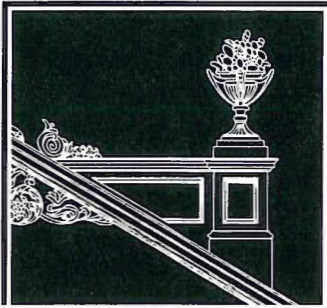


July 1995 • Number 7



State Heritage

NEWSLETTER

Issues and information on heritage conservation in South Australia





View of lobethal with former Tannery in the background c. 1890. (Courtesy Mortlock Library, State Library of South Australia 35255/62)

Nestled on the slopes of Lobethal, which was first laid out by German settlers as a farmlet village in 1842, is a house with an interesting story. Built in 1843 as a settler's house, it was converted to a tannery in the late 19th century, and re-converted to a house after 1900. It was sold at auction ten years ago and is being attentively restored by a dedicated owner.

Dedication to the past – a story of restoration and renovation

Ten years ago Conservator Debra Spoehr bought a place that seemed to be destined for demolition. Most potential buyers were deterred by the smell of years of decay, as well as the unappealing appearance of salt damp spreading up the walls. Such was the state of disrepair that Debra was initially reluctant to show her parents. The only other buyer at the auction was a developer who was prepared to demolish the former tannery. But Debra had an interest in architecture and in particular stone buildings; she



quickly realised that the damage was not as extensive as it seemed.

Fortunately the damp walls did not have a high content of salt and the stone had weathered reasonably well. Like many a good renovator Debra could visualise what was behind the mess and the smell. She had little knowledge of building materials and processes, but it was her interest in the character of

stone, as well as having lived in stone houses, that made her buy the house. In seven years, while working as a conserva-

tor, Debra has turned a dusty building into an interesting house. Her three years in Canberra studying Conservation of Cultural Materials has been of practical value in the restoration of her home.

The task of restoration and renovation was not an easy one as Debra did most of the work herself. 'I had a good feeling about the place as soon as I walked in, and there were never any questions about the way I would cope'. Her first task was to knock down an extension on the front of the house which not only detracted from the character of the place but also encouraged moisture up the side of the house. The next crucial task was to dig up all the concrete (including concrete in the middle of the house) and allow air space under the floors to stop the moisture creeping up the stone walls. To keep water away from the walls, galvanised iron tanks were removed and an agricultural drain placed around the house. The not too small task of changing the plumbing away from the house was yet another task for Debra. The outside walls were repointed with a soft mortar to finish the conservation process.

Debra's feeling for the past encouraged

her to use the same or similar materials to the original. To this end she used the original shutters found in the loft to hang alongside the windows. The original German design had used wooden panels rather than windows but Debra opted for glass in the interests of more light, however, the windows were made with the same mouldings as the originals. Re-roofing was another major undertaking; the use of galvanised iron instead of zincalume, although more expensive, will slowly develop a grey patina in keeping with the building's historic character.

Debra repaired the lath and plaster ceiling in the dining room and plugged it with horse hair, sand and lime. A 'dab hand at rendering', Debra rendered most of the interior of the house on her own. Meticulous in her detail, all the beams were wire brushed and oiled.

Probably the most interesting renovation has been the loft which had been used as the drying room for the tannery. At the turn of the century the owners sealed off the loft from the inside and used it as a storage room. It was Debra's task to clean the space after almost 100 years. The loft is now a sizeable bedroom and living space

with the original timber showing traditional German detailing. Borers had invaded the 25.5cm baltic pine floorboards, but enough were saved to be used in the kitchen and middle room. The loft floor was replaced with industrial floorboards which were cheaper than conventional floorboards.

Debra believes the house was bought 'at a bargain' and despite her limited knowledge of the building trade said it was relatively easy to get help; the only effort was in the time taken to look for advice. For three years Debra cooked on a gas barbecue in the middle of the house with a 10 gallon hot water tank that allowed her a 'very quick shower'. Her advice to anyone restoring and renovating is to take it slowly. 'The attitude of having everything immediately is prevalent in our society, but it is not a good attitude when renovating' claims Debra. In fact she found that living in her house before restoration gave her a better understanding of how the rooms should be used.

