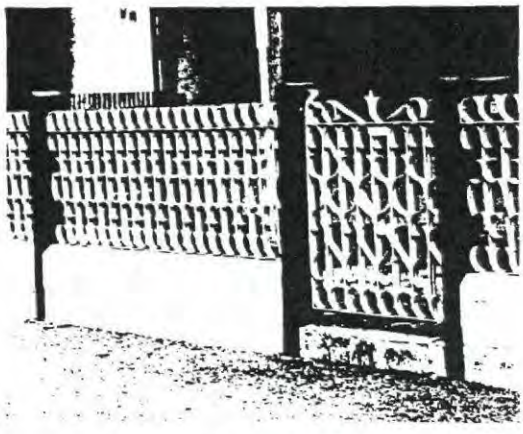
Early cottages tended to have timber pickets of simpler profile than the more elaborate late Victorian villas. Similarly the decoration of fence posts and the profile of the pickets between the posts tended to become more elaborate with the rise of Victorian decoration towards the latter part of the nineteenth century.

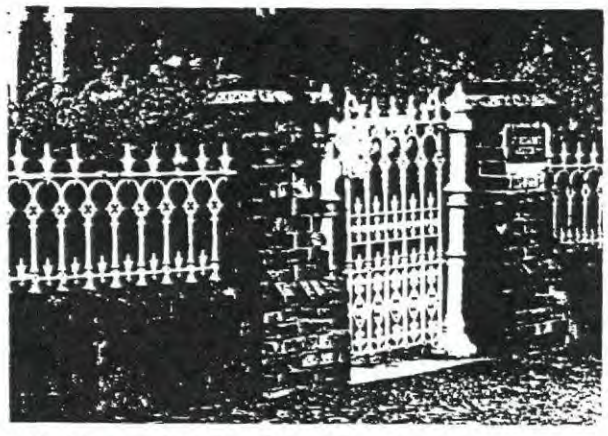


Typical picket profiles for 19th Century housing.



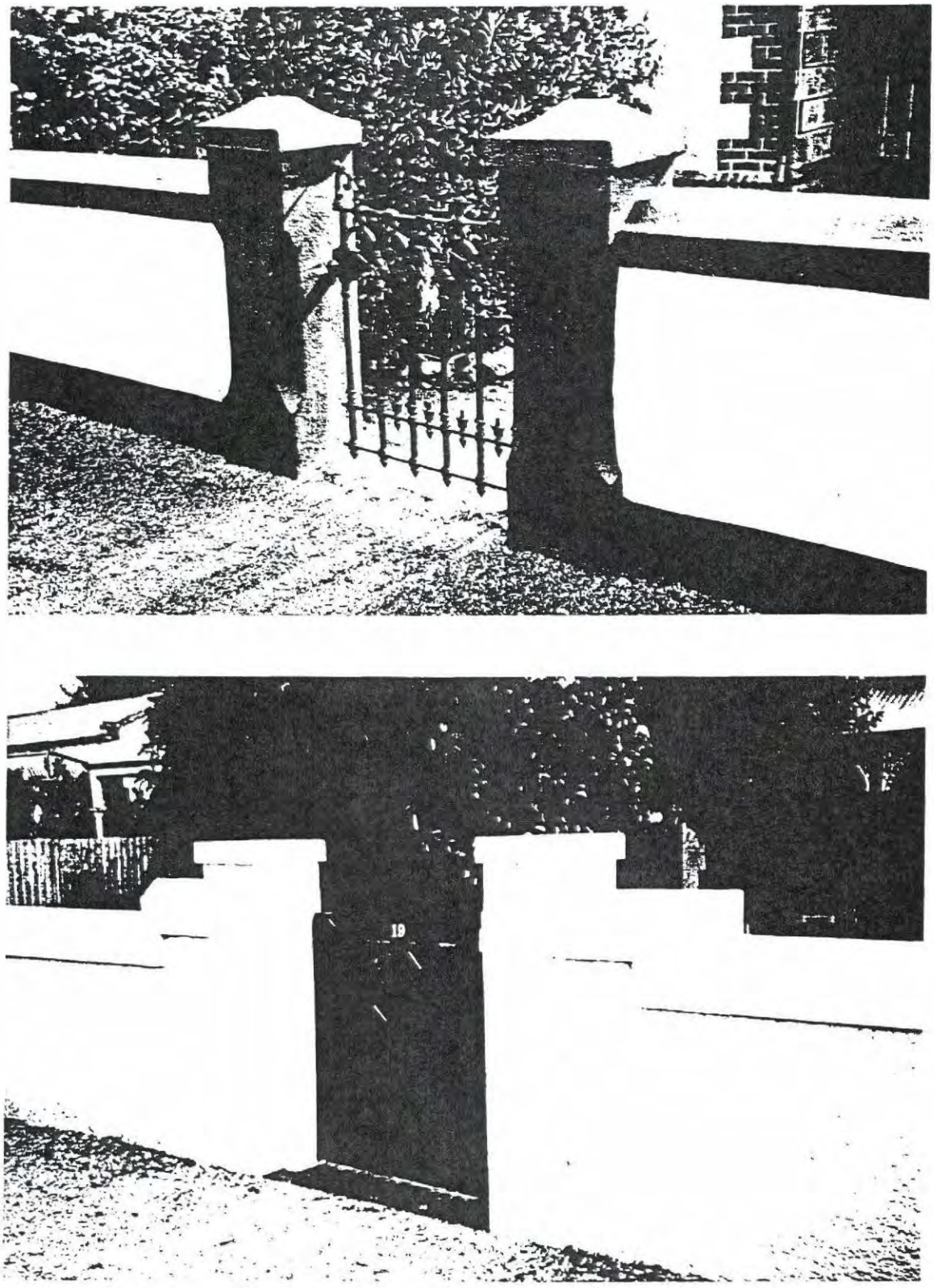
An early timber picket fence in Gawler with minimal decoration. The top of the pickets were originally set horizontal.



