SCHEDULE OF CONSERVATION WORKS

"The Wattles"
245 Great Western Highway, South Wentworthville
October 2021

SUE ROSEN ASSOCIATES
HISTORY | HERITAGE | RESEARCH

CONTENTS

1. INTRODUCTION

1.1 Background

This Schedule of Conservation Works has been prepared for the "The Wattles" at 245 Great Western Highway, South Wentworthville, Cumberland City Council's Heritage Inventory Sheet for "The Wattles" notes that original fabric is highly significant and should be maintained and recommends that a detailed fabric analysis should be undertaken to understand the intactness and significance of individual elements of the site. This schedule of conservation works has been written to guide future works to the building and is based on an understanding of its fabric.

This report has been prepared on the basis of inspection carried out on 10 September 2021. The inspection relied on visual survey and did not include intervention into building fabric. The report provides a broad assessment of the fabric and general conservation guidelines. Detailed technical information such as structural adequacy and condition of building services is outside its scope. Construction details associated with conservation works and colour schemes are also outside the scope of this report.

1.2 Heritage Significance

The following statements of heritage significance have been extracted from Cumberland City Council's Heritage Inventory Sheet for "The Wattles":

> “The Victorian Residence, known as "The Wattles" at 245Great Western Highway, South Wentworthville, is locally significant for its historic, associative, aesthetic and rarity values. Built between 1851 and 1875 as a private residence, originally known as "Willow Cottage" and later as "The Wattles", is historically significant through its associations with William Fullagar, one of Cumberland's prominent pioneer settlers and developers. The dwelling is historically significant as one of the earliest houses in the Cumberland LGA and is relatively rare. The item retains some aesthetic significance as a moderately intact early Victorian residence; however, this has been compromised to some degree by later alterations and removal of original fabric, such as the construction of dormer windows on the first floor.”

1.3 Author Identification

This Schedule of Conservation Works was written by Dr Roy Lumby of Hericon Consulting with recording, research and review provided by Dr Sue Rosen of Sue Rosen Associates.

1.4 Limitations

Inspection of the building was visual only and there was no intrusion into building fabric. Access to under floor areas beneath the main house was restricted and precluded inspection. The roof structure was not inspected due to lack of access.

2. FABRIC ANALYSIS

2.1 Archival Evidence

This section of the report is based on the history of "The Wattles" written by historian Rosemary Broomham dated February 1997. The history includes early photographs and a description of the building at the time it was written. Comparison of the exisitng building fabric with information contained in the history provides insights into the extent of surviving original fabric and the amount of change that has taken place since 1997.

"The Wattles" was built by publican William Fullagar during the 1850s. Early photographs of the front of the house show it to have had the same form that it does at the present time - a single storey brick building with a jerkin head roof covered with timber shingles and a verandah on three sides of the house with a hipped corrugated iron roof supported off timber posts. The main roof contained three dormers, although it is not clear what materials were used in their construction, although it is unlikely to have been bricks. Windows consisted of multi-paned sashes and were protected by shutters.

By the first decade of the twentieth century the shingles on the main roof had been replaced with corrugated iron.