It is often thought that conservation is costlier than demolition and re-building, but Debra's case proved this to be incorrect. She maintains that it was much cheaper to restore than to demolish and rebuild.

The trick is not to over capitalise. Her expenditure consisted mainly in costs for materials such as plumbing, slate for the floor and roofing. Other materials were found from a wide array of sources; old bricks lying around and stone from the demolition of the front addition; floorboards from upstairs re-used in the kitchen; and horse hair and mud found at no cost. Over a period of time, and with the help of an electrician friend, Debra re-wired the house and after three



The restored loft in 1995

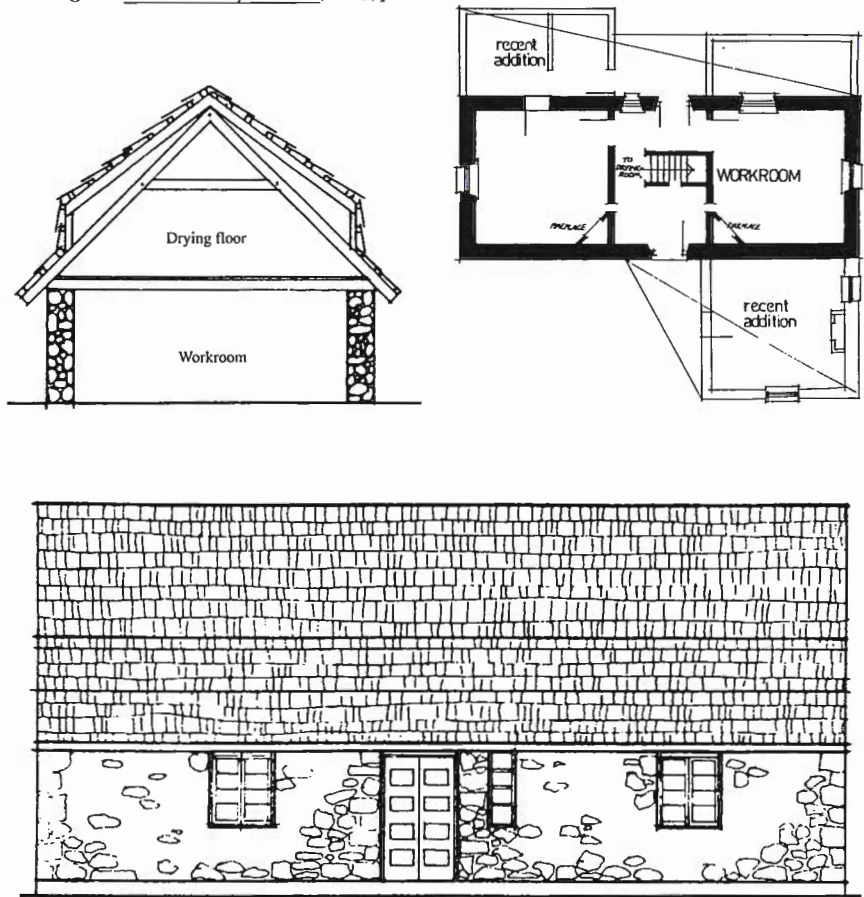
years had hot running water in the kitchen.

After a decade of activity Debra is continuing renovations this year by finishing the kitchen, and is planning a new bathroom. Despite the labour of love even Debra has just about reached the end of her tether; she will pay someone to finish the conservation of her home - but with close supervision!

With Debra's help and with some good friends, this former tannery has retained much of its original character. The conservation of this place is not only an example of dedication to the past, but of the way in which historical buildings can be re-used. They do not automatically have to be demolished simply because they are old, and in this case it was more economical to conserve rather than demolish.

History, which is often experienced in our everyday lives through studying the built environment, can continue to teach us about our past. It does not always have to be locked in text books.

Section, floor plan and elevation, courtesy G.Young et al *Lobethal Valley of Praise, 1983, p.50*



Petticoat Lane - Woods MacKillop School House State Heritage Area

The Petticoat Lane precinct in Penola, which includes the Woods MacKillop School House, is to be designated a State Heritage Area. Hamish Angas, Heritage Survey Co-ordinator, describes the process of creating a State Heritage Area under the new *Development Act 1993* and the *Heritage Act 1993*.

