Heritage Grant
Building Works Notes

The following notes have been prepared to assist heritage grant applicants in preparing their application. These notes are of a general nature only and are not intended as a substitute for technical documentation. It is strongly recommended that you discuss the details of your proposal with Council's Heritage Adviser (or a suitably qualified heritage professional of your choice) before submitting your application.

Conservation works should retain as much of the original building fabric as possible.
Repair of original materials is preferable to wholesale replacement of a building element.
Where this is unavoidable, original details should be carefully reproduced, ensuring that profiles and mouldings are the same.
An early building should not be embellished with additional mouldings or other decorative features.

Any replacement detail should be based upon evidence of the original feature; photographic or physical evidence, reference to nearby buildings of similar age, style and materials.

Roofing

Re-roofing of a heritage place is described as "development" in the Development Act1993 and therefore requires a Development Application.
Roof sheeting was originally in short sheets of galvanised iron nailed to the roof framing. Short sheets are still available today, although modern long sheets may generally be used.
Often original roof sheeting, even though of rusty appearance can be retained and repaired.
Modern Zincalume which is zincaluminium alloy coated steel, is not an appropriate substitute for traditional galvanised sheeting as it is too bright. It is still possible to buy new galvanised sheeting often referred to as 2600. Some suppliers are Fielders Roofing, Revolution Roofing.
An appropriate Colourbond roof may also be considered by Council.

Traditional profiles and materials should be used for example:

- **Roof capping:** Hip and ridge cappings should be scribed to roof sheeting corrugations.
- **Downpipes:** Should be Round galvanised metal or Colourbond not PVC. The diameter of downpipes is generally 75mm.
- **Gutters:** Use ogee profile for places constructed prior to 1920s - 125-135mm for roofs and 100mm for verandahs. Provide timber Scotia moulding under ogee guttering. Use D Gutters for places constructed from the 1920s.
- **Eaves:** Reinstate eaves linings to original details.
- **Features:** Replace any lost timber features such as vents, bargeboards, finials.

Salt Damp Treatment

Ensure that the cause of the damp has been identified and corrected before proceeding with salt damp treatment.
Ensure that the method is appropriate for the type of masonry.
Remove any previous hard cement repairs.
Remove any salt damp affected debris from the site during the course of the works.

In cases of extensive salt damp, poultice masonry to extract any remaining salts and allow sufficient time for wall to dry out.
One ready-made product is 'Cocoon' by Westox.
Undertake any mortar repairs in a soft lime mortar.
Where walls are re-plastered use a salt retardant plaster.

Heritage Grant
Building Works Notes

Verandahs

Match original detailing where evidence exists.
Post sizes should be no less than 100mm x 100mm (finished size). Provide chamfers to posts if this is appropriate to the period of dwelling. Modern verandah posts are 90x90mm and are not suitable.
Post shoes should be concealed with a timber skirting.
Mouldings such as capital moulds (moulding at the top of the verandah post) should be carefully copied.
The type of verandah slab used on a heritage place depends greatly on the era and economic climate in which the building was built. Simple workers cottages usually had compacted rubble, topped with a thin cement mortar or bitumen/sand layer.
These were often replaced with a concrete slab later.
These slabs were edged with a cant brick (bricks with the corner cut off).

The concrete would either cover the brick producing a chamfered edge or be left exposed. Another commonly used edge treatment was slate with a bull nosed edge
Original verandah slabs should be retained where possible.
If replacement is necessary the replacement slab should not have the commonly used trowelled control joints.
It is preferable to reinstate concrete verandah slabs as one whole intact surface allowing it to crack naturally as the original slab would have. Match the original look of a painted slab with an oxide in the concrete mix. Oxides can be obtained from most concrete suppliers. When re-tiling verandahs, select a tiling pattern and verandah edge that suits the period and status of the building. Check similar houses in the area that have retained original finishes and elements.

Cast Iron

Retain original lacework where possible. Old lace work can be restored by grit blasting for removal of paint and rust, spraying with inorganic zinc spray, undercoating and painting with 2 pack epoxy or 2 coats of enamel paint.
Water based paints should not be used as they may cause the iron to rust when exposed to the weather.

If ironwork has been removed, new sections can be cast using any original examples.
Sand-cast aluminium is sometimes used to avoid iron corrosion problems.
Die-cast aluminium “lace” reproductions are not suitable as they do not accurately replicate original details.

Painting

Where there is no evidence of the original colour scheme of the building, choose a scheme suitable to the era, style and materials of the building. If the building is an attached cottage or part of a row of houses, discuss uniform colour scheme with adjoining owners.
Facebrick or stone walls should not be painted over.

Incorrect paint systems may seal moisture in the walls and encourage salt damp. Lime washes, made from slaked lime and water were the traditional method for painting rendered external walls. Porters and Keim are two manufacturers which produce tradition paint finishes.

Paint Removal

Removal of paint from buildings is a complex and potentially hazardous process. Professional advice should be sought from experienced manufacturers and contractors before proceeding with this.

Many methods of paint removal can irreversibly damage building fabric.
Heritage advice should be sought before proceeding with paint removal projects.