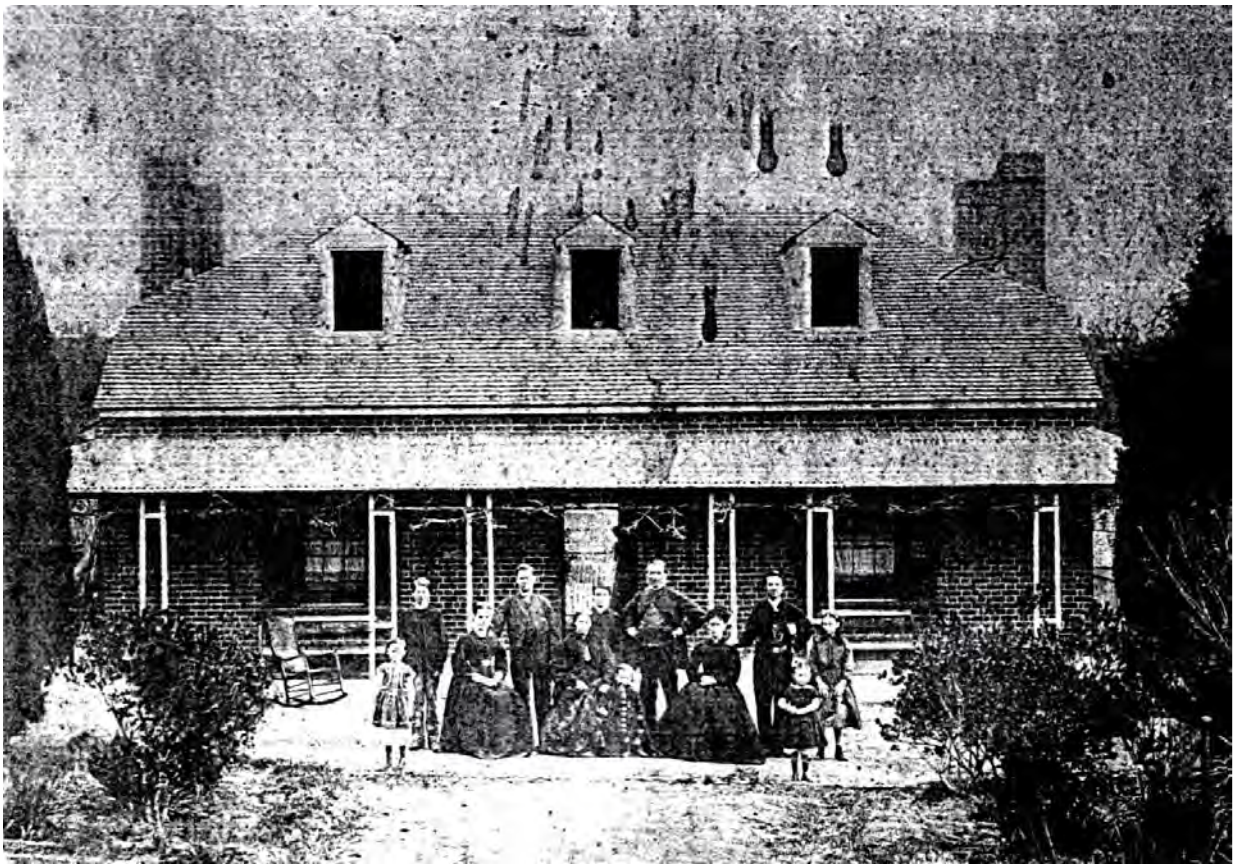


Figure 2.1 I Circa 1860s photograph of "The Wattles". The timber roof shingles, corrugated iron roof , timber verandah posts and unpainted brickwork of the front elevation can all be seen. [Reproduced in Rosemary Broomham, *The Wattles: A History*]

Figure 2.2 I Photograph of "The Wattles", circa 1905, showing corrugated iron on the main roof and the configuration of the front door and windows. [Reproduced in Rosemary Broomham, *The Wattles: A History*]

Figure 2.3 I Aerial photograph of "The Wattles " taken in 1943 (left) and recently (right). The footprint of the building has remained the same except for the bathroom wing at the rear of the building. [Spatial Information Exchange.]

The following description of "The Wattles" written in 1954 has been extracted from the Broomham history:

> Erected on the land is a brick Villa of approximately 31½ squares with stone foundation and roof of iron ... containing 2 bedrooms, 2 lounge rooms, 2 kitchens, 2 bathrooms, 2 toilets, 2 enclosed verandahs, front and back open verandahs, hall, lobby and 3 attic rooms. Partitions are solid brick and ceilings are of mixed construction, namely, lath and plaster, fibrous plaster and Wunderlich metal. Gas, water and electric light is connected. Gas hot water system, copper, 2 stoves, sink heater, bath heater and septic sewer are installed. Detached and at the rear are some old sheds and stables constructed of brick, timber and galvanised iron and are in bad state of repair having very little value.
>
> The building has been divided into 2 flats and although not self-contained have their own kitchen, bathroom and toilet facilities. Gas and electric light services are also separate. The building has been faithfully constructed and although 100 years old is in excellent state of preservation. Extensive renovations have been carried out recently to modernise the kitchens, bathrooms and verandahs.

