



BATHURST
REGIONAL
COUNCIL

HERITAGE SURVIVAL KIT

Introduction

“There is no doubt that Bathurst is an outstanding city in Australian heritage terms. A quick tour reveals its antiquity, its cultural diversity, the character of its built environment and a sense of regional identity and pride” (Bathurst Heritage Study 1990).

This kit has been developed by Bathurst Regional Council to assist private property owners maintain Bathurst's unique heritage. The kit contains three main parts. Part 1 provides a list of contacts and advice to help you research the past history of your house. Part 2 contains a list of tips for caring for old buildings. Part 3 outlines architectural and financial assistance which may be available to help you maintain your house.

Bathurst Regional Council looks forward to working with you in the ongoing care and maintenance of Bathurst's heritage.

PART 1: History

Here are some contacts that can help you research the history of your house.

The Bathurst and District
Historical Society
PO Box 237, Bathurst
02 6332 4755

The Historical Society can provide assistance in dating buildings using old Council rate books (back to 1875) transfer documents and assessment books. For a fee, the Historical Society can undertake a number of research options.

The Bathurst Branch of the
National Trust
321 Russell Street, Bathurst
02 6332 4232

The Trust can tell you if your building is listed on the National Trust Register.

Bathurst Library
70-76 Keppel Street, Bathurst
02 6332 3188

The Library has historical photographs, books on styles and periods, some old newspapers including the Bathurst Advocate from 1848 and the Bathurst Free Press and Mining Journal from around 1850.

Bathurst Regional Council
158 Russell Street, Bathurst
02 6333 6211

Contact the Environmental, Planning & Building Services Department of Council to find out if your property is in the Bathurst Conservation Area or is listed as a heritage item under Bathurst Local Environmental Plan 2014. Your property may also be listed in the Bathurst Heritage Study. If so ask Council for a copy of the listing. It will tell you about the style of the house, and how special or significant it is. Council has also undertaken a Main Street Study for properties in the CBD. Contact Council for a copy relating to your property.

State Archives & Records 161 O'Connell Street, Kingswood 02 9673 1788	Contains the official historical records of the State.
Land Titles Office 1 Prince Alfred Road, Sydney 02 9228 6666	The official lands ownership registry for NSW contains much historical information and maps as well as title information.
Mitchell Library and State Library of NSW Macquarie Street, Sydney 02 9230 1414	A major history collection including books, maps, newspapers, photographs and manuscripts.
Australian Heritage Commission 02 6271 2111	The Australian Heritage Commission can tell you if your property is listed in the Register of the National Estate. The Australian Heritage Commission website is www.erin.gov.au
NSW Office of Environment and Heritage 02 9635 6155	Buildings of State significance will be registered here. Visit www.environment.nsw.gov.au .

Determining the age of your house.....

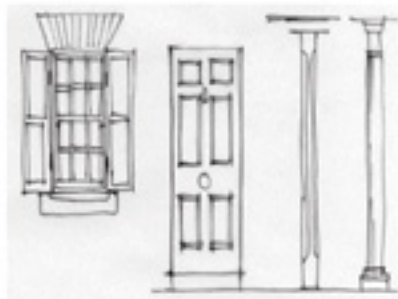
If you have been unable to determine the age of your house through one of the contacts provided above, another way to determine the age of your house is to look at its STYLE and its details. This will help establish the general period of construction, but remember some builders did not keep up with the fashions, and sometimes they really got their "styles" mixed up. Your house may therefore contain elements from a number of different periods. The main periods are as follows.

COLONIAL PERIOD

(Georgian and Regency)

This period, characterised by convictism and a colonial government, lasted till about 1842 when a rural depression affected the whole country. Symmetry and order typify the earliest houses, with their central door and matched windows to either side. The windows were of a sash or casement form with multiple small panes (12 to a window were typical) and protected by shutters. The discretely paneled door may be flanked by pilasters and topped with a fanlight, either curved or rectangular. Roofs were hipped and a verandah often encircled the house, or following English precedent, a portico extended over the doorway.