Petticoat Lane is an area which demonstrates a full range of early South Australian cottages, constructed from a variety of building materials. The area depicts a way of life based on self sufficiency and the growth of a small country town from its origins in 1850 until World War One.

The Woods MacKillop School House, on the corner of Petticoat Lane and Portland Street, is an important site within the proposed State Heritage Area, and is closely associated with the work of Mother Mary MacKillop. The beatification of Mary MacKillop as the first Australian Saint by Pope John Paul II will ensure continued interest in the area.

The concept of declaring Petticoat Lane in Penola a State Heritage Area was originally put forward in the mid-1980s. The National Trust of South Australia in association with the District Council of Penola again raised the issue of a Petticoat Lane State Heritage Area in March 1994.

The *Heritage Act 1993* states that one of the functions of the State Heritage Authority is to investigate areas of heritage value and promote their establishment as State Heritage Areas. Based on the historical importance of Petticoat Lane, the Authority recommended that the precinct be declared a State Heritage Area. The mechanism for implementing such a resolution is

not under the Heritage Act, but is included in the Development Act, which requires that a State Heritage Area can only be created by an Amendment to the local council's Development Plan. Consequently in September 1994, the Minister for the Environment and Natural Resources, the Honourable David Wotton, wrote to the Minister for Housing and Urban Development, the Honourable John Oswald, requesting that the Minister instigate an Amendment to the Development Plan to create a State Heritage Area in Penola. A draft Amendment is currently underway and will be available shortly for public consultation.

Strangways Springs

A P L A C E R I C H I N H I S T O R Y

Strangways Springs is one of many clusters of mound springs in the far north of South Australia. Mound springs are natural outlets for the underground waters of the Great Artesian Basin and over six hundred occur around the margins of the Basin in Queensland, north western New South Wales and northern South Australia. The springs support distinctive plant and animal species unique to the spring environment.

As permanent sources of water in an otherwise arid environment, they have long supported human populations. Before European settlement they were an unfailing drought refuge for local Aboriginal people. This site is important to the Aboriginal people, both physically and spiritually.

From the mid nineteenth century the springs were vital to early European exploration, the establishment of pastoral runs and the construction of the Overland Telegraph and Great Northern (Ghan) railway.

Strangways (named after State Parliamentarian Henry Bull Templar

Strangways), was the site of a pastoral run and station. By 1863 3,000 ewes, 300 rams and forty head of cattle had reached the springs. In 1870 Strangways was selected as a site for one of the repeater stations of the Overland Telegraph and the pastoral activities were re-located over a period of some years to nearby Anna Creek.



Construction of the 3200 km telegraph line, from Port Augusta to Port Darwin was designed to speed up communication between England and the isolated colonies of Australia. Strangways was one of many repeater stations established at intervals of approximately 300

km to re-transmit the telegraph signals along the line.

