

Heritage Study

Milton Town Centre



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Shoalhaven City Council
and
The New South Wales Department of Planning

By:
Patrick R Mahedy Pty Ltd
Chartered Architect ARAIA
29 The Wool Road, Vincentia NSW 2540
Telephone (02) 4441 6169/4441 6444
Facsimile (02) 4441 5941

In association with:
Annette Green
B.Arch, M.B.Env (Bld Cons)
Heritage Consultant
PO Box 77, Vincentia NSW 2540

Reformatted with corrections April 2003
Planning Services Division
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541
telephone (02) 4429 3485
facsimile (02) 4429 3168
e-mail planning@shoalhaven.nsw.gov.au
internet www.shoalhaven.nsw.gov.au

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Main Street, Milton.

03337/1

HC Blackburn, Milton

1. Introduction

1.1 Background

The Heritage study of Milton Town Centre is one of a number of Main Street studies currently being undertaken in New South Wales. The aim of these studies is to identify the unique attributes and identity of different town centres and to provide advice to local communities regarding the appearance and improvement of their urban environment¹. The study of Milton has been jointly administered by Shoalhaven City Council and the New South Wales Department of Planning.

The historical significance of Milton was recognised by the National Trust of Australia (NSW) in 1986 when it classified the township as an Urban Conservation Area. The present Study Area lies at the centre of the Urban Conservation Area and embodies the principal historic and aesthetic characteristics which formed the basis of its classification:

"The town of Milton is a fine example of a private township of the mid-nineteenth century that has not grown much beyond its original boundaries. The town is an integral part of an extensive and quite dramatic landscape, commanding exceptional views both seaward and landward. Milton still retains much of its complement of civic buildings such as the Town Hall, Public School, Post Office, Police Station and Churches for four different denominations as well as commercial buildings such as Blackburns and an array of houses of many types."²

New development has not always respected these essential characteristics, but some recent works have provided a clear direction for future conservation and development. In particular, the repainting of the Court House, Post Office and Old Bakery have emphasised the historic character of the town and improved the aesthetic quality of the streetscape.

The purpose of this Study is to provide a more detailed assessment of the main street and establish broad guidelines for conservation works, streetscape improvements and infill development. In recognition of the characteristics identified by the National Trust, particular attention has been given to the contribution of the remaining historic buildings and rural setting of the town to the character of the main street.

1.2 Study Brief

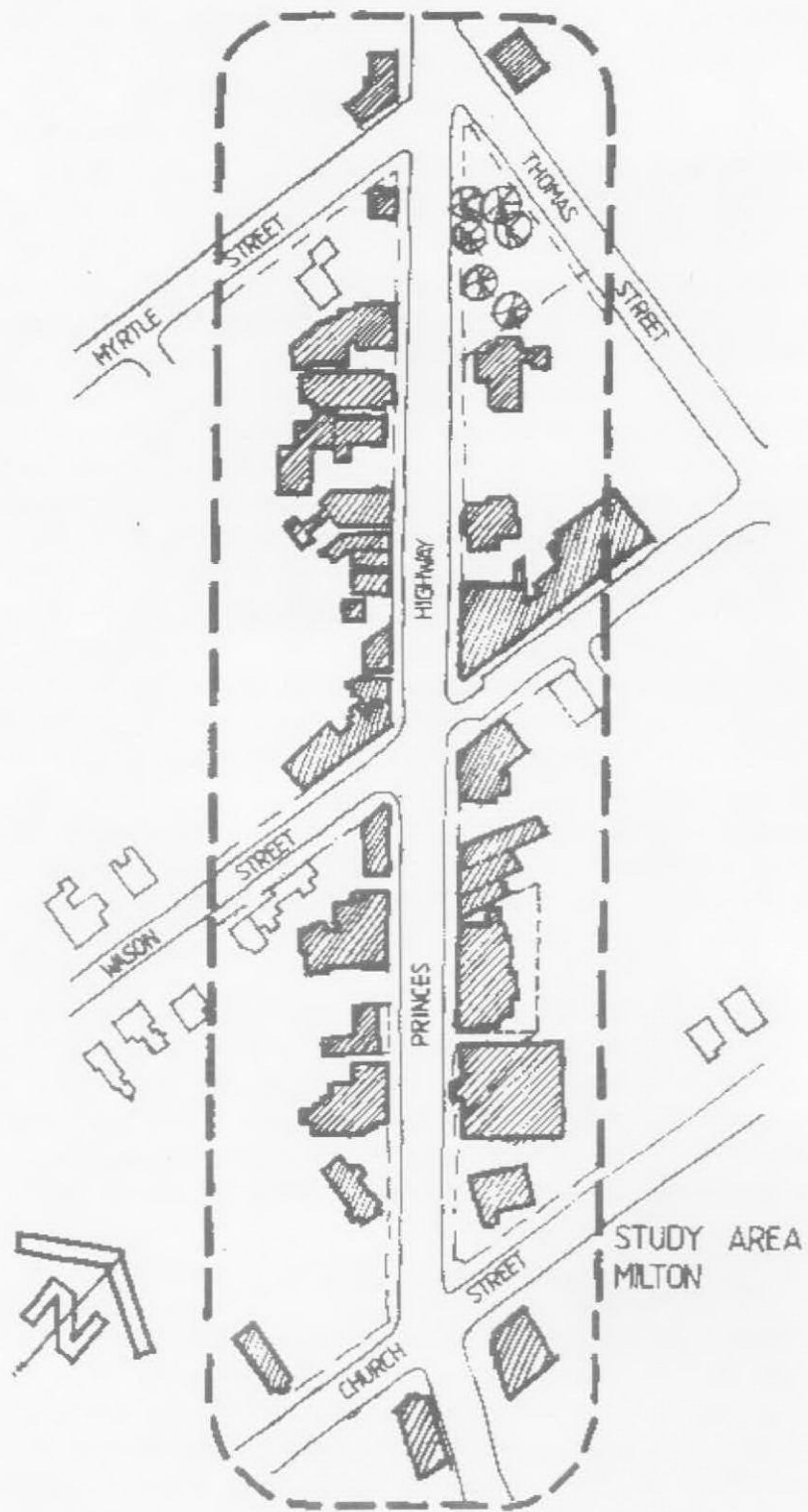
The principal aims outlined in the Brief for the Heritage Study of the Milton Town Centre were:

- To provide building owners in the study area with sufficient information to enable them to carry out reasonably authentic restoration, painting, signage and streetscape detailing with the ultimate objective of enhancing the heritage significance of the town
- To provide advice to Shoalhaven City Council and other public bodies of any steps which might enhance the heritage significance of the town centre and its adjacent areas.

A full copy of the brief has been included as Appendix A to this report.

¹ *Heritage and Conservation News*, Volume 5 Number 3, 1989, "Main Street New South Wales"

² National Trust of Australia (NSW) Classification Card Milton Urban Conservation Area (full copy, Appendix B)



1.3 Study Area

The Study Area encompasses the main retail area of Milton which extends along the Princes Highway between Myrtle and Church Streets.

The study boundaries are shown in Figure 1 and the physical characteristics of the area have been described in detail in Sections 3 and 4.

1.4 Community Expectations

Community expectations were assessed through the comments of the liaison committee, which was made up of local businessmen, a representative of the Milton-Ulladulla and District Historical Society, and representatives of Shoalhaven City Council (see Section 1.6). One of the members of the liaison committee also circulated a questionnaire amongst the owners of properties within the study area to seek further opinions. There were only a small number of responses to the questionnaire, but these highlighted a diverse range of concerns and expectations, most of which were related to the need for general streetscape improvements. All of these issues have been taken into consideration in the preparation of this report.

One of the major concerns raised by the liaison committee was the need to maintain the role of Milton as a functioning community centre at the same time as enhancing its tourist potential. It is impossible to detail the potential benefits of our recommendations for the local business community without a thorough marketing analysis, but the principle has certainly been tested in other Main Street programs, both in Australia and overseas:

"The conservation of important buildings, the enhancement of pedestrian precincts and other townscape activities in towns is not just a cosmetic exercise. The works also make good economic sense because they can provide an important focus for a town that enables it to attract more customers and hold existing ones."³

This report includes guidelines for works which will contribute to the physical improvement of the town centre. However, this should not be seen as an end in itself. If sustainable economic gains are to be achieved, further input will be required from the local business community to develop new strategies for the development and promotion of both individual shops and the town itself. The issues involved in this process, and some of the methods which may be used, have been clearly outlined in a Department of Planning publication entitled *Main Street New South Wales* (Anglin Associates, 1989).

1.5 Methodology

This report was prepared on the basis of field surveys and both documentary and oral research. The principal areas of consideration were an analysis of the overall streetscape and of the individual buildings within the study area. This included the identification of features which make an important contribution to the existing character of Milton, and of those which were an essential part of the historic streetscape (from historic photographs).

³ Anglin Associates, *Main Street New South Wales*, p.57

Milton has undergone at least two major phases of development: the first spanning the last thirty years of the nineteenth century; and the second emerging as a revitalisation of an aging town in the mid-twentieth century. Our recommendations aim to highlight the best of both of these phases and enhance the heritage significance of the town, while allowing it to continue in its role as an active community centre.

The study area includes a diverse range of buildings with regard to their age, style and integrity. Accordingly, we did not consider it appropriate in all cases to provide detailed advice regarding "reasonably authentic restoration" (as per item 2(a) of the study brief). Instead, we have analysed the contribution of each building to its setting and provided guidelines for conservation works, refurbishment and/or redevelopment as appropriate. For example, where the present buildings have little inherent architectural or historical merit the opportunity was often seen to exist for refurbishment in which important elements of both the existing and historic streetscape could be re-emphasised in a modern way. It needs to be stressed, however, that works of this nature should be clearly distinguished from the construction of "historic" façade on comparatively modern buildings - a process which detracts from the contribution of the real historic buildings and under-estimates the potential quality of sympathetic modern design.

The guidelines have also been designed to allow some flexibility for the requirements of individual owners within the broad aim of enhancing the "heritage significance of the town" (item 2(a) of the study brief). In general, the recommendations developed for individual buildings provide advice on both short and long term action in order to allow for some immediate improvements while acknowledging that funding for major conservation works or refurbishment may not be immediately available. In all cases funding for ongoing maintenance is essential and these works should be undertaken in full awareness of the long term aims.

In this way, recommended improvements to details such as signage and paint schemes can be undertaken in a progressive manner as part of the normal course of works.

For both individual buildings and the overall streetscape a clear program of future works will help to avoid ad hoc development which could detract from the street's historic character.

1.6 Acknowledgments

The authors of this report would like to acknowledge the assistance received from the following groups and individuals:

- John Flett, Town Planning Department of Shoalhaven City Council - Project Liaison Officer
- Patrick Gatland, John Blackburn, Bruce George and David Matthews, members of the Milton Liaison Committee. Particular thanks to Messrs Gatland and George for their assistance with community liaison and access to historical documents
- Nina Hunter, secretary of the Milton-Ulladulla and District Historical Society.