Based on this description and site inspection during the preparation of the historical report during 1997, it was concluded that there had been at least two renovations undertaken to the building. One was thought to be during the 1920s, as evidenced by fibrous plaster and Wunderlich ceilings in living rooms and kitchens, while the other was around 1952 when the two flats were formed.

Figure 2.4 I Photograph published in the *Daily Telegraph*, 3 December 1980, shows tiles on the main roof and verandah and an attic level window and structure attached to the verandah on the eastern side of the building.

2.2 Physical Evidence

This section summarises the physical fabric of "The Wattles". Some items of fabric are common to a number of spaces.

2.2.1 Exterior

Roof

The main roof, verandah and dormer roofs were covered by concrete tiles before 1980, replacing the corrugated metal roofing that was in place by the first decade of the twentieth century. It is understood there is some water ingress through the roof covering.

Dormers

The dormers are an original part of the house. However, apart from roofing, windows have been replaced by louvres.

Chimneys

The four brick chimneys associated with the main roof and the two chimneys associated with Rooms 6 and 7 are an original part of the house. The chimneys are generally in fair condition but pointing has eroded on their western side. Metal straps have been installed the north-east chimney, which suggests that it may have needed stabilising in the past.

Walls

The walls of "The Wattles" are constructed of brick, which is in fair condition. A layer of cement render has been applied to a large section of the northern (front) elevation. The eastern, northern and western elevations of the main house have been painted, as have the south walls of the two rear wings.

Figure 2.5 I "The Wattles" viewed from the north-west.

Figure 2.6 I "The Wattles" viewed from the east.

Windows and Doors

Windows consist of multi-paned double hung timber framed sashes and are consistent in appearance with windows that appear in early photographs of "The Wattles". Louvred timber shutters are also consistent in appearance with the evidence provided by early photographs.

The three window sashes on the eastern side of the attic level are not original. Multi-paned window sashes in dormers that apper in early photographs have been replaced by glass louvres.

Figure 2.7 I Window sashes in the dormers, circa 1905, which were probably casement sashes. (left); louvres in dormers, 2021 (right).

The front door (eastern elevation) looks to be original when it is compared to the door shown in early photographs.. Doors opening onto the verandah from the eastern and western sides of the building and from rooms 6 and 7 are understood to have been added to the house after it was completed.

The tiled threshold at the front door appears to have been laid during the interwar period. An earlier threshold is located beneath the tiling.

Figure 2.8 I Tiled threshold at the front door.

2.2.2 Interior

Flooring

Room 1, 2, 3, 4, 5, 6 and 7 have close-spaced polished timber floor boards. The boards are narrow in width and appear to be pine. The boards may date to the 1950s.

Walls

All internal walls in rooms 1 to 7 are rendered and plastered. The northern, eastern and western walls of Room 8 are painted brickwork. This part of the building is thought to have originally been open, with a verandah against the north wall providing sheltered connection to Rooms 6 and 7.

Ceilings and Cornices

Ceilings and cornices in Rooms 1, 2, 3, 4, 5 and 7 are similar and are understood to have been installed after 1997. The ceiling in Room 7 is pressed metal. The pattern is similar to a design manufactured by Wunderlich Limited, which was available during the second half of the 1930s, if not before,

Earlier ceilings may remain in place above the existing ceilings. 1997 photographs show these to have been decorative fibrous plaster linings installed during the interwar period.

Figure 2.9 I Photographs of ceilings included in the 1997 Broomham history.

Joinery items

Close spaced polished timber floorboards are narrow, possibly pine, and may date to the 1950s.

Skirting boards in Room 1 (Hall) and Room 2 have deep simple profiles and probably date to the 1920s or 1930s. What appear to be original or at least skirting boards that reflect the age of the house can be found in Room 2, Room 3, Room 4, Room 5 and Room 7.