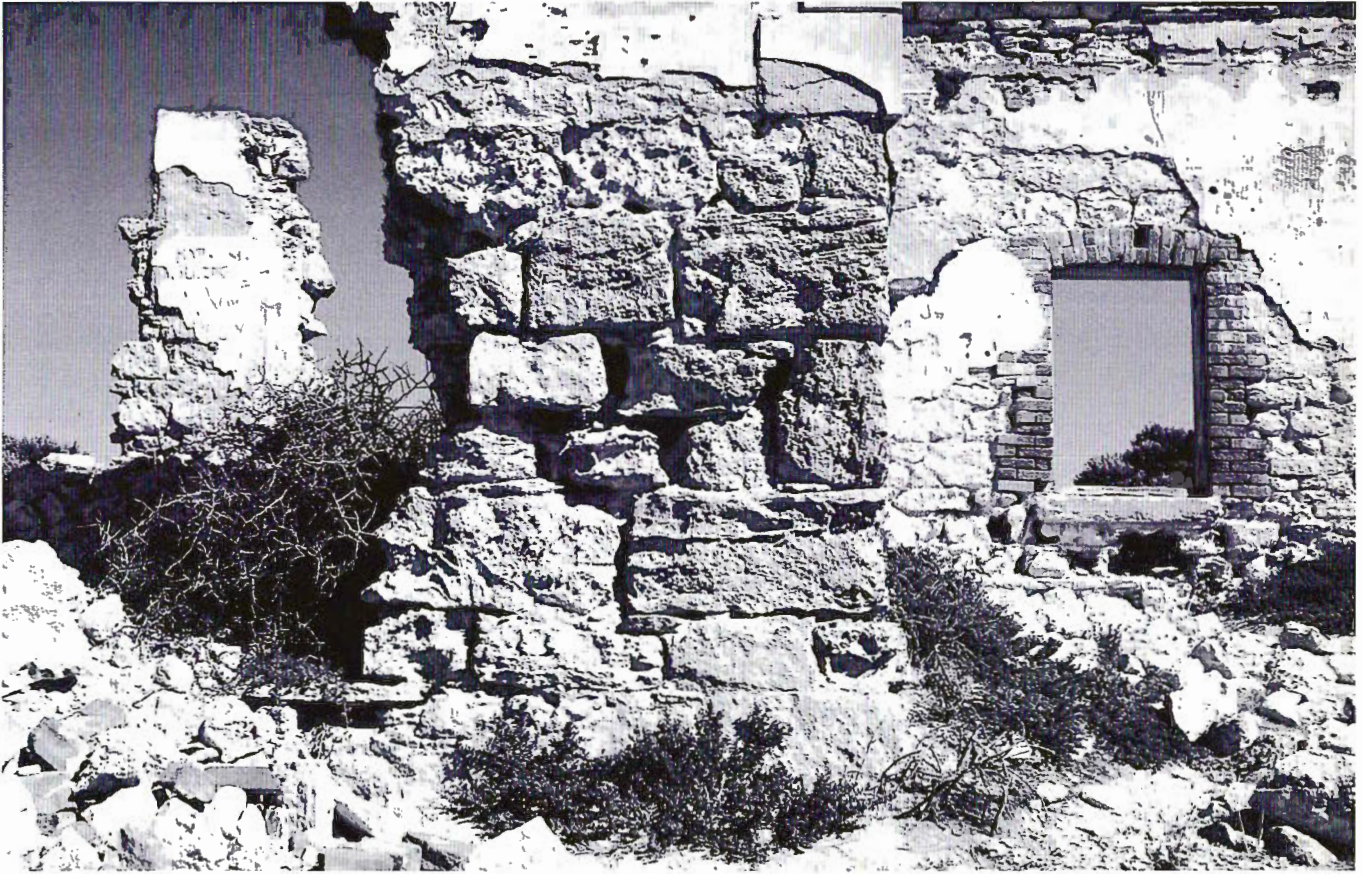
In June 1882 plans were announced to extend the 'Great Northern Railway' from its terminus at Farina to Herrgott Springs (now Marree). The tracks reached Herrgott in 1884 and in July construction was started on the next section to Strangways. Five to six hundred unemployed men, recruited from Adelaide, travelled northwards temporarily increasing the level of activity at Strangways. Following completion of railway construction the level of activity in the area was much reduced.

Strangways was an important centre for many years, but on 8 October 1896 its post and telegraph services were closed and transferred to the nearby town of William Creek.

The ruins that remain at Strangways from these European activities illustrate and testify to this period of history. Stabilisation of the ruins has been recently completed by the State Heritage Branch. Historical interpretation will also be provided on this significant site later in the year.

Photograph shows workers in the district c.1890s (State Heritage Branch, Strangways file)





Rising Damp and Salt Attack (Salt Damp)

Salt damp is a common cause of deterioration of walls in stone and brick buildings in South Australia, and consequently is a common problem encountered with the conservation of buildings constructed last century, and at the turn of the century.

Symptoms

On external walls it may be evident by the fretting and erosion of stone, brick or mortar, or by peeling paint close to ground level. On internal walls unsightly blistering and bubbling of paintwork and crumbling of plaster wall surfaces are indicative signs. Internal rooms may feel damp, smell musty, and be unhealthy to occupy because the dampness in the walls also promotes the growth of moulds.