Some typical Colonial details are:



Government Cottage - Stanley Street

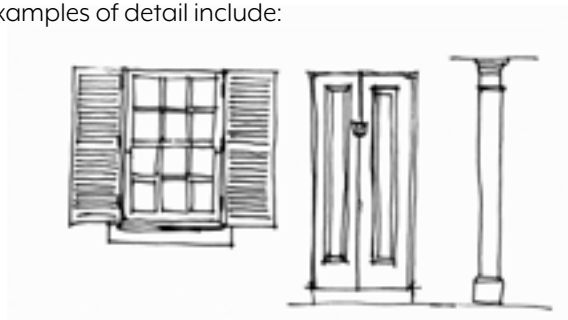


VICTORIAN PERIOD

With the end of the depression, and Queen Victoria coming to the throne, the “Victorian” half century began.

This time co-coincided with the gold rushes and the consequent explosion of city development, road and coach networks such as Cobb & Co and in the second half the railways which really opened up the inland. It was an exciting time known as the Victorian Age with change and diversity, growth and suburban spread. Buildings such as the Bathurst Railway Station, the Royal Hotel, and grand houses like Abercrombie House, Hatherly, Moreauvia and Delaware reflected the prosperity of the time. Romantic building styles were all the fashion with Gothic, Tudor, Romanesque and later Italianate design being borrowed from the past. These houses displayed the latest technology in the form of pre fabricated decoration, fine hard wall plaster, factory produced joinery, imported cabinet making and wall papers, ready made paints, decorative glass, gas lighting and efficient plumbing.

Some examples of detail include:



Railway Station - Keppel Street



Miss Traill's House - 321 Russell Street

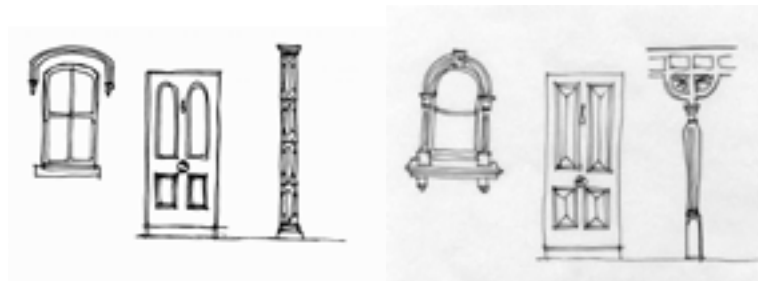


266-268 Russell Street



These styles were affected by the local environment. In Bathurst the local cream and brown bricks were used everywhere, and in the outskirts, rammed earth was sometimes the natural construction. Verandahs and breeze ways were common due to the warm summer climate.

An early Victorian house is Miss Trail's House at 321 Russell Street, Bathurst. The houses were often asymmetrical, with steep pitched roofs pointed gables and ornate barge boards.



Victorian Gothic detailing

Victorian Italianate detailing

By the mid Victorian period, Gothic styling was very popular and it can be seen in the wonderful Technical College Buildings in Howick Street, near the Post Office, which were built in 1876.

By the late Victorian days "Italianate" influence was the rage and many examples can be seen in the attached residences or single storey terraces of Russell Street.

Windows were often complex and walls decorated with elaborate cast iron, cast cement and stucco ornaments.

270-272 Russell Street



329-331 Russell Street



333-335 Russell Street



FEDERATION PERIOD

(Edwardian)

The lush Victorian period was brought to an end by the catastrophe of depression in 1893. Only after two or three years did house building begin again. But the extravagant times had gone and the Federation period was ushered in by different ideas which included the political entity of the Commonwealth.