Door leafs have been removed from Rooms 2, 3, 4 and 5.

Original or early architraves still remain around several door openings and windows. Later architraves include: Room 3 - door to Room 1; Room 6 and Room 7 - windows and door to Room 8

Plasterboard ceiling and cornices are recent. 1997 report describes decorative fibrous plaster ceilings from 1920s.

Picture rails date to the 1920s or 1930s.

2.3 Conservation Methodology

Undertake all work in accordance with the Australia ICOMOS Burra Charter. The main guiding philosophy is to do "as little as possible, as much as necessary".

Conservation works are to be based on respect for historic building fabric. All fabric that is identified as original or early is to be retained in situ and protected so as to avoid damage or loss.

Any original fabric that must be removed to facilitate conservation works, such as timber architraves and skirting boards, should be carefully salvaged and stored safely on site for reinstatement.

Repair of original fabric is preferable to replacement.

Should it be necessary to replace original or early fabric that has deteriorated beyond repair, it should be done with new fabric that matches closely in terms of materials and profiles.

All conservation work to original and early fabric should involve the least possible physical intervention.

New materials and detailing should be clearly distinguishable from existing fabric. This can be achieved by either making subtle distinctions in colour, finish and detailing or by incorporating minute markings identifying the date of construction.

Traditional techniques and materials are to be utilised for the conservation of original building fabric. Modern techniques and materials that offer substantial conservation benefits may be utilised in some circumstances, but this must be supported by scientific evidence or a body of experience.

Competent direction and supervision is to be maintained for conservation works, which should be implemented by tradespeople with appropriate conservation experience and knowledge of traditional building skills.

Conservation works should be completed to the consent authority's (or its agent's) or conservation architect's approval. Small sample works should be prepared fro approval before the full extent of works is executed.

There is pronounced cracking in walls in a section of the building. The structure, including walls, footings (where practicable) and roof structure should be inspected by a suitably qualified structural engineer with recognised heritage expertise and the engineer's recommendations implemented. The recommendations should be implemented with the input of a conservation architect if they are likely to impact on significant building fabric.

2.4 Conservation Guidelines

2.4.1 Exterior

Although the overall form and much of the building fabric of "The Wattles" is intact and in relatively good condition, some external fabric is deteriorating and needs remedial action to prevent further deterioration.

The external timber walkway and separate structure containing bathrooms have little heritage significance. They are intrusive and detract from the appearance of the main building. These items can be retained or demolished.

Roofs

Replace tiles on main roof, verandah and dormers with galvanised corrugated steel.

Investigate curve in the east verandah roof and make roof structure level.

Retain as much early structural roof timber as possible. If only a section of the timber has deteriorated, splice in new section with matching profile and size. If timbers need to be replaced, used timber of similar grade and profile.

Repair eaves linings, retaining as much existing fabric as possible. Where necessary, replace damaged fabric with new fabric, profile to match existing.

Chimneys

Check chimneys are stable. carefully dismantle and relay bricks in exactly the same locations. Remove metal straps. Replace damaged bricks where the brick has deteriorated to the point where it cannot be reversed; new bricks are to match the existing bricks. Repoint brickwork where eroded using a lime mortar to match the sound mortar in the brickwork. Remove

Figure 2.10 I Deteriorating brick pointing in the northern chimney on the eastern side of the house.

Walls

The stone base courses are to be retained. These generally appear to be in good condition. The recommendations of a stonemason should be followed regarding any repairs need to the stonework. Indenting stone blocks, where at all feasible, is preferable to replacing blocks.

Cracking in brick walls should be inspected by a qualified structural engineer that has experience with heritage listed buildings. The advice from the structural engineer regarding works required to remedy cracking should be followed.

Figure 2.11 I Cracking in the western wall at the rear of the building has been an ongoing problem. Attempts to repair it in the past has been carried out crudely.