Why are older buildings most affected?

Irrespective of age salt damp can occur in any building of stone, brick or mor-

tar construction. However, it is particularly common in older buildings because:

- no damp proof barrier was used in their construction
- the original damp proof barrier has deteriorated or failed (timber slats, tar, furnace slag and slate were frequently used)
- the original damp proof barrier has been breached by subsequent building works or other actions such as build-up of garden beds

What is salt damp?

Because of the porous and absorbent characteristics of masonry (stone, brick, mortar) ground moisture will tend to rise some distance up the wall by capillary action unless there is an effective barrier to stop it. As moisture moves up the wall it carries with it dissolved salts. Due to the relative dryness of the air, evaporation of moisture takes place

from the wall surface. Because the dissolved salts do not evaporate they deposit instead as crystals on or just beneath the wall surface. In doing so they displace small granules of masonry which, after a while, may be seen as piles of powder at the base of affected walls.

The uptake of salt-laden moisture into walls is particularly problematic in South Australia because of the high levels of soil salinity and the State's climate. The relatively hot, dry summers experienced in South Australia promote the evaporation of moisture from masonry, and the deposition of salts, while the cooler, moist winters replenish ground moisture and its uptake into walls.

Treatment

Identification of the likely cause of salt damp in a building is an important first step towards its management and treatment. The following can contribute:

- leaking sewer or water pipes
- leaking gutters and/or blocked drains
- no damp proof course
- deteriorated or failed damp proof course

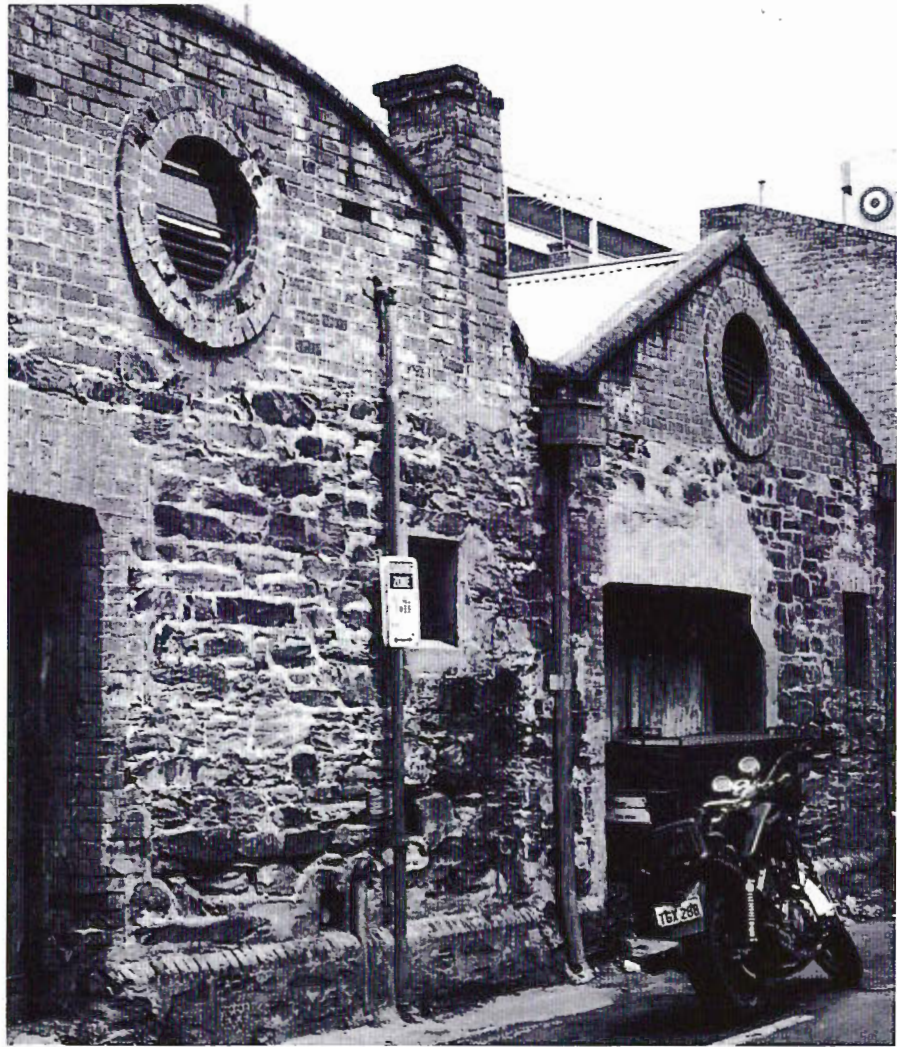
Depending on the cause(s) identified, building owners can implement measures that aim to remediate the problem. For example, where garden soil build-up against walling is bridging the existing damp proof course and contributing to a salt damp problem, removal of the soil and lowering of paths should be undertaken. The problem can then be monitored to ascertain if further intervention is required.