The implementation of this study's recommendations will ultimately be realised only through a positive commitment to Milton's commercial and tourist future by the business and private community together with Shoalhaven City Council. We thank those who have already provided such commitment and assistance.

2. Historical Background



Commercial Hotel

The principle source of the following information on the settlement and development of Milton was the publication entitled *Nulladolla*, 1988 (Milton-Ulladulla and District Historical Society).

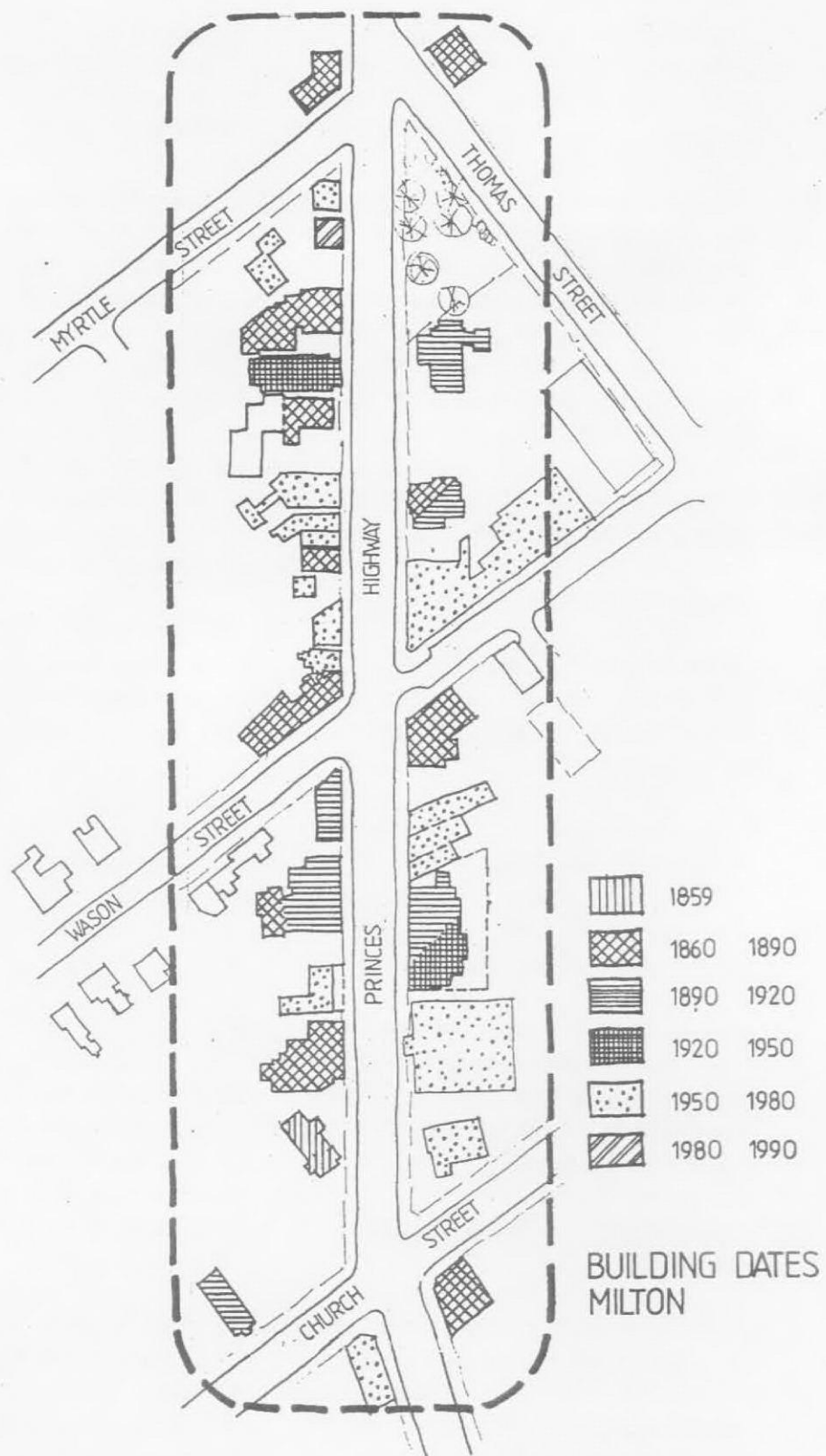
2.1 *Establishment of the Private Township of Milton*

The area encompassing the present township of Milton was first taken up by white settlers in 1852-6. During this period, Joseph Whatman purchased a number of Crown grants in the vicinity to form a rural holding which he named 'Myrtle Forest Farm'.

The Southern Road (now the Princes Highway) traversed Whatman's land and in October 1857 he donated an allotment on the southern side of this road for "the erection thereon of a church or chapel in connection with the United Church of England". The foundation stone for the Church of St Peter and St Paul was laid in August 1859, three months after the site of the present township had been sold to John Booth.

The church formed the focus for the newly surveyed township and its construction was well underway by the time the first allotments were offered for sale by auction in February 1860. The new township included sixty-two allotments bounded by Thomas, Church and Myrtle Streets, and Croobyar Road. This neat and conventional plan followed a simple north-south axis, but was disrupted by the Southern Road which cut through it on a 45° angle.

Settlement in the surrounding rural district had increased dramatically during the second half of the 1850s and the demand for a town centre was confirmed by the rapid sale of allotments - about fifty of which were reported to have been sold on the day of the auction. Development commenced almost immediately and the Southern Road formed a natural focus for the new commercial and community centre.



2.2 Consolidation of the Town Centre

Early photographs of the township held by the Milton-Ulladulla and District Historical Society indicate that many of the first buildings were constructed of slab or weatherboard with shingle roofs. However, the surviving documentary and physical evidence confirms substantial brick dwellings and commercial buildings were being erected from the 1870s.

The more substantial commercial buildings from this period were predominantly in a simplified Victorian Italianate style with rendered masonry façade relieved by moulded window surrounds and parapets. These were interspersed by modest weatherboard structures, generally with hipped or gabled corrugated iron roofs and simple raked awnings. The majority of the buildings were single storey, but by the late nineteenth century a few double storey buildings had been completed. These added a new dimension to the streetscape with the construction of double storey verandahs over the footpath, typically with cast iron detailing to the balcony level. The majority of the buildings were erected on the street alignment and the balconies and awnings extending over the footpath were a major feature of the early twentieth century streetscape. Other important features of the streetscape at that time included picket fences and a number of large pine trees planted on private property. The latter included some fine specimens within the church grounds, adjacent to the Post Office and between the Commercial Bank and Blackburn's stores.

In the early days of settlement the main Southern Road was largely unfinished, and it was not until the mid-1890s that stone kerbing and guttering was installed along the main street of Milton. It was many years later before a bitumen surface was applied to the road and concrete to the footpaths.

The early phase of development along the main street appears to have peaked during the last thirty years of the nineteenth century. Apart from alterations and extensions to existing buildings there appears to have been little further development within this area until after the Second World War. One exception is the Milton Cinema, which from its style and function appears to have been built in the late 1920s or 1930s.

2.3 Revitalisation of the Town Centre

The next major phase of development took place in the 1950s and 60s, a period which saw the construction of a number of small brick shops as well as the modern innovation of a local supermarket. This was presumably in response to the deterioration of what was by then an ageing stock of modestly constructed timber buildings - none of which now remain within the study area. Even some of the more substantial masonry buildings dating from the late nineteenth century were replaced as part of the revitalisation of the town centre during the post war years.

This new development made a major impact on the character of the main street, but other changes had already taken place. During the mid twentieth century, the local Council had overseen the progressive removal of the verandahs and balconies which were such an important part of the early streetscape. The close proximity of the verandah posts to the highway was considered to create a potentially dangerous situation, and they were generally replaced by flat, cantilevered awnings, set back from the edge of the road.

2.4 *The Growing Ascendancy of Ulladulla as a Commercial Centre*

The recorded history for the area suggests there has always been some competition between the neighbouring settlements of Milton and Ulladulla, but from the late nineteenth century there was a "growing ascendancy of Milton as the commercial centre".⁴ This focus appears to have been maintained until at least the mid twentieth century, but with the subsequent growth of Ulladulla as a fishing port and tourist service centre the retail area of Milton suffered a decline in the late 1970s and early 1980s.

Since this time there has been an increased awareness of the historic character of the town, and conservation works have been undertaken on some of the key historic buildings. This has encouraged the establishment of new specialty shops, partly for the tourist market, while at the same time, Milton has continued to function as a viable commercial and community centre for the immediate district.



Main Street looking North from the Anglican Church

⁴ Nulladolla, 1988, p.57

3. Streetscape: Analysis and Recommendations



Main Street looking South from Pickerings Store (now demolished)

3.1 Definition

"A collection of buildings along a street is commonly called a 'streetscape'".⁵

The future quality of Milton's streetscape will be the sum total of the efforts of the entire community on building conservation, revitalisation, infill design, landscaping, seating, lighting, paving and signage. In fact, the general design quality of every component and aspect of the Town Centre.

For clarity we have considered two distinct aspects of the streetscape:

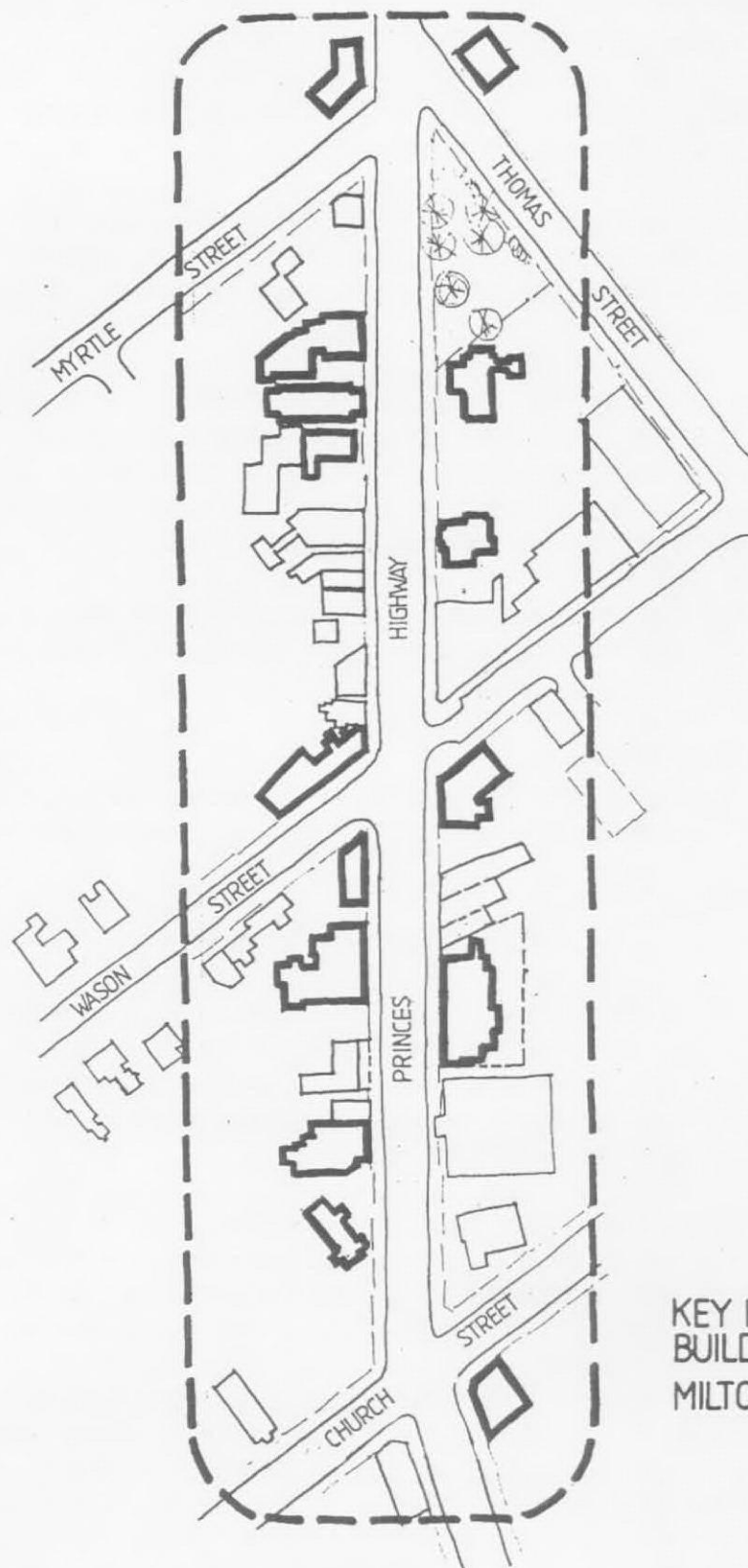
Pedestrian streetscape includes:

- Landscape planting and structures.
- Pedestrian paving materials.
- Planter boxes and seating areas.
- Street lighting and power poles.
- Street signs and parking notices.

Building streetscape includes:

- Recommendations regarding individual building works including conservation and refurbishment (see section 4).
- Town centre philosophy and physical character of the town centre.

⁵ Anglin Associates, Main Street New South Wales 1989, p.34



KEY HISTORIC
BUILDINGS
MILTON

3.2 Design Philosophy

Our central design aim for Milton's Town Centre is UNITY.

However, it is critical for the Council, local businesses and the general public to appreciate that unity is not intended to mean uniformity.

As described in the previous section (1.5 Methodology), the principal intention of the study is to enhance the heritage significance of the town, while allowing it to continue in its role as an active community centre. This includes maintaining and developing a range of architectural styles.

Our design philosophy is to ensure the buildings compliment each other through careful architectural and streetscape detail. The overall objective is to enhance the existing centre, by emphasising the key historic buildings and utilising the town's inherent character. This will create a visual and pedestrian centre of vitality and prominence which will increase the potential prosperity of business and enjoyment of pedestrians.

As noted in section 1.4 the local business community will need to create new strategies for the development and promotion of individual shops and the town itself if sustainable economic gains are to be achieved.

3.3 Visual Focus

The visual focus of the Milton Town Centre is the net effect of streetscape and historic character. Two related components of this effect are the natural and man made focus.

3.3.1 Natural Focus

The National Trust has described the physical setting of Milton as follows:

"Milton is situated along the south-eastern spur of a small ridge which overlooks the broad valley of the Croobyar Creek to the north of the town. The Princes Highway, forming the main thoroughfare of Milton, winds along the crest of the spur from the north-west where the Roman Catholic Church occupies the highest point in the area, gradually descending south-east towards the nearby coastal town of Ulladulla.

The setting of the town affords extensive views from each side of the spur. To the north-east there are open views across a mixed natural and rural landscape to the ocean, to the south-west there are views across the farm land valley, leading to Burrill Lake, towards the coastal mountain range where Pigeon House Mountain is a notable natural feature."⁶

Irrespective of which direction along the Princes Highway Milton is approached, arrival at the town is defined by the natural ridges at either end. From these primary vantage points, panoramic rural and ocean vistas come to life and the town centre is both contained and focused by the intervening valley.

⁶ National Trust of Australia (NSW) Classification Card Milton Urban Conservation Area (full copy, Appendix B)

The town's setting, including the surrounding hills, rural features and views of the ocean are the most important components of its natural character.

3.3.2 Man-Made Focus

The intersection of the Princes Highway with Wason Street lies at the lowest point of the valley and forms an important focus at the centre of the town.

Key historic buildings along the Princes Highway, and in particular around the Wason Street intersection, formalise this focus.

The commercial use of the buildings at the Wason Street intersection have created a retail precinct bounded to the north by a civic precinct comprising the Town Hall, Post Office, Court House and Police Station. The southern end is defined by the church, National Bank and Bakery.

When travelling into the town, not only are you aware of its architectural qualities, but vistas of rural pasture land and the ocean are also glimpsed.

It is the intention of our recommendations to enhance the natural and man-made focus of the Milton town Centre through the architectural qualities and details of its historic buildings. This will be achieved principally through short to medium term building and pedestrian streetscape principles are recommended to ensure both the natural and historical focus of the town is not only maintained but developed to its full potential, when and if new commercial projects are proposed.

3.3.3 Sense of Place

The natural and man-made elements of the visual focus of Milton's retail precinct are the main physical components of the streetscape.

However, creating a sense of place and occasion for pedestrians within the town centre defines the quality of physical spaces and special moments of experience for pedestrians.

Components of place and occasion are shelter, shade and sunlight, privacy, human scale, landscaping, seating and surrounding experience.

For example:

1. Shelter can be a stone wall screen 900mm high enveloping a seat located just off the pedestrian flow, bounded on either side by visually stimulating buildings and a landscaped court, which directs attention towards an ocean vista.
2. A forecourt with a prominent statue, monument or sculpture could define a place, with the experience of being there the moment of occasion.

These almost intangible qualities of design are an important mark on a streetscape providing not only its character through physical forms but the quality of the pedestrian experience.

In summary, the focus of Milton's town centre lies in its rural setting and historical buildings.

3.4 Pedestrian Streetscape

Since mid 1985 Shoalhaven City Council's Town Planning Department has been developing a short to medium term Pedestrian Streetscape Proposal in the form of Development Control Plan No. 26. This comprises two sheets of drawings and a written statement (attached as Appendix "C").

The stated aims and objectives of the Council's pedestrian streetscape plan are to:

- (a) coordinate the future expansion of the Milton shopping centre;
- (b) provide accessible and central off-street car parking;
- (c) encourage and promote the historical character of Milton;
- (d) reduce the pedestrian traffic conflict;
- (e) provide appropriate landscaping and control building density to a scale which blends with the historical character of many of the buildings;
- (f) provide within the streetscape design a pedestrian dominated focal point; and
- (g) retain key visual vistas to rural and seascapes which are visible between some buildings on the main street.

All of the above points conform with the overall approach of the Heritage Study generally and compliment the building streetscape recommendations documented. However, as DCP No. 26 was prepared prior to this report, Council now needs further professional advise on the final design and layout of the streetscape furniture, planting and paving to ensure a complementary relationship is made with our recommendations.

Particular care will need to be taken to consolidate the pedestrian and building streetscape and to enhance the heritage significance of the Town Centre.

An example of an area requiring further consideration is the suggested placement of benches, planter boxes and waste bins immediately in front of Blackburn's store. This is inconsistent with the heritage significance of this site as these features obscure and detract from views of a building rather than enhancing them.

As an alternative, we would recommend clustering these features and creating a place of occasion with seating and planting etc at the Wason Street and Princes Highway intersection.

Long term relationships are needed between current streetscape proposals and possible redevelopment of existing sites, to ensure shortcomings in the town centre can be rectified in the future.

3.5 Building Streetscape

Individual building analysis and recommendations are detailed in section 4 of this report.

The quality and 'character' of a town is significantly derived from the design standard of the individual buildings and how they relate as a whole.

The following recommendations relate to the relationship of the individual buildings to each other and the overall streetscape.

3.5.2 Colour and Signage

A single 'colour theme' is not appropriate for Milton. The town has evolved in a number of major phases and its identity as a diverse and 'living' townscape depends upon maintaining diversity in design, colour schemes and signage.

As part of this report, broad guidelines have been prepared to assist with the selection of new colour schemes for individual buildings.

We do not anticipate, however, that every building on the street will be repainted in the near future. In some cases we have recommended repainting be undertaken immediately because the present finish is inappropriate or in a poor condition, but in the majority of cases repainting is likely to be undertaken as part of the normal course of works.

In terms of the overall streetscape, and with particular reference to the "ultimate objective" of enhancing the heritage significance of the town (study brief, item 2(a)), we propose a particular visual emphasis be placed on the key historic buildings (refer to Section 3).

In general, a colour scheme should be selected to suit the principal period of development of an historic building. Earlier colour schemes can be partly derived from an analysis of old photographs which show where different colours were used. For example, historic photographs confirm a number of the late nineteenth century buildings in Milton used different colours to highlight decorative mouldings on parapets and window surrounds. Different colours were also used for window sashes and frames.

If previous layers of paint have not been removed it may be possible to determine the original colour scheme by using paint scrapes. This technique involves scraping away successive layers of paint to reveal evidence of the original colour scheme, but requires some skill to analyse the results. Scrapes will need to be taken in every location where a different colour may have been used, and preferably in areas which have been protected from the sun and rain. Due to the effects of weathering, the original colours may have faded considerably before a new coat of paint was applied. If an accurate analysis of the original colour scheme is required, it is recommended the advice of a conservation consultant be sought.

A number of paint companies now provide special colour charts identifying a range of paint colours which were typically used during different periods of development. These can provide valuable assistance for owners when it is recommended that, say, a late Victorian or Federation colour scheme be used.

When preparing an old building for repainting a common feature which is often neglected is the imitation ashlar finish on rendered walls. This finish was achieved by ruling grooves in the render to simulate the joints of stone blocks, but the effect is greatly diminished when the grooves are gradually filled by repeated applications of paint. Where this technique has been used the grooves should be cleaned out prior to repainting.

In keeping with our comments at the beginning of this section we do not recommend "heritage" colour schemes be used for modern buildings. This can detract from the potential visual impact of the key historic buildings along the street and result in excessive uniformity in what has always been a diverse and lively streetscape. For buildings of low significance we have generally recommended the use of neutral colour schemes with visual interest being added by the use of contrasting detailing to features such as guttering and signage.

The design of signage which is compatible with an historic streetscape is largely a matter of selecting appropriate locations, proportions and colours for signs with regard to the design and proportions of the individual buildings. One of the major problems with the existing signage is that in the majority of cases it has been signed to attract attention and provide information with no consideration of its impact on the visual quality of the individual building or streetscape.