Brickwork should be repointed where necessary. This is most evident in the northern elevations of the place. Pointing and mortar repair should be undertaken using mortars to match existing mortar composition and appearance. Early mortars are generally richer in lime content and should be repointed like for like. Replacement mortar should be of a "softer" composition to allow moisture passage through the pointing instead of through brickwork.

Surface defects in brickwork can be addressed by turning existing bricks rather than replacing.

It is preferable to use salvaged bricks rather than new bricks if missing brickwork is to be reinstated.

Walls should be inspected for evidence of rising damp, which should be rectified if required using an approved methodology.

Remove paint from brickwork using an approved poulticing method such as Peel Away paint removal system. Brickwork should only be repainted if existing paint cannot be removed.

Paint the rendered section of brickwork on the northern elevation to match the general tone and colour of brickwork.

Figure 2.12 I Brickwork on the southern side of the southern wings (Rooms 6 and 7) requires repairs to mortar, replacement of new bricks where holes have been formed and careful removal of cement patching.

2.4.2 Interior - General Guidelines

Attic

The linings on attic walls are relatively recent and may date to the 1950s. There are no conservation works required in this part of the building.

Timber Joinery items, including Doors and Windows

As much original timber as is reasonably possible is to be retained. If architraves, skirting boards and picture rails are to be removed, salvage timber for reuse in new works.

Deteriorated elements should be repaired. Only damaged portions should be replaced with matching sections of timber rather than full replacement, unless damage is extensive.

New sections of timber are to match the existing in terms of finish and texture and to be of the same species or one of similar characteristics as the existing timber.

All external doors and windows are to be inspected for water damage and to ensure that there is no water ingress.

All windows are to be made operable. Broken sash cords are to be replaced.

Surfaces are to be prepared and refinished. It is preferable that the internal surfaces of window and door joinery are refinished so that the original finishes are maintained.

Missing or broken glass panes are to be replaced. New glazing should match or resemble existing glass.

Floor

Timber floorboards are in good condition. Carefully patch where there are gaps between boards and walls or hearths.

Check under floors to ensure the structure is stable and all timbers sound and in good condition.

Check for presence of termites in bearers and joists and treat if present. Install ant caps if these are not present.

Should timbers require replacement, install new sections that are the same in size and profile.

Hydraulics

The site and roof/drainage should be comprehensively inspected by a suitably qualified plumber, and the plumber's recommendations implemented. These recommendations should be implemented with the input of a Conservation Architect if they are likely to have a negative impact on important building fabric.

All guttering and downpipes should be inspected for damage, perforation, leakage and blockage.

Guttering and downpipes, where replacement is required, should be replaced with materials and profiles to match original materials and profiles.

Painted Surfaces

Damaged surfaces should be repaired by preparing the substrata and repainting.

Retain evidence of historic paint schemes. New paint should be applied as an additional layer so as to retain the potential to reinstate early schemes. Damaged paint should be carefully rubbed back, prepared and painted.

Intrusive elements

Visually intrusive elements such as cabling, wiring, hardware, services, piping, ductwork and the like can have

a degrading impact on the heritage significance of a place. Redundant intrusive elements should be removed.

Plaster

Damaged internal plaster surfaces should be stabilised and repaired. Retain as much original fabric as is possible via patching. It is important that plaster repairs are carried out to match the existing in terms of materials and finish. Decorative detailing should be reproduced by preparing moulds taken from existing decorative fabric.

Flooring

Visual inspection suggests that the original timber flooring has been replaced, probably when the building was converted to flats in the early 1950s. Floorboards are generally in good condition so should be retained and refinished as required.

2.4.3 Room Guidelines

This section of the report contains specific guidelines for the conservation of significant internal fabric in each room.