As a guide, the following are simple yet effective measures that can be used to manage an existing problem or to diminish the opportunity for salt damp occurrence:

- keep downpipes and guttering in good order and ensure that stormwater discharges well away from building footings
- do not allow garden beds and debris to build up against walls
- avoid spraying walls with garden sprinklers or saturating garden beds near footings
- keep sub floor air vents unobstructed and clear of debris to allow free circulation of air
- slope pathways away from footings
- check, on a regular basis, for leaking pipes
- avoid sealing walls with impervious paints or varnishes that trap moisture and prevent walls breathing
- avoid cover up of affected walling with hardy cement-rich renders that trap moisture and send the problem higher

In buildings with an original damp proof course (DPC):

- paths should not be laid at a higher level than the DPC
- external render applied to walls should not bridge over the DPC
- internal floors (cement slabs, tiles



etc) should be laid at a lower level than the DPC

- where soil build-up is evident, the original DPC should be revealed by the removal of soil build-up around footings and the lowering of paths

Proper building maintenance and other measures may not necessarily solve the problem. In these instances the reinstatement of an effective DPC can be considered.

Two methods commonly used are:

- physical insertion of a new damp proof course - usually a strong polyethylene sheet. This method called undersetting often involves the removal of salt affected lower level masonry that may contain high levels of salt and its replacement with new material.
- chemical injection treatments that aim to form a chemical barrier to moisture movements.

Even if the insertion of a new damp proof course is effective in preventing upward movement of moisture, the presence of salts in masonry above the new DPC can still result in moisture being absorbed from the atmosphere, with reduced but continuing fretting of masonry and blistering of paintwork.

Salt laden plaster and walling should either be removed, or other methods used to draw salts from masonry.

Maggie Juniper
Heritage Section
City of Adelaide

For further information a publication on *Rising Damp and Salt Attack* has been produced by the State Heritage Branch and the City of Adelaide. (See order form at back of Newsletter.)

Flinders Ranges Heritage Survey (1993-95)

An important heritage survey in the Flinders Ranges is due for completion later in the year.

In 1993 the State Heritage Branch received partial funding from the Australian Heritage Commission, under the National Estates Grant Program, to undertake a comprehensive survey of the Flinders Ranges. Additional funding for the survey has been provided from the State Heritage Fund and from the Outback Areas Community Development Trust.

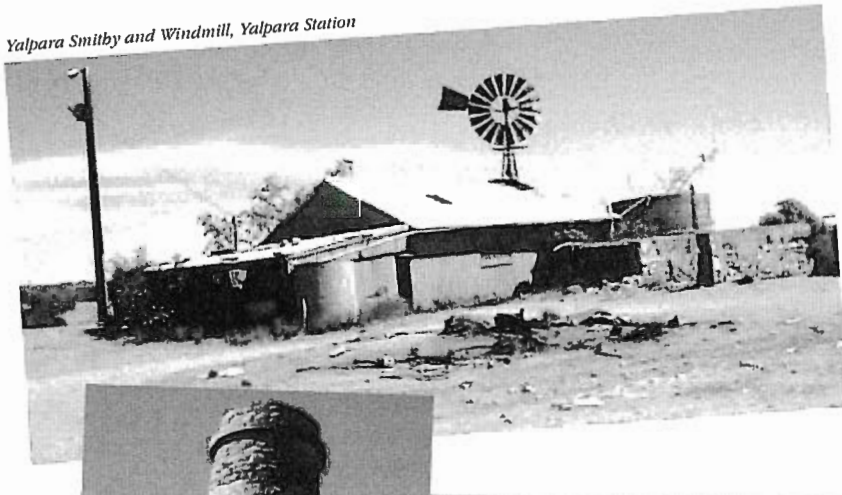
This regional survey aims to identify non-Aboriginal heritage of the Flinders Ranges, including the City of Port Augusta and the District Councils of Carrieton, Hawker and Kanyaka-Quorn. The region also includes a large area of Unincorporated land, stretching from Port Augusta to Marree and from Lake Torrens to Lake Frome.