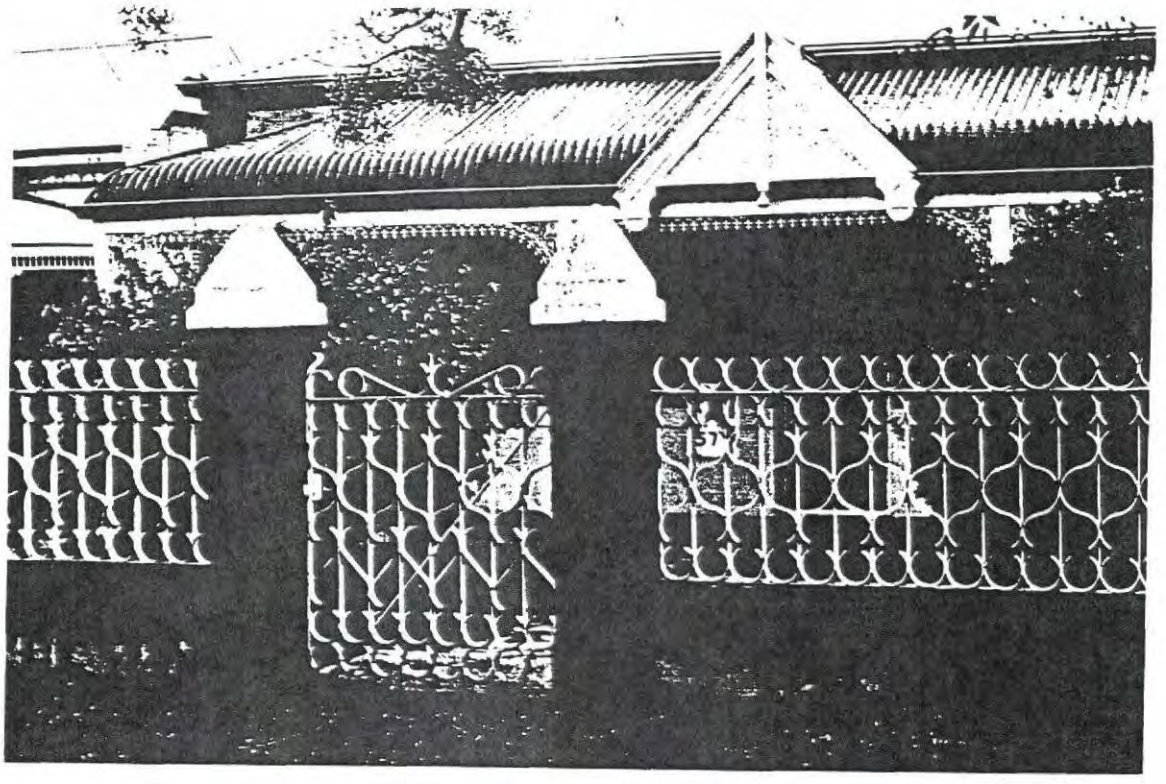


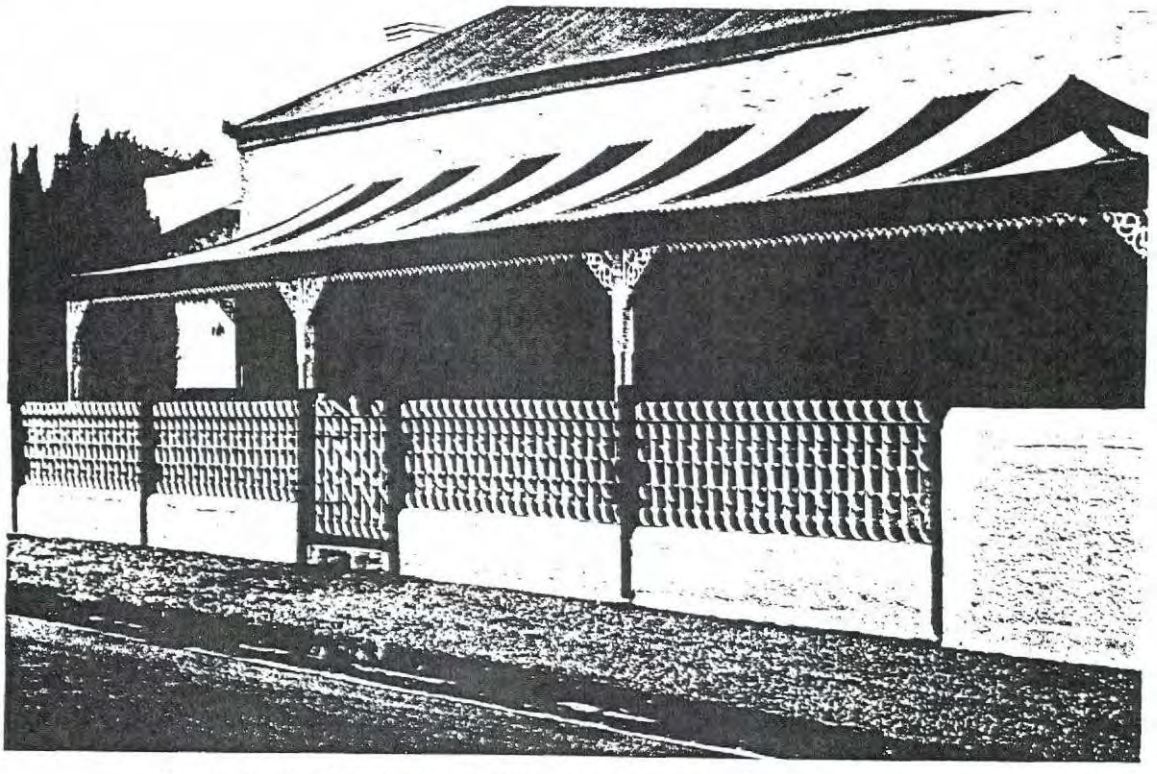
Larger villas used stone and cast iron or rolled (wrought) steel fence panels

High front fences, whether of timber, stone, sheet metal, brick, brush or tubular metal are not typical within Church Hill and disrupt the traditional open nature of the streetscape. If privacy is desired, this can be achieved by the careful selection of bushy shrubs or hedging.