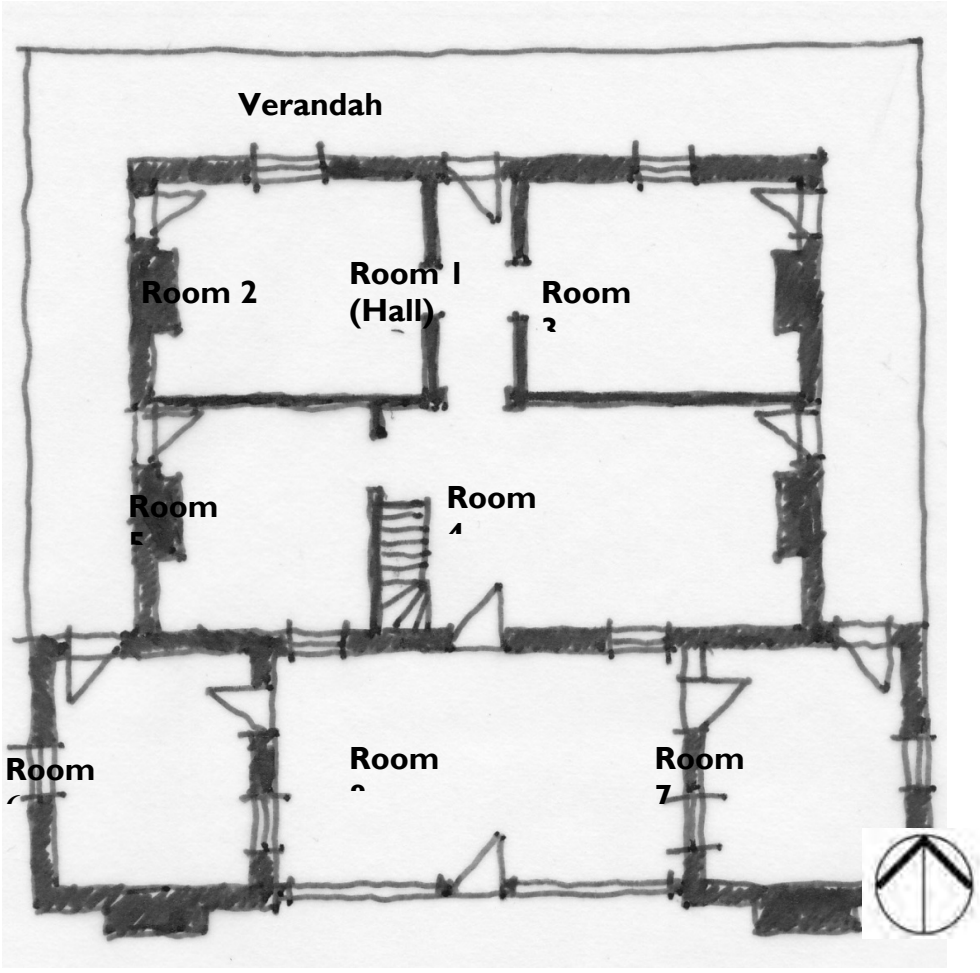


Figure 2.13 I Ground floor plan (not to scale).

Note that although ceilings installed during the 1920s were probably removed for the installation of new linings, they may possibly remain above existing ceiling linings. Leave existing ceiling linings in place to conserve the earlier linings, if still in place.

ROOM 1 (Hall)	
Ceiling	Check condition of ceiling and cornices. Make good any damaged sections as required. Prepare to a sound surface and repaint.
Walls	Hammer tap all wall surfaces to identify any drummy areas of plaster. Replace areas of unsound plaster. Remove paint layers back to a sound surface and repaint walls.
Joinery items	**Skirting boards** Retain all skirting boards. Sand back and repaint.
	Doors Retain front door, fanlight and architraves. Retain door hardware. Retain existing architraves to the doorway to Room 3. Consider reinstating door leaf as detailed by heritage specialist. Install architraves to the door opening to Room 2, to match the architraves of the opening to Room 4. Consider reinstating door leaf as detailed by heritage specialist. Sand back all joinery and repaint.
	Picture rails Retain picture rails, sand back and repaint.