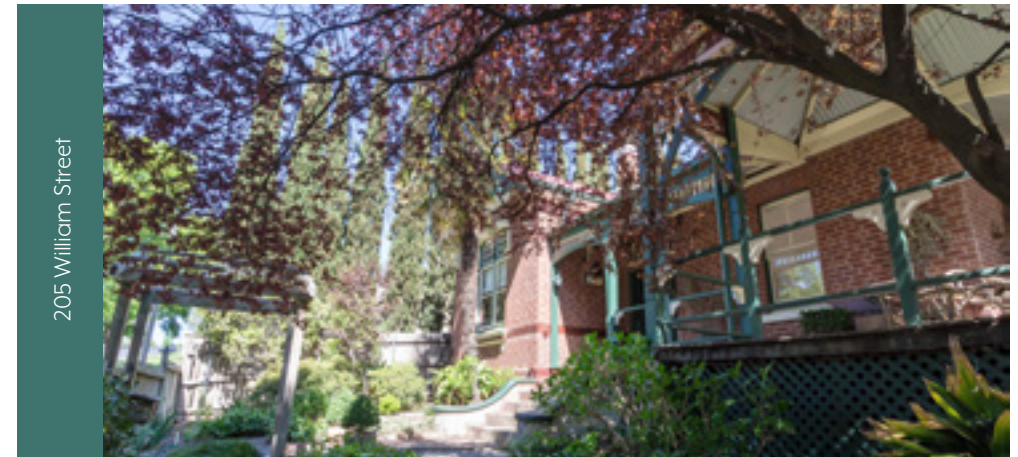
An epoch-making invention of this period was the automobile, which accelerated urban growth, brought new networks of bitumen roads and fostered social mobility. Domestic garages and roadside service stations were its new building types.

Another federation theme was home ownerships rather than rental and the ideal was a garden suburb characterised by ample blocks of land and tree lined streets.

Single storey villas, with terra cotta roofs, deep eaves, and turned timber decoration were typical. The Methodist Parsonage at 205 William Street and 125 William Street are good examples.



Some typical Federation detailing



BETWEEN THE WARS

(Californian Bungalow)

The twenty years or so between the two world wars, though punctuated by the disastrous depression of 1928-30, was a time of great development and consolidation. Returning servicemen set up new families and wider home ownership was promoted by the War Service Homes Commission and State Housing Schemes. More new suburbs were created, existing ones were filled up and bus services began to supplement commuter train services. These were also the years of the first airlines, the gramophone, films and movie cinemas, more and more private cars and blocks of flats.

Houses became smaller as families shrank in size. Domestic servants virtually disappeared. With the extension of gas services and then electricity, the kitchen changed its character. Stainless steel sinks, built-in cupboards, fibrous plaster, plywood, bent glass, metal windows, chromium decoration and flat roofs all made their appearance.

In terms of style, houses began to wear such costumes as Old English (later nicknamed Stockbrokers' Tudor in Britain), Art Deco and Spanish Mission (from America), functionalist (from Europe) and revived Georgian. But it was the Californian Bungalow which was most enthusiastically adopted by Australians, because it suited the Australian climate and way of life so well. The open plan, the spreading roof, the "sleep out" and, of course,

355 Russell Street



163 William Street



PART 2: Maintenance

the verandah of the bungalow form displayed the similarity of Australian and east coast American informal life styles of the 1920's and 1930's.

Details include:



Here are some useful tips on maintaining your house.

Research

Find out what you can about the past life of your house. Who lived there and how was the house used? When was it built and what were the original uses of each room? Are there any old garden structures in the yard and what were they used for?

Decide historically what is most significant about your house. Let this influence your ideas about how to use your home in the future.

Regular maintenance

Take time each year to check over your house and make a list of any maintenance required. It is a good idea to do this in writing. A detailed check list is included at the end of this part. If some repair work is needed to be carried out, keep full details of it with the maintenance checklist. Bear in mind that a checklist is only a tool. Some items will need to be inspected more often than others. You might also consider getting a tradesman to do it for you. In all cases, try to seek out and remedy the cause of any defects.

Maintain your roof and gutters

The major cause of deterioration in old buildings is water damage from leaking roofs and gutters and faulty down pipes and drainage. The old soft brickwork, renders and plasters are easily

saturated and paintwork quickly chips off and the timber begins to rot. Keep water out and away from buildings by regularly checking the gutters, down pipes and drains. Saturated ground promotes rising damp and even structural subsidence. Regularly clean the gutters and down pipes. Temporary unsightly repairs are preferable to allowing water penetration for even short periods. Because of potential damage, it is a good idea not to have gardens right beside the walls of your house.

Avoid over-restoration

Doing too much restoration work sometimes removes the attractive quality of old buildings. Usually there has been a succession of alterations and surfaces have developed patination due to use and weathering. These all provide a sense of age and previous occupation and some can be considered 'honourable scars'. Keep as many signs of age as is practicable.