In September 1993 the Branch commissioned Donovan & Associates, in association with Austral Archaeology, to undertake the survey. Places identified in the survey as being of heritage significance include pastoral complexes, mining sites, geological features and churches.

The final report will be published in September 1995 and will be available for sale.

Hamish Angas
Heritage Survey Co-ordinator
State Heritage Branch

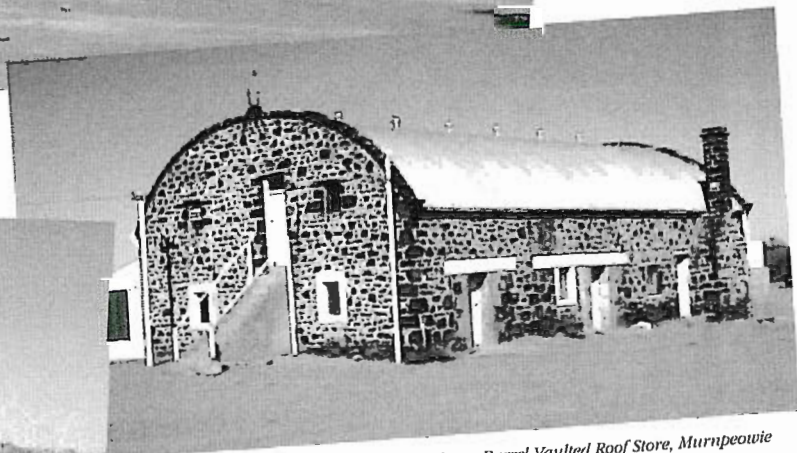
Yalpara Smithy and Windmill, Yalpara Station



*Left and above:
Lyndhurst Station
Shearing shed and
interior graffiti*



*Left:
Sliding Rock Mine,
Smelter Chimney*



Above: Barrel Vaulted Roof Store, Murnpeowie



*Left:
Shearers quarters,
Murnpeowie*

State Heritage Register Update

The following places have been included in the State Heritage Register since January 1995.

Hazelwood Park

Hazelwood Park

Burdett's Wildflower Garden

Basket Range

Eringa- Main Administration building, Kapunda High School

Kapunda

Prince of Wales Hotel & Former Ostler's Cottage and Wall

Kapunda

National Bank

Kapunda

Central Buildings

Port Adelaide

Normanville Coastal Dunes

Normanville

Former Mission to Seamen Hall

Outer Harbor

Former Coach House & Stables

Angaston

South Booborowie Station & Shearing Sheds

Booborowie

Green's Cottage & Shed

Penwortham

Inchiquin Homestead

Clare

Former Miner's Home Hotel & Outbuilding

Clare

Deep Creek Bridge

Basket Range

Dwelling

Castambul

Surrey Orchards-Dwelling & Outbuildings

Basket Range

Former Residence of Sir Thomas Playford

Norton Summit

Former Shop & Dwelling

Uraidla

Former Rock Tavern

Norton Summit

Former Victoria Gold Mine

Castambul

Islington Workshops

Kilburn

Dwelling

Lower Hermitage

Oliventhal Cottage

Birdwood

Primrose Cottage

Kersbrook

Shop & Dwelling

Mount Torrens

David Bower Cottages

Semaphore Park

4 Brickwork Kilns & Chimneys

Beverley

A 'Manning' House

Marananga

Three Dwellings

Marananga

Dwelling -The Valleys

Nairne

Former Burnbank School

Mount Barker

Dwelling

Seaford

Lutheran Church & Museum (former Seminary)