ROOM 2	
Ceiling	Check condition of ceiling. Make good any damaged sections as required. Remove paint layers back to a sound surface and repaint.
Walls	Hammer tap all wall surfaces to identify any drummy areas of plaster. Replace areas of unsound plaster. Remove paint layers back to a sound surface and repaint walls.
Fireplace	Retain cast iron grate, Carefully remove paint and refinish , colour black. Retain timber chimney piece. Sand back and repaint. Remove hearth tiles and make good surface of hearth below.
Joinery items	**Skirting boards** Retain all skirting boards. Sand back and repaint.
	Doors Retain existing architraves. Make good damage to joinery where hardware has been removed. Reuse hinge locations if door is to be replaced, otherwise make good damaged sections of timber. Sand back and repaint Sand back and stain finish architraves and fanlight framing to match existing.

ROOM 2	
	Replace door leaf to verandah with door leaf to match the door to the Verandah in Room 3. Retain architraves and ventilating panel above door. Make good sill as required. Sand back and repaint. Replace hardware with new hardware that is appropriate to the age of the building.
	Window Retain existing window. Replace sash cords if broken. Ensure both sashes are operable. Replace/repair putty to match existing as needed. Patch repair any damaged joinery. Install hardware that is appropriate to the age of the building. Sand back and repaint.
	Pictue Rails Retain picture rails. Sand back and repaint.

ROOM 3	
Ceiling	Check condition of ceiling. Make good any damaged sections as required. Remove paint layers back to a sound surface and repaint.
Walls	Hammer tap all wall surfaces to identify any drummy areas of plaster. Replace areas of unsound plaster. Remove paint layers back to a sound surface and repaint walls.
Fireplace	Retain cast iron grate, carefully remove paint and refinish, colour black. Retain timber chimney piece. Sand back and repaint. Remove hearth tiles and make good surface of hearth below.
Joinery items	**Skirting boards** Retain all original skirting boards. Sand back and stain finish to match existing.
	Doors Retain existing architraves. Make good damage to joinery where hardware has been removed. Reuse hinge locations if door is to be replaced, otherwise make good, damaged sections of timber. Sand back and repaint Retain door to verandah, architraves and ventilating panel above it. Make good to sill as required. Sand back and repaint. Replace hardware with new hardware that is

ROOM 3	
	appropriate to the age of the building.
	Window Retain existing window. Replace sash cords if broken. Ease windows and ensure both sashes are operable. Replace/repair putty to match existing as required. Patch repair any damaged joinery. Install new sash pulls to bottom sash. The design of the pulls is to be appropriate to the age of the building. Sand back and repaint.
	Picture rails Retain picture rails. Sand back and stain finish to match existing.

ROOM 4	
Ceiling	Check condition of ceiling. Make good any damaged sections as required. Remove paint layers back to a sound surface and repaint.
Walls	Hammer tap all wall surfaces to identify drummy areas of plaster. Replace areas of unsound plaster. Remove paint layers back to a sound surface and repaint walls.
Fireplace	Retain cast iron grate, Retain timber chimney piece. Sand back and repaint. Remove hearth tiles and make good surface of hearth below.
Joinery items	**Skirting boards** Retain all original skirting boards. Sand back and stain finish to match existing.
	Doors Retain door, hardware and fanlight to Room 8. Reinstate glazing in fanlight. Retain door to verandah and ventilating panel above it. Make good to sill as required. Retain existing architraves to all door openings.. Carefully repair damaged timber where latch and striking plate have been removed. Sand back and repaint door, architraves and fanlight framing.

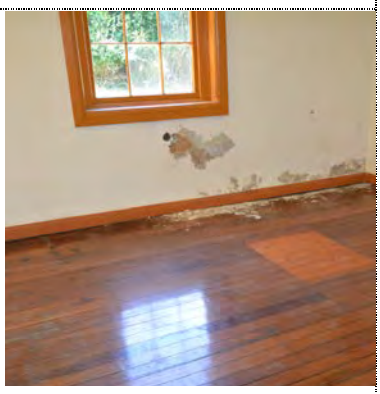
	Window Retain existing window. Replace sash cords if broken. Ease windows and ensure both sashes are operable. Replace/repair putty to match existing as needed. Patch repair any damaged joinery. Sand back and repaint window joinery.
	Picture rails Retain picture rails.Sand back and repaint.
Stair	Retain stair and cupboard. Ensure handrail and balusters are secure. Sand back and repaint.