There are many options available for the design of good signage, but in general we recommend the use of a small number of well designed and carefully produced signs for each building. It should always be remembered that in terms of public perception it can be more effective to use one well designed sign as to bombard with information.

The type of signage which has been recommended depends on the age and style of the building, but includes flat, rectangular panels or painted signs on parapets, suspended signs under awnings, painted signs on windows and painted signs on the face of cantilevered awnings. For attached shops we have generally recommended a single style of signage be adopted for the group. Where available, old photographs and physical evidence have been used to determine the type of signage originally used on both historic and more modern buildings.

3.5.3 Infill Development

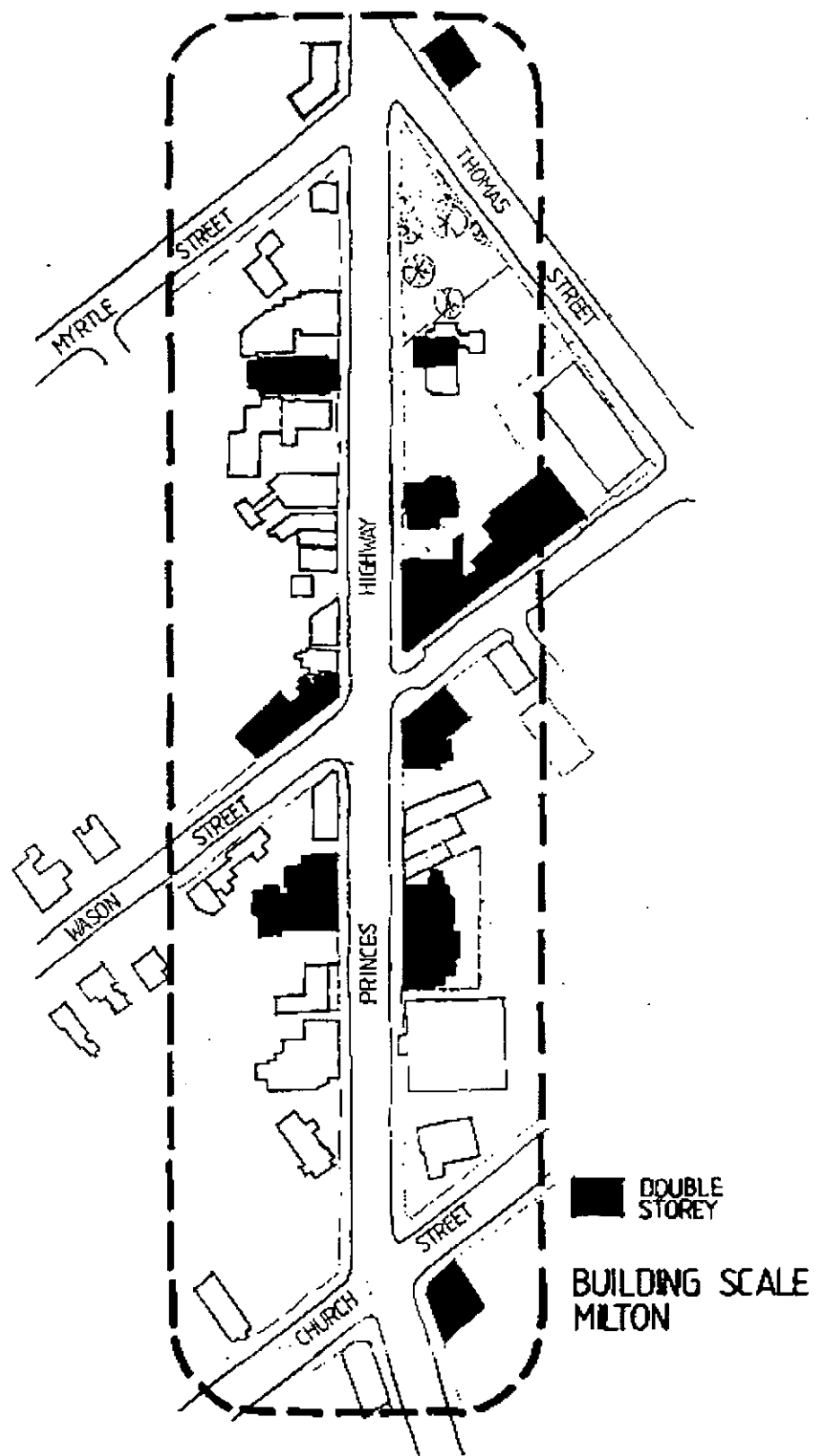
Important design features to bear in mind when considering refurbishment of non heritage buildings or for new development are:⁷

- Unifying features which make up the block
- Strong horizontal elements (string lines, cornices and so on) common to all of most buildings
- Similar heights, one, two or three stories
- Width of building lot or façade width
- Common fault or pitched roof-lines
- Similarities or differences in parapet details
- Correct use of decorative details on façade (don't fake it)
- Patterns of shape, size, height or spacing of windows on upper floors
- Common building materials
- Regularity or irregularity in the door openings at ground level
- Vacant lots between buildings

⁷ Based on the check list for design in Anglin Associates, Main Street New South Wales, 1989, p.43

- Dominant architectural style, mixture of styles
- The architectural period of most buildings
- Shop-front design (there are many features to look for in the shop-front including recesses, bays, set-backs, sill heights, awnings and canopies)
- Infill development must enhance the heritage character of Milton and create better, rural and ocean vistas.

Professional advice will greatly assist the resolution of criteria for individual development site early in project establishment.



3.6 Long Term Development

A great deal of the strategy and detail contained within this report would be classified as short to medium term (2-10 years).

It is critical the enhancement of the Visual Focus of the Milton Town Centre be maintained as a long term aim.

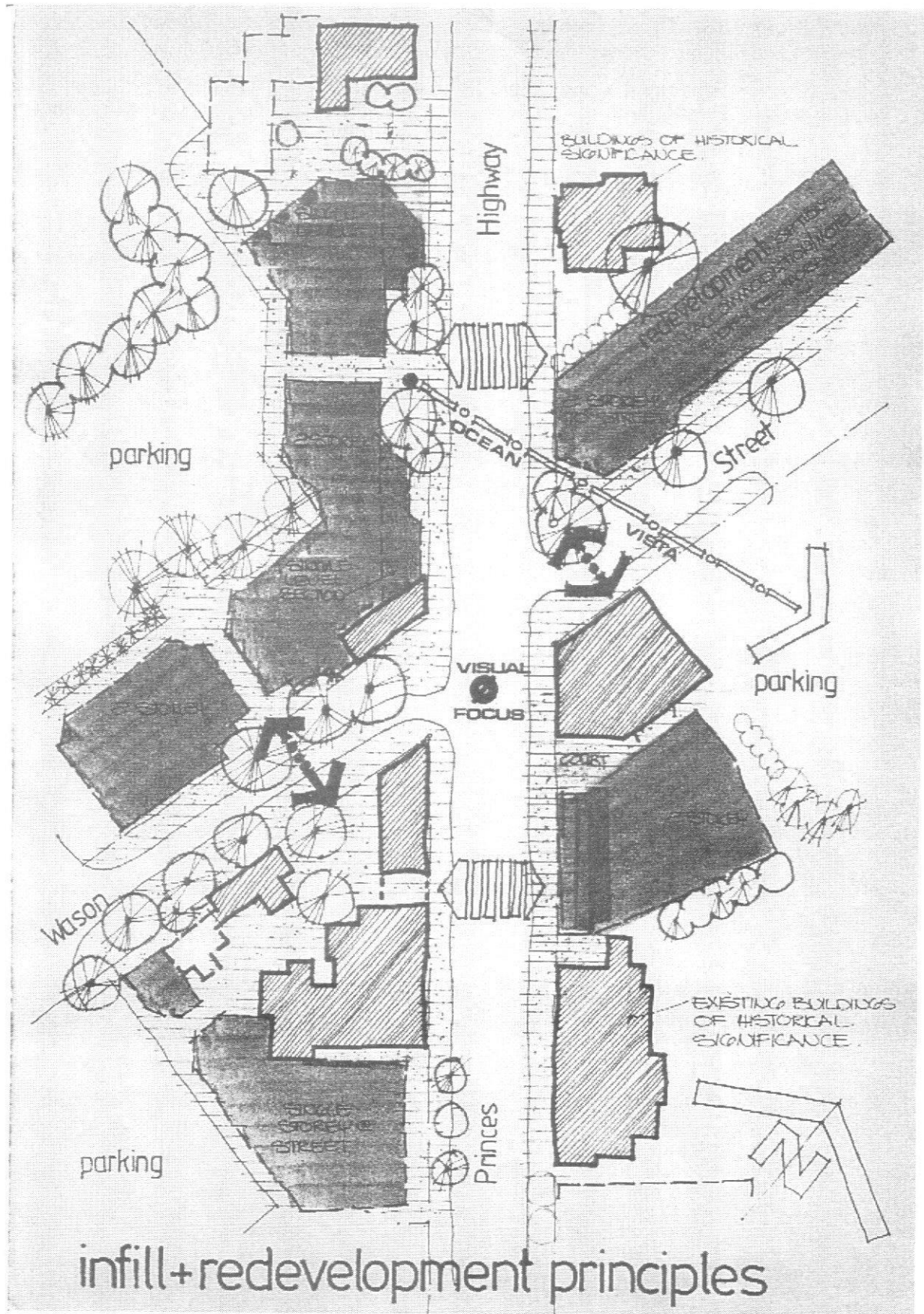
Milton is by no means the first Australian town to consider revitalisation. Towns like Braidwood, Glen Innes, Glebe, Mount Gambier, Maroubra Junction and Kiama, to name a few, have undertaken such works.

As Milton develops and prospers pressures for new businesses, increased parking, tourist accommodation and increased shopping facilities will arise. This will create the catalyst for site redevelopment and major refurbishment projects and particular care will need to be taken that this new development does not visually detract from the natural and historic qualities of the town centre. The focus of Milton as a traditional 'main street' within an open rural setting must be maintained.