Lobethal

Former Glover's Store

Auburn

Menge's Island

Tanunda

Suicide Bridge & Telegraph Line - formerly Lunatic Bridge

Waikerie

Dunn's Bridge

Balaklava

Monta Flora Homestead and Cottage

Hamley Bridge

Institute and Soldier's Memorial

Hamley Bridge

Monument - Silent Cop

Balaklava

Eringa- High School Administration Building, Kapunda

This building, built in 1876, is associated with Sir Sidney Kidman, a notable personality and pastoralist who bought the property in 1900. In 1921 he gave the house to the people of Kapunda to be used as a high school.

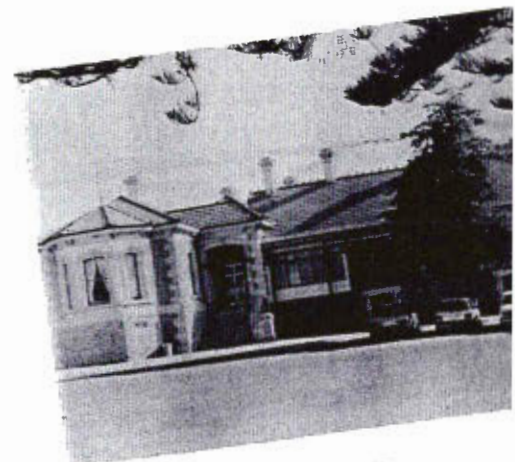
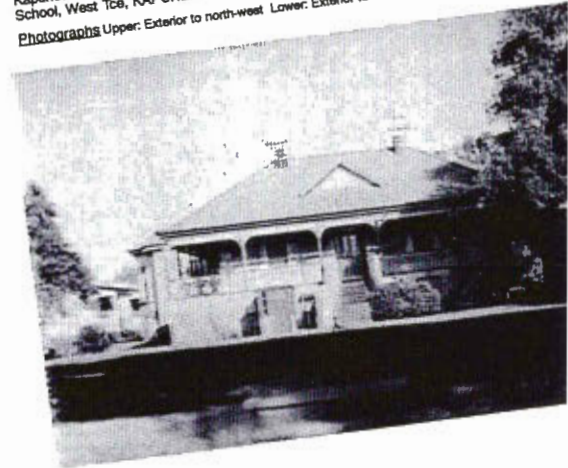
The property was originally built for AH Greenshields, a successful local

trader. Although already recognised as one of the prettiest villas in Kapunda, Kidman had the house completely renovated and turned it into a grand Federation style house. The renovations to his home provide some of the finest examples of Federation architecture and interior design in South Australia.

Constructed of stone with painted quoins 'Eringa' has an ornate timber and cast iron verandah. The interior design is lavish including an imposing staircase, and a large lobby lit by an ornate skylight glazed in stained glass relief depicting bullrushes.

Although the house has functioned as part of a school complex for about seventy five years, much of its original splendour is retained.

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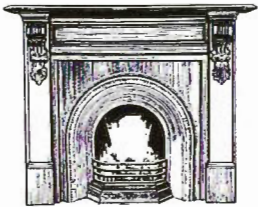
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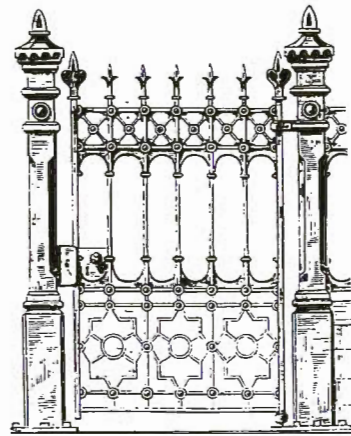


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- 1.1 Useful definitions
- 1.2 Guidelines for good conservation practice
- 1.3 Planning for conservation management
- 1.4 Criteria for inclusion of places in the State Heritage Register
- 1.5 Summary of *Heritage Act 1993*
- 1.6 Summary of *Development Act 1993*
- 1.7 Entering a place in the State Heritage Register
- 1.8 Heritage funding in South Australia
- 1.9 Archaeological sites and artefacts

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