

## CONSERVATION MANAGEMENT PLAN



St John's Church Tower  
Photo: Philip Leeson Architects May 2014

## ANGLICAN CHURCH OF ST JOHN THE BAPTIST CANBERRA, ACT - SIGNIFICANT STRUCTURES

Prepared by Philip Leeson Architects Pty. Ltd.

For the St John's Church Wardens and Parish Council

Issue: Final - Approved by ACT Heritage Council 10.11.15.



ACT Heritage Council

**Notice of Approval of Conservation Management Plan  
under Section 61K of the *Heritage Act 2004***

The ACT Heritage Council (the Council) has approved this Conservation Management Plan (CMP), for the Anglican Church of St John the Baptist, Canberra (Significant Structures) dated 20 October 2015.

**Qualifications**

In approving the CMP, the Council is satisfied that the Conservation Policies contained therein are appropriate to provide for the ongoing conservation of the heritage place.

**Conditions**

This approval is current for a period of five years from the date of approval.

Fiona Moore  
A/g Secretary (as delegate for),  
ACT Heritage Council

10 November 2015

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# 1 GLOSSARY

The terms fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance are used in the CMP as defined in the Australia ICOMOS Burra Charter, 2013 (Burra Charter) as follows.

## **Adaptation**

*Adaptation means modifying a place to suit the existing use or proposed use.*

Common examples of adaptation include works for interpretation – such as signs and paths, installing new wiring, piping, equipment and services. Adaptation can also include construction of substantial new structures.

## **Compatible Use**

*Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.*

Compatible use can be a number of different uses that overlap in space or time. The use for which the place was created, and later long established uses are likely to be ones that respect the cultural significance of the place.

## **Conservation**

*Conservation means all the processes of looking after a place so as to retain its cultural significance.*

The process of conservation... includes retaining the contribution that the setting, and related places and objects, make to the significance of a place. Ceremonies, explaining, campaigning, housekeeping, financing, the preparation of protective controls, and many other activities can be part of conservation.

## **Cultural Significance**

*Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.*

Australian conservation practice and heritage legislation is based on the concept of cultural significance; i.e. that the values (significance) of a place can be described and that retaining significance is the primary objective of conservation of the place. Some acts use slightly different terms – such as 'heritage significance' or 'cultural heritage value' – but the concept is the same as cultural significance. The five terms listed alphabetically in the Charter, aesthetic, historic, scientific, social, spiritual, used together, are intended to encompass all the cultural values of places of cultural significance. Legislation may include more specific categories of significance, which are covered by the five used in the Charter. The cultural significance of a place may change as the result of the continuing history of the place. Understanding of cultural significance may change as a result of new information. A place may have different meanings to different groups.

## **Fabric**

*Fabric means all the physical material of the place including components, fixtures, contents, and objects.*

Fabric includes the built elements of a place, as well as the natural material – the landform, vegetation, streams, soil and rock etc. Fabric includes building interiors, sub-surface remains – as well as excavated material. Fabric may define spaces and these may be important elements of the significance of the place. Fabric includes contents, fixtures and objects temporarily moved, e.g. for repair, safekeeping, or exhibition.

**Maintenance**

*Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.*

In the Charter, maintenance has a narrower meaning than in ordinary use – the ordinary meaning includes repair.

**Preservation**

*Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.*

It is recognized that all places and their components change over time at varying rates. The role of preservation is to slow the rate of change.

**Reconstruction**

*Reconstruction means returning a place to a known earlier state and is distinguished from the restoration by the introduction of new material into the fabric.*

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance: e.g. it should not involve removing significant fabric from another place and the new material should not convey false impressions of the history and characteristics of the place.

**Restoration**

*Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.*

This term has a narrower meaning in the charter than in ordinary use. Restoration by removal is more common in practice than restoration by assembly.

## 2 EXECUTIVE SUMMARY

### 2.1 Introduction

This Conservation Management Plan has been prepared for the specific purpose of providing an up to date assessment of the physical condition of St John's Church, Lychgates, Schoolhouse and Rectory and to provide policies and strategies for their ongoing conservation and maintenance. It also reviews existing assessments against both the ACT and National Heritage listing criteria.

### 2.2 Heritage Status

St John the Baptist Church and Churchyard, Lychgates, Schoolhouse and Rectory are listed on the ACT Heritage Register - Item 20019. ACT Heritage listing constitutes statutory protection for St John's Precinct, and the ACT Heritage Council will assess any development proposal for compliance with the specific requirements of the ACT Heritage Register Entry and with the recommendations of this CMP. The Heritage Council should be consulted for their views on any proposal prior to the lodgment of any Works Application.

St John's Church and associated elements (described in various ways) is also listed by the National Trust of Australia (ACT Chapter) and the Register of the National Estate (RNE). These do not have statutory effect.

### 2.3 Heritage Significance

#### ACT Heritage Register

This study reviews the existing heritage assessment against the criteria set out in the ACT Heritage Act 2004 and makes minor amendments.

#### National Heritage List

This study reviews the existing assessment developed in 2007 against the criteria for the National Heritage List and finds that it is insufficient to justify a nomination. It recommends further research and assessment. The existing material can be found in Appendix 11.3.

### 2.4 Significant Fabric and Features

The significant fabric and features of the subject structures are as follows:

#### Church

##### Exterior

- the overall building form including the tower, nave, chancel, sanctuary and porches and their associated pitched roofs (the asbestos roof tiles are not an intrinsic feature)
- the overall form of the building including nave, chancel, tower and porches
- three areas of stonework each with their specific detailing, including:
  - 1841 nave in bluestone
  - 1870 tower in yellow and pink sandstone
  - 1872 nave extension and chancel in pink sandstone
- round copper downpipes and quad gutters
- stained glass windows
- painted planked timber doors



- crypt and stone entry stairs with steel handrail
- shingled and metal capped spire

#### Roof Space

- original hand sawn hardwood timbers
- original hand made flat top iron nails

#### Interior

- general plan and arrangement of individual spaces

##### West Porch

- stone flagged floor (under carpet)
- stone stairs to belfry with timber panelling below
- painted cement rendered walls scored to simulate stonework
- varnished timber ceiling lining boards
- painted folding Victorian Ash door to Nave

##### Nave

- painted cement rendered walls scored to simulate stonework
- varnished timber roof trusses supported on stone corbels
- varnished timber columns supporting organ loft
- timber boarded ceiling below organ loft
- stained glass windows
- pews
- pulpit

##### North Porch

- unfinished bluestone walls
- stained glass windows and cement rendered reveals
- timber boarded ceiling

##### South Porch (Former Vestry)

- painted cement rendered walls scored to simulate stonework
- timber boarded ceiling and cornice
- painted panelled timber door to nave, including original hardware
- panelled exterior door, including original hardware
- stained glass windows

##### Chancel

- stone steps and tessellated tiles
- bare stone walls
- stained glass windows
- external door
- varnished timber truss supported on stone corbel

##### Sanctuary

- stone steps
- tessellated tiled floor
- communion railings
- bare stone walls
- stained glass windows
- carved stone altar

##### Lobby to Organ Gallery

- painted cement rendered walls scored to simulate stonework
- stained glass windows (one obscured by bell ropes)

- timber panelled stair balustrade

#### Organ Gallery

- painted cement rendered walls scored to simulate stonework
- timber boarded ceiling
- varnished timber truss supported on stone corbel
- stained panelled timber gallery balustrade
- stained timber door & stone steps
- organ surrounded by decorative timber casing

#### Belfry

- bare sandstone walls
- open ceiling to underside of spire lining
- painted timber wall louvres
- chime of eight bells

#### Generally

- commemorative furnishings, plaques and memorials deemed to have heritage significance by the St John's community

#### **Lychgates**

- stone base walls with dressed capping
- oiled timber gates with steel strap hinges on timber posts
- dressed and painted timber structure comprising posts, beams, decorative brackets, rafters, ridge board, struts and ties with steel bolt fixings, seats
- painted v jointed timber board lining
- timber shingled roof

#### **Schoolhouse**

##### Exterior

- overall form of the Schoolhouse building including original 1845 part and 1864 additions
- painted bluestone and rubble walls
- door and window openings
- painted ogee profile galvanised steel gutters and straps
- painted round galvanised steel downpipes
- timber shingled roof
- painted brick chimneys

##### Roof Space

- original adzed hardwood structural timbers

##### Interior

- the existing room arrangement
- timber flooring
- brown painted cedar casement windows, brass hardware, louvred shutters
- brown painted v jointed tongue and groove boarded doors and hardware
- white painted cement rendered walls
- brick fireplaces and brick or stone hearths
- bread oven
- clear finished pine ceilings and trims

## **Rectory**

### Exterior

- general single storey form with gabled roof and primary ridgeline parallel to the front elevation
- the composition of the east and south elevations
- Canberra red face brick subfloor walls to front elevation
- painted roughcast rendered walls
- face brick sills
- entry porch including red face brick plinth and steps, painted concrete floor, rendered pillars, timber boarded ceiling and flat galvanised steel tray roof
- verandahs on south and east elevations including, rendered pillars, timber boarded ceiling and flat galvanised steel tray roof
- painted galvanised steel rectangular downpipes and timber wall blocks
- painted galvanised steel quad profile gutters and brackets white painted brick chimneys
- painted timber casement and double hung windows
- painted panelled front door
- painted timber fascias, raking eave soffits and exposed timber purlins
- terracotta gable vents
- rendered brick chimneys

### Interior

- the general arrangement of the principle rooms
- original windows, doors, hardware and timber trims
- fireplaces in living room, study and dining room
- living room window seat and panelling
- strapped plaster ceilings
- painted timber boarded ceilings to former verandahs

## **2.5 Condition**

A brief summary of the condition of each subject structure is as follows:

### **Church**

Highly intact and in a good condition:

#### Exterior

- foundation movement causing minor / moderate cracking
- localised deterioration of some individual stones
- several locations of salt efflorescence
- several areas of missing stone pointing and recent re-pointing of an inappropriate colour
- several sections of missing stone detailing
- dented gutters and loose downpipe brackets
- failed flashings at window sills
- two broken subfloor vents
- asbestos roof shingles and some flashings require replacement

#### Interior

- foundation movement causing minor / moderate cracking
- minor damage to timber trims and mouldings
- a few localised areas of internal rising damp

### **East Lychgate**

Highly intact and in a fair condition:

- gates have sagged on their supports and require repair
- minor movement in stonework due to foundation settlement
- cracked bitumen paving
- some shingles require replacement

### **West Lychgate**

Highly intact and in a fair condition:

- gates have sagged on their supports and require repair
- minor movement in stonework due to foundation settlement
- the shingles are highly weathered, particularly on the western slope and are due for replacement

### **Schoolhouse**

Highly intact and in a good condition:

- foundation movement causing minor / moderate cracking
  - one leaking, rusted downpipe
  - rising damp and peeling paint at base of schoolroom fireplace
  - localised areas of drummy render
  - minor damage to timber flooring

### **Rectory**

Moderately intact and in a fair condition:

#### Exterior

- localised sagging to main ridgeline
- minor damage to timber elements

#### Interior

- minor but extensive settlement cracking
- several roof timbers require repair
- localised sagging ceilings
- damage to rendered wall in bed 3 closet caused by failed ensuite shower lining
- gaps in verandah ceiling boards
- terrace, pergola, carport and shed are unsympathetic
- garage is in fair condition

## **2.6 Conservation Policies**

Conservation policies have been formulated to assist in managing the significance of the place in light of the heritage, planning and management contexts set out in this CMP. As these contexts change and develop, conservation policies must be reviewed and updated.

### **Management**

- Submit this CMP for endorsement by the ACT Heritage Council.
- Upon endorsement the CMP will become the guiding document for heritage management of the subject structures at St John's.
- Review this CMP at 5 yearly intervals and amend if necessary.

### **Statutory Authorities**

- Consult relevant authorities and obtain required approvals prior to undertaking any development of the place.
- Comply with the requirements governing items listed on the ACT Heritage Register.

### **Significant Fabric and Features**

- The significant fabric and features listed for each subject structure in this CMP should continue to be conserved and maintained in accordance with the principles of the Burra Charter.

### **Use**

- The buildings and structures should retain their current uses, namely:
  - the church as a place of Anglican worship
  - the lychgates as churchyard elements associated with Anglican worship
  - the rectory as a residence
  - the schoolhouse as a museum which displays and interprets elements of the site's history as a place of Anglican worship and school education

### **Maintenance**

- Implement and monitor a program of preventative and routine maintenance and keep a written record of actions.
- Maintenance work that impacts on significant fabric should be undertaken in accordance with the principles of the Burra Charter. Where maintenance of original fabric is not reasonably feasible or practicable, or is incompatible with the ability to reuse the buildings for a compatible use, the ACT Heritage Council may grant approval for its removal.
- Affected fabric should be identified and photographed prior to removal. The place manager should retain one copy of the documentation, and submit another to ACT Heritage for record keeping purposes.
- It may be appropriate to label and safely store particular items of fabric for future re-use or for interpretation. Such items may include balustrades, windows, doors, roof shingles etc.
- Significant upgrades that may be required to the building to comply with the Building Code of Australia (BCA) should not have a detrimental impact on significant fabric. Examples of typical BCA upgrades may include disability access, fire provisions, and section J energy efficiency upgrades.

### **Future Development**

- Total demolition of significant fabric and features should not be contemplated.
- The buildings may be upgraded, refurbished and adapted through incorporation of such contemporary elements as are reasonably necessary to cater for contemporary functional requirements. Such upgrading will be undertaken in a manner that in the first instance seeks to avoid any impact on significant fabric. Where this is not possible, any upgrades must ensure:
  - Minimal adverse impacts on significant fabric and features
  - Use fittings that do not unnecessarily damage significant fabric

- The restoration of original materials, finishes and fittings which have been removed or significantly altered is highly desirable.
- Prior to any substantial change prepare a record of the building and its setting including plans, sections and elevations and photographs.
- All proposals for development should be developed with the early and ongoing involvement of suitably qualified and experienced consultants.
- All works other than routine maintenance and repair will require a Statement of Heritage Effects prepared by a suitably qualified person. The statement shall outline how the recommendations of the CMP are to be fulfilled, shall assess the impact of any proposed works on the heritage significance of the place and identify steps taken to minimise any impact.
- All works other than routine maintenance and repair will require a Works Plan. The plan shall identify in detail all works, procedures and measures proposed in relation to conservation, demolition and reconstruction.

#### **Interpretation**

- The subject structures at St John's should continue to be interpreted to provide information about their history, significance and changes over time.

## 3 INTRODUCTION

### 3.1 Previous Studies

Numerous heritage studies and reports have been prepared for St John's Church over the past 30 years. The most relevant are as follows:

- 1984 Anglican Church of St John the Baptist Canberra – A Conservation Plan. This was prepared by John Goldsmith, Honorary Architect of St John's. It informed significant conservation works to the church and Schoolhouse – a program which came to be known as "Operation Conservation". This study was comprehensive and most useful in its time but is now 30 years old and in need of updating.
- 2010 Conservation Management Plan for St John's Landscapes by Duncan Marshall et al. This document is endorsed by the ACT Heritage Council and guides the conservation and management of the landscape areas.

Other documents include:

- 2007 St John the Baptist Church Precinct Heritage Management Plan, prepared by Peter Freeman, Heritage Architect for the St John's Canberra Precinct Development Board, 2007. This report was specifically prepared in support of a Master Plan for the development of the St John's Precinct. This Plan is not approved by the ACT Heritage Council nor by the Church Wardens or Parish Council.

### 3.2 Project Brief

In recent years various items of work have been carried out in the absence of an up to date and endorsed Conservation Management Plan. Philip Leeson Architects Pty Ltd. has prepared this CMP for the Church Wardens and Parish Council of St John's Church, Canberra with the aim of redressing this situation by concentrating on a physical assessment of the subject structures and determining policies for conservation, repairs, replacement, reconstruction and maintenance for the foreseeable future. The CMP also reviews existing heritage assessments and statements of significance against both the ACT and National Heritage listing criteria with the aim of confirming its heritage significance to the ACT and to test its suitability for national listing.

### 3.3 Methodology

This CMP has been prepared in accordance with the *Australia ICOMOS Burra Charter 2013*, James Semple Kerr's *The Conservation Plan*, and the ACT Heritage Council document titled *Conservation Management Plans – Guiding Principles*.

- A review of documentary evidence relating to St John's Church was undertaken, with material sourced mainly from the church's property files – which are extensive, and in particular the existing studies outlined above.
- Fieldwork was undertaken to collect physical evidence of the condition and use of the subject buildings and structures supported by photographs.
- A series of consultation and co-ordination meetings were held with church representatives

- The information gleaned from the documentary and physical evidence was used to assess significance, formulate policy and recommend the implementation strategies outlined in this CMP.

### **3.4 Study Area and Curtilage**

The study area and curtilage for this CMP is a modified version of that defined in the ACT Heritage Register entry. It includes Blocks 1, 2 and part of Block 10, Section 33 Reid as shown on the diagrams overleaf. It specifically includes the following structures:

- St John's Church
- St John's Schoolhouse Museum
- St John's Rectory
- East & West Lychgates

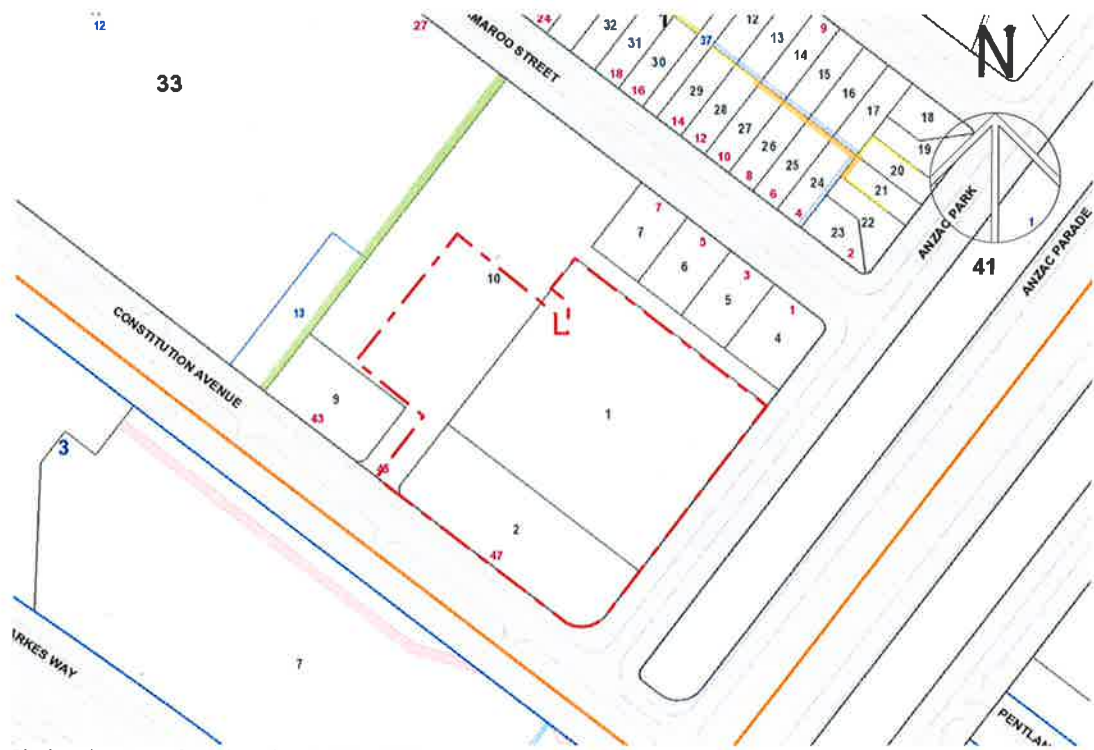
The proposed area differs from the Heritage Register Entry as follows:

- It follows the southern boundary line of Block 2 on Constitution Avenue instead of the kerbline.
- It follows a line 7.5m south and parallel to the rear boundaries of Blocks 4,5,6 & 7 fronting Amaroo Street. This encompasses the outer edge of the church yard hedge planting.
- It follows a diagonal line on the western alignment of the parking spaces west of the Schoolhouse Museum (Block 10).