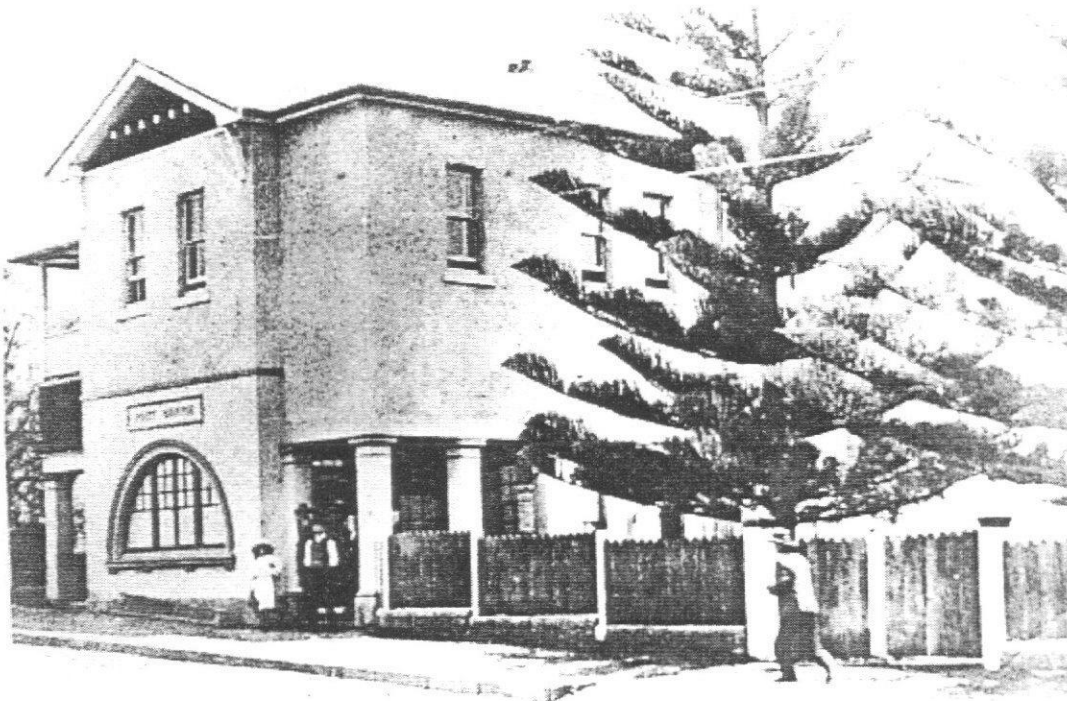
The natural and physical setting should be utilised to ensure new development around the main street respects these qualities.

In order to maintain the overall benefits of the heritage significance of Milton, we recommend the following long term development criteria if and when new projects are proposed (refer to sketch):

- Ensure the ten elements of 3.5-3 Infill Development are maintained
- New development should not compete with the buildings of historic significance
- Opportunities to introduce off-street courtyards, landscaped areas and places of occasion with vistas of ocean or surrounding rural land should be explored
- Better pedestrian circulation between off-street parking and the retail precinct is important
- A combination of single and two storey street façade should be maintained, with single storey development complementing existing two storey historic buildings
- A significant ocean vista can be achieved by redevelopment and design of Melick's store site and an arcade court across the road with access to rear parking.



4. Individual Buildings: Analysis and Recommendations



Post Office, Milton

4.1 Introduction

The history of any town is an ongoing process and we certainly do not recommend new development cease or "historic" façade be applied over modern buildings.

Historically, the trend towards constructing new buildings in the town during the 1950s and the 1960s is just as important as the surviving evidence of earlier phases of development. In both cases what is important is to conserve buildings which are of particular architectural merit and/or historical significance, and to ensure any new works are designed to respect the historic environment. Even small changes to the external appearance of a building can have a major effect on a visitor's perception of the historic character of the street.

This section of the report aims to provide broad guidelines for each building in the study area with regard to the enhancement of the heritage significance of the town. It has not been possible, however, to prepare detailed recommendations for conservation works or refurbishment within the budgetary and time constraints of the study. When such works are proposed it is recommended that additional advice be sought from tradesmen or professional consultants with appropriate heritage experience. The Directory of Conservation Suppliers and Services published by the New South Wales Department of Planning is a valuable sourcebook for information of this type.

4.2 Conservation and Refurbishment

As discussed in Section 2, an analysis of historical photographs identified a number of features which characterised historical views along the main street of Milton. These included simple raked verandahs for single storey buildings; double storey verandahs on the more substantial commercial properties; a variety of roof forms, including moulded parapets, gabled and hipped roofs; rendered brick or weatherboard façade; picket gates and fences; and a number of landmark trees (including Norfolk Island and Bunya Pines).

Where documentary or physical evidence has been found which identifies former details which made an important contribution to the character and setting of a building, we have generally recommended these be reconstructed. In other cases we have recommended that refurbishment utilise some of the historic characteristics of the streetscape in a modern way. In all cases, these new works need to be carefully designed to ensure they respect any nearby historic buildings and make a positive contribution to the overall plan for the streetscape.

When well designed, new works can both respect and enhance an historic streetscape without resorting to historical replicas.

A number of buildings are not considered to be of particular significance and this allows considerable flexibility for future works within the broad aim of enhancing the heritage significance of the street. The approach which has been taken for these buildings is to determine which features contribute or detract from the visual quality of the streetscape. An outline of both short and longer term action has then been prepared in which the characteristics of the individual building and the proposals for the overall streetscape are considered.

For buildings which are of particular significance or which are located in key positions along the street (eg corner buildings) more specific guidelines have been applied.

4.3 Historical Research

Historical documents can be an invaluable tool in developing a program of conservation works for an historic building. For example, important information about former details can often be derived from enlargements of historic photographs - an excellent collection of which is held by the Milton-Ulladulla and District Historical Society.

Additional historical information about the development of individual buildings is likely to be available through the reminiscences of older or previous residents, private photographic collections or written documents. The brief historical notes provided for each building in this report should be updated and supplemented as new information comes to light.

If conservation works are proposed for a historic building additional information of this nature should be actively sought.

Oral history programs are strongly recommended as part of the activities of groups such as the local historical society - particularly while there are people still alive who can remember the town during the early to mid-twentieth century. Programs of this type should record both early and recent changes to the town for the benefit of future generations.

4.4 Data Sheets

Christels Restaurant
61 Princes Highway, Milton



Historical notes

This building was erected in 1886. It combined a shop and residence and has been used for a number of purposes including a tree-loppers office, electrical business, tailor's shop and restaurant (historical notes collated by P Gatland, Milton).

Heritage listings - Nil.

Physical description

The former residential section of this building faces onto Myrtle Street, while the original shop addresses the intersection with the Princes Highway. The two sections are quite different in appearance in both their rooflines and presentation to the street. The 'residential' section has a hipped roof with a front verandah contained within the property boundary, while the 'shop' was designed with a flat parapet relieved by simple moulding to the string course. The detailing to this section suggests it may have formerly had an awning over the footpath.

The building is constructed of rendered brick which has been painted in a dark stone colour with green trim. Timber planter boxes have recently been established around the corner entry.

Comments and Recommendations

1. This restaurant is located on a prominent corner at the northern entrance to the main retail area of Milton. It forms part of the focus of northern views along the street and makes a positive contribution to the historic character of the streetscape.
2. The mature trees in the adjoining car park provide an attractive backdrop for the building and contribute to the quality of the sweeping rural views along Myrtle Street.
3. The present detailing of the building is generally appropriate for its style and setting. However, it could be improved by replacing the large square sign on the wall facing Princes Highway with a flat, rectangular sign fixed or painted on the parapet.

Coast Real Estate - retail premises
63-65 Princes Highway, Milton



Historical notes

No early views of this portion of the street have been identified and the nature of any earlier development has not been determined. The present building, erected in 1948, forms part of the post-war redevelopment which affected numerous sites along the main street (Ulladulla Times, 27 June 1990).

Heritage listings - Nil.

Physical description

This single storey brick rendered building is located on a prominent corner site at the northern entry to the main retail area of Milton. It has a simple flat parapet and awning to the Princes Highway façade. Canvas hoods have been installed over the side windows. The exterior of the building is painted bright yellow and features numerous large signs in black and yellow.

Comments and Recommendations

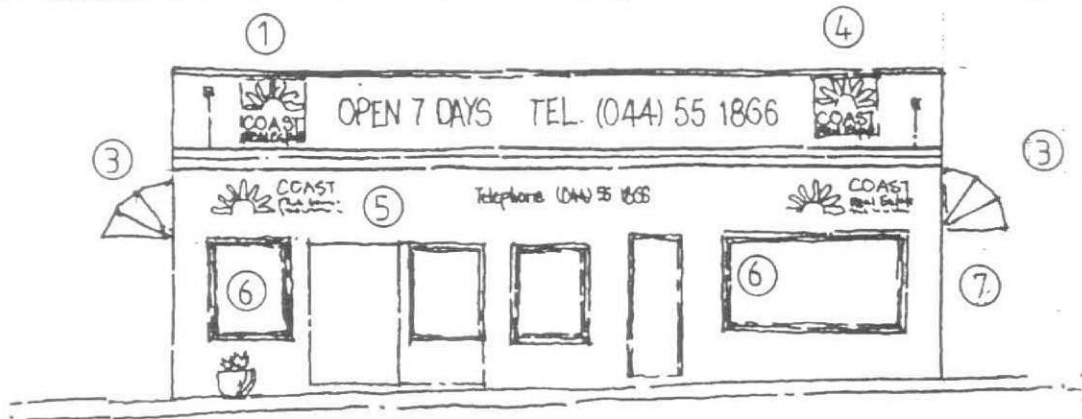
1. This building is of an undistinguished design and both the colour scheme and signage are particularly intrusive with regard to its prominent site and close proximity to a number of important historic buildings.
2. The site forms the focus of northern views along the street and helps to define the northern 'gateway' to the main retail area. We therefore strongly recommend that refurbishment of the exterior be undertaken to improve both its presentation to the street and its visual relationship with nearby historic buildings.

3. The introduction of a raked verandah would dramatically enhance the appearance of the building, improve pedestrian amenity and contribute to the traditional character of the streetscape. The verandah should return around the Myrtle Street side to replace the canvas awning and unify the two main façades. The roof of the verandah should be in a traditional corrugated profile.

We recommend an attractive focus for the building be provided by a gabled entry in front of the main door.

4. We understand the corporate logo and colour scheme are a major recognition factor for the business. However, we believe these could be used in a more subtle manner with the new design characteristics of the building attracting equal attention. Accordingly, we recommend the present external signage be removed and the sunburst logo be used instead as an eye-catching feature of the gabled entry.
5. In keeping with the proposed new character of the building and with respect to its setting, the external walls should be painted in a neutral colour which compliments that of nearby historic buildings. We recommend contrasting trim be used to add vitality and articulate the verandah detailing.
6. The existing window displays are appropriate for the use of the building and provide the opportunity for further use of the business name and corporate logo. Additional signage should be restricted to small suspended panels under the awning.
7. Landscaping, with street furniture in front of the Myrtle Street façade, would further enhance this site, while taking full advantage of the sweeping views to the west.
8. If any redevelopment is proposed for this site it should be of a modern design which respects the scale and historic character of the nearby civic precinct (Town Hall, Post Office and Court House). At the same time, it should emphasise the traditional character and diversity of the streetscape. Elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façade could be used in a sympathetic and modern design.