Avoid cement and concretes

Most old construction employed relatively soft materials such as stone, brick, lime plaster and comp render. Concrete and strong mixes of cement mortar can lead to cracking walls, dummy render, uneven settlement and also permeability problems (see tip number 6 below). Internal lime renders, external compo renders and brick mortars were lime based, and while a limited amount of cement can be used, this should only be done in external, highly exposed areas such as parapets and chimneys. It is best to seek professional advice on appropriate lime based mortars and renders before undertaking such work.

Allow floors and walls to 'breathe'

Most old walls and floors allow the passage of small amounts of moisture rising from the ground to escape because they are soft and porous. In wet periods walls absorb moisture which dries out again on sunny days. Attempting to 'seal' walls against damp penetration or rising damp usually exacerbates the problem by damming up moisture within the walls.

Applying oil sealers, membranes or cement render to walls with damp problems will merely drive the water higher. The water source needs to be cut off by a damp proof course or better drainage. The use of lime plaster (inside), compo render (outside) and acrylic paints will allow old walls to retain their natural porosity and respond to moisture in an appropriate way. Where possible the use of concrete floors should be avoided as this can also drive ground water into the walls. The deterioration of timber flooring is usually due to inadequate ventilation in the subfloor areas. Unblocking vents, or adding new ones, will help dry out the subfloor.

Use sympathetic colours

Painting your house is a good regular way to help maintain it and older buildings are often more appealing if their colour schemes relate to their period and style of construction. Paint scrapings may be analysed and used to identify original colours. Many large paint companies now produce a good range of heritage colours and you can see these at your local hardware store. Bathurst City Council's Planning and Development Department has a range of

colour scheme guides for different architectural periods.

Look about at other restored heritage buildings and you will see how older houses can really come to life when painted in the fashionable colours of the period.

Look at the setting of your house

Fences are very important in enhancing the overall appearance of your property. Look at genuine old fences, observe the way they are designed and constructed. Choose a fence to suit your house style. Similarly garden design and planting, especially in the front garden, will best complement your work on the building if you keep it in period with the house. Use plants and garden layouts of the time. Look at original gardens to understand the type of surface used on paths and driveways.

Remember its your home

And you are part of its history too. Keep records and photographs.

Inspection For Maintenance

Here is a list of some of the items you should look out for on an external maintenance inspection of your house:

1. Look for any pools of water or soft ground around the house. Is water trapped anywhere? What is its source?
2. Is the underfloor area well ventilated or muddy? Does it need cleaning out? Are all the vents above the ground and clear?
3. Are the floor supports all upright and do the bearers and joists look properly supported and nailed down.
4. Are there any signs of insects or decay under the floor? Eg, mud tubes on the base of the walls or piers, (termite tunnels), white fungi growth, borer holes.
5. Check that wires and conduits are firmly fixed.
6. Check pipes for drips or corrosion.
7. Look for telltale signs of dampness in the walls eg, efflorescence (soluble salts on the brick face) mortar eroded away, fretted or spalled brick or stone faces, and some wall cracks.
8. Look at the condition of all surface paint, is it peeling, flaking or blistering. Is there any mould growth. If the surface needs repainting seek advice from a skilled tradesman.
9. Inspect your windows. The main types of timber windows are casement (hinged) or double hung. Are they watertight, do they operate properly? It is a good idea to oil or grease the pulley bearings on double hung windows every so often. A smear of soap on contact surfaces can get tight sashes sliding again. You might need a joiner to work on any

windows where the sash cord has broken or where the wood has deteriorated. Timber sills are usually the most vulnerable part. If the window needs glazing, do this before painting and remember to see that glassing rebate is primed.

10. Survey your roof from the ground using binoculars if you have them or lean an extension ladder gently against the gutter and check from there. Avoid getting onto the roof for safety sake and so you don't break the roof tiles. Look for signs of leaks, displaced tiles, corroded fixings or flashings, deteriorated chimney. Remember that ventilation is important to roofs too.
11. Finally look around the garden and at fences and walls. Check again that water doesn't accumulate anyway, that drains flow and that sumps and gullies are clear. If retaining walls don't have any weep holes in them and the soil behind them becomes saturated, they may bulge out or even give way. It may be necessary to rebuild the wall with plenty of weep holes.

Further references

If you would like to know more here is a brief selection of books, that are available in the Bathurst Library, Keppel Street.