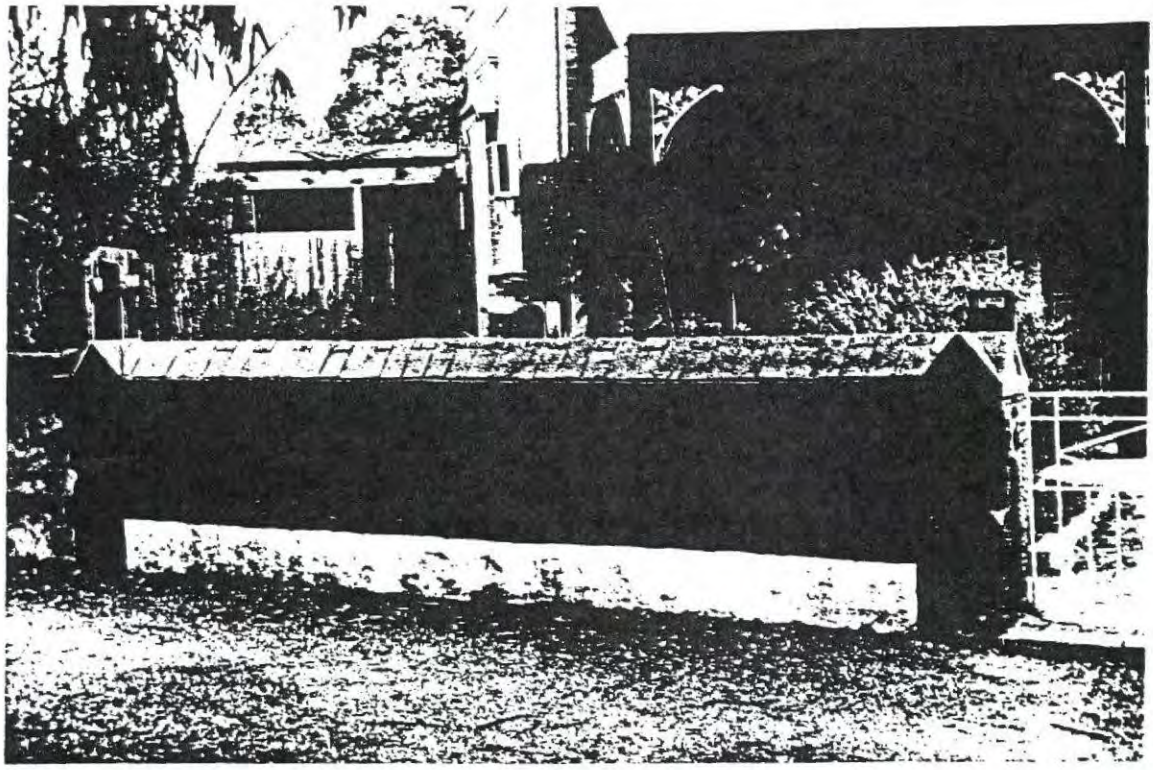


Variations of rendered low stone walls in Gawler. The bottom fence dates from the early 20th century.