- ① Colour scheme and signage are intrusive to the historic setting
- ② A refurbishment of the exterior would improve its relationship to nearby historic buildings
- ③ Introduce a raked verandah and return it around Myrtle Street; we recommend a gabled entry in front of the main door
- ④ Use the corporate logo to focus attention upon the main entry
- ⑤ Paint external walls a neutral colour; use contrasting trim to articulate verandah detailing



- ⑥ Signage: use window displays and suspended panels under awning
- ⑦ Landscape with street furniture in front of Myrtle Street
- ⑧ If redevelopment is proposed use modern form/scale/colour and materials sympathetic to historic precinct



Construction Site - Proposed Nursery

65 Princes Highway, Milton

Historical notes

No early views of this portion of the street have been identified and it has not been determined whether any previous buildings have been erected on site.

Heritage listings - Nil.

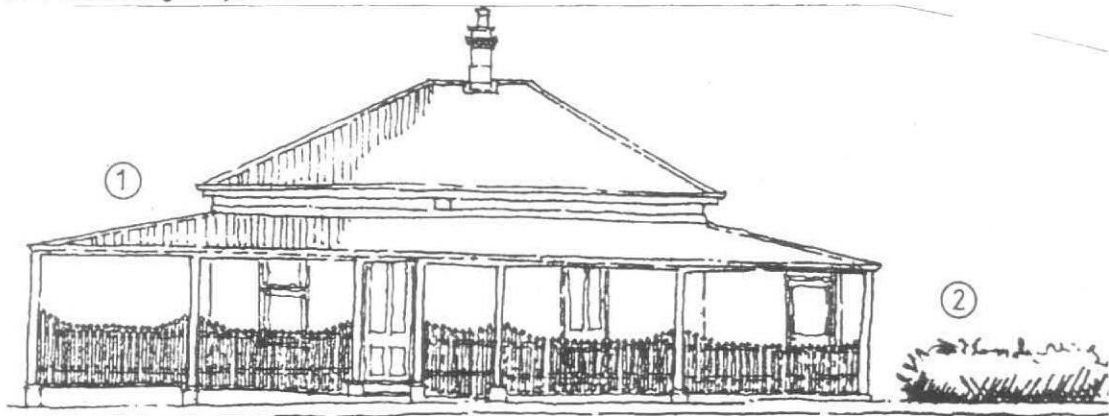
Physical description

The main building on this site has been designed as a display area for the nursery and the gable roof will be partly formed by a timber pergola, the remainder being clad in beige colourbond. It will be set back from the footpath with a landscaped area behind a traditional picket fence.

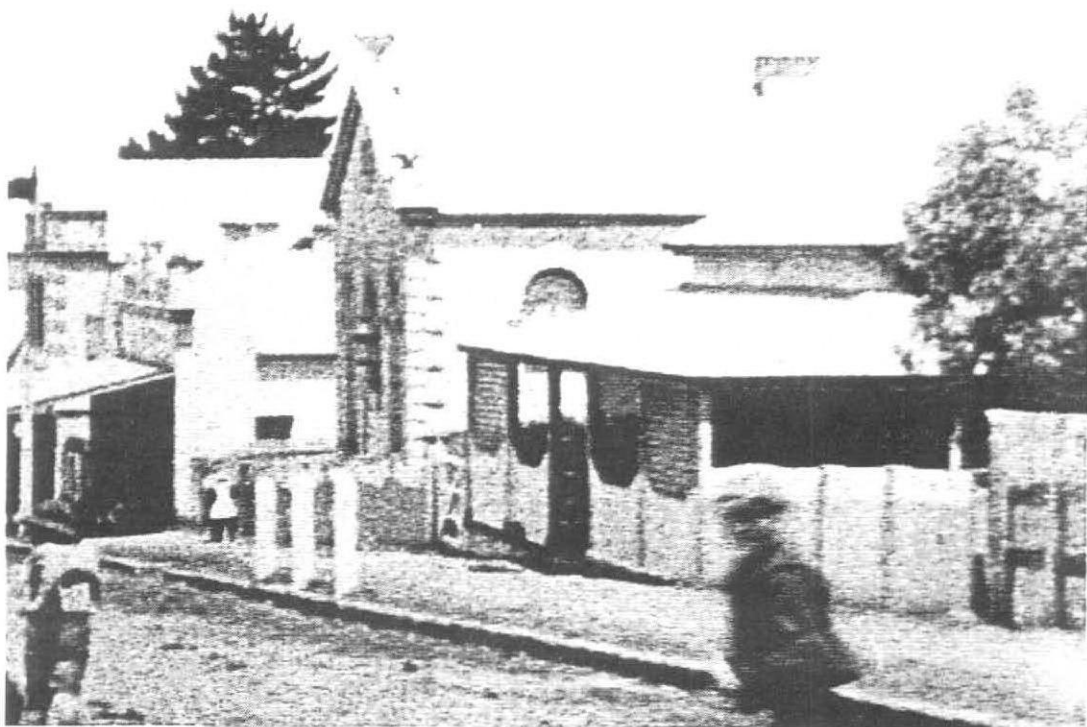
Comments and Recommendations:

From the design proposals it appears this building will be a non intrusive element within the important civic precinct at the northern end of the main retail area. The use of some traditional details within what is essentially a modern design is in keeping with our general recommendations for new development along the street.

The Old Bakery - residential
67 Princes Highway, Milton



- ① Well maintained building
- ② Landscape open yard in cottage style; restrict new buildings here



Historical notes

This building was erected as a residence for W R Hindmarsh in 1873. Circa 1875 it was rented from Hindmarsh for use as the local telegraph station (Nulladolla 1988, p 54). Since that time it has been used for a number of different purposes, including: bank; tailor's shop; doctor's surgery; and bakery (historical notes collated by P Gatland, Milton). Historical photographs dating from the beginning of the twentieth century show there have been few changes to the basic form of the building since that time (Milton-Ulladulla and District Historical Society).

Physical description

The Old Bakery is a simple residential style building constructed of painted brickwork. It has return verandahs and has been well maintained with a new roof and picket fence. The letters "WHR" and date 1873 are inscribed on a panel over the entry. A weatherboard addition at the rear appears to date from the early twentieth century.

The major recent change to the external appearance of the building is the use of beige colourbond roofing instead of the original bare corrugated iron.

Comments and Recommendations

1. This building has been well maintained and makes a positive contribution to the historic character of the civic precinct and broader retail streetscape.
2. The three dimensional views of the building are particularly important and its open setting should be maintained. We strongly recommend the open yard on its northern side be landscaped in an appropriate cottage style with an extension of the picket fence along the front boundary. No new buildings should be permitted on this part of the site.

Milton Cinema

69 Princes Highway, Milton

Historical notes

The construction date of this building has not been determined, but its style suggests it was erected in the late 1920s or 1930s. An early photograph of the building is held by the Milton-Ulladulla and District Historical Society (photograph 2103).

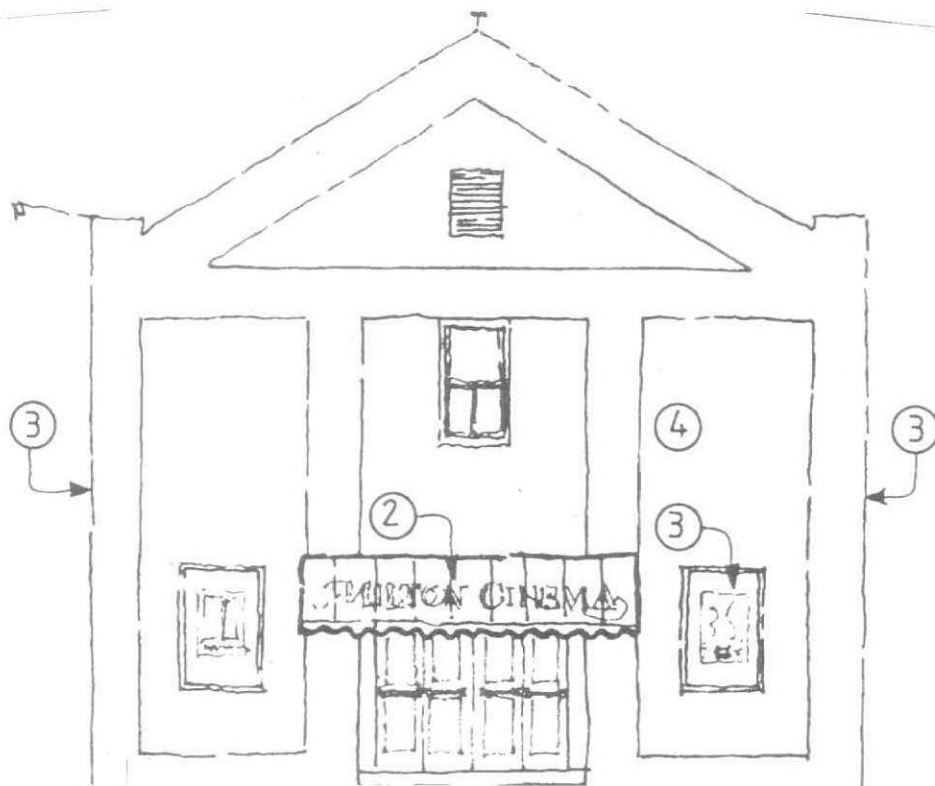
Heritage Listings - nil.

Physical description

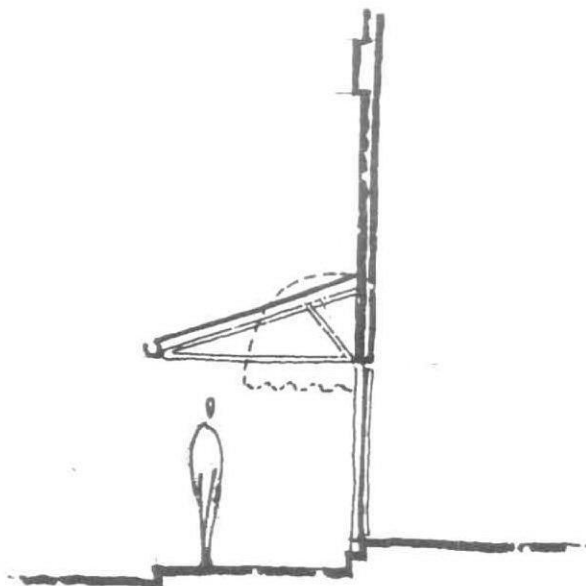
This two storey rendered brick building has a simple bold façade with a gable parapet. The current paint scheme emphasises the stripped classical detailing. A modern canvas hood shelters the main entrance.

Comments and Recommendations

1. This building is not of an outstanding design for its period, but it still makes a positive contribution to the surrounding civic precinct.
2. The recent canvas awning is the major feature which detracts from the character of the building. No shelter was originally provided over the entrance but it is recognised that it improves customer amenity. We therefore recommend a raked pipe-frame awning be designed to compliment the bold lines of the cinema.
3. The vertical signs on the sides of the building are appropriate for its style and use, as are the simple framed panels advertising the current films. However, the delicate lettering style used on the awning is out of keeping and should not be re-used when the awning is replaced.
4. Early photographs of the building show it was finished in a single light colour (historical photographs held by the Milton-Ulladulla and District Historical Society). However, the present use of contrasting paintwork on the main façade is considered appropriate for its style and setting.