ROOM 5		
Ceiling	Check condition of ceiling. Make good any damaged sections as required. Remove paint layers back to a sound surface and repaint.	
Walls	Hammer tap all wall surfaces to identify drummy areas of plaster. Replace areas of unsound plaster. Remove paint layers back to a sound surface and repaint walls.	
Fireplace	Retain timber chimney piece. Sand back and repaint. Remove hearth tiles and make good surface of hearth below.	
Joinery items	**Skirting boards** Retain all original skirting boards. Sand back and repaint.	
	Doors Retain existing architraves in doorway to Room 5. Make good damage to joinery where hardware has been removed. Reuse hinge locations if door is to be replaced, otherwise make good damaged sections of timber. Sand back and repaint Replace door to Verandah with new door to match the door Room 3, as shown in the photograph opposite. Retain ventilating panel above it. Make good to sill as required.	

ROOM 5	
	Window Retain existing window. Replace sash cords where broken. Ease windows and ensure both sashes are operable. Replace/repair putty to match existing. Patch repair any damaged joinery. Sand back and repaint.
	Picture rails Retain picture rails. Sand back and stain finish to match existing.

ROOM 6	
Ceiling	Check condition of ceiling. Make good any damaged sections as required. Remove paint layers back to a sound surface and repaint.
Walls	Patch cracks in walls after undertaking structural work recommended by engineer. Hammer tap all other wall surfaces to identify drummy areas of plaster. Replace areas of unsound plaster. Fill hole in wall where exhaust fan has been removed. Remove paint layers back to a sound surface and repaint walls.
Joinery items	**Skirting boards** Retain skirting boards. Sand back and repaint.

	Doors Retain doors to Room 8 and Verandah. Retain ventilating panel above the Verandah door. Make good to sill as required. Replace architraves with new architraves to match those of the doorway between Room 1 and Room 4, as shown in the photograph opposite. Sand back joinery and repaint.	
	Window Retain window in western wall and repair broken sash cords. Sand back and repaint. Remove fixed sash in eastern wall and replace with timber framed double hung sashes to match double hung sashes elsewhere in the building.	

Room 7		
Ceiling	Retain pressed metal ceiling. Evidence of what may be water damage around the central light fitting. If water ingress has been occurring, wiring in this part of the building must be checked. Check condition of ceiling generally Remove paint layers back to a sound surface and repaint.	
Walls	Investigate potential causes of damp in eastern and western walls where painted surface has deteriorated. Remedy any damp using approved methodology to minimise damage to brickwork. Hammer tap all wall surfaces to identify drummy areas of plaster. Replace areas of unsound or damaged/cracked plaster. Remove paint layers back to a sound surface and repaint walls.	
Floor	Retain timber floor boards and refinish if needed to match existing	

Room 7		
Fireplace	Retain fireplace. Ensure chimney is clear of any debris. Clean back floor of firebox and carefully repair vertical edge where the lining has broken away. Add matching section of skirting board on the western side of the firebox to match the skirting on its eastern side.	
Joinery items	**Skirting boards** Retain all skirting boards. Sand back and repaint.	
	Doors Retain the door to Room 8. Retain the door to the Verandah and ventilating panel above it. Make good to sill as required. Retain existing architraves to all doors. Make good any damage. Sand back doors and architraves and repaint.	
	Windows Retain window in eastern wall. Replace architraves with architraves and sill as in Room 5 - refer to photograph opposite. sand back window joinery and repaint. Remove fixed sash and in western wall and replace with timber framed double hung sashes to match double hung sashes elsewhere in the building and architraves and sill as in Room 5.	

Room 8	
General	Consider removal of south wall and roof. Consider reconstructing verandah to link Rooms 6 and 7. Remove existing floor covering to determine condition and materials of substrate beneath. New flooring as required as recommended by an architectural heritage specialist.
Walls	Remove paint from wall surfaces.

Windows	Replace broken hinge on the shutter associated with the western window in the north wall.