Caring for Old Houses. Ian Evans. The Flanner Flower Press, Sydney 1988.

Conservation of Federation Houses. The Heritage Council of NSW, Sydney 1985.

Furnishing Old Houses: A guide to Interior Decoration. Ian Evans. MacMillan Press, Melbourne 1983.

How to Restore the Old Aussie House. Ian Stapleton. John Fairfax Marketing, Sydney reprinted 1987.

The Bathurst Regional Council can also provide you with a Directory of Conservation Suppliers and Services if you need it.

PART 3: Assistance

How can Council help you

The Bathurst Region has remarkable and rich heritage and Bathurst Regional Council aims to protect, enhance and promote this heritage. Council provides a number of ways to help guide and support heritage within Bathurst with the following services offered. If you require more information, please call Council's Senior Heritage Planner on (02) 6333 6211.

Local Heritage Fund

Council, with the support of the NSW Office of Environment and Heritage, offers small grants to property owners for maintenance and conservation works on older buildings in the local government area. The fund operates on an annual basis and grants of up to \$2000 are available. All older properties are eligible to apply for funding, not just listed heritage items.

Interpretation Fund

Council offers a small grant to assist local property owners, local heritage trusts/organisations or community groups to undertake projects to interpret and promote the region's history and to support the ongoing management of heritage properties. The fund operates on an annual basis and grants of up to \$5000 are available.

Main Street Improvement Fund

Council provides a Main Street Improvement Fund to encourage building owners and tenants to undertake the recommendations

of the Bathurst CBD Main Street Study. The fund operates on an annual basis and grants of up to \$5000 are available.

Heritage Advisory Service

Council has a Heritage Advisory Service that operates on a fortnightly basis. Council's Heritage Advisor and Senior Heritage Planner can meet with you on site, free of charge, to discuss maintenance and conservation advice, development options and signage and colour scheme proposals.

Heritage Trades Directory

Council's Heritage Trades Directory includes over 300 heritage for local heritage trades within the Bathurst region. The directory is available on Council's website.

DA Fees

Council will waive the development application fee for the following development proposals within the CBD: external painting of the building façade, signage, and the reinstatement or instatement of a verandah.

Minor works and maintenance

Council is able to waive the need for development approval for minor works to older buildings, where such works will not affect the heritage significance of the building or site. Contact Council prior to starting work.

What we do

Council undertakes the following key projects in relation to heritage management and promotion.

- Since the commencement of the service in 1996, over 2,000 site visits have been conducted with Council's Heritage Advisor providing free heritage, conservation and maintenance advice to owners of older properties in the Bathurst region and providing input into the development application process.
- The Local Heritage Fund has supported in excess of \$6m in building repairs, improvements and conservation works on older properties in the Bathurst Region since its inception in 1999.
- Since 2012, the Interpretation Fund has seen Council distribute nearly \$100,000 in funding to individuals and community groups from Bathurst and the rural villages to interpret, promote and manage the region's heritage.
- The CBD Main Street Fund, established in 2017, has supported nearly \$200,000 in building repairs and improvements to buildings in the Bathurst central business district.
- Council has adopted and implements the Bathurst Region Heritage Plan, which seeks to guide how Council and the community seek to protect, enhance and promote our region's heritage.
- Council undertakes a number of heritage interpretation projects to promote the region's heritage. Key projects

include the Bathurst and Kelso Heritage Trails, the Delightful Spot Heritage Trail (celebrating the early settlement area of Bathurst), the Surveyors History Walk, King's Parade interpretation, and the Pillars of Bathurst Cultural Heritage Garden (celebrating the lives of past Bathurstians).

- Council has completed a number of heritage studies, plans and strategies to inform the protection of the region's heritage including the Bathurst Region Heritage Study, reviews of the Bathurst Heritage Conservation Area, Bathurst Region Aboriginal Heritage Study and a number of Archaeological Management Plans.
- Council's planning controls protect 11 Heritage Conservation Areas in Bathurst and rural village locations and 34 individual heritage items within the Bathurst Region. Council maintains a database of over 800 heritage properties.
- Educative seminars are held in Bathurst to highlight the importance of restoration and reuse and Council supports the Bathurst Macquarie Heritage Medal and Local Heritage Awards.