Aerial photo of St Johns Church, Reid, 2014. Boundary as shown on ACT Heritage Register Entry.  
1. St Johns Church 2. St Johns Schoolhouse Museum 3. St Johns Rectory 4. East Lychgates 5. West Lychgates  
Sourced from ACTmapi, annotated by Philip Leeson Architects



Block and Section of St Johns Church, Reid, 2014  
Sourced from ACTmapi, annotated by Philip Leeson Architects

### 3.5 Authorship

This CMP was prepared by David Hobbes and Alanna King of Philip Leeson Architects.

The Structural Report was prepared by Brian Cossart and Scott Bland of Northrop Consulting Engineers Pty. Ltd.

### 3.6 Limitations of this Study

This study has been partly funded by a grant from the ACT Heritage Council with the remaining funds provided by St John's Church. Funds are limited and therefore the CMP has been targeted towards specific issues. Limitations include:

- The CMP is limited to five particular structures; namely the Church, Schoolhouse, Rectory and East and West Lychgates.
- For guidance on the conservation and management of the landscaped areas refer to the endorsed Landscape Heritage Management Plan 2010.
- There are several comprehensive church histories. These have been referenced and a timeline of major events is provided. No further primary research or write up has been undertaken.
- There are several existing assessments of significance. These have been reviewed and amended as deemed necessary. (Refer to Section 6 and Appendix 11.3) New primary research has not been undertaken.
- Indigenous significance is not assessed
- Natural significance is not assessed. Refer to the 2010 Landscape Heritage Management Plan.
- The social significance of St John's church is well established. Formal additional and community and stakeholder consultation has not been undertaken.

### 3.7 Acknowledgements

The authors wish to thank the following people for their assistance in the preparation of this CMP.

Rev. Paul Black	Rector of St John's
Helen Wilson	Chair: St John's Property & Maintenance Committee
Steve Moseley	Member: St John's Property & Maintenance Committee
Robert Brooks	Honorary Architect St John's Church
Diana Body	President: St John's Schoolhouse Museum Board of Management

## 4 HISTORICAL CONTEXT

### 4.1 Introduction

There are several histories of St John's Church and Schoolhouse which are listed in the Bibliography. The historical analysis provided in the *St John the Baptist Church Precinct Heritage Management Plan, 2007* prepared by Peter Freeman is considered to be most comprehensive and is used as the basis for assessment of significance in this CMP.

### 4.2 Timeline of Significant Events

The following is an edited schedule of a detailed timeline of historical events compiled by Helen Wilson, Chair: St John's Property Maintenance Committee.

#### Abbreviations Key

CHJ	Canberra Historical Journal
Body	A.H. Body, <i>Firm Still You Stand</i> , StJohns Parish Council, Canberra, 1986
AHSJ	Australian Historical Society Journal
Mawer	G.A. Mawer, <i>Canberra Tales: An Informal History</i> , Arcadia / Australian Scholarly Publishing, 2012
PC	Parish Council Minutes
NAA	National Archives of Australia
PC	Parish Council
P&M	Property & Maintenance Committee Minutes

St John's Precinct		
Year	Activity	Source / Comments
1833	Robert Campbell built a cottage at Duntroon	CHJ Mar 99, p24
1836	NSW Church Building Act	
Late 1830s	Rev'd Edward Smith appointed to Queanbeyan as Anglican Rector	
11 May 1841	St John's foundation stone laid by the Rev'd Smith	
23 Jan 1844	Two pieces of land conveyed by Robert Campbell to the Anglican Bishop of Australia, William Broughton for £100. "One piece of the said land to be for the erection thereon of a Church of the Church of England and for a Burial Ground, for a residence and the other piece for a Glebe situated on the Limestone Plains."  The first tenant was John Shumack	Body p.11
12 March 1844	St John's Church consecrated by Bishop Broughton. Edward Smith, Rector of Queanbeyan, acts as visiting Rector to St John's.	
	Adjacent burial ground	

	consecrated	
1845	Schoolhouse built consisting of a schoolroom and two rooms for the schoolmaster's residence	
1850	Canberra Parish established. The first Rector was George Gregory.	Mawer p36,40-41 Body pp24 and 212
1855	Rev Pierce Galliard-Smith appointed as Rector of St John's	Body p41
1860s	Plans for a new rectory discussed.	
1862	Galliard-Smith's use of 'Canberra' to describe the location of St John's becomes consistent	Body p43
1864	Schoolhouse badly damaged by fire as were trees in the adjoining churchyard	
1870	St John's Rectory designed by Rev'd Alberto Soares. Constructed of clay brick with cedar interior joinery. Most of the cost met by the Campbell family of Duntroon.	AHSJ April 1998
1872-73	New Rectory erected. Prior to this rectors Gregory, Wilkinson and Galliard-Smith lived at lived at Canberry Cottage, Acton	Body p34 and 510
Mid 1870s	The St John's parish covered an area of around 900 square miles	Body p46
1873-1906	Rectory occupied by Rev'd Galliard Smith	
December 1908	Yass-Canberra district chosen as the site for the national capital and proclaimed in the Commonwealth Seat of Government Act 1908	Mawer p61.
1909	St John's Cemetery fenced	
1910	Duntroon Homestead chosen as the site of the Royal Military College	
1911	St John's Rector, already Chaplain to the Forces, was appointed Honorary Chaplain to RMC Duntroon	Body p105
27 July 1912	Compulsory acquisition by the Commonwealth under the Lands Acquisition Act 1908 of 2 parcels of St John's land.	Body p105-6.
12 March 1913	Capital city named Canberra	
1913	St John's parish boundaries changed to reflect the resumption of "Yarralumla" and other estates by the Commonwealth Government	Body p111
1913	Federal Capital Administrator advised that when a public cemetery was built St John's churchyard would be closed for	Body 107

	future burials	
1914	Commonwealth paid £3249.14.8 for acquisition of the 119 acres of Glebe land. The rectory and its paddocks were leased by St John's for £60 p.a.  A Diocesan Ordinance allocated £1700 for construction of a new rectory and the remainder to be invested to 'maintain, support and augment' the incumbent's stipend.	Body p120, 124
1914	Glebe land no longer providing an income to the parish	Parish annual report 1914
Mid 1920s	Under a general plan prepared by P.L. Sheaffe, Commonwealth Surveyor General, a pathway was constructed to the west door, and a double tree avenue planted under the general supervision of Charles Weston. Also, a pathway was built around the church.	Weston p136 NAA papers M4071
1926	Hedges planted by the Federal Capital Commission to assist in retaining the early character of the church by visually shielding it from the encroaching development of urban Canberra	ACT Heritage Register listing 2004
1926	Commonwealth removed the post and paling fence and erected a four wire fence with concrete posts and wire netting to exclude rabbits	Body p124
1926	Commonwealth paid £2000 for the acquisition of the church and churchyard. £1300 allocated to new rectory, £200 to the churchyard, and £500 to church restoration.	Body p124
1926	Church of England Lands Ordinance 1926 passed to allow the dedication of the lands	Body p125
1927	Lease agreement executed with an annual rental of one peppercorn, if demanded. Total land area then 3 acres, 26.75 perches	Body p125
1927	Federal Capital Commission erected a flag pole near the west gate of the churchyard	Body p143
1931-32	Some 200 plants added to the churchyard	Body p164
1932	West lychgate constructed	
1933	Parish rented the Braddon Salvation Army Hall for £50 p.a. for	Body p166

	use by St John's	
1934	Sundial constructed	Body p165
1936	Parochial Council agreed that the cemetery be closed to all burials other than those with exclusive right	
1936	East lychgate constructed	Body p177
1940	First Rectory at Acton demolished for development of Canberra Hospital	Body p187
1946	Superintendent of Parks and Gardens offered to prepare a 5 year plan for replanting and upgrading the appearance of the churchyard	Body p207
1952	Parochial Council appointed a committee to discuss problems with the Diocese around land to the west and north of the church	Body p216
1953 - 59	Sketch plans were developed as part of a process seeking additional land for a hall, several houses and a future larger church	Body pp230 - 237
1954	Second Rectory, known as Glebe House, demolished	Body p241
1950s	Additional land allocated by the Commonwealth beyond the existing Blocks 1 and 2, Sect 33, DP 1677, 1926  First recorded as shown on DP 2363, 1963 with blocks 4-10 added	
1960s	Commonwealth offices known as Anzac Park East & West Portals constructed on Constitution Ave blocking the view of the church from the Parliamentary Triangle	Body p276
1965	Land on Amaroo St. subdivided into four building blocks for future houses	Body p285
1965	Tree close to the west door removed	Body p187
1966	New path laid from church to vestry	Parish Notes 2/66
1968	Parish Centre carpark built	Body p285
1969	Existing path from the east lychgate to the church replaced with a new asphalt path	Canberra Parish Notes 11/69
1969	Parish land subdivided to create a block for the erection of Jamison House	Body p286
1980	Church and its precinct added to the Register of the National Estate	Body p307
1981	West lychgate refurbished	
c1983	ACT Heritage grant of \$7,500 enabled the preparation of a	Body p317



	Conservation Management Plan (CMP) by John Goldsmith	
1987	CMP approved by Parish Council and the ACT Heritage Office	
Mid 1980s	Pamphlets and welcome brochures printed and conducted tours held in the precinct	Body 318
1991-5	"Operation Conservation" under joint patrons Sir Ninian Stephen and Bishop Owen Dowling enabled restoration and conservation of the Church and Schoolhouse Museum	
1995	Plans to consider impact of Diocesan land development	PC Oct
2001	CMP for the churchyard as part of a series of conservation plans for the St John's Precinct.	Partially funded by an ACT Heritage Grant for \$6,000
2002	A detailed landscape survey carried out by David Moyle, Landscape Architect	
June 2006	St John's Heritage Conservation Appeal Fund established	
2006	St John's Precinct Development Board (PDB) established under an MOU with the Parish dated 24 August 2006.	
December 2007	PDB produced a master plan for the site	
2007	St John the Baptist Church Precinct Heritage Management Plan prepared by Peter Freeman, Architect	
2010	The Avenue trees were replaced	
2012	Hedges to the north of the Church cut to half height	

<b>St John's Church</b>		
<b>Year</b>	<b>Activity</b>	<b>Source / Comments</b>
11 May 1841	Foundation stone laid by Rev'd Edward Smith	
1844	Original Church building completed. Possibly designed by Robert Campbell with the approval of Bishop Broughton  The building is purported to have cost £2000 with half paid by the Campbell family and the other paid by the NSW Government within the provisions of the Church Building Act 1836	Body p8,11
1851	Lightning struck the original bluestone tower	Body p15 and 28
1855	1 <sup>st</sup> organ installed in the gallery. The gift of Sophie and John Campbell. Originally from Holy Trinity (Garrison) Church Sydney. Installed by Edward Hutchison of Queanbeyan.	Body p39.
1865	2 <sup>nd</sup> organ installed. Ordered by George Campbell. Made in Manchester in 1862 Gifted to St Luke's, Deakin in 2000	Body p301
1864	Old tower demolished due to subsidence and the effects of the 1851 lightning strike	
1864-70	Construction of new dressed sandstone tower in Victorian Academic Gothic style, designed by Edmund Thomas Blacket, former NSW Colonial Architect.  The work was funded by George Campbell.	Body p49
1872-4	Nave extension and new chancel designed by Rev'd Alberto Soares	Body pp58-59
1874	East window completed in honour of Robert Campbell	Body p17
1874	Church ready for use	Body p60
c1875	Church surrounded by a rough picket fence	Body p62-3
1878	Spire constructed by Fred Young, an employee of carpenter John Kealman.	Body pp55 and 61



	The old bell was rehung and a 1.5m high steel cross was added at the top.	
1883	The original nave was re-shingled. 16000 shingles were split locally by M. Fitzgerald at the rate of £1 per 1000 and were laid by a Duntroon carpenter, Sanders Helman for £14.1.0	Body pp64, 69
1880s-1890s	Changes include new pew seating, ceilings fitted to the south vestry, tower and porch, stair handrail and cupboard under the staircase	Body p70
1880s-90s	Repairs included several roof leaks, cracking caused by invasive ivy and replacement of stone cross on Vestry	Body p71
1902	The need for extensive repairs is noted; including lock repairs, communion rail hinges, organ gallery railing, raising pulpit, guttering and window repairs, staircase strengthening, crack repair and internal painting.  There is no record of which of these was completed	Body p72
1904	1.5m steel cross on the top of the spire dislodged in high winds	Body p72
1911	New lightning conductor added to the top of the spire	Body p72, 105
1912-3	Inventory lists 26 pine pews, stone font, communion table, oak pulpit, reading desk and chair, brass lecturn and a small pipe organ	NAA A6273/1 L1925/627
1913	Incandescent lamps fitted, allowing first evening services	Body p113
By 1913	The organ had moved from the gallery to the north wall of the nave and then moved to the north wall at the front of the nave	Body p113
1916	Brass and cedar altar rails added	Body p118
3 September	First state occasion with the memorial service of Sir	Body p114

1915	William Bridges	
1921	The spire was reshingled and carried to its originally intended height. The cost of £250 was offset by a Parish sports day.	Body p128
1924	New lighting installed at the church and then rectory	NAA 6273/L1926/922, 241330
Mid 1925	Gutters and downpipes and ridge capping repairs	Body p134
1926	Ivy completely removed from the church building	Body p134
1926-27	Major restoration undertaken including; underpinning and strengthening of the foundations with concrete; rebuilding and reinforcing portions of the walls and buttresses; grouting all joints with cement; rebuilding the chancel arch and east window; strengthening the cedar roof; re-shingling the roof; and an installation of a drainage system around the church	Body pp70 and 134-135
1929	Six electric radiators installed (attached to several pew ends)	Body p147, 248
1929	Roof re-shingled at a cost of £253	Body p159
1930s	Internal walls of the chancel stripped of their plaster	
1933	Current sandstone altar installed	Body p177
1933-	3 <sup>rd</sup> organ placed in the north porch, freeing the gallery for congregational use. It was built by Messrs Hill Norman and Beard.	Now at Immanuel Lutheran Church, Woden Body pp160-1
1941	Last of the original clear glass windows replaced with stained glass	Body p187
1950	Red carpeting donated by the Churchwomen's Guild	Body p223
1951	Interior wall cracks repaired	Body p222
1952	Holes bored in chancel ceiling to allow for improved ventilation	Body p222
1953	Six electric lights in the nave replaced by those hidden in the roof timbers	Body p246
1953	New bookshelves and cupboards added to the west porch as a memorial	Body p250

	to Elioth Gruner (1882 – 1939). Refurbished in 2010	
1954	Stone added from Westminster Abbey near the door of the church	
1954	Military colours at RMC Duntroon replaced during the Royal Visit. The old colours which had been given to the College by the Duke of York in 1927 were offered to St Johns and 'laid up" (i.e hung) in the church.	Body p246
1954	ACT Chief Fire Officer drew attention to the weathered shingles	Body p248
1954	Wire mesh added to the wooden belfry louvres to prevent birds entering and rotten timbers replaced.	Body p249
1954	Concrete ramp replaced step at church entrance	Body p249
1955	Sandstone cross above chancel broken in a storm	Body p280
1956	A doorway added in the north wall of the chancel, a gift of the descendants of the Rev'd Edward Smith	
Mid 1956	Dolphin lantern added to the exterior of the west porch – the gift of Dr H.V. Evatt.	Body p252-3
1956	Electric wiring replaced and tubular heating under the pews installed.	Body p248. From the Churchwardens report for 1956 the electrical cost was £600.
1956-7	8 standard pews added to the choir gallery in lieu of moveable gallery seats	Body 249
1960	The church was reroofed with asbestos tiles at a cost of £900	Body 249, 275
1961	Fluorescent lighting added to the sanctuary and chancel	Body p281
1962	Masterplan prepared by John Goldsmith, Architect, for future development of the site lodged with the Dept of the Interior	PC minutes Nov 62 p. 386
1963-65	Launch of a restoration appeal fund with a target of £4,500 to cover the cost of spire restoration and other repairs	Body p276
July 1964	Installation of a chime of 8 bells co-ordinated by John	Body p277-279.

	Goldsmith – the gift of the then Governor General Lord de L'Isle	
	Spire recovered with Canadian Red Cedar shingles treated with preservative oil and complete with copper underflashings and Masonite bird proofing	
1964	Works included; buttress underpinning, re-plastering of some interior walls, internal repainting, renovation of the pews; replacement of spouting and downpipes in copper and an improved drainage system	Body p278-79
1966	Alpine ash folding door designed by Brian Pethick added to the west porch in memory of Kathleen Israel - a member of the congregation.	Body p283
1970	Sandstone cross above chancel arch broken again (as in 1955) and replaced by a timber and resin replica in 1972	Body p280
1973	Committee appointed to consider requirements for a new organ; Council commissioned Dr Morton Herman to advise on needs to modify the gallery. Given a positive report Council commissioned John Goldsmith to look at safety issues and to prepare drawings for a reconstructed gallery	Body p300
1975	Sandstone crosses above the south porch and the north porch door were replaced using the 1972 method developed by Dr Crompton.	Body p306
1975-76	Gallery reconstructed by Hindmarsh Constructions for \$13,000	Body p302
1979	Organ removed from the side chapel	
1979	Exterior floodlighting installed	
1980	Side chapel restored with	Body 304-5

	new windows, door, and repairs to the floor and walls	
1981	Construction of the 4 <sup>th</sup> organ by Ronald Sharp, including 19 stops with mechanical action. Housed in a fine period style Jarrah case designed by the church's architect to complement its 19 <sup>th</sup> century features.	
1980s-90s	Laying up of the RMC Duntroon 1954 Colours	
1984	Damaged asbestos tiles on the church roof were repaired	Body p318
1987	Lychgates refurbished	
1988	Spire reshingled in Casuarina tourlosa shingles (aka Forest Oak)	Visitors Guide 1994 J Goldsmith
1988-93	"Operation Conservation" works included installation of an subsurface concrete perimeter wall about 1.5 metres out from the building and a concrete apron slab at ground level topped by concrete paving units.	
	11 windows restored by David Beavis	
	Stone work repairs to buttresses, gable copings, window weatherings by E and J Greaves, Goulburn	
	Lychgates refurbished	
	Lighting fittings replaced	
1993	Electric wiring replaced throughout	
1994	East Window protected by polycarbonate sheeting	
1995	Stained glass Windows repaired and foundations stabilised	
1996	Canterbury Stone found under the stairs in the organ gallery (with a note to Canon Ward)	
1999	Roof repairs done and bell maintenance work done by Harvey Bagot, Adelaide	
2001	Good Shepherd Window restored by Kevin Little of Armitage Studios	
2010/11	Handrail added to tower steps	
2012	Plumbing repairs on the	

	south side and a new fascia on the north side	
2012	Chancel step replaced	
2013	Plumbing on the north side	ACT Heritage Council grant 2012/13 (Southwell)
2013	Repair of exterior stonework	ACT Heritage Council grant 2012/13 (Jon Greaves)

<b>Lychgates</b>		
<b>Year</b>	<b>Activity</b>	<b>Source / Comments</b>
1932	West lych-gate built as a memorial to Edward and Kate Crace and Everard and Helen Crace. Designed by Ken Oliphant, Architect using red mahogany and an oak shingled roof, Built by Mr W.J. Perry	Body p163
1932	A stone wall was built on either side using stones salvaged from the former schoolhouse stables	Body p164
1936	East lych-gate built in memory of Christina Campbell designed by Ken Oliphant	Body pp177-8
1967	West lychgate repaired and oiled	
1987	Roofs re-shingled	
1995	Operation Conservation work included re-shingling, restoration of timber and gates and repainting	
2007	Repairs to the west lychgate	
2008	East lychgates replaced	

<b>Schoolhouse</b>		
<b>Year</b>	<b>Activity</b>	<b>Source / Comments</b>
1845	Construction of a bluestone school and two rooms for the schoolmaster's residence. Provided by Robert Campbell	
1845	The School opened as a Church of England Denominational School	Hewitt
1864	Schoolhouse badly damaged by fire	
1865	Rebuilt by George Campbell and two rooms added on the eastern side	Body p55
1880	School relocated to Springbank with the opening of the State School	Mawer p50
1895	St John's School re-opened as the Canberra Public School	Hewitt
1907	Canberra Public School at St John's Schoolhouse closed	Hewitt
1912	Title vested in the Commonwealth	Body p143 and 316

	and for periods temporarily leased to the parish	
1913	Electricity connected to the site	
1913	Tenanted	Body p120
1932	Stables behind the schoolhouse demolished and stone was used to build the western lychgate wall	Body p139
1952	Internal wall opening, new windows, doors shutters and cupboards, walls painted, ceiling added, external tap fitted	Body p216
1953	Dept of the Interior agreed to its preservation as an historic monument	
	Repairs done to the floor and a storeroom added at the rear.	From the Churchwardens report for 1956
1969	Restored by the National Capital Development Commission	
1992	Walls and foundations stabilized. South east corner footings worked on	P&M Nov 1992 indicate that tests and surveys had revealed considerable differential movement of foundation soils and a stabilisation system as for the Church was proposed.
1999	Roof reshingled. Partially funded by an ACT Heritage Grant HG99/26 for \$15k	P&M Jul 99
2007	Installation of smoke alarms in the Church and Schoolhouse and security cameras in the Schoolhouse	
2010	Temporary entry porch removed	

<b>Rectory</b>		
<b>Year</b>	<b>Activity</b>	<b>Source / Comments</b>
1925	Rectory designed by J.W. Sproule, holder of the first architect's licence issued by the Federal Capital Commission	
Oct 1925	Tenders called	
March 1926	A tender submitted by a Mr McDonald for £2988 was accepted by the Parochial Council	Body p124
March 1926	Building commenced, supervised by David Limburg, Architect in an honorary capacity	
7 Sept 1926	Dedicated by Bishop Radford, Bishop of Goulburn	
4 Oct 1926	Building occupied by the Rector	Body p124-5
1960	Report indicated the roof leaked, sheds and outhouses were in poor condition and trees around heavily shaded the building	Body p257
1961	Insulation added	Parish Notes 3/61

1962	Roof re-tiled and interior repainted	Parish Notes 7/62 p.2
1964	Shed erected in rectory yard and bathroom renovations planned	Parish Notes 3/64 p. 5
1981	Report indicated work was needed to underpin the foundations of the north wall, with reconstruction of the back section, installation of a heating system – cost c \$70k	Body p314
1981	Back patio added	
1996	Internal painting	PC Feb
1996	Verandah repaired and made safe	P&M July
1999	Report on cracking from R.D. Rogers	P&M Feb underpinning the building, improving guttering and stormwater drainage and removal of trees with aggressive roots. Underpinning will cost \$3.6k. Gutters and storm water drainage has been improved and building now needs to be underpinned P&M report 2000
1999	New verandah with pergola to replace wooden pergola and decking	P&M Jul at a cost of \$5.3k by Martin Massa (P&M Sep) and P&M report for 2000
2000	Screen doors added	Back and front door \$210 – Mitchell Security Doors
2004	Refurbished for Rector Greg Thompson	
2009	R4 insulation to roof cavity	
2010	New central heating system installed	
2011	External painting	



## 5 PHYSICAL ASSESSMENT

### 5.1 Introduction

The following section is based on site investigations carried out by David Hobbes (heritage architect) and Brian Cossart and Scott Bland (structural engineers) in April, May and June, 2014. It documents the following for each building or structure:

- current description
- significant fabric and features
- condition and integrity
- modifications
- tolerance for change
- recommended repairs
- recommended ongoing maintenance

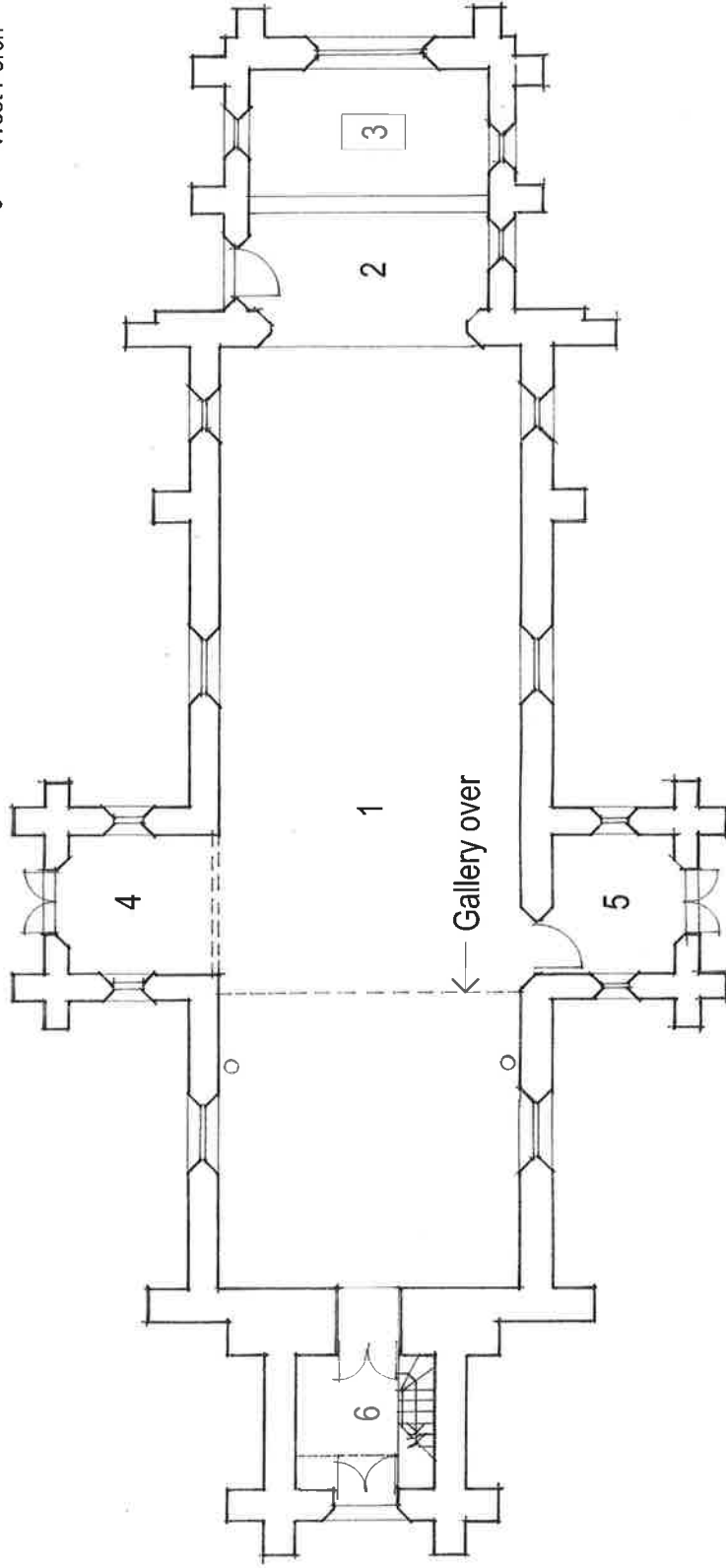
The full Structural Report is attached in Appendix 1.

### 5.2 Assessment

#### 5.2.1 St John's Church

**LEGEND:**

- 1 Nave
- 2 Chancel
- 3 Sanctuary
- 4 North Porch (Chapel)
- 5 South Porch (Vestry)
- 6 West Porch

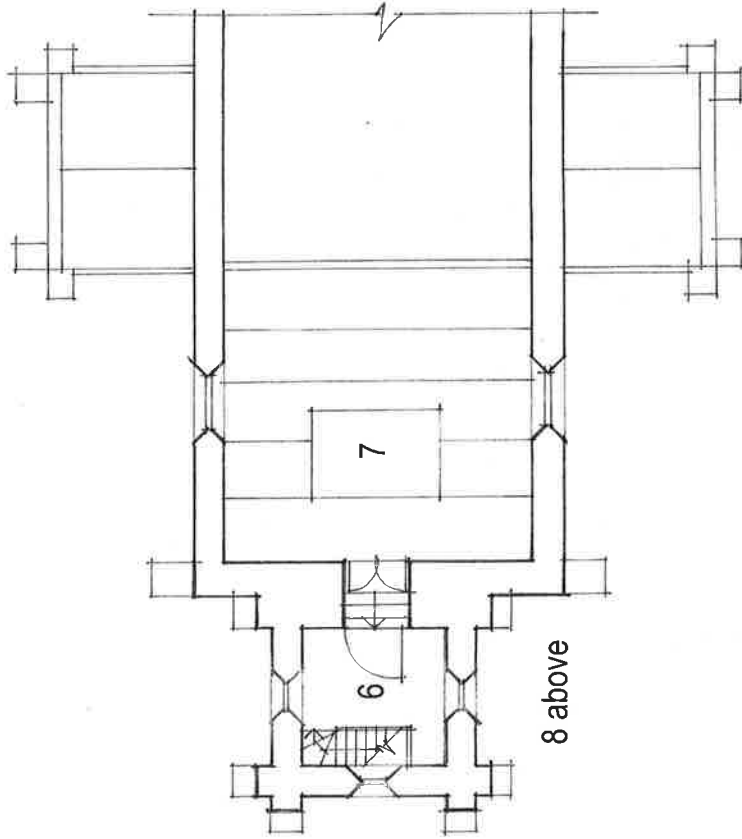


Ground Floor Plan

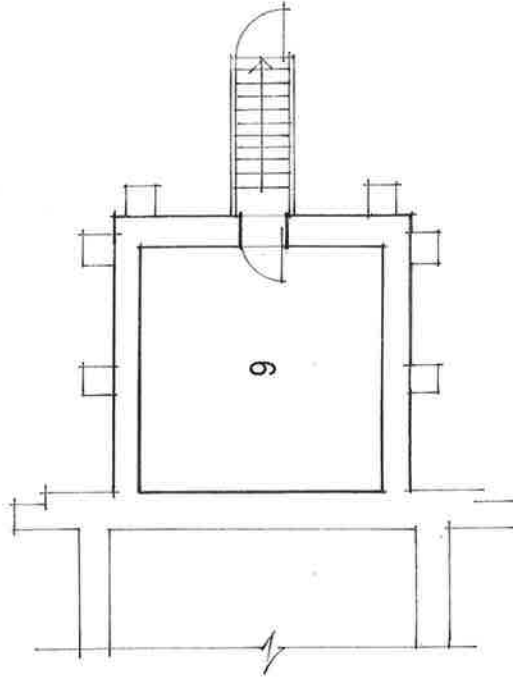


**LEGEND:**

- 6 Bell Ringing Chamber
- 7 Organ Gallery
- 8 Belfry
- 9 Crypt



First Floor Plan



Basement Floor Plan



### **5.2.1.1 Exterior Description**

St John's Church has the appearance of an old English village church - a simple rectangle with two small porches to the north and south and a tower to the western end. The building was built in several phases. The original section dates from 1841 and was partly funded by Robert Campbell. Its designer is unknown. A symmetrical building comprising a nave with flanking porches and a tower on the west end, it was built of bluestone with a shingled roof. It was unusually tall for its width and length. The porches were located centrally with a window on each side. Drawings from the 1850s, before the nave was extended to the east show a large east window with a double doorway below.

As originally built the church was c. 17m long and 7.5m wide. At the western end was a square tower above the main entrance. To the east was a door surmounted by a three light Gothic window. The long north and south elevations comprised a gothic arched window on each side of a central gabled porch. Above the western end of the nave was a gallery. The building was constructed in bluestone from the slopes of Mount Pleasant with sandstone used for detailing sourced from a quarry on Black Mountain.

The original tower was poorly founded and was demolished in c. 1864 to make way for a new tower and spire designed by Edmund Blacket - constructed between 1865 and 1870. This used two predominant sandstone colours - yellow at the base and pinker in the upper section, both with fine joints. The spire was not completed until c. 1877 with a temporary roof used until that time. The original single bell was re-installed and remained until 1964. There is a gothic arched opening with corbelled head on each side of the tower. The openings are screened by painted timber louvres. Steel plates are visible which are part of the support system for the bells, installed in 1964. The spire is shingled and surmounted by a copper spire incorporating a lightning rod.

In 1872-73 the nave was extended by c. 3.5m and the chancel with crypt below were constructed to a design by the Rev'd Alberto Soares. The work used sandstone from the same source as that used for the re-built tower. On the exterior the addition is clearly visible due to the different stone used (more finely sawn pink sandstone with tight joints). This is not apparent on the inside due to the rendered finish. The nave addition has a lancet window on each side as does the Chancel, which also has a three part stained glass east window.

The simple gabled roof has a central ridge which steps down at the Chancel. The timber shingles were replaced with asbestos cement tiles in 1960. The gutters are quad profile copper. The downpipes are round copper.

Two earlier graves immediately to the east of the original building were incorporated into the floor of a vaulted crypt beneath the new chancel. The crypt is accessed via stone steps on the east side surrounded by a low steel balustrade with a gate at the top. It has a stone flagged floor, stone walls and a painted vaulted brick ceiling. It appears sound and dry.

### **5.2.1.2 Interior Description**

#### Nave

The Nave measures approximately 6m wide x 17m long x 7.5m to the ceiling level above the exposed trusses. The floor has been carpeted since the 1950s. The walls are cream painted cement render, scored to simulate stonework. Moulded corbels support decorative carved timber trusses. The ceiling is varnished cedar boards which rakes up on each side and levels off under the collar ties. There are six stained

glass windows – those flanking the porches on each side of the porches and two narrower ones in the 1872 nave extension. The westernmost and easternmost windows have ventilation hoppers at their base.

#### Chancel

The chancel was constructed in 1872. The floor retains the original tessellated tiles. The walls were originally rendered to match the Nave. The render was removed in the 1930s to reveal the natural stone. The ceiling is slightly different from that of the Nave, with a much simpler varnished timber truss and cedar boarded lining. The Chancel arch is carved and dressed sandstone. There are two small stained glass windows on the south side and a single window on the north side, together with an external door added in 1956. On the east wall is a three part stained glass window with dressed stone reveals. This is a very early example of Australian stained glass, designed, made and installed by William McLeod in 1874. The altar rail is cedar with brass brackets. The sandstone step tread was partly replaced in 2012.

#### Sanctuary

The Sanctuary is to the rear of the Chancel. It is elevated by two stone steps and divided by the communion rails. The centre piece is the altar of carved sandstone installed in the 1930s.

#### North Porch

The north porch was restored in 1980 following removal of the organ under the supervision of John Goldsmith, Honorary Architect to St John's. The floor is carpeted. The walls of unfinished bluestone have been repaired and repointed. The stained v jointed timber boarded ceiling is a modern interpretation of the original. Of note are the two small windows set low in the east and west walls. The west window has a rounded arch, the east a pointed gothic arch. These were installed in 1980 and have painted cement rendered deep reveals. Also in 1980 a decorative timber screen was installed in the nave opening. The external doors are reproduction painted panelled timber.

#### South Porch (Former Vestry)

This space is now used as a flower room. The floor has 1950s era linoleum tiles over a concrete floor. The walls are painted scored cement render. The ceiling retains the original varnished 'V' jointed cedar boards and splayed cornice board. There is an access panel to the small roof space above. The external doors are the original pair of painted timber panelled with original hardware. Later hardware fittings have been removed. The windows are similar to those in the north porch with one rounded and one pointed arch and incorporate stained glass salvaged from Europe after WW1.

#### West Porch

The west porch occupies the base of the tower constructed in 1865-70 to a design by Edmund Blacket. It has a stone flagged floor, painted cement rendered walls and a varnished cedar boarded ceiling. A dressed stone stairway leads upwards with an iron railing against the wall and cedar balustrade wall with gothic arched panelling on the outer side. A similarly panelled door conceals under stair storage. The entry doors are painted timber tongue and grooved ledged and braced with original and modern hardware. The inner door was installed in 1966 and is panelled Victorian Ash with yellow glass leadlight inserts and reproduction hardware. There is a freestanding timber cupboard and shelving set along the north wall. Beige carpet is serviceable but obscures the flagged floor.

#### Bell Ringing Chamber

This area is a lobby to the Organ Gallery and provides access to the belfry above. The dressed stone steps arrive from the porch below beside a varnished timber panelled balustrade wall. The floor is carpet over timber boards. The walls are painted scored cement render with evidence of past repairs. The ceiling is basic painted Masonite sheeting with timber battens and a stained cedar quad profile cornice. There are three stained glass windows in rendered reveals. The south window is concealed behind a panel holding the ends of the bell ropes. A steel ladder leads to the belfry above with access via a trapdoor in the ceiling.

#### Organ Gallery

This area has been modified several times. The most recent changes were designed by John Goldsmith, Honorary Architect to St John's in 1975-76.

The original gallery floor location is unclear. Access is via the original painted timber panelled doors down 4 stone steps from the tower room. Apparently the gallery was originally accessed by stairs directly from the nave. The current steps leading from the bell ringing chamber were constructed in c. 1927 as part of extensive conservation works. This increased the useable area of the gallery by c. 30%. The current (fourth) organ was installed in 1981. This was supported on a steel and timber structure concealed beneath the stepped platform. The floor is lined with Cypress pine boards whose leading edges on the stepped platforms have been replaced with Victorian Ash to better withstand impact. The walls are painted scored cement render with evidence of past repairs. The floor has been kept clear of the windows on each side, and the resulting wells protected by a slender black steel balustrade. The ceiling is a continuation of the nave, with varnished cedar boarding, including an access panel to the roof space above.

The pipe organ was built and designed by Ronald Sharp, who was responsible for the organ in the Sydney Opera House, it has tracker action, 16 speaking stops, tremulant, and four couplers, two manuals and a full size pedalboard. The 1100 pipes were manufactured in Holland. The timber surrounds were designed by John Goldsmith.

#### Belfry

The Belfry has unfinished pine floorboards and unfinished stone walls. On each side is a painted timber louvre with galvanised steel bird mesh fixed behind. A steel structure supports the peal of eight bells installed in 1964. There is no ceiling. The underside of the spire with masonite lining is visible.

#### Roof Space

This is in remarkable condition. It is generally sound and dry. The hand sawn hardwood timbers appear as new. The structure comprises a series of heavy trusses at c. 2.1m intervals, with rafters, purlins, collar ties and ceiling joists. The original hand made flat headed iron nails are intact. A few timbers have been strengthened by the addition of additional Oregon members with modern fixings and some steel strapping. The asbestos shingles appear sound and are fixed to modern pine battens with plastic sheeting forming a moisture barrier to the roof space. Various generations of electrical services are threaded through the space.

#### **5.2.1.3 Condition and Integrity**

The building is highly intact and in a good condition. Issues of note include are listed below. For more detail refer also to the full Structural Report in Appendix 1.

#### **Exterior**

- the stone walls are performing quite well and it is apparent that the previous installation of the concrete skirt has been successful . There are still instances of minor cracking but these are deemed to be manageable and not significant
- there is localised deterioration of some individual stones in the facade, particularly flanking west entry and on sloping surfaces. This is likely due to the more rapid decay of softer stone
- there is salt efflorescence at several locations around the building, appearing as a "tide mark", notably at the west porch entrance. It is not currently causing wide spread damage. The damp appears to be cyclical and more evident in the colder months
- the perimeter concrete skirt successfully moderates cracking but has the effect of keeping the ground constantly moist – this can cause the rising damp
- there are areas of missing stone pointing
- several sections of stone detailing such as label moulds are damaged or missing,
- the tower louvres are weathered
- the gutter is dented on the east side of north porch
- there are two loose downpipe brackets on the north side of Chancel
- mastic apron flashings are brittle at the base of several windows
- the asbestos cement roof tiles are weathered and mossy on south side, but appear sound
- two cast iron subfloor vents are broken
- there is some minor movement in the stone walls flanking the crypt steps
- moss is developing on the shaded areas of paving. This is typical and not an indication of any underlying issue.
- most stained glass windows have polycarbonate sheeting fixed to the exterior to protect them from damage and to control moisture ingress. Some of these have become cloudy over time.

## **Interior**

### Nave

- evidence of past patching of wall cracks and small cracks re-opening, generally above and below windows. Moderate crack at centre window south side. This is likely to be due to minor foundation movements but it appears to be progressing slowly. It is quite minor in a structural sense.
- evidence of past water entry (drip marks on ceiling boards) No current activity apparent.

### West Porch

- paint flaking on walls due to water ingress from deteriorated stonework
- one split ceiling board and some gapping at joints
- top of moulding missing from door panel under stairs

### Belfry

- some floorboards cupped from past water entry. Currently dry
- some loose bird mesh

### Organ Gallery

- several split floor boards and step risers
- minor cracks in render above and below both windows
- architrave damaged right side of entry door, where electrical conduits fitted

### North & South Porches

- areas of rising damp and salt attack on the walls below the windows

#### 5.2.1.4 Significant Fabric and Features

The significant fabric and features of the church building should be conserved and maintained. This includes the following items:

##### **Exterior**

- the overall building form including the tower, nave, chancel, sanctuary and porches and their associated pitched roofs (the asbestos roof tiles are not an intrinsic feature)
- three areas of stonework each with their specific detailing, including;
  - 1841 nave in bluestone
  - 1870 tower in yellow and pink sandstone
  - 1872 nave extension and chancel in pink sandstone
- round copper downpipes and quad gutters
- stained glass windows
- painted planked timber doors
- crypt and stone entry stairs with steel handrail
- shingled spire

##### Roof Space

- original hand sawn hardwood timbers
- original hand made flat top iron nails

##### **Interior**

- general plan and arrangement of individual spaces and significant fabric, including;

##### West Porch

- stone flagged floor (under carpet)
- stone stairs to belfry and timber panelling below
- painted cement rendered walls scored to simulate stonework
- varnished timber ceiling lining boards
- painted folding Ash door to Nave

##### Nave

- painted cement rendered walls scored to simulate stonework
- varnished timber roof trusses supported on stone corbels
- varnished timber columns supporting organ gallery
- timber boarded ceiling below organ gallery (existing not original)
- stained glass windows
- pews
- pulpit

##### North Porch

- unfinished bluestone walls
- stained glass windows and cement rendered reveals
- timber boarded ceiling (existing not original)
- decorative timber screen in nave opening

##### South Porch (Former Vestry)

- painted cement rendered walls scored to simulate stonework
- timber boarded ceiling and cornice
- painted panelled timber door to nave, including original hardware
- panelled exterior door, including original hardware

##### Chancel



- stone steps and tessellated tiles
- unfinished stone walls
- stained glass windows
- external door (added in 1956 in sympathetic style)
- varnished timber truss supported on stone corbel
- painted cement rendered walls, struck to simulate stonework

Sanctuary

- stone steps
- tessellated tiled floor
- communion railings
- bare stone walls
- stained glass windows
- altar

Lobby to Organ Gallery

- painted cement rendered walls scored to simulate stonework
- stained glass windows (one obscured by bell ropes)
- timber panelled stair balustrade

Organ Gallery

- painted cement rendered walls scored to simulate stonework
- timber boarded ceiling
- varnished timber truss supported on stone corbel
- stained panelled timber gallery balustrade
- stained timber door & stone steps
- organ and decorative timber casing

Belfry

- unfinished sandstone walls
- open ceiling to underside of spire lining
- painted timber wall louvres
- peal of eight bells

Generally

- commemorative furnishings, plaques and memorials deemed to have heritage significance by the St John's community

**5.2.1.5 Modifications to Original**

The original c. 1841 building has been modified as follows:

<b>Date</b>	<b>Works</b>
<b>Exterior</b>	
1864	Original tower demolished, having been weakened by a lightning strike in 1851
1865-70	New tower built to a design by Edmund Blacket, terminating at the nave ridgeline
1872-74	Nave extension and chancel designed by Alberto Soares,
1878	Spire constructed
1883	Original roof re-shingled
1902	Significant repairs undertaken
1921	Spire carried to its originally intended height and re-shingled
1925	Roof plumbing repairs

1927	Major repairs including underpinning, re-building some walls and buttresses, the Chancel arch and east window, re-grouting, strengthening and re-shingling roof, perimeter drainage system
1954	Bird mesh fitted to belfry louvres
1954	Dolphin lamp fitted over main entry
1956	Exterior doorway to chancel constructed
1960	Shingled roof replaced with asbestos cement tiles
1964	Spire re-shingled in Canadian Red Cedar, roof plumbing replaced with copper fittings, localised underpinning
1988	Spire re-shingled in Casurina (Forest Oak), subsoil concrete perimeter wall and slab constructed
1993	11 windows restored
2010	Roof repairs
2013	Roof plumbing repairs, stonework repairs
<b>Interior</b>	
1855	First organ installed in the gallery
1865	Second organ installed
1880s-90s	New seating, ceilings to south vestry, tower and porch, handrail and cupboard under tower steps
1912	New furniture
1913	Heating and incandescent lamps installed, organ moved from gallery to north side of nave
1927-31	Major restoration
1929	Electric radiators installed
1933	Third organ installed in north porch
1950	Carpet fitted
1954	Commemorative stone from Westminster Abbey located in west porch
1956	Electric wiring upgraded and heating pipes installed under pews
1956-57	Pews fitted in choir gallery
1964	Chime of 8 bells installed in belfry
1966	Ash folding door installed in inner entry
1975-76	Gallery reconstructed, two original timber support pillars removed
1979	Organ removed from north porch
1980	North porch restored including new windows, floor and wall repairs
1981	Fourth organ installed in gallery
1987	Subfloor stabilisation
1992-93	Electric wiring upgrade and new lighting
1995	Church interior replastered and repainted Number of floorboards replaced Trusses retained
1995	Operation Conservation
1996	Canterbury stone installed in west porch
2001	Window restoration
2007	Smoke alarms & CCTV installed
2009	Furniture refurbishment
2010	Handrail fitted to tower steps
2012	Chancel step replaced

### 5.2.1.6 Tolerance for Change

There is little or no tolerance for substantial changes to the church building, apart from ongoing maintenance and repair of its intrinsic fabric and features.

#### Roof Material

It is anticipated that the existing asbestos cement roof shingles will be replaced in the near future. The choice of material will depend on weight, longevity and cost. From a conservation perspective the most appropriate materials would be real slate, artificial slate with an authentic appearance or timber shingles. Most nineteenth century churches were originally shingled and were later re-clad with corrugated iron, if a minor building, or with slate if a building of substantial quality and importance in the community. The optimal material for St John's is real slate. Care must be taken that adequate assessment is made of the weight bearing capabilities of the existing structure and that any additional structural elements do not have a negative impact on the intrinsic fabric of the building or its character.

### 5.2.1.7 Recommended Repairs and Maintenance Actions – Church Building

<b>Exterior</b>			
<b>Element</b>	<b>Works</b>	<b>Location</b>	<b>Priority</b>
Pest Inspection	Commission an annual inspection by an accredited pest controller to detect and eradicate insects and rodents.  Block entry points as required taking care not to damage significant fabric	Whole Building	Routine
Perimeter paving	Clean as required. Do not pressure wash.	Whole Building Perimeter	Routine
Grated drains	Clean out every six months, keep clear of weeds and other plantings	Whole Building	Routine
Exterior stone walls	Clean as required. Do not pressure wash.	Whole Building	Routine
	Monitor cracking by taking formal measurements on a regular basis. Establish a program of localised repair subject to funds being available	Whole Building	Routine

	<p>Inspect deteriorated stone to ensure it is safe and will not fall (e.g window labels)</p> <p>For most areas do nothing in the short term but regularly monitor ongoing deterioration.</p> <p>Establish a program of stone replacement for the most affected areas, subject to funds being available. The stones flanking the west entry are currently the highest priority for replacement.</p> <p>The mortar colour and joint profile should match the adjacent existing material appropriate for the relevant stone type and colour.</p>	Various locations	Overdue
	Monitor dampness and salt attack for signs of damage to stonework(1)	Whole Building	Routine
	Consider installing a new damp proof membrane, either injected chemical or electronic. Refer to full Structural Report for details.(1)	Whole Building	Overdue
Exterior timbers	Check timber elements annually for rot, termite or borer attack. Repair and repaint as required.	Whole Building	Routine
Windows	Replace deteriorated mastic apron flashings with neatly folded lead flashings dressed down onto sills	Various windows	Overdue
	Check windows annually to ensure they are intact and watertight. Repair as required.	All Exterior Windows	Routine
	Clean annually. Do not pressure wash.	All Exterior Windows	Routine
	Replace cloudy polycarbonate protective sheeting with new clear material with a clear UV filter to prevent discolouration. The panels should be fixed 25mm off the stained glass to prevent impact damage and should be fixed to allow ventilation (i.e not be totally sealed into the window frames.	Windows with existing protective covering	Desirable
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	All Exterior Doors	Routine

Roof	Check timber and asbestos shingle roofs annually for structural soundness, ensure waterproof and vermin proof Repair as required.	Whole Building	Routine
Rainwater goods	Carry out a visual inspection from ground level. Clean out valleys, flashings, gutters and downpipes as required and ensure that the building is waterproof and rainwater is effectively discharged away from the building.	Whole Building	Routine
	Repair or replace the dented gutter	East side of North Porch	Overdue
	Repair the loose downpipe brackets as required	North side of Chancel	Overdue
<b>Interior</b>			
Structure	Carry out an annual inspection of the structural integrity of the building.	Whole Building	Routine
Floors	Inspect annually for damage. Repair as required		
	Repair split floorboards and step risers	Organ Gallery	Overdue
	Replace damaged / missing board at top step riser	Organ Gallery / Befry	Desirable
Walls	Clean as required	Whole Building	Routine
	Monitor cracking by taking formal measurements on a regular basis. Establish a program of localised repair guided by a suitable expert.	Whole Building	Routine
	Re-paint existing painted surfaces as required	Whole building	Desirable
	Following remedy of water ingress prepare and re-paint rendered walls	West Porch	Overdue
	Monitor dampness and salt attack for signs of damage to stonework (1)	North & South Porches	Overdue
	Repair damaged stonework following installation of new damp course (See External Walls) (1)	North & South Porches	Overdue
Trims	Repair damaged door architrave	Organ Gallery	Desirable
Ceilings & Trusses	Clean annually	Whole Building	Routine
	Repair split ceiling board	West Porch	Desirable

Windows	Check doors annually to ensure they are intact and operate freely. Repair as required.	Whole Building	Routine
Interior Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	Whole Building	Routine
	Replace missing moulding to understair door panel	West Porch	Desirable
Electrical Fitouts	Check annually for faults and repairs which may be required	Whole Building	Routine
Heating & Cooling Systems	Check annually for faults and repairs which may be required	Whole Building	Routine
Plumbing & Drainage	Check annually for faults and repairs which may be required	Whole Building	Routine

**Notes**

(1) Damp Rectification

This process may take some considerable time. Following installation of a new damp proof course, and before carrying repairs to affected plaster, render or paint finishes the fabric should be monitored over a 12 month period, particularly noting any seasonal changes to confirm the effectiveness of the remedy.

**5.2.1.8 Photographic Record**

The following photographs were taken by David Hobbes on 1/5/14.

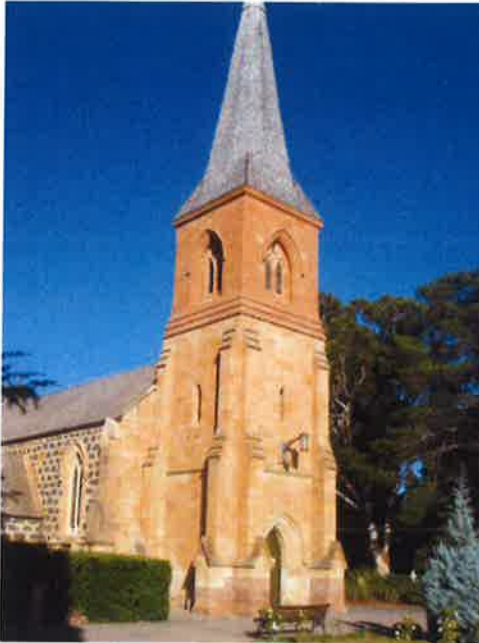


Photo 1: West Tower



Photo 2: Close up of tower showing variation in stone colours



Photo 3: East side showing three part Gothic arched window



Photo 4: Detail of north porch roof and west tower





Photo 5: View from northeast



Photo 6: North elevation showing the different types of stonework



Photo 7: Detail of 1872 Nave extension



Photo 8: Close up of east window



Photo 9: Typical lancet window showing cloudy protective polycarbonate cover



Photo 10: Typical window in original church nave. Note sandstone trims and label moulds





Photo 11: Chancel door installed in 1956. Photo 12 : Junction of nave and tower



Photo 13: Dolpin lantern over West Entry, 1956 Photo 14: Stone deterioration at West Porch



Photos 15-18 : Salt efflorescence at various locations around the building perimeter



Photo 19: Salt attack and stone deterioration on the left side of the west porch doorway

Photo 20: Damaged paintwork inside west porch



Photo 21: Typical stone deterioration at west side

Photo 22: Example of past stone patching





Photo 23: This downpipe bracket has been relocated inappropriately and the re-pointing has been poorly executed



Photo 24: Loose downpipe bracket



Photo 25: An example of highly eroded stone around a vent



Photo 26: A broken cast iron sub-floor vent



Photo 27: Failed apron flashing below window and poor re-pointing



Photo 28: Steps to Crypt



Photo 29: Movement in stone retaining wall



Photo 30: View down Nave towards Chancel



Photo 31: View to Organ Gallery



Photos 32 & 33: Ceiling detail showing corbels, trusses and timber lining



Photo 34: Upper walls of Nave



Photo 35: Typical movement cracks



Photo 36: Typical window





Photo 37: Sanctuary steps



Photo 38: Pulpit and recently replaced stone step tread below Chancel arch.



Photo 39: Chancel ceiling. The truss and corbel detail is simpler than that of the Nave



Photo 40: Chancel arch. Note the differing wall finishes



Photo 41: Chancel lance windows



Photo 42: North Porch showing stone walls and fretwork screen



Photo 43: Detail of screen, stone walls and boarded ceiling



Photo 44: Moisture and salt attack at window sill in north porch



Photo 45: Damaged door under stairs in west porch





Photo 46: Stairs to Bell Ringing Chamber



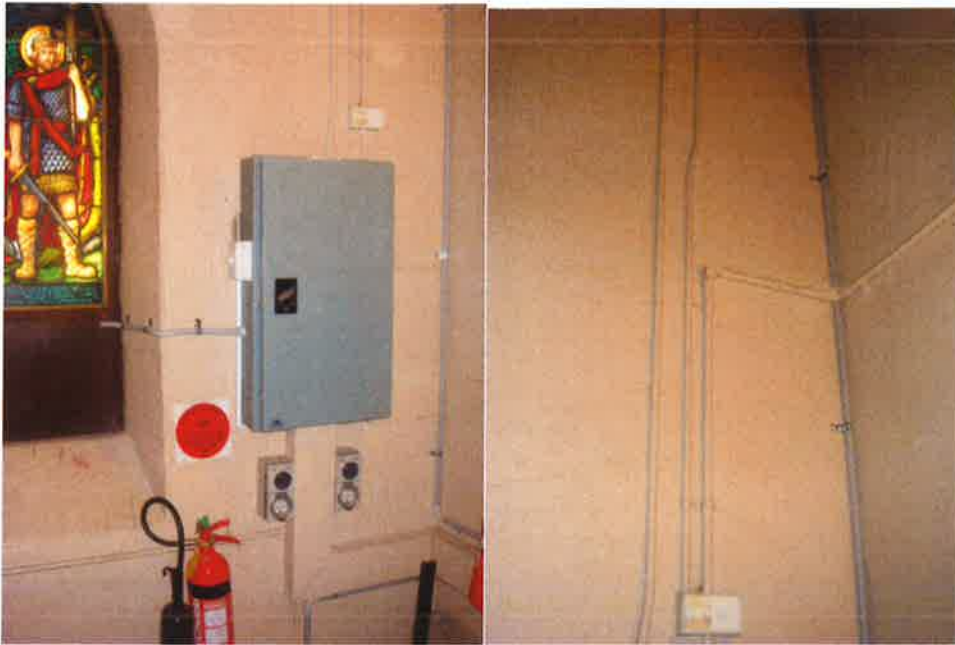
Photo 47: Stair showing stone steps and handrail installed in 2010



Photo 48: Gate and door to Organ Gallery



Photo 49: Ladder to Belfry



Photos 50 & 51: Showing the range of disparate and intrusive services



Photo 52: Organ Gallery showing pine platform

Photo 53: Narrow space at rear of organ



Photo 54: Belfry access hatch



Photo 55: Belfry showing bells and timber louvres



Photo 56: Belfry looking into roof area



Photo 57: Church roof space

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## **West Lychgate**

### **5.2.1.9 Drawings**



#### 5.2.1.10 Description

This structure was designed by prominent local architect Kenneth Oliphant and erected in 1932 as a memorial to Edward and Kate Crace and Everard and Helen Crace. Rectangular in shape with a simple gabled roof, entry is through the long axis perpendicular to the ridgeline. It comprises low stone walls – a mixture of bluestone and sandstone salvaged from the Schoolhouse stables, timber gates, an exposed timber structure with decorative brackets and timber board linings and timber shingles. The structural timber is recorded as being Red Mahogany and the original shingles were Oak, later replaced with cedar.

#### 5.2.1.11 Condition and Integrity

The overall form and design is highly intact although some fabric has been replaced. The structure is in generally good condition. Items of note include:

- the gates have sagged on their supports and require repair
- the shingles are highly weathered, particularly on the western slope and are due for replacement

#### 5.2.1.12 Modifications to Original

The original 1932 structure has been modified as follows:

Element	Works
1967	timber gate repaired and oiled. Post bases replaced with steel
1991-3	repairs to stonework and timbers, shingles replaced, timber seats added

### East Lychgate

#### 5.2.1.13 Description

This structure was also designed by Kenneth Oliphant and erected in 1936 as a memorial to Christina Campbell. It is also rectangular in shape with a simple gabled roof, but entry is through the gable ends. It comprises low stone walls, timber gates, an exposed timber structure with decorative brackets and timber board linings and timber shingles. The timber gates are kept locked in an open position.

#### 5.2.1.14 Condition and Integrity

The overall form and design is highly intact although some fabric has been replaced. The structure is in generally good condition. Items of note include:

- the gates have sagged on their supports and require repair
- foundation settlement has caused minor movement in the stone walls
- the bitumen paving is cracked and requires replacement
- the shingles are weathered and are due for replacement



### 5.2.1.15 Modifications to Original

The original 1936 structure has been modified as follows:

Element	Works
1967	timber gate repaired and oiled. Post bases replaced with steel
1991-3	repairs to stonework and timbers, shingles replaced, timber seats added
2007 & 2011	Rotten timbers replaced and re-oiled / painted

### 5.2.1.16 Significant Fabric and Features

The significant fabric and features of the lychgates should be retained and conserved. This includes the following items:

- stone base walls with dressed capping
- oiled timber gates with steel strap hinges on timber posts
- dressed and painted timber structure comprising posts, beams, decorative brackets, rafters, ridge board, struts and ties with steel bolt fixings, seats
- painted v jointed timber board lining
- timber shingled roof

### 5.2.1.17 Tolerance for Change

There is no tolerance for change to the Lychgates, apart from ongoing maintenance and repair of their intrinsic fabric and features.

### 5.2.1.18 Recommended Repair and Maintenance Actions - Lychgates

Exterior			
Element	Works	Location	Priority
Pest Inspection	Commission an annual inspection by an accredited pest controller to detect and eradicate insects and rodents.	Both gates	Routine
Cleaning	Clean as required	Generally	Routine
Paving	Replace bitumen paving with new bitumen or concrete unit paving	East Lychgate	Desirable
Exterior stone walls	Inspect annually for cracking and other deterioration. Repair as required. Confirm details of repair before proceeding.	Generally	Routine
	Locally dismantle and repair damaged stonework where required. Consider new concrete footings below.	East Lychgate	
Gates	Repair gates so that they operate smoothly without sagging	Both Gates	Overdue
	Check annually to ensure smooth operation. Repair as required	Both Gates	Routine

Timbers	Check timber elements annually for rot, termite or borer attack. Repair as required	Generally	Routine
Roof	Replace timber shingles with a suitable species as funding permits.	Both Roofs	Overdue
	Check shingle roofs annually for structural soundness, ensure waterproof and vermin proof Repair as required.	Both structures	Routine

**5.2.1.19 Photographic Record**

The following photographs were taken by David Hobbes on 1/5/14.

**East Lychgate**



Photo 58: General view from east



Photo 59: Interior detail and seat



Photo 60: Detail of timber structure



Photo 61: Roof detail showing weathered shingles



Photo 62: Stone movement



Photo 63: Evidence of past crack repair



Photo 64: View from west side



Photo 65: Cracked bitumen pavement



**West Lychgate**



Photo 66: View from west



Photo 67: Detail of timber structure



Photo 68: Detail of weathered shingles



Photo 69: View from east



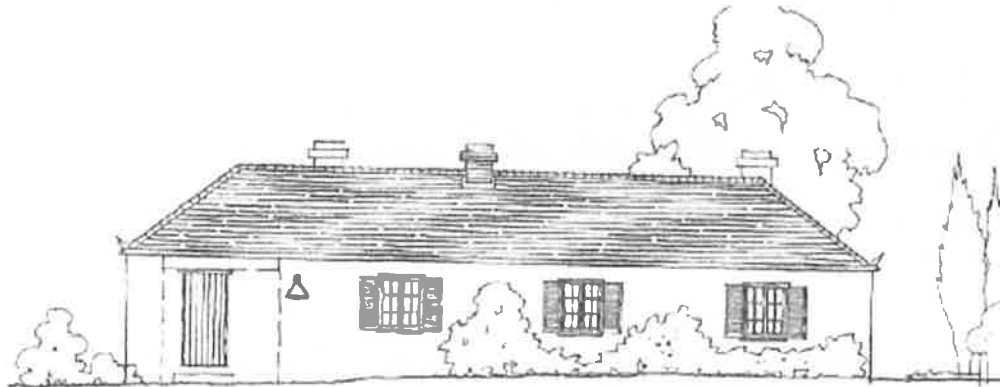
Photo 70: View of seat



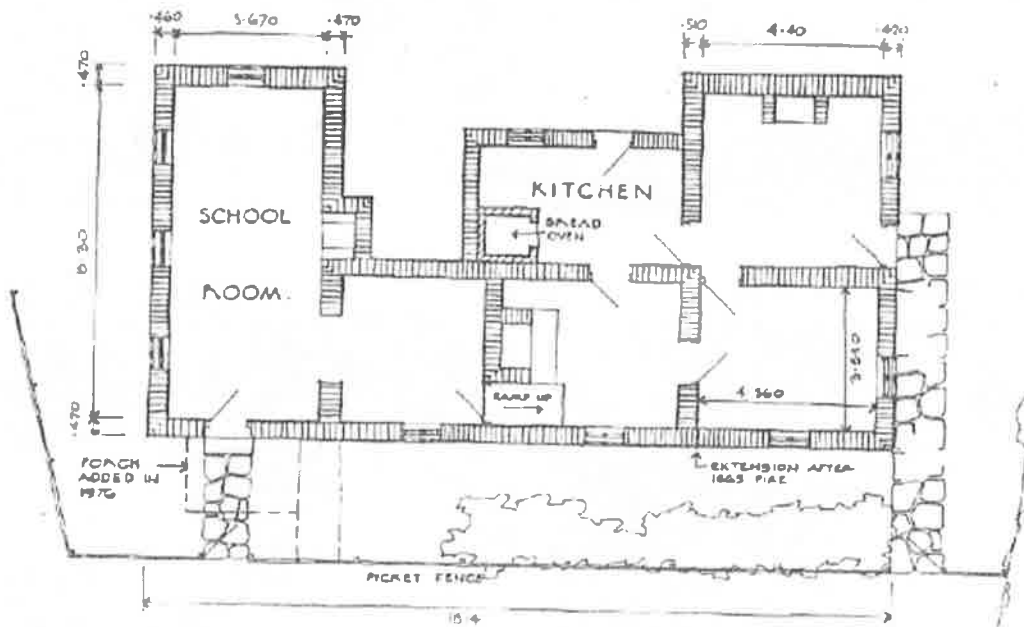
Photo 71: Timber gates

St John's Schoolhouse

5.2.1.20 Drawings



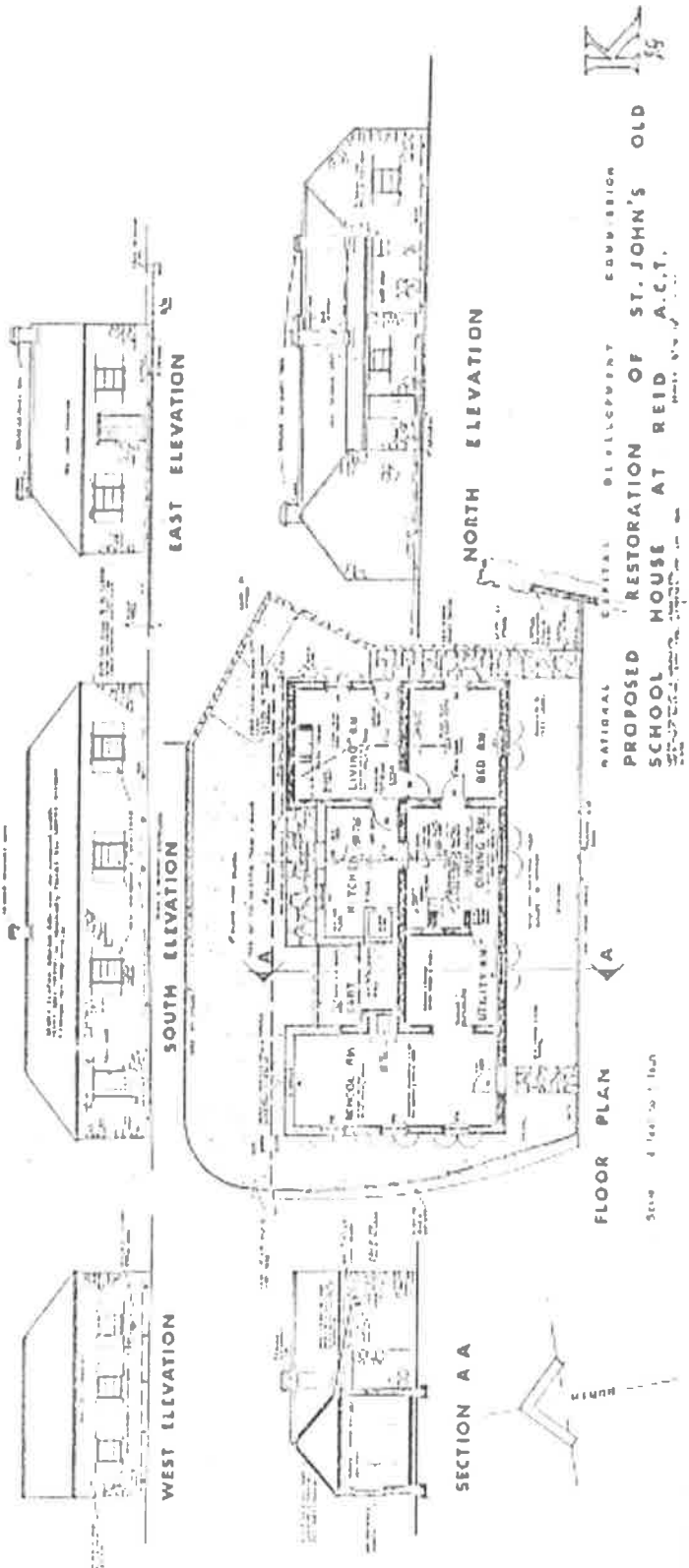
FRONT ELEVATION



FLOOR PLAN

ST JOHN'S OLD SCHOOL HOUSE  
CANBERRA

AFTER RESTORATION IN 1966



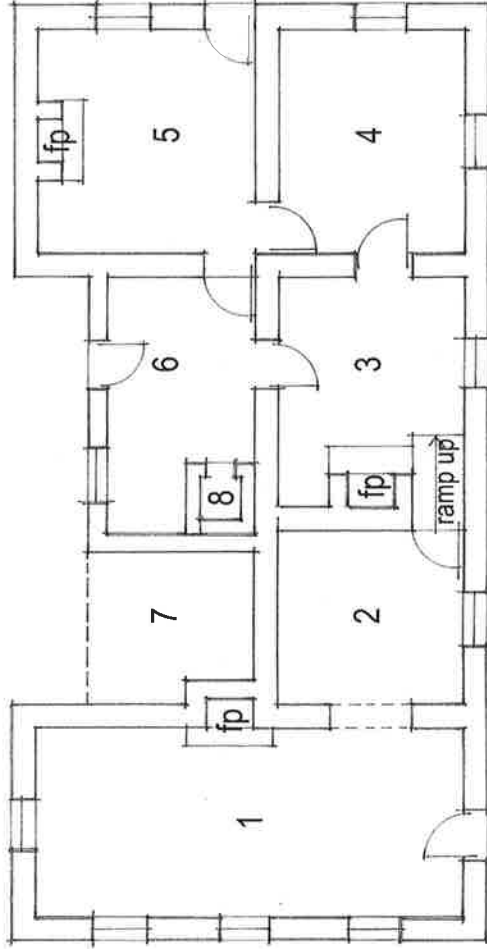
Luker Thompson & Goldsmith architects [John Goldsmith] proposed restoration of the Schoolhouse building and John Goldsmith sketch plan of the building after restoration 1968.

**LEGEND:**

- 1 Original Schoolhouse
- 2 & 3 Original Dwelling
- 4 & 5 Additions 1864
- 6 Kitchen
- 7 Covered Space
- 8 Bread Oven

**KEY:**

fp fireplace





### **5.2.1.21 Description**

The original part of the Schoolhouse was constructed in c. 1845 and comprised a single schoolroom and an attached two room schoolmaster's dwelling with a separate entrance. The original materials included a packed earth floor, rubble and bluestone walls coated with lime wash and a shingled roof on a timber frame. The building was badly damaged by fire in 1864 and when reconstructed two good sized rooms were added. At some stage a timber floor was installed and the original shingled roof was replaced with corrugated iron sheeting.

The building ceased to be primarily used as school in the early 1880s whereupon the dwelling part was rented out. The schoolroom itself appears to have been left unused for most of the time. Various families occupied the building up until the late 1920s, at which time the future of the building appeared uncertain due to plans for new roads and subdivision beyond the churchyard boundaries. Before and after World War Two it was used by various community organisations such as the Scouts and the St John's Young Anglicans, who kept it in a basic state of repair and made various minor modifications – the most notable of which was the creation of an opening between the schoolroom and the residence. The scouts also lined areas of the roof space and use it for storage.

The building was the subject of an extensive restoration project in the late 1960s, overseen by the NCDC. This work included new timber floors, drainage, new timber doors, windows and trims, electrics and a Canadian Redwood shingle roof.

Today the Schoolhouse building is managed as a museum by the St John's Schoolhouse Museum Board of Management for the St John's Parish Council

#### Plan

The Schoolhouse comprises six rooms. The original schoolroom occupies the west end – a large rectangular room entered on the south side, with a large fireplace on the east wall. Immediately to the east are two rooms which made up the original dwelling. Further to east are two more spacious rooms added in 1864. Tucked into the U shaped form on the north side is a skillion roofed kitchen and bread oven.

#### Roof Space

The roof framing is hand adzed hardwood in generally good condition. It has been augmented by modern sawn timbers where required. Storage areas have been created over the schoolroom and easternmost rooms by laying timber boards over the ceiling joists and by fitting up plywood partitions to form dwarf walls.

#### Exterior

Today the building comprises stone walls with a heavy white paint finish, painted planked timber doors, painted timber casement windows with external shutters, painted steel ogee profile gutters, painted steel round downpipes and Native She Oak roof shingles. The perimeter area is paved with concrete pavers and surrounded by a low sandstone wall.

### Interior

The interiors comprise timber flooring of various species – both hardwood and pine. There is a section of ramped concrete flooring between the two original dwelling rooms. The walls are modern cement render, painted off white. The ceilings are v jointed timber boarding of several types with simple timber cornice mouldings. The existing doors and windows were fitted as part of the 1969 restoration work. The doors are typically ledged and braced with stained v jointed planks. The windows are simple casements, stained, with rendered reveals. A variety of modern services have been installed.

#### **5.2.1.22 Condition and Integrity**

The building is highly intact and in a good condition. Issues of note are listed below. Refer also to the full Structural Report in Appendix 1.

- numerous examples of cracking caused by foundation movements. This appears to be less than has occurred in the past
- the current cracking is dispersed reasonably evenly around the building and is predominantly on the inside of walls. The cracking is generally minor except for one crack above the south facing window in Room 4 within the stabilised zone.
- leaking, rusted downpipe in northwest corner
- rising damp and peeling paint on face of fireplace Room 1 and also Rooms 5 & 6.
- localised areas of drummy render
- spongy floor in Room 2
- split floorboard in Room 4.

#### **5.2.1.23 Significant Fabric and Features**

The significant fabric and features of the schoolhouse building should be retained and conserved. This includes the following items:

### Exterior

- overall form of the Schoolhouse building including original 1845 part and 1864 additions
- painted bluestone and rubble walls
- door and window openings
- painted ogee profile galvanised steel gutters and straps
- painted round galvanised steel downpipes
- timber shingled roof
- painted brick chimneys

### Roof Space

- original adzed hardwood structural timbers

### Interior

- the existing room arrangement
- timber flooring
- brown painted cedar casement windows, brass hardware, louvred shutters
- brown painted v jointed tongue and groove boarded doors and hardware
- white painted cement rendered walls
- brick fireplaces and brick or stone hearths
- bread oven
- clear finished pine ceilings and trims

**5.2.1.24 Modifications to Original**

The original c. 1845 building has been modified as follows:

<b>Date</b>	<b>Works</b>
<b>Exterior</b>	
1864	badly damaged by fire
1864	addition including 2 rooms to the east end of the original building and a small kitchen under a skillion roof to the rear
1968	restored by the National Capital Development Commission including: <ul style="list-style-type: none"> <li>• white painted cement render over bluestone walls</li> <li>• brown painted cedar casement windows, brass hardware, louvred shutters</li> <li>• dark brown painted ogee profile galvanised steel gutters and straps</li> <li>• white painted round galvanised steel downpipes</li> <li>• reconstruction of the skillion room</li> <li>• timber shingles to roof</li> </ul>
1976	temporary shingled entry porch (demolished 2009)
Unknown	brown painted v jointed tongue and groove boarded solid core entry door and hardware
1993	walls and footings stabilised
1999	roof re-shingled
2003	east wall underpinned
<b>Interior</b>	
1864	reconstructed following fire and 2 rooms added (see above)
	timber floors constructed
	beaded pine boarded ceiling installed in Room 4
1952	opening formed to link schoolroom and adjacent room including concrete ramp, new doors, windows, shutters, cupboards, ceilings, walls painted
1956	floors repaired and a storeroom added at the rear
1968	restored by the National Capital Development Commission including: <ul style="list-style-type: none"> <li>• new hardwood floor to schoolroom (Room 1) cypress pine in Rooms 3,4,5&amp;6.</li> <li>• cypress pine ceilings except Room 4</li> <li>• brown painted t&amp;g board ledged and braced doors with hardwood jambs</li> <li>• white painted cement rendered walls</li> <li>• fireplaces restored including red brick hearth in Room 3</li> <li>• new electrical and lighting services</li> </ul>
2007	smoke alarms and security sensors installed modern electrical, lighting and detection services

**5.2.1.25 Tolerance for Change**

There is little or no tolerance for change to the Schoolhouse, apart from ongoing maintenance and repair of its intrinsic fabric and features. Surviving pre 1900 fabric should be conserved where possible. Later fabric can be replaced if required but should match the original as closely as possible.

**5.2.1.26 Other Recommendations**

Consideration should be given to removing the heavy paint finish on the bluestone walls and applying a lime wash of similar off white colour. This more closely

approximates the original exterior finish, will reveal the character of the stonework and will allow the walls to breathe.

**5.2.1.27 Recommended Repairs and Maintenance Actions - Schoolhouse**

<b>Exterior</b>			
<b>Element</b>	<b>Works</b>	<b>Location</b>	<b>Priority</b>
Pest inspection	Commission an annual inspection by an accredited pest controller to detect and eradicate insects and rodents.  Block entry points as required taking care not to damage significant fabric	Whole Building & Perimeter	Routine
Paved aprons	Keep clean and clear of weeds. Do not pressure wash	Whole Building Perimeter	Routine
	Consider extending the "skirt" around the whole building	West end	Desirable
Low stone walls	Inspect annually for cracks and other deterioration. Repair as required	Whole Building Perimeter	Routine
Grated drains	Clean out every six months, keep clear of weeds and other plantings	Whole Building	Routine
Exterior Walls	Inspect annually for deterioration. Repair as required. Confirm details of repair before proceeding.	Whole Building	Routine
	Clean as required. Do not pressure wash.	Whole Building	Routine
	Monitor cracking by taking formal measurements on a regular basis to determine the extent of movement. Establish a program of localised repair and prioritise items as funding permits.	Whole Building	Routine
	If movement continues local underpinning may be required to 10mm crack above south facing window.	Room 4 window	Possible
	Consider removing heavy painted finish to reveal bluestone walls and apply a lime wash	Whole Building	Desirable

Exterior timbers	Check timber elements annually for rot, termite or borer attack. Repair as required	Whole Building	Routine
Windows	Check windows and shutters annually to ensure they are intact and operate freely. Repair as required.	All Exterior Windows	Routine
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	All Exterior Doors	Routine
Roof	Check shingle roof annually for structural soundness, ensure waterproof and vermin proof Repair as required.	Whole Building	Routine
Rainwater goods	Inspect valleys, flashings, gutters and downpipes every six months. Ensure that the building is waterproof and rainwater is effectively discharged away from the building. Clean debris and make repairs as required.	Whole Building	Routine
	Repair or replace the rusted downpipe as required	Northwest corner	Overdue
Structural	Carry out an annual structural inspection of the building. Address any structural issues noted taking care not to damage significant fabric.	Whole Building	Routine
Exterior painted finishes	Clean as required. Check every 5 years for paint splitting, peeling or cracking Re-paint as required paint with a paint system appropriate for the material. Coating products and colours to be confirmed before proceeding.	Whole Building	Routine
<b>Interior</b>			
Structure	Carry out an annual inspection of the structural integrity of the building.	Whole Building	Routine
Walls	Inspect cement rendered walls annually for cracks and other deterioration. Repair as required	Whole Building	Routine

	Monitor localised areas of drummy render. Establish a program of repair when a sufficient scope of work has been identified	Various locations	Routine
	Monitor rising damp at fireplace. Refer to Structural Report for repair options.	Room 1	Overdue
Floors	Inspect annually for damage. Repair as required	Whole Building	Routine
	Replace split floorboard to match existing as closely as possible	Room 1	Overdue
	Investigate bouncy floor and repair as required.	Room 2	Overdue
	Investigate the quality of subfloor ventilation and consider options for improvement including mechanical fans	Whole Building	Overdue
Ceilings	Inspect annually for damage. Repair as required	Whole Building	Overdue
Interior Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	Whole Building	Routine
Fireplaces	The fireplaces are sealed and inoperable. Check annually to ensure weather and vermin proof and repair as required.	Fireplaces	Routine
Electrical Fitouts	Check annually for faults and repairs which may be required	Whole Building	Routine
Heating & Cooling Systems	Check annually for faults and repairs which may be required	Whole Building	Routine
Plumbing & Drainage	Check annually for faults and repairs which may be required	Whole Building	Routine

### 5.2.1.28 Photographic Record

The following photographs were taken by David Hobbes on 16/4/14.



Photo 72: South elevation



Photo 73: East elevation



Photo 74: North elevation



Photo 75: West elevation



Photo 76: Moderate crack above south window



Photo 77: Line indicates the junction of the original 1845 building and the 1864 addition





Photo 78: East door and steel access threshold

Photo 79: Discrete location of services



Photo 80: Exposed roof timbers north side porch window



Photo 81: Minor crack above west side window



Photo 82: Close up of roof junction north side



Photo 83: Chimney detail





Photo 84: North side skillion and back door



Photo 85: Leaking downpipe west side



Photo 86: Schoolroom



Photo 87: Schoolroom fireplace



Photo 88: Entry door & typical window



Photo 89: Concrete ramp in Room 2



Photo 90: Room 3 fireplace



Photo 91: Room 4 ceiling



Photo 92: Room 4 cracking at window sill



Photo 93: Room 4 cracking at window head



Photo 94: Room 5 fireplace



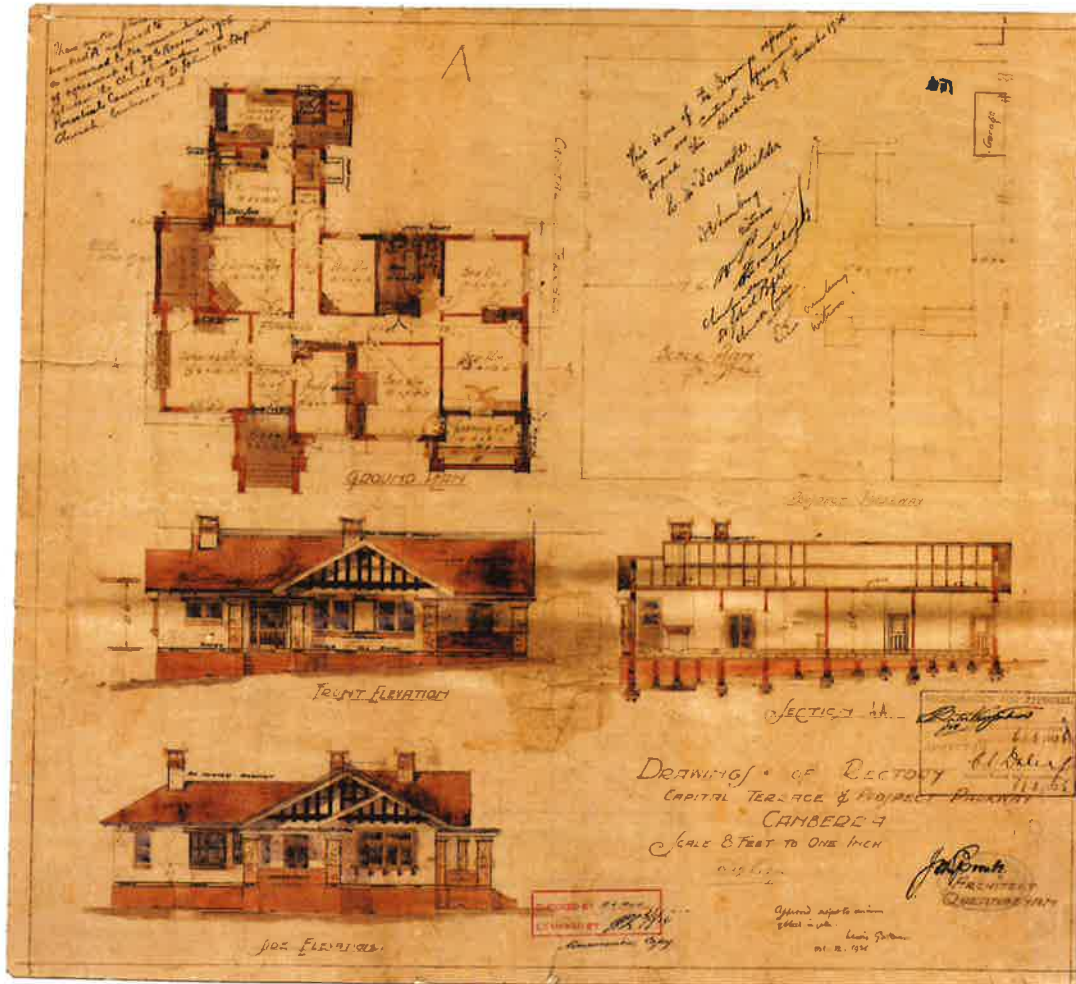
Photo 95: Typical internal stable door



Photo 96: Kitchen & bread oven

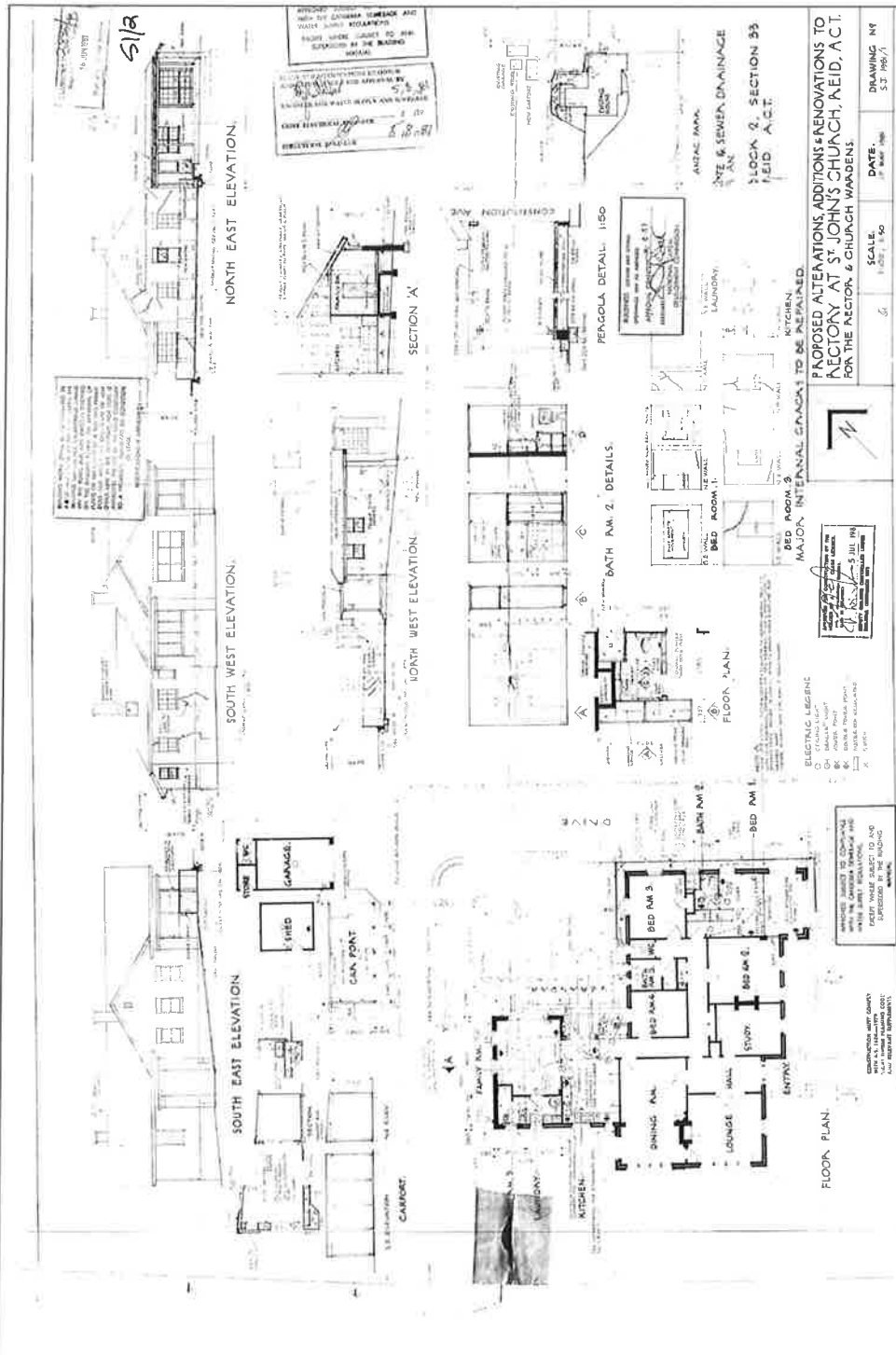
Rectory

5.2.1.29 Drawings



Original Drawings prepared by J.W. Sproule. Note the half timbered detailing to the gables (not built)





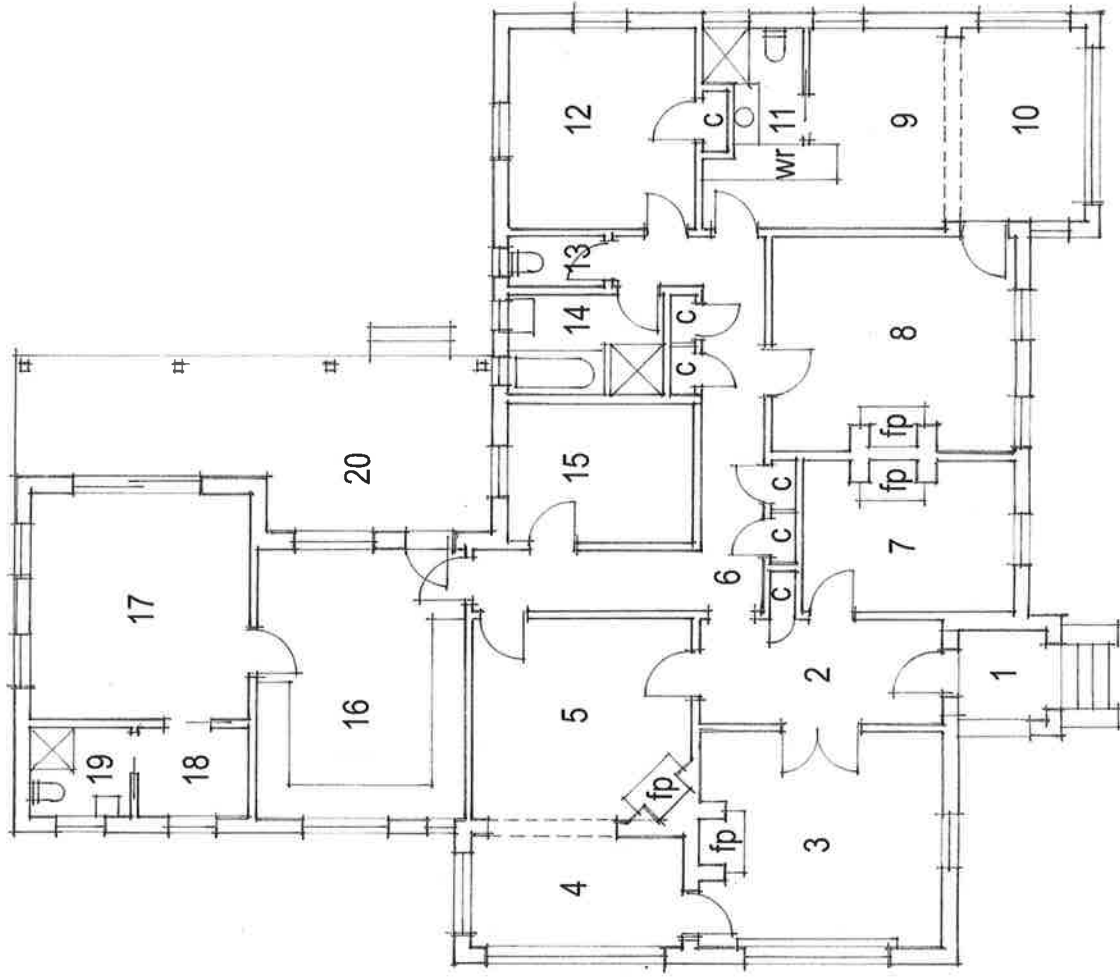
Alterations and Additions prepared by John Goldsmith 1981.

**LEGEND:**

- 1 Porch
- 2 Foyer
- 3 Living Room
- 4 Enclosed Verandah
- 5 Dining
- 6 Corridor
- 7 Study
- 8 Bedroom
- 9 Master Bedroom
- 10 Enclosed Verandah
- 11 Ensuite
- 12 Bedroom
- 13 WC
- 14 Bathroom
- 15 Bedroom
- 16 Kitchen
- 17 Family
- 18 Laundry
- 19 Bathroom
- 20 Terrace

**KEY:**

- c cupboard
- wr wardrobe
- fp fireplace



### 5.2.1.30 Description

The Rectory was designed in 1925 by Queanbeyan architect J.W Sproule. A tender was accepted from a Mr McDonald in March 1926 and the works were superintended in a voluntary capacity by architect David Limburg, a member of St John's Parochial Council. The architectural practice of Rudd and Limburg was well regarded in Canberra in the 1920s and designed many fine houses particularly in South Canberra.

The rectory building is a typical 1920s upper middle class dwelling combining English Arts and Crafts and Californian Bungalow Styles. It can be compared with the houses designed by Oakley and Parkes and constructed in Forrest in 1925-6 and also with the FCC house types constructed in several inner suburbs in 1926-27.

Notably the completed building omits several details shown on the original plans, including the half timbering to the gables, the projecting boxed window on the south side of the sitting room and the paired windows in the two front bedrooms. It can be assumed that this was a result of budgetary constraints, however the resulting house lacks some of the architectural flourish originally intended by its designer.

#### Plan

The floor plan is typical of houses of the late 1920s, albeit with the specific requirement for the Rector's study adjacent to the front door so that visitors could enter unobserved and without disturbing the other occupants of the house. Apart from the study the entry foyer leads to the sitting room and dining before branching into two lesser hallways, one leading to three bedrooms a bathroom and wc, the other leading past a fourth bedroom (likely intended for a maid) to the kitchen, pantry and laundry areas.

There are several interior details worth noting. There is timber panelling in the entry foyer, the study and around the sitting room fireplace and window seat, glazed French doors to the sitting room, dining room and side verandah, decorative strapped plaster ceilings including unusual diagonal strapping in the dining room and attractive brick fireplaces with red tile hearths in the study, sitting room, dining room and original main bedroom.

The original interior would have been somewhat dark and gloomy with red face brick fireplaces and varnished timber panelling. Much of this character was lost when the timber joinery was painted over. A rare intact example of this style can be seen in Calthorpes House in Red Hill. Remnants remain in the Rectory where the original varnished cedar boarded shelves and wall battens can be seen in the closets.

Significant alterations and additions were undertaken in 1981. Apart from typical repairs, refurbishment and underpinning to address settlement cracking in the brickwork, two major upgrades were carried out. The first included the creation of a master bedroom suite by pushing the original second bedroom into the space occupied by the front verandah and by inserting a small ensuite and wardrobes into the rear of the room. This is not highly successful as it affects the original spatial quality of the bedroom. The ensuite is intrusive. The doorway between both bedrooms led from the original master bedroom to the verandah. (judged as such because of its size, its location closest to the entry foyer and its being the only bedroom with a fireplace.

The second upgrade was the alteration of the original kitchen, pantry, laundry and passageway to create a modern kitchen family room and laundry. This was done by internal alterations and only a small addition under an extension of the existing roof slope

#### Roof Space

The roof structure consists of typical 1920s cut frame Oregon, including ceiling joists, purlins, struts, rafters and ridge board. There is batt type insulation between the joists. The roof space is a relatively large volume due to the design of a primary transverse ridge line and end gables. The space appears dry and water tight. There is evidence of past well meaning but inexperienced repairs.

#### Exterior Features

The design presents formal frontage to the east and south sides. The house form is basic rectangular and surmounted by a simple gable roof with a ridgeline running parallel to the frontage with high gables on each side. This form is broken up by the introduction of a smaller transverse gable on the front façade and the front porch and east and south verandahs which emphasise the horizontal with flat sheet roofs and oversized masonry columns. The service rooms extend to the rear under a secondary gable roof.

The exterior materials are typical for Canberra houses of this time. Walls comprise Canberra Red face brick to the subfloor with painted roughcast render above. The windows are groupings of painted timber framed double hung sashes with colonial glazing bars. Eaves are lined on the rake in smooth painted sheet, with galvanised steel quad gutters and rectangular downpipes. The original terracotta Marseilles pattern roof tiles have been replaced with unsympathetic grey concrete tiles.

#### Adjacent Structures

Other structures on the block include a garage, a shed and a carport.

The single garage has two small toilet compartments at the rear. It consists of a concrete slab floor, single skin brick walls, facework inside and painted roughcast render outside, painted timber four light fixed window sashes, an Oregon cut frame roof with the original terracotta tiles, painted timber fascia and painted steel gutters and downpipes. The form and materials are very similar to the Rectory suggesting this structure is contemporary with that building. It is highly intact but in an extremely poor, almost derelict condition. A 2013 report by Eric Martin and Associates, Heritage Architects supports its demolition and replacement with a new building which is sympathetic in design to the Rectory whilst meeting current standards for clergy facilities.

The shed was erected in 1964 and consists of a rough concrete slab floor, timber frame with fibro cement cladding (likely containing asbestos) and a metal deck roof. It is in poor condition.

The carport was erected in 1981 as part of the major alteration and additions carried out in that year. It consists of a concrete slab, timber frame walls with fibro cement weatherboard cladding on two sides and a metal deck roof. This utilitarian structure is in a fair condition.



#### **5.2.1.31 Condition and Integrity**

The Rectory is moderately intact and in a fair condition. Issues of note are listed below. Refer also to the full Structural Report in Appendix 1.

- Underpinning work carried in in 1981 appears to be successful.
- Minor but extensive settlement cracking (refer to structural report) to internal masonry walls
- Water damaged wall inside bedroom 3 closet caused by leaking ensuite shower
- The main ridgeline near main chimney has sagged, probably due to inadequate propping below. However the ridge tiles have been parged up in this position and are currently secure.
- Dirt and debris falling through ceiling boards in South Verandah (off Dining Room)
- Several instances of split, cracked and warped roof timbers and previous inexpert repairs
- The ceiling is sagging in several locations
- Damaged boards in subfloor access door, south side
- The concrete terrace and pergola is of inferior design and quality to the original building and could be improved
- The Garage in very poor condition with settlement cracking to masonry walls, rusted gutters, rotten woodwork and general neglect. A new roller door was installed in August 2014 to make the garage useable pending replacement.
- The carport and shed are in a fair condition but are of basic quality construction and are considered unsympathetic to the quality of the Rectory design.

#### **5.2.1.32 Significant Fabric and Features**

The following significant fabric and features of the rectory building should be conserved and maintained.