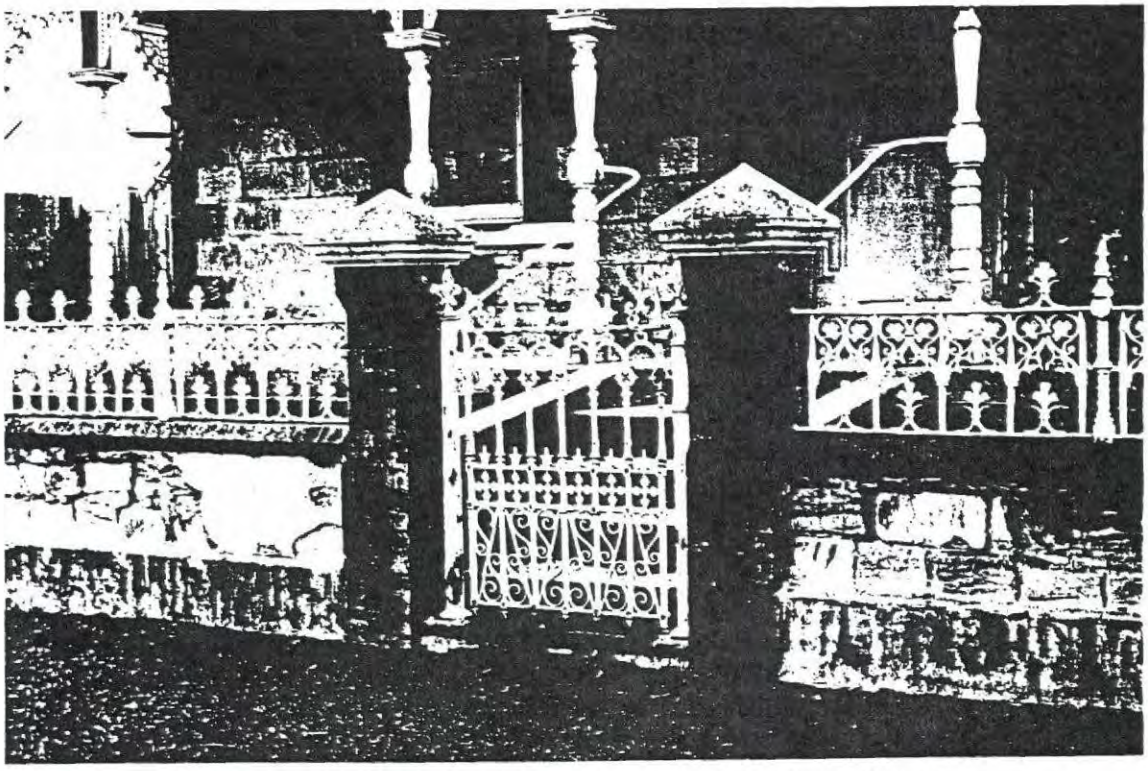




Examples in Church Hill of rolled steel fence panels built into a masonry wall.



An elaborate brick fence in Gawler which allows a view of the house and garden.



A low masonry fence with cast iron fence panels in Cowan Street.

13.4 Painting

Traditional buildings within Church Hill will always appear their best when painted in an appropriate colour scheme using colours commonly available from that period.

Most paint manufacturers now provide colour charts with traditional colours and indicative colour schemes. Additional information on traditional paint decoration can be found in the reference books listed within these guidelines.

Paint scrapes are a method of determining the early colour schemes used on a building. It is best to investigate paint in protected areas such as under the eaves or areas which are away from direct sunlight to obtain a truer rendition of the original colour. Early colour schemes were sometimes quite adventurous and when correctly applied to a building, the result can be outstanding.

Changes to the external colours of a building require development approval.

In painting interiors, consideration should be given to the original colour scheme, especially in significant areas. The original colour scheme can also be determined by undertaking paint scrapings. Contemporary paints can then be obtained to match. If this is not practical, a contemporary colour scheme with similar tonal variance and contrast to the original is recommended.

When refinishing interior walls it is preferable to leave the previous paint or wallpaper on the wall, and to paint or re-paper over if possible. The original material is part of the physical record of the building and should preferably be left for future investigation. If the condition of the original surface prevents proper application of the new finish, then it may be removed.

Stripping back and polishing architectural elements and fittings should be avoided, particularly those which where originally intended to be painted, such as skirtings and architraves.

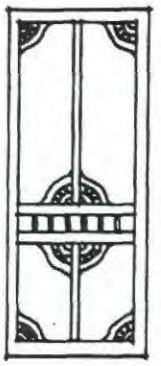
13.5 Security