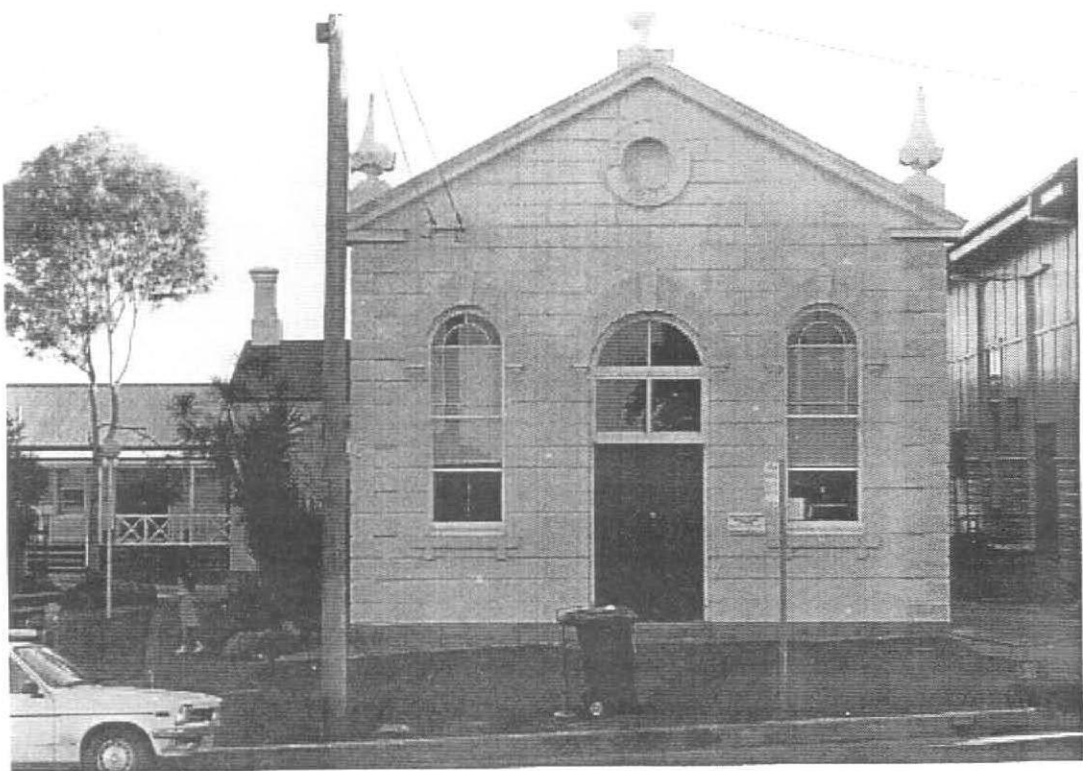
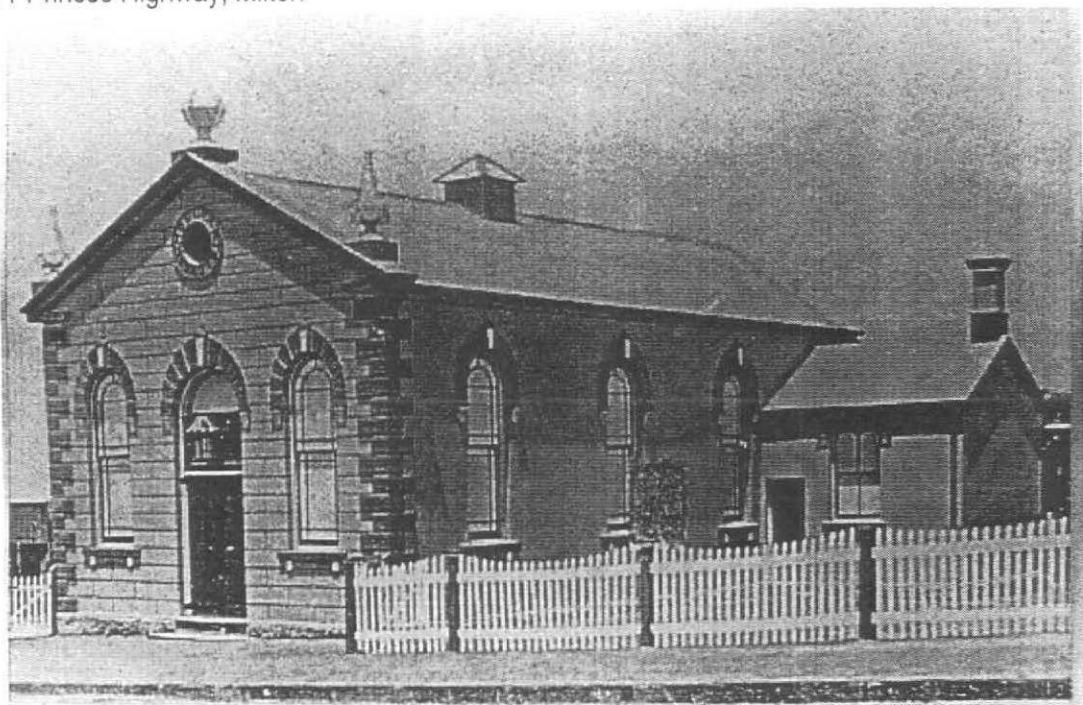
- ② We recommend a raked pipeframe awning to compliment bold lines
- ③ Side advertising panels are in keeping with style but delicate lettering to awning is not
- ④ Contrasting paintwork on façade is appropriate to the building style and setting



Suggested awning detail

Shoalhaven City Library - Milton Branch; College of TAFE - Library, Park and College

71 Princes Highway, Milton



Historical notes

After nearly four years of fund raising, this building was opened as the Milton School of Arts on 13 August 1872. From 1874 it was also used as the Council Chambers for the Municipality of Ulladulla and in 1927 was purchased by the Council for a Town Hall. The alterations for this purpose were carried out by J and W Harmon (Nulladolla 1988, p 48). The former School of Arts is now used as the Milton Branch of the Shoalhaven City Library. A new building has been erected at the rear of the adjoining open space for use as the Milton-Ulladulla College of Technical and Further Education.

Heritage listings - National Trust of Australia (NSW) - recorded Register of the National Estate.

Physical description

The former School of Arts is constructed of rendered brick on sandstone foundations. It has a rusticated façade with picked rusticated quoins and window arches. The simple corrugated iron gable roof is finished with a moulded gable end to the street façade. At the rear of the building a low scale weatherboard addition houses the Milton-Ulladulla College of TAFE. The space in front of this addition has been developed as a small landscaped park.

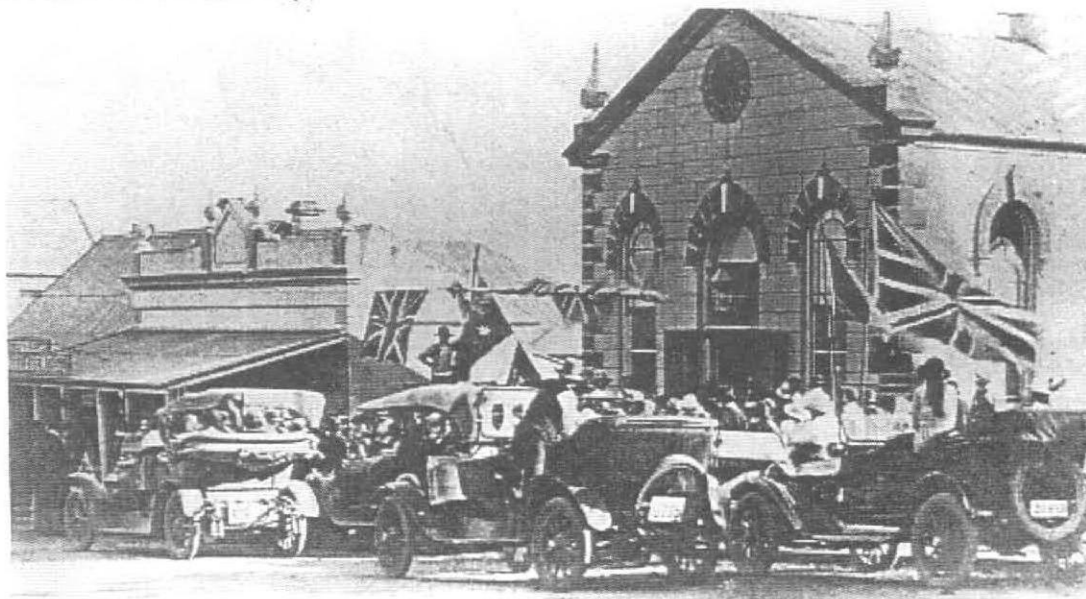
Comments and Recommendations

1. The Library features an excellent retention of the original classical detailing to the principle façade. It makes a major contribution to the historical character of the civic precinct at the northern end of the main retail area.
2. The exterior has generally been well maintained, but the present neutral colour scheme does not do justice to the traditional detailing. We therefore recommend it be repainted in a late Victorian colour scheme, preferably based on the evidence of historic photographs and paint scrapes. The former indicate the walls were painted in a light colour (possibly representing sandstone) with dark contrasting detailing to the window surrounds, quoins and gable moulding. Contrasting colours were also used to define the door and window frames (historic photographs held by the Milton-Ulladulla District Historical Society, including photograph numbers 2101, 2103 and 2515).
3. The park at the side of the former School of Arts is one of a number of landscaped and/or open spaces which are scattered along the street and which help to visually link the business area with glimpses of the surrounding rural districts. These contrast with the strong building alignment of the retail premises and contribute to the diverse character and vitality of the retail area. This area should continue to be maintained to its present high standard.
4. The modern additions at the rear of the site have been designed in a style which is harmonious with the character of the town and non-intrusive within this important civic precinct.



- ① The Town Hall makes a major contribution to the historical character of precinct
- ② Exterior maintained well; if repainted we recommend late Victorian colours
- ③ Continue to maintain the side park to its present high standard
- ④ The rear additions harmonise well with the town's traditional character

Westpac Bank
75 Princes Highway, Milton



Historical notes

The Bank of New South Wales (now Westpac) opened a branch in Milton in 1953 (Nulladolla 1988, p 59). It has not been determined when the present building was erected but the detailing suggests it was in the late 1960s or 1970s. Historic photographs dating from circa 1920 show an earlier shop on the site which appears to have been erected in about the 1880s. This had a masonry façade with decorative quoins and a moulded parapet complete with plaster urns. A simple raked verandah extended over the footpath (Milton-Ulladulla and District Historical Society - photograph 2515). The signage in this photograph confirms the building was used by a chemist and a dentist, and it is reputed to have been the original "Milton Pharmacy", established by Mr E G Earngey in 1914. The building had previously been used as a jeweller's shop (Nulladolla, 1988, p 61). In later years it was used as a saddlery (historical notes collated by P Gatland, Milton).***

Heritage Listings - Nil.