##### Exterior

- general single storey form with gabled roof and primary ridgeline parallel to the front elevation
- the architectural composition of the east and south elevations
- Canberra red face brick subfloor walls to front elevation
- painted roughcast rendered walls
- face brick sills
- entry porch including red face brick plinth and steps, painted concrete floor, rendered pillars, timber boarded ceiling and flat galvanised steel tray roof
- verandahs on south and east elevations including, rendered pillars, timber boarded ceiling and flat galvanised steel tray roof
- painted galvanised steel rectangular downpipes and timber wall blocks
- painted galvanised steel quad profile gutters and brackets white painted brick chimneys
- painted timber casement and double hung windows
- painted panelled front door
- painted timber fascias, raking eave soffits and exposed timber purlins
- terracotta gable vents
- tiled roof (ideally terracotta)
- rendered brick chimneys

Interior

- the general arrangement of the principle rooms
- original windows, doors, hardware and timber trims
- fireplaces in living room, study and dining room
- living room window seat and panelling
- strapped plaster ceilings
- painted timber boarded ceilings to former verandahs

**5.2.1.33 Modifications to Original**

The original 1926 building has been modified as follows:

<b>Date</b>	<b>Works</b>
c.1930s	verandahs enclosed with steel framed casement windows
1962	original terracotta tiles replaced with concrete tiles
1964	shed erected adjacent to garage
1981	major alterations and additions including: <ul style="list-style-type: none"> <li>- new ensuite and main bedroom opened up to encompass front verandah</li> <li>- original pantry, porch and hallway demolished to create larger kitchen</li> <li>- original laundry and rear verandah modified and extended to create new family room, laundry and shower room</li> <li>- concrete terrace and timber pergola added on north side</li> <li>- single carport erected</li> <li>- significant masonry settlement cracks repaired</li> </ul>
2000	underpinning
c.2000s	Study walls sheeted over to picture rail height and mantelpiece removed
2010	ducted gas heating installed
2011	complete exterior repaint
Various	several iterations of services and general refurbishment

**5.2.1.34 Tolerance for Change**

- There is scope for carefully designed additions to the north and west sides. The form, scale, materials and finishes should be sympathetic to the existing house.
- There is scope for internal alterations as long as the spatial quality of the original principal rooms can be understood.
- The interior services and finishes may be upgraded to meet modern requirements. Works should not damage significant building fabric.
- The kitchen, laundry and bathrooms may be upgraded to suit modern requirements.
- The existing ensuite is has a detrimental impact on the spatial character of the bedroom. Its relocation is desirable but not imperative. There is no obvious alternative location. This could be considered in the context of future alterations and additions.
- Restoration of the original bedroom and verandah is highly desirable.
- There may be scope to convert Bedroom 3 into a good quality ensuite and dressing room.
- Restoration of the original open verandahs is highly desirable.
- Replacement of the concrete roof tiles with traditional Marseilles pattern terracotta tiles is highly desirable.
- The concrete terrace and pergola off the kitchen and family room could be replaced with a better quality, more sympathetic structure.
- The carport and shed are considered intrusive and can be demolished.

- The garage is in poor condition and can be demolished. A new double garage could be built in roughly the same location. The form, scale, materials and finishes should be sympathetic to the existing house.
- The driveway and turning areas can be repaved. Suitable materials include brick paving, bitumen or gravel. Plain concrete is unsympathetic.
- The garden landscaping can be changed but should retain an English cottage garden style including areas of lawn, a limited area of paved or gravel pathways and plantings including exotic evergreen and deciduous trees, shrubs and border plantings.

**5.2.1.35 Recommended Repairs and Maintenance Actions - Rectory**

**Exterior**

<b>Element</b>	<b>Works</b>	<b>Location</b>	<b>Priority</b>
Pest Inspection	Commission an annual inspection by an accredited pest controller to detect and eradicate insects and rodents.  Block entry points as required taking care not to damage significant fabric	Whole Building	Routine
Grated drains	Clean out every six months, keep clear of weeds and other plantings	Whole Building	Routine
Paved Aprons	Clean as required. Do not pressure wash. Repair as required. Match existing finish.	Whole Building Perimeter	Routine
Garden Beds	Inspect garden beds against the house every two years to ensure that the ground level does not build up and affect the quality of subfloor ventilation	Whole Building Perimeter	Routine
	Consider constructing a 0.5m wide gravelled trench immediately adjacent to the house all round. Drain via ag line into the stormwater system. This will control moisture levels and maintain adequate ventilation to the walls and will prevent the build up of soil levels against the walls. Garden beds can be maintained beyond this strip.	Whole Building Perimeter	Desirable
Retaining Walls	Inspect annually for cracks and other deterioration. Repair as required	Whole Building Perimeter	Routine

Structure	Carry out an annual structural inspection of the building. Address any structural issues noted taking care not to damage significant fabric.	Whole Building	Routine
Building Envelope & Roof Space	Check annually for rodent activity. Block entry points as required taking care not to damage significant fabric	Whole Building	Routine
	Replace damaged boards in subfloor access door to match existing.	South side	Overdue
Paved Porches etc	Inspect annually for cracking and other deterioration. Repair as required. Confirm details of repair before proceeding.	Porches and Veranda	Routine
Exterior Walls	Inspect annually for cracking and other deterioration. Repair as required. Confirm details of repair before proceeding.	Whole Building	Routine
Exterior timbers	Check timber elements annually for rot, termite or borer attack. Repair as required	Whole Building	Routine
Windows	Check windows annually to ensure they are intact and operate freely. Repair as required.	All Exterior Windows	Routine
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	All Exterior Doors	Routine
Roof	Check concrete roof tiles and metal pans on flat roofs annually for structural soundness, ensure water and vermin proof. Repair as required.	Whole Building	Routine
	Particularly ensure that the sections of flat metal roof above the enclosed verandahs are kept clean of debris and prevent birds from nesting.	Flat Roofs	Routine
	Engage a qualified carpenter to assess the condition of the roof timbers and to carry out required repairs or replacements.	Roof timbers	Overdue

	Monitor sagging ridgeline adjacent to chimney. Consider re-propping as part of roof structural works and re-point ridge.	Ridge at main chimney	Overdue
	Consider replacing the existing concrete roof tiles with traditional Marseilles pattern terracotta tiles.	Whole Roof	Desirable
Rainwater goods	Clean out valleys, flashings, gutters and downpipes every six months and ensure that the building is waterproof and rainwater is effectively discharged away from the building.  Repair or replace damaged elements to match the existing as required.	Whole Building	Routine
Exterior painted finishes	Clean as required.  Ideally exterior painted finishes should be repainted every 7-10 years. If required paint with a paint system appropriate for the material. Coating products and colours to be confirmed before proceeding.	Whole Building	Routine
<b>Interior</b>			
Floors	Inspect annually for damage. Repair as required	Whole building	Routine
Walls	Monitor changes to cracking by taking formal measurements on a regular basis.  Refer to full Structural Report.  Establish a program of periodic filling and painting.	Whole Building	Routine
	Make good failed waterproofing to ensuite shower wall. There are short term surface solutions but stripping and re-tiling is the most effective.  Repair water damaged render in adjacent closet.	Ensuite	Overdue
	Consider re-locating ensuite.		Desirable
Ceilings	Inspect annually for damage. Repair as required	Whole Building	Routine

	The sagging ceiling panels appear sound and are probably only a cosmetic issue. Repair is only worth considering if movement worsens or the ceiling requires replacement for other reasons.		Desirable
	Regularly clean loose debris which falls between ceiling boards on the enclosed verandahs	Enclosed Veranda	Routine
Interior Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	Whole Building	Routine
Fireplaces	Check annually to ensure weather and vermin proof and repair as required.	All Fireplace	Routine
Electrical Fitouts	Check annually for faults and repairs which may be required	Whole Building	Routine
Heating & Cooling Systems	Check annually for faults and repairs which may be required	Whole Building	Routine
Plumbing & Drainage	Check annually for faults and repairs which may be required	Whole Building	Routine

**5.2.1.36 Photographic Record**

The following photographs were taken by David Hobbes on 16/4/14.



Photo 97: East elevation (front)



Photo 98: Enclosed verandah with flat roof off main bedroom



Photo 99: Entry porch



Photo 100: View from southeast



Photo 101: South side, living room window



Photo 102: Southwest corner





Photo 103: View from northwest



Photo 104: Rear verandah



Photo 105: North elevation



Photo 106: Northeast corner



Photo 107: Carport and shed



Photo 108: Garage





Photo 109: Entry Foyer



Photo 110: Original hall light



Photo 111: Living room – window seat



Photo 112: Living room – fireplace



Photo 113: Dining room



Photo 114: Dining room ceiling



Photo 115: Enclosed verandah off Dining room



Photo 116: Study fireplace



Photo 117: Fireplace in original main bedroom

Photo 118: Doorway between original main bedroom and former front verandah



Photo 119: Enclosed verandah now forms part of main bedroom



Photo 120: Main bedroom ceiling (formerly a verandah)



Photo 121: Ensuite



Photo 122: Main bedroom



Photo 123: Main Bathroom



Photo 124: WC



Photo 125: Bedroom 3



Photo 126: Water damage in Bed 3 closet



Photos 127 & 128: Typical cracking on internal walls



Photo 129: Kitchen



Photo 130: Meals area



Photos 131 & 132: Family room



## 6 ASSESSMENT OF HERITAGE SIGNIFICANCE

### 6.1 Statutory Heritage Listings

#### **ACT Heritage Register**

St John the Baptist Church and Churchyard is listed on the ACT Heritage Register - Item 20019. The full entry is included as an appendix to this CMP.

The place comprises:

- a) St John the Baptist Church and Churchyard including church building, rectory building, lychgates, tree planting surrounding church and churchyard and graveyard.
- b) St John's Schoolhouse Museum including the schoolroom and residence building and the surrounding open space.

### 6.2 Non - Statutory Heritage Listings

#### **Register of the National Estate (RNE)**

The RNE includes three listings relating to the precinct:

- St John's Church Precinct
- St John's Church and Churchyard
- St John's Schoolhouse Museum

#### **Australian Heritage Database (AHDB)**

The AHDB repeats the three RNE listings.

#### **National Trust of Australia (ACT Chapter)**

St John the Baptist Anglican Church and St John's Schoolhouse are Trust classified places.

### 6.3 Statement of Significance

St John's Church has been a focus for the religious, educational and social life of the Canberra region since its construction on the grass-covered Limestone Plains in the early 1840s. Throughout its history the church has been particularly valued by the local Anglican congregation and was known to all as a significant built feature in the landscape.

The Church illustrates the establishment and spread of the Anglican Church throughout NSW as settlement expanded in the early and later part of the nineteenth century. It is the only example of a mid nineteenth Anglican church in Victorian Gothic style in the ACT. The various stages of the Church's construction are clearly evident and show various materials and crafted finishes including finely detailed sandstone work, stained glass and leadlight windows, and fine carved interior timberwork. The large stained glass east window is a very early example of Australian stained glass, designed, made and installed by William McLeod in 1874 and represents excellence in creative achievement for its time.

St John's Schoolhouse, built at the same time as the Church, was the first combined schoolhouse and school teacher's residence built on the Limestone Plains and one of the earliest schools between Sydney and Melbourne. It is an attractive and highly intact example of mid nineteenth century rural vernacular design with white washed stone walls and a shingled roof and is a rare surviving example of its type in the ACT. It has operated as a museum of social history of the Limestone Plains and of nineteenth century country schools since 1969 and is a popular teaching and research site for local and interstate schools, and tertiary institutions.

St John's Church Precinct demonstrates the principal characteristics of a mid nineteenth century centre of Anglican worship and education which has continued to develop throughout the twentieth and into the twenty first century. Those characteristics include:

- The fine sandstone church in Victorian Gothic style with a square tower and shingled spire
- The east and west lychgates of stone, timber and shingles which are a feature of nineteenth century Anglican worship and act as markers to the churchyard, delineating it from adjacent urban development
- The churchyard with its burial ground and landscaping
- The rectory – a residence for the rector within the church grounds
- The schoolhouse with its large single classroom and attached schoolmaster's residence.

St John's Church Precinct presents a highly picturesque group of buildings in a landscaped setting which is valued by the Canberra community. The precinct lies along the northern side of the Parliamentary Triangle and its rural nineteenth century character presents an intriguing contrast to the general view of the twentieth century planned city in a landscape.

St John's Church Precinct had strong associations with the pastoral families of the Limestone Plains. Its construction was linked to the Campbell family who offered financial support to the nascent Anglican Church as it established parishes in the then rural areas of NSW.

The Precinct is also a testament to the principles of the Campbells who sought to provide for the spiritual and educational needs of their employees, many brought from Scotland, and other pioneering rural families in the district.

The first extensions to the small church, including an extension to the nave, the chancel and crypt were designed by the Rev'd Alberto Dias Soares who was well known in the region for his passion for architecture and design of local church buildings. Another significant figure was the Rev'd Pierce Galliard Smith, who was Rector for fifty years. Many of his extensive tree plantings are still to be seen within St John's Church Precinct, and in Glebe Park - the former site of Glebe House (the original rectory).

Memorials abound within the Church and churchyard to both the early European residents of the district and to those who contributed to the development of the parliament, the judiciary, the executive and the military in the emerging national capital.



## 6.4 Assessment of heritage significance

### 6.4.1 Assessment against the HERCON Criteria as adapted for the ACT.

*a) importance to the course or pattern of the ACT's cultural or natural history.*

St John's Church is important to the course of the ACT's cultural history due to its focus for the religious, educational and social life of the Canberra region since its construction on the grass-covered Limestone Plains in the early 1840s. This was a sparsely populated district where people travelled some distance to meet and interact.

The Church illustrates the establishment and spread of the Anglican Church throughout NSW as settlement expanded in the first half of the nineteenth century. St John's Schoolhouse, built at the same time as the Church, was the first combined schoolhouse and school teacher's residence built on the Limestone Plains. The first school was at nearby Ginninderra (1844), although this closed in 1848, leaving St John's as the only school on the Plains. In 1849 the schools at Canberry (St John's), Ginninderra, Braidwood and Queanbeyan were the only schools between Goulburn and Melbourne.

The precinct is a testament to the principles of the Campbell family, early pastoralists and the benefactors of both Church and School, who sought to provide for the spiritual and educational needs of their employees, many brought from Scotland, and other pioneering rural families in the district.

The place is considered to meet this criterion.

*b) has uncommon, rare or endangered aspects of the ACT's cultural or natural history;*

St John's Church demonstrates rare aspects of the ACT's cultural history because it is the only example of a mid nineteenth century Anglican church in Victorian Gothic style in the ACT and was noted favourably by many at the time that the site for the new national capital was determined. The building combines 1840s vernacular design and construction techniques with the 1870s work of the Rev'd Alberto Dias Soares who designed many church buildings in the region and the work of Edmund Blacket (NSW Colonial Architect 1849 – 1854 and architect for the construction of the University of Sydney). St John's Church is the only work of these designers in the ACT and furthermore the only substantial building in the ACT that has remained unchanged in its external appearance for over 140 years.

The Schoolhouse Museum is a rare surviving example of a mid nineteenth century schoolhouse with attached headmaster's residence. It is highly intact.

The place is considered to meet this criterion.

*c) potential to yield information that will contribute to an understanding of the ACT's cultural or natural history.*

St John's Schoolhouse Museum has potential to yield information that will contribute to an understanding of the ACT's cultural history because of its role

as a museum of social history of the Limestone Plains and of nineteenth century country schools. It is a popular teaching and research site for local and interstate schools, tertiary institutions, individuals, family history and genealogical societies.

The Schoolhouse is considered to meet this criterion.

*d) importance in demonstrating the principal characteristics of a class of cultural or natural places or objects.*

St John's Church Precinct is important in demonstrating the principal characteristics of a mid nineteenth century centre of Anglican worship and education with which has continued to develop throughout the twentieth century and into the twenty first century. Those characteristics include:

- The fine sandstone church in Victorian Gothic style with a square tower and shingled spire
- The east and west lychgates of stone, timber and shingles which are a feature of nineteenth century Anglican worship and which act as markers to the churchyard, delineating it from adjacent urban development
- The churchyard with its burial ground and landscaping
- The rectory – a residence for the rector within the church grounds
- The schoolhouse with its large single classroom and attached schoolmaster's residence.

The place is considered to meet this criterion.

*e) importance in exhibiting particular aesthetic characteristics valued by the ACT community or a cultural group in the ACT.*

St John's Church Precinct is important in exhibiting a range of aesthetic characteristics which are valued by the Canberra community. The mid nineteenth century rural character stands in marked contrast to the modern National Capital city which surrounds it and remains remarkably unchanged from its early years.

The church is a fine example of Victorian Gothic style, common in nineteenth century English villages. The various stages of church construction are clearly evident and show various materials and crafted finishes including finely detailed sandstone work, stained glass and leadlight windows, and fine carved interior timberwork. The large stained glass east window is a very early example of Australian stained glass, designed, made and installed by William McLeod in 1874.

The church tower and spire designed by the prominent New South Wales architect Edmund Blacket (1817-1883) was to become a familiar landmark in the Canberra region.

The schoolhouse, which was restored in 1969 is a highly attractive example of mid nineteenth century rural vernacular design with white washed stone walls and a shingled roof.

In the search for a site for the national capital in the early twentieth century St John's was seen as a substantial building within a plantation of exotic trees that people referred to when they meant 'Canberra'.

At the time of the decision to select Canberra as the location of the national capital St John's featured in reports, paintings and following Walter Burley Griffin's arrival in Australia he referred to the 'valuable position of the church and churchyard'. The

precinct lies along the northern side of the Parliamentary Triangle and its rural nineteenth century character presents an intriguing contrast to the general view of the twentieth century planned city in a landscape.

The place is considered to meet this criterion.

*f) importance in demonstrating a high degree of creative or technical achievement for a particular period.*

The Church, Lychgates, Schoolhouse and Rectory are typical designs of their respective eras, employing conventional materials and techniques of their time. They are not considered to meet the threshold for this criterion.

The three part east window is important in exhibiting a high degree of creative and technical achievement as a very early example of stained glass in Australia, designed and installed by William McLeod, a member of the Sydney glass-making firm John Falconer. John Falconer from Glasgow established a studio in Pitt Street, Sydney in 1863 and the firm's work in stained glass attracted considerable attention in the 1870s – a boom period for public and ecclesiastical buildings. The St John's window won a first class medal at the 1874 Sydney Metropolitan Inter-colonial Exhibition before it was transported to Canberra and it was favourably reviewed in the Sydney Morning Herald and the Queanbeyan Age.

William McLeod later became known for other artistic works, notably pen and ink drawings which were reproduced in the Bulletin Magazine – a publication which he helped to found and of which he later became managing director.

The stained glass window is considered to meet this criterion.

*g) has a strong or special association with the ACT community or a cultural group in the ACT for social, cultural or spiritual reasons.*

St John's Church has strong associations with the ACT community for social, cultural and spiritual reasons. It has played a role as the Anglican social and spiritual centre of the region during both the nineteenth century and during the first hundred years of the life of Canberra as the national capital.

St John's Church had a strong association with the early pioneering pastoral families of the Canberra area. The church was valued by the local Anglican congregation and was seen by others as a feature of the landscape.

St John's Church remains highly valued by the Canberra community and also by interstate visitors. In 2014, each Sunday, five church services were held, and throughout the week visitors stroll through the site. Many come each day, some to view a visible connection to early and continuing life since European settlement, and others prompted by their family histories or to recall the people and events that have shaped the growth of the national capital that have stayed a while in this precinct.

The Schoolhouse has special association with the ACT community as the first school built in the area and which served the community as a school for over 50 years. In the twentieth century it served as a meeting place for scouts and guides, church and other community groups.

As part of the re-development of the Constitution Ave precinct the ACT Government/NCA chose to impose height restrictions on the development near the church so as to maintain its position as a focal point of the area. Hence, in the

twenty first century the St John's precinct will be surrounded by its heritage-listed hedges to provide some shelter to the only site in the midst of the National Capital which is intact and continues its original use.

The place is considered to meet this criterion.

*h)has a special association with the life or work of a person, or people, important to the history of the ACT.*

St John's Church has a special association with the life and work of numerous people important to the history of the ACT. It had strong associations with the pastoral families of the Limestone Plains, particularly the Campbell family of Duntroon and Yarralumla. These associations still resonate today.

The first extensions to the original church, including an extension to the nave, the chancel and crypt were designed in the 1870s by the Rev'd Alberto Dias Soares who was well known in the region for his passion for architecture and design of local church buildings. Another significant figure was the Rev'd Pierce Galliard Smith, who was Rector for fifty years. Many of his extensive tree plantings are still to be seen within St John's Church Precinct, and in Glebe Park - the former site of Glebe House (the original rectory).

On 3 September 1915 the late Major General Sir William Bridges lay in state in St John's Church after which a funeral was held. The cortege then proceeded along Constitution Avenue and he was buried on Mount Pleasant. This was the first of a range of official services held in St John's Church by the Australian Government. Major General Bridges was instrumental in establishing the Royal Military College at Duntroon and the first Australian Major General to be killed in the World War I.

Prior to the second half of the 20<sup>th</sup> century, there was a shortage of locations in Canberra to place a memorial. St John's Church was one place of memorials to those who worked and lived on the land in its transition from the Limestone Plains, Canberry, Canberra, Federal Capital Territory and now the Australian Capital Territory. From 1910 to the 1960s memorials were installed in memory of the Australian nurses who served in both world wars, to a politician (Dr HV Evatt) and to numerous people who served in the parliament (Sir Littleton Groom) and public service (Sir Robert Garran), to scientists (Sir Harry Wunderly) and to those who lost their lives in the Boer War, World War I and World War II. A remembrance garden is now being constructed to commemorate parishioners who returned from World War II.

The installation of the War Memorial in the form of a grey Bowral trachyte tablet honouring those Canberrans who gave their lives in World War I in 1924 was a first for Canberra and predated the Australian War Memorial by many years. A memorial book honours those from Canberra who served in World War II.

Alongside the memorials to those who built the National Capital from 1910 were those added to the families who lived in the community prior to its selection. The two lychgates were built in memory of the Campbells and Crace families each of whom subsequently had Canberra suburbs named in their honour. The flags of Duntroon and the Royal Military College are laid up in the Church.

The place is considered to meet this criterion.

**6.4.2 2007 Heritage Management Plan Assessment for National Heritage Listing**

The 2007 HMP provided an assessment of St John's Precinct against the criteria for National Heritage listing. This information is provided in Appendix 11.3.

Given that the threshold for national listing is extremely high in our opinion the existing assessment is insufficient.

Should St John's wish to pursue national listing we recommend that further extensive research and rigorous assessment be undertaken.

## 7 CONSTRAINTS & OPPORTUNITIES

### 7.1 Stakeholders

Stakeholders interested in the management and use of St John's include:

- Anglican Church Property Trust of the Diocese of Canberra and Goulburn
- The Wardens and St John's Parish Council including the Schoolhouse Museum Board of Management
- Parishioners

### 7.2 Other Interested Parties

Groups interested in the form and design of the subject structures include:

- National Capital Authority
- ACT Heritage Council
- National Trust of Australia (ACT Chapter)

### 7.3 Ownership, Management & Use

St John the Baptist Church Canberra is a parish within the Anglican Diocese of Canberra and Goulburn. All property within the Diocese is held by the Anglican Church Property Trust, Diocese of Canberra and Goulburn. This is a corporate body established under the Anglican Church Property Trust Act 1917 (NSW) and the equivalent Act in the ACT of 1928. It is governed by the Anglican Church Property Trust Ordinance of 1944 as amended.

As custodians of Diocesan property within the parish of St John's Canberra the Wardens and Parish Council are responsible for its management. Its precinct includes both the area landscape and buildings included in the ACT Heritage Register, and those not included. Over 75% of the funds to cover the operating costs come from parishioners gifts/offerings.

The use of the site includes church services, administrative functions, facilities for hire by the community, residences and the provision of emergency relief to assist and support people in the Canberra region. The church community welcomes tourists and groups who come to appreciate its heritage values.

### 7.4 Tenant and User Requirements

The precinct is for the primary use by the Anglican community. However, all are welcome to attend church services and its related activities and enjoy the heritage precinct. A number of groups hire facilities for use on a regular and ad hoc basis.

### 7.5 Present Planning Context

The St John's site is a Designated Area on Territory Land. Accordingly the relevant statutory authority is the National Capital Authority.

The site is part of the Central National Area. Development is controlled by the National Capital Plan, specifically Amendment 60: Constitution Avenue. This includes planning objectives for the development of Constitution Avenue as a Grand

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Boulevarde in the spirit of the original Griffin Plan. There are controls for development setbacks, heights and building character which would apply to that part of St John's Precinct which fronts Constitution Avenue.

For the purposes of this CMP no development is envisaged in this area of St John's Precinct nor for any of the existing structures within the Precinct.



## 8 CONSERVATION POLICIES

### 8.1 Conservation Policies

Conservation policies have been formulated to assist in managing the significance of the place in light of the heritage, planning and management contexts documented in this CMP.

#### Policies relating to this Conservation Management Plan

Policy 1	This CMP is owned by St John's Church, but should be made available to the public via the St John's website.
Policy 2	Submit this CMP for endorsement by the ACT Heritage Council. Upon endorsement the CMP will become the guiding document for use by the wardens and parish council for the heritage management of the Church, Schoolhouse, Rectory and Lychgates.  A copy of the CMP should be submitted to the National Capital Authority (NCA).
Policy 3	Review this CMP at 5 yearly intervals and amend if necessary to reflect relevant changes.

#### Policies relating to Statutory Authorities

Policy 4	Consult relevant authorities including the NCA and ACT Heritage and obtain required approvals prior to undertaking any development of the place.
Policy 5	Comply with the requirements governing items listed on the ACT Heritage Register.

#### Polices relating to Cultural Significance

Policy 7	Significant fabric and features should be retained and conserved to ensure heritage values are protected. The significant fabric and features for each structure are as follows:
	<p><b>St John's Church</b></p> <p><u>Exterior</u></p> <ul style="list-style-type: none"> <li>• the overall building form including the tower, nave, chancel, sanctuary and porches and their associated pitched roofs (the asbestos roof tiles are not an intrinsic feature)</li> <li>• three areas of stonework each with their specific detailing, including;             <ul style="list-style-type: none"> <li>-1841 nave in bluestone</li> <li>-1870 tower in yellow and pink sandstone</li> <li>-1872 nave extension and chancel in pink sandstone</li> </ul> </li> <li>• round copper downpipes and quad gutters</li> <li>• stained glass windows</li> <li>• painted planked timber doors</li> <li>• crypt and stone entry stairs with steel handrail</li> </ul> <p><u>Roof Space</u></p> <ul style="list-style-type: none"> <li>• original hand sawn hardwood timbers</li> <li>• original hand made flat top iron nails</li> </ul> <p><u>Interior</u></p>

	<ul style="list-style-type: none"> <li>• general plan and arrangement of individual spaces</li> </ul> <p><u>Nave</u></p> <ul style="list-style-type: none"> <li>• painted cement rendered walls scored to simulate stonework</li> <li>• varnished timber roof trusses supported on stone corbels</li> <li>• varnished timber columns supporting organ loft</li> <li>• timber boarded ceiling below organ loft (existing not original)</li> <li>• stained glass windows</li> <li>• commemorative plaques and memorials</li> <li>• pews</li> <li>• pulpit</li> </ul> <p><u>Chancel</u></p> <ul style="list-style-type: none"> <li>• stone steps and tessellated tiles</li> <li>• unfinished stone walls</li> <li>• stained glass windows</li> <li>• external door</li> <li>• varnished timber truss supported on stone corbel</li> </ul> <p><u>Sanctuary</u></p> <ul style="list-style-type: none"> <li>• stone steps</li> <li>• tessellated tiled floor</li> <li>• communion railings</li> <li>• bare stone walls</li> <li>• stained glass windows</li> <li>• carved stone altar</li> </ul> <p><u>North Porch</u></p> <ul style="list-style-type: none"> <li>• unfinished bluestone walls</li> <li>• stained glass windows and cement rendered reveals</li> <li>• timber boarded ceiling (existing not original)</li> <li>• decorative timber screen in nave opening</li> </ul> <p><u>South Porch (Former Vestry)</u></p> <ul style="list-style-type: none"> <li>• painted cement rendered walls scored to simulate stonework</li> <li>• timber boarded ceiling and cornice</li> <li>• painted panelled timber door to nave, including original hardware</li> <li>• panelled exterior door, including original hardware</li> </ul> <p><u>West Porch</u></p> <ul style="list-style-type: none"> <li>• stone flagged floor (under carpet)</li> <li>• stone stairs to belfry, including steel handrail and timber panelling below</li> <li>• painted cement rendered walls scored to simulate stonework</li> <li>• varnished timber ceiling lining boards</li> <li>• painted folding Ash door to Nave</li> <li>• commemorative plaques</li> </ul> <p><u>Bell Ringing Chamber</u></p> <ul style="list-style-type: none"> <li>• painted cement rendered walls scored to simulate stonework</li> <li>• stained glass windows (one obscured by bell ropes)</li> <li>• timber panelled stair balustrade</li> </ul> <p><u>Organ Loft</u></p> <ul style="list-style-type: none"> <li>• painted cement rendered walls scored to simulate stonework</li> <li>• timber boarded ceiling</li> </ul>
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	<ul style="list-style-type: none"> <li>• varnished timber truss supported on stone corbel</li> <li>• stained panelled timber gallery balustrade</li> <li>• stained timber door &amp; stone steps</li> <li>• organ and timber casing</li> </ul> <p><u>Belfry</u></p> <ul style="list-style-type: none"> <li>• unfinished sandstone walls</li> <li>• open ceiling to underside of spire lining</li> <li>• painted timber wall louvres</li> <li>• chime of eight bells</li> </ul>
	<p><b>Lychgates</b></p> <ul style="list-style-type: none"> <li>• stone base walls with dressed capping</li> <li>• oiled timber gates with steel strap hinges on timber posts</li> <li>• dressed and painted timber structure comprising posts, beams, decorative brackets, rafters, ridge board, struts and ties with steel bolt fixings</li> <li>• painted v jointed timber board lining</li> <li>• timber shingled roof</li> </ul>
	<p><b>Schoolhouse</b></p> <p><u>Exterior</u></p> <ul style="list-style-type: none"> <li>• overall form of the Schoolhouse building including original 1845 part and 1864 additions</li> <li>• white painted cement rendered bluestone walls with base plinth</li> <li>• dark grey painted ogee profile galvanised steel gutters and straps</li> <li>• white painted round galvanised steel downpipes</li> <li>• timber shingles</li> <li>• white painted brick chimneys</li> </ul> <p><u>Roof Space</u></p> <ul style="list-style-type: none"> <li>• original adzed hardwood structural timbers</li> </ul> <p><u>Interior</u></p> <ul style="list-style-type: none"> <li>• the existing room arrangement</li> <li>• hardwood flooring in Rooms 1 &amp; 2</li> <li>• brown painted cedar casement windows, brass hardware, louvred shutters</li> <li>• brown painted v jointed tongue and groove boarded doors and hardware</li> <li>• white painted cement rendered walls</li> <li>• brick fireplaces and brick or stone hearths</li> <li>• bread oven</li> <li>• clear finished pine ceilings and trims</li> </ul>
	<p><b>Rectory</b></p> <p><u>Exterior</u></p> <ul style="list-style-type: none"> <li>• general single storey form with gabled roof and primary ridgeline parallel to the front elevation</li> <li>• the composition of the east and south elevations</li> <li>• Canberra red face brick subfloor walls to front elevation</li> <li>• painted roughcast rendered walls</li> <li>• face brick sills</li> <li>• entry porch including red face brick plinth and steps, painted concrete floor, rendered pillars, timber boarded ceiling and flat galvanised steel tray roof</li> <li>• verandahs on south and east elevations including,</li> </ul>

	<p>rendered pillars, timber boarded ceiling and flat galvanised steel tray roof</p> <ul style="list-style-type: none"> <li>• painted galvanised steel rectangular downpipes and timber wall blocks</li> <li>• painted galvanised steel quad profile gutters and brackets</li> <li>• white painted brick chimneys</li> <li>• painted timber casement and double hung windows</li> <li>• painted panelled front door</li> <li>• painted timber fascias, raking eave soffits and exposed timber purlins</li> <li>• terracotta gable vents</li> <li>• brick chimneys</li> </ul> <p><u>Interior</u></p> <ul style="list-style-type: none"> <li>• the general arrangement of the principle rooms</li> <li>• fireplaces in living room, study and dining room</li> <li>• living room window seat and panelling</li> <li>• strapped plaster ceilings</li> <li>• painted timber boarded ceilings to former verandahs</li> </ul>
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**Policies for Future Use**

Policy 8	<p>The buildings and structures should retain their current use, namely;</p> <ul style="list-style-type: none"> <li>▪ the church as a place of Anglican worship</li> <li>▪ the lychgates as churchyard elements associated with Anglican worship</li> <li>▪ the rectory as a residence</li> <li>▪ the schoolhouse as a museum which displays and interprets elements of the site's history as a place of Anglican worship and school education</li> </ul>
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**Policies for Repairs and Maintenance**

Policy 9	<p>Implement and monitor a program of preventative and routine maintenance and keep a written record of actions. Repairs and maintenance identified as Urgent or Overdue in the Physical Assessment section of this CMP should be implemented as funds are available.</p>
Policy 10	<p>Repairs and maintenance identified as 'Desirable' in the condition audit of this CMP are strongly encouraged as funds are available.</p>
Policy 11	<p>Maintenance work that impacts on significant fabric should be undertaken in accordance with the principles of the Burra Charter.</p>
Policy 12	<p>Where maintenance of original fabric is not reasonably feasible or practicable, or is incompatible with the ability to reuse the buildings for a compatible use, the ACT Heritage Council may grant approval for its removal.</p> <p>Affected fabric should be identified and photographed prior to removal. The place manager should retain one copy of the documentation, and submit copies to ACT Heritage and the NCA for record keeping purposes.</p> <p>It may be appropriate to label and safely store particular items of fabric for future re-use or for interpretation. Such items may include balustrades, windows, doors, roof shingles etc. This may be a condition of approval.</p>
Policy 13	<p>Any changes that may be required to the subject structures to comply with the Building Code of Australia (BCA) should not have a</p>

	detrimental impact on significant fabric.
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**Policies for Future Development**

Policy 14	Demolition of the significant fabric and features listed in this CMP should not be permitted.
Policy 15	The structures may be upgraded, refurbished and adapted through incorporation of such contemporary elements as are reasonably necessary to cater for contemporary functional requirements. Such upgrading will be undertaken in a manner that in the first instance seeks to avoid any impact on significant fabric. Where this is not possible, any changes must ensure: <ul style="list-style-type: none"> <li>• Ensure minimal adverse impacts on significant fabric, and</li> <li>• Use fixings that do not unnecessarily damage significant fabric, and</li> <li>• Allow for future reversibility.</li> </ul>
Policy 16	The restoration of original materials, finishes and fittings which have been removed or significantly altered is highly desirable.
Policy 17	Prior to any substantial change to a subject structure, prepare an archival recording of the structure and its setting including plans, sections, elevations and photographs.
Policy 18	All proposals for development should be developed with the early and ongoing involvement of suitably qualified and experienced consultants.
Policy 19	All changes to a subject structure other than the routine maintenance identified in this CMP will require a Statement of Heritage Effects prepared by a suitably qualified person, which shall be approved by the ACT Heritage Council. The statement shall outline how the recommendations of the CMP are to be fulfilled, shall assess the impact of any proposed works on the heritage significance of the place and identify steps taken to minimise any impact.
Policy 20	A Works Plan shall be prepared for major building works, which shall be approved by the ACT Heritage Council. The plan shall identify in detail all works, procedures and measures proposed in relation to conservation, demolition and reconstruction.

**Policies relating to Interpretation**

Policy 21	An Interpretation Plan should be prepared by a suitably qualified person which interprets the heritage significance of the subject structures at St John's including their history, purpose and changes over time. The Interpretation Plan should be implemented.
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## 9 IMPLEMENTATION

### 9.1 Introduction

This section provides advice on implementing the conservation policies outlined in this CMP.

### 9.2 Statutory Bodies

#### **National Capital Authority (NCA)**

St John's is on Designated Land in the National Capital Plan. It is part of the Central National Area. The NCA is the approval body for development proposals. Seek advice from the NCA as to whether proposed changes will trigger a Works Approval application to the NCA.

The NCA has a (non-statutory) process in place to seek advice from the ACT Heritage Council for places that are also nominated or listed on the ACT Heritage Register. Any Works Approval application to the NCA will be referred to the ACT Heritage Council for assessment of compliance with the specific requirements with ACT Heritage Register Entries and with the recommendations of this CMP.

It is recommended that the Council be consulted for their views on any proposal prior to lodgement of a Works Approval to the NCA.

#### **ACT Heritage, ACT Environment and Planning Directorate**

ACT Heritage provides administrative support to the ACT Heritage Council.

All proposed changes other than routine maintenance will require referral to the Heritage Council for approval. If the proposed work does not trigger a Works Approval application to the NCA then an application can be made directly to the ACT Heritage Council describing the work and supported by a Statement of Heritage Effects. If the proposed works are straightforward and consistent with the conservation policies then approval process should be a relatively simple.

#### **ACT Urban Services**

Consult ACT Urban Services in relation to Roads and Traffic authorities in the planning and design stages of any proposals to upgrade, refurbish or redevelop vehicular and pedestrian access to the site.

#### **ActewAGL**

Consult ActewAGL in relation to the capacity, design, supply and connection of engineering services utilities including: Electricity; Gas; Water; Sewer and Stormwater.

#### **The ACT Fire Brigade**

Consult the ACT Fire brigade in the planning and design stages of any proposals to upgrade, refurbish or redevelop the *place*. The ACT Fire Brigade will assess any upgrade proposals in relation to BCA Code Compliance, fire safety, including alternative BCA fire engineering solutions.

### 9.3 Non Statutory Bodies

#### **National Trust of Australia (ACT)**

The National Trust of Australia (ACT) is a community-based conservation organisation that has assembled its own listings of heritage properties and elements, following assessments by its own conservation experts. It is recommended that, as a courtesy,

the Trust be advised of any substantial development proposals for St John's Church, that they be given to opportunity to provide comment at the preliminary design stage, that this comment be considered and that they be provided with advice as to the outcomes.

## 9.4 Heritage Guidance and Engagement

### The Australia ICOMOS Burra Charter, 2013

The Burra Charter is a nationally accepted guide to appropriate conservation processes and practices. The following Burra Charter principles are applicable to the conservation of St John's:

- Secure and maintain the *cultural significance* of the place for the future (Articles 2, 10 and 16);
- Adopt least possible intervention practices impacting existing *fabric* (Articles 3 and 13);
- Engage suitable and identified expertise for all processes (Articles 4, 23, 25, 26 and 27);
- Treat all *fabric* elements and eras equally (Articles 5, 11, 13, 14 and 15);
- Appropriate conservation policies must reflect firstly an understanding of the place's *cultural significance* and its condition (Articles 6 and 10);
- Conservation policy will determine compatible uses (Article 7);
- The visual setting of significant elements must be maintained and no new construction or other modification is allowed that adversely affects or intrudes into the setting (Article 8);
- A building should remain in its historic location (Article 9);
- Removal of contents, if they are significant, is unacceptable unless required as the sole means of ensuring preservation (Article 10);
- Record all decisions, intrusions, processes and works (Articles 26, 27, 28 and 29);
- Permanently archive and record (Article 28);
- Any *culturally significant fabric* required to be removed shall be kept securely stored (Article 29)

## 9.5 Heritage Best Practice

### Heritage advice

Engage professional consultants who are expert in the conservation of heritage buildings and their landscape settings, including all applicable architectural and engineering disciplines in relation to adaptive redevelopment, refurbishment and/or upgrade and maintenance works.

### Engage skilled tradespeople

Engage contractors and tradespeople who have demonstrated relevant skills and experience in conservation practice in relation to their individual trades and professions.

### Unforeseen discoveries

Where, as a result of maintenance or capital works, fabric previously unknown, or otherwise potentially of interest and/or heritage value is discovered, the following process shall be followed:

- Works in the area concerned shall cease and if necessary the area shall be barricaded off to prevent access and maintain safety and integrity of the discovery.



- The owner and its specialist heritage consultant shall be immediately notified so that they may promptly visit and inspect the discovery.
- The owner will, as soon as practicable and following receipt of the advice of its heritage advisors as to the importance of the discovery, advise the ACT Heritage Council.
- If a discovery is of an Aboriginal item, it must be reported to the ACT Heritage Council within five working days.

#### **Interpretation and promotion**

The purpose of an Interpretation Plan is to allow the significance of each element to be understood by future generations. Interpretation should provide for an understanding of the history, associations, and an understanding of the development processes, activities and changes that have occurred. A suitably qualified person should be engaged to prepare an Interpretation Plan.

The St John's community already undertakes various forms of interpretation, including signs, plaques, open days, the schoolhouse museum etc. It is recommended that these activities be continued and enhanced by the development of an wholistic Interpretation Plan prepared by a suitably qualified and experienced person.

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