Where owners of properties within Church Hill wish to provide additional security, the visual impact of the proposed security system should be carefully considered. Effective door and window locks are preferable to providing externally mounted security devices.

Most dwellings within Church Hill have true double hung windows, in that the top window sash originally slid down to provide ventilation whilst maintaining a level of privacy (and security) at the lower level. Reinstating the top sash to an operative condition with window locks should be considered. Similarly using laminated glass or clear acrylic sheet to glaze windows are alternative and unobtrusive methods of providing an additional level of security.

Greater security was traditionally provided by more substantial unadorned bars to windows. Externally mounted expanded metal mesh security door and window grilles, roller window shutters and the like have significant impact when viewed from the street. If security window bars, timber screen doors or metal security doors are installed, these should be of an unadorned and traditional design.

traditional window bars



traditional style security door

Where security alarm systems are installed, the visual impact of the externally mounted strobe light and box can be reduced by locating it in such a manner that the control box is concealed but with the light visible. This can be achieved by placing the box within the eaves or behind a gable with the light projecting through.

13.6 Roofs

Most buildings within Church Hill were traditionally covered with corrugated iron roofing. This roofing was of a galvanised steel sheet which was available in 6 or 8 foot lengths. Rust normally commenced where these sheets overlapped.

Technology now enables corrugated iron sheets to be manufactured in any length, as a consequence roofs may be covered from ridge to gutter in one length. Traditional sheets were treated with a galvanised iron finish to the steel to provide a greater life. This galvanised finish in time would 'go off' to provide a visually appealing soft grey finish. Galvanised corrugated iron is still available and is ideal for re-roofing. Varying thickness of steel sheet are also available, the greater the thickness the greater the life expectancy of the roof.

Corrugated galvanised iron roofs were also sometimes painted. Replacement corrugated iron roofs may therefore be galvanised, individually painted or pre-coated in traditional colours.

When re-roofing, metal ridge and hip caps should be scribed to follow the corrugated line of the roof sheet profile.

13.7 Mechanical Plant and Equipment

Roof mounted mechanical equipment, for example air conditioning units or communication equipment, satellite dishes, etc has the potential to impair the appearance of buildings within Church Hill. In general this type of equipment should not be visible from the street.

Split type heating and cooling air conditioning systems are preferred for air conditioning of buildings within Church Hill. Compressor units should be external to the building and mounted at or near ground level.

Window mounted air conditioning equipment may be installed provided the original window frames are not removed, however this equipment should not be installed through windows fronting the street or to side windows which are not concealed behind side fencing.

In general wall-mounted air conditioning units are not appropriate.

North facing solar water heating panels may be installed at roof level provided a location which is not visually prominent from the street is selected. Solar panels incorporating external roof mounted water storage tanks should not be used.

13.8 Interiors

The significance of interiors of buildings in Church Hill should be determined prior to the undertaking of work, including repairs, painting, wallpaper removal, alterations to joinery such as mantelpieces, cupboards and stairs, the introduction of services such as ducted air conditioning and light fittings, new cables and the formation of openings. Other work to interiors is also described under section 13.1 - Adaptation.

Generally work that is proposed to the interior of a building should retain the historical integrity and significance of the building. With interiors, it is most often necessary to balance modern living, worship or other standards with the retention of significance.

Before undertaking seemingly inconsequential internal work, first carefully consider the consequences. There may be some real economic benefits in maintaining the integrity of the building through the retention of original features, including colour schemes, interior decoration, joinery and other features.

Interiors of buildings that are included on the Register of State Heritage Places are protected under the Heritage Act. In many cases the significance of an interior may have already been affected by the removal of original finishes or previous alterations. In these situations a lower level of significance may apply and the need for protection of the interior may be removed.

The Heritage Advisory Service provides advice for interior work and this could include an assessment of the significance of an interior.

13.9 Suggested Approach for Adaptation and other Work to Interiors

The following are examples of the types of interior work that can be encountered in working with the interiors of old buildings. The examples are provided to demonstrate a possible considered approach to specific interior works.

1. Lath and plaster ceilings often suffer from cracking and sagging. Unless in a dangerous and dilapidated condition they may be restored in preference to replacement or underlaying a new ceiling. All mouldings such as cornices and ceiling roses may be retained, or replaced with correct replica mouldings, which are readily available. Other original ceilings which are worthy of retention include decorative plaster, pressed metal and timber match board.

2. Original timber floors are also worthy of retention. Individual boards or components can be replaced with matching timber species, width and thickness. The finish to original floors should similarly be carefully considered. If floor coverings such as vinyl sheet or carpet are to be used, overlay rather than remove the original floor covering. The application of tiles or slate finishes to a timber floor is not recommended.

3. New services such as wiring or plumbing may be housed in existing cavities, conduits and fittings. The impact of all new services on the building should be minimised. New air conditioning registers can be cut into ceilings using discreet locations rather than disturbing original mouldings.

4. New wiring can be concealed behind skirtings and architraves, in walls, ceilings, floor cavities, or at least in an inconspicuous location. Exposed conduits may be confined to minor rooms as a last resort, or behind beams or rafters.

5. New plumbing such as hot water services and new wet areas, could be confined to minor rooms or preferably to new additions. Hot and cold water pipes can generally be concealed behind skirtings, cupboards, or in wall, ceiling or floor cavities. If this is not possible, pipework can be chased into walls and then plastered over. Original tapware could be repaired and retained if possible.

6. Air conditioning ductwork may be concealed provided original ceilings or building bulkheads are not disturbed. Ductwork runs should be confined to areas of minor significance if possible.

7. It may be necessary to add new light fittings to the interior. The building may have a mixture of light fittings from a variety of periods. The retention of these can be a record of the use of the building.

   Replica light fittings are available, but these should only be used where sufficient evidence exists to enable an informed decision to be made. The use of simple unobtrusive contemporary light fittings is preferable, provided their installation causes minimum disturbance to the original physical fabric of the building.

   Other fittings found throughout the building such as door hardware and switch ware should be retained if in an acceptable condition and if current safety regulations permit.

14 NEW INFILL DEVELOPMENT

14.1 Residential

New residential development within Church Hill should complement the existing historic character of the contributory buildings. New development should not dominate within the streetscape nor reduce the historic character of the area.

14.2 Siting

New dwellings should be placed on the site to match front and side setbacks of adjacent and other contributory buildings within the same street. Where these existing setbacks vary significantly, new buildings should be located with a similar setback from front and side boundaries of the most adjacent contributory building and in a manner which will contribute to the pattern created by those contributory buildings within the streetscape.

14.3 Building Form

The form of new residential development should be consistent with the typical scale and proportion of contributory buildings. New development should match the height at eaves line of adjacent contributory buildings and be consistent with the predominant eaves and ridge heights of other contributory buildings within the street.

These contributory buildings should guide the form of new dwellings including the height, roof pitch, number of windows, their proportion and location, door openings and general massing of the building.

14.4 Roof and Verandah

The principal roof form within this area is hip roof construction, clad with corrugated iron. Roof pitches are generally between 30 and 40 degrees. Principal roofs on new buildings should reflect this dominant characteristic. Where an asymmetric floor plan is proposed, then a gable wall to the projecting room within the front facade may be appropriate.

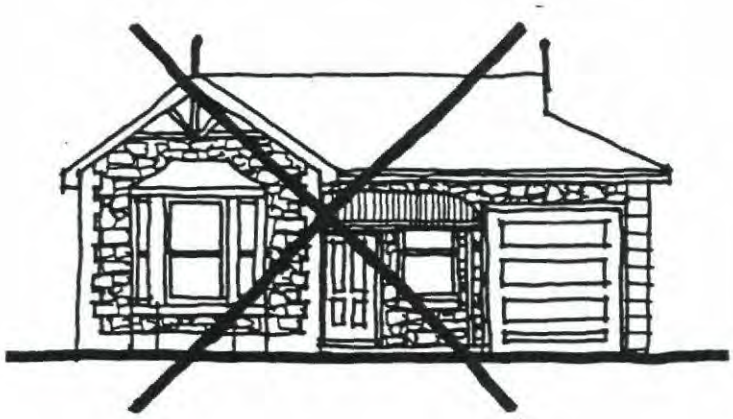
New dwellings should include verandahs to the street facade which reflect a modern interpretation of the verandah form similar to adjacent contributory buildings. Reproduction of historic decorations such as pseudo-cast iron, Dutch gables and finials to suggest a 'heritage' appearance is inappropriate.

14.5 Materials

Traditional materials used in contributory buildings within Church Hill are predominantly bluestone and calcrete (limestone), corrugated iron roofs and timber doors and windows.

New infill buildings should complement this predominant character. New dwellings do not need to slavishly repeat traditional building detail but rather complement the dominant colour and texture of the materials of those contributory buildings within the street.

Pseudo heritage such as imitation bluestone (slate veneer), reproduction cast iron decoration, false glazing bars, and leadlight to principal windows is inconsistent with the historic character of this area.



Pseudo-heritage is inappropriate within Church Hill

14.6 Windows and Doors

Openings within walls should reflect the proportions of doors and windows in contributory buildings. The traditional material for windows and doors is timber. Pseudo period decoration such as imitation glazing bars should be avoided.

14.7 Fences and Landscaping

Within Church Hill traditional fencing was usually timber pickets, woven wire or stone walling with cast iron panels or rolled steel fence panels for more substantially dwellings..

New fencing should be simple, not highly decorative, and based on historical and photographic evidence of original fencing styles which will enable a view of the house and yard from the street. High front fencing which prevents viewing of the house and yard is not appropriate. Solid front fencing such as brush, high masonry, metal panels and tubular fencing is inappropriate. Maximum height for new front fencing should not exceed 1 metre for gable cottages, small symmetrical cottages or attached cottages. Larger symmetric villas or late-Victorian villas may have higher front fencing, but these should also retain an open nature to enable viewing of the dwelling and front yard.

Side fencing should be constructed of traditional materials such as corrugated iron or timber paling. Side fences should be relatively low and consistent with the height of the front fence for the depth of the front yard and may increase in height from the line of the front of the dwelling. Allowing for topography and adjacent footpath levels, the maximum height for side and rear fencing should not exceed 1.8 metres.

FURTHER READING

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