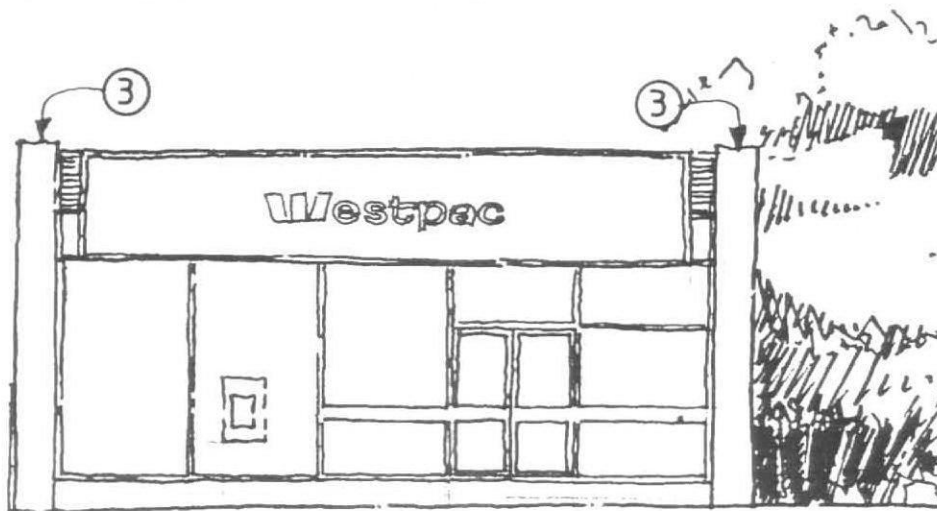
Physical description

This single storey building is constructed of red face brickwork with a glazed street façade. The word "Westpac" is mounted on the flat, metal clad parapet.

Comments and Recommendations

1. This building is of an undistinguished design which makes little contribution to the historical character of the streetscape.
2. To improve both pedestrian amenity and the presentation of the building to the street we recommend a pipe frame awning or raked verandah be erected over the footpath. This should be designed as a modern interpretation of the simple raked verandahs which were a typical feature of the early twentieth century streetscape.

3. The red brickwork is out of keeping with the character of the precinct and we recommend it be bagged and painted in a neutral colour scheme with contrasting trim. The aim of the paint scheme should be to compliment, but not compete with, the heritage colour schemes used or recommended for the nearby historic buildings.
4. If any redevelopment is proposed for this site it should be of a modern design which respects the scale and historic character of the nearby civic precinct (Town Hall, Post Office and Court House). At the same time it should emphasise the traditional character and diversity of the streetscape. Elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façade could be used in a sympathetic and modern design.



- ② Erect verandah on awning over footpath
- ③ Bag and paint brickwork to complement heritage colour scheme



Recommended awning detail

Milton Hairdesign and Milton Pharmacy - retail premises
77-79 Princes Highway, Milton



Historical notes

The Milton Pharmacy was first established by Mr E G Earngey in July 1914. It operated from at least two different locations before being established on this site (Nulladolla 1988, p 61). Historical photographs held by the Milton-Ulladulla and District Historical Society show an earlier shop on this site. That building was single storey with a simple gabled roof (photograph No. 2602). According to oral history, the former building was occupied as a fruit shop and the present structure erected in the 1960s (historical notes collated by P Gatland, Milton).

Heritage listings - Nil.

Physical description

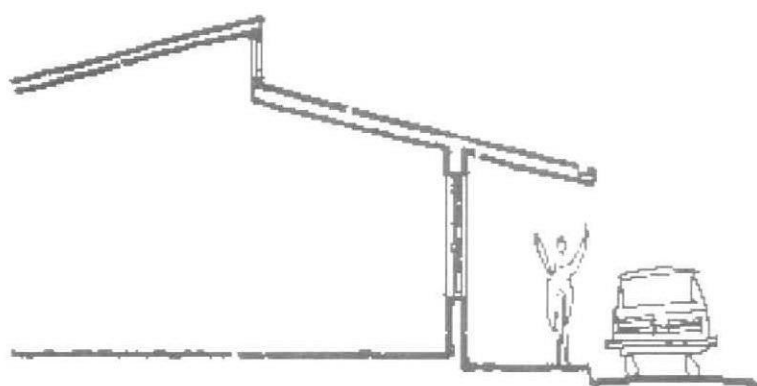
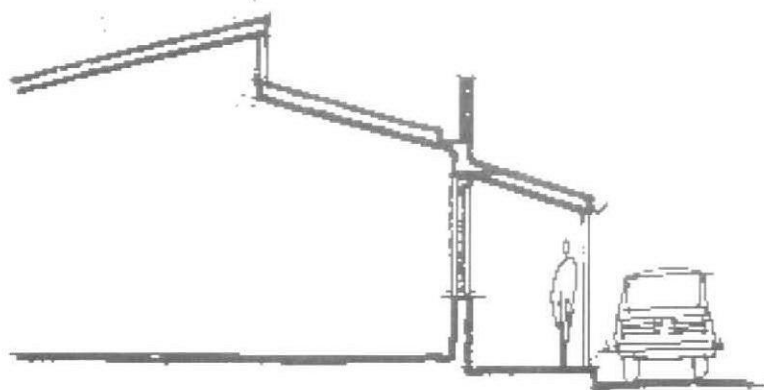
This single storey building incorporates two separate shops. It has a single, flat metal clad parapet over the two units, but disparate façade treatment has been used below the cantilevered awning. The entrances are quite different and one side has been finished in brown face brickwork while the other is clad with white tiles. Signs have been painted on the awnings and windows of both shops. The chemist has additional signage on the parapet and above the shopfront windows.

Comments and Recommendations

1. This building is of an undistinguished design which makes little contribution to the historical character of the streetscape. The lack of unity between the adjoining shopfronts and the use of dark brickwork is particularly intrusive.
2. In the short term, we recommend the cantilevered awning be replaced by a simple verandah. This should be designed as a modern interpretation of the raked verandahs which were a typical feature of the early twentieth century streetscape.
3. The signage should be redesigned in a consistent manner with small panels suspended from the underside of the awning. The number of painted signs on the chemist windows should be greatly reduced.
4. If the existing parapet is to be retained, then we recommend it be painted in a single colour. Rectangular signage panels should be fixed to the face of the parapet to break up its flat expanse. No signs should be fixed to the top of the parapet.
5. Alternatively, we recommend the existing parapet be removed and the roof of the chemist rebuilt to match that of the hairdresser. In this case, rectangular signage panels could be fixed to the front of the raked verandah. The line of the verandah should be carefully designed to compliment the exposed line of the roof.
6. In order to achieve a more uniform treatment of the two shopfronts we recommend the tiles be removed from the chemist and the entire façade be bagged and painted. A neutral colour scheme should be used (eg beige or cream) with contrasting trim. The aim of the paint scheme should be to compliment, but not compete with, the heritage colour schemes used or recommended for the nearby historic buildings.

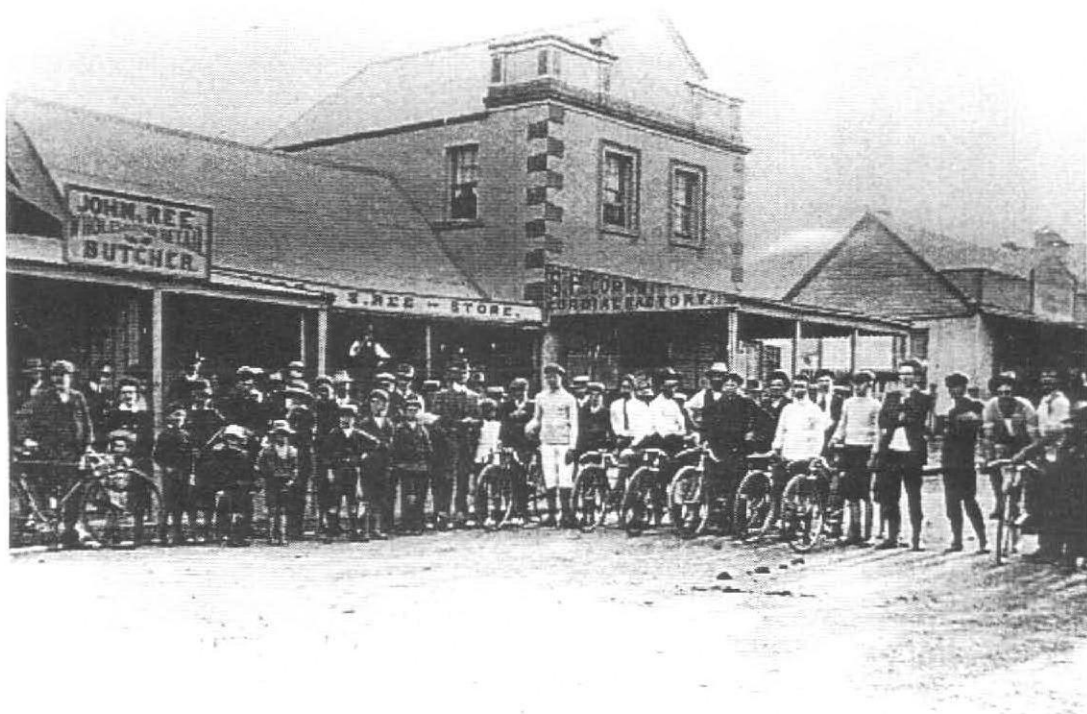
In the long term, we recommend the display window and entrance to the chemist be rebuilt to match that of the hairdresser.

7. If any redevelopment is proposed for this site it should be of a modern design which respects the scale and historic character of the nearby civic precinct (Town Hall, Post Office and Court House). At the same time, it should emphasise the traditional character and diversity of the streetscape. Elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façade could be used in a sympathetic and modern design.



Alternative awning details

S M Turnbull & Son Stock and Station Agents - retail premises
81 Princes Highway, Milton



Historical notes

Historical photographs held by the Milton-Ulladulla and District Historical Society clearly show this building in the early twentieth century (photograph 2602). At that time it was a two storey structure occupied as "S P Cork's Cordial Factory". It had large shopfront windows on the ground floor and a central raked entry. The simple raked awning was trimmed with an inverted picket fringe and had a painted sign on the end panel. The quoins, moulded window surrounds and stepped parapet were highlighted by contrasting paintwork. The detailing visible in this photograph suggests the building was erected in about the 1880s.

According to oral history, the site was formerly occupied by a large cottage with a blacksmith's shop at the rear. In addition to its use as a cordial factory, the two storey structure was variously used as a shop, tailor's residence and café (historical notes collated by P Gatland, Milton). It has not been determined when (or why) the second storey was demolished.

Heritage listings - nil.

Physical description

This single storey building features a rendered flat parapet with remnants of the original decorative quoins. The raked verandah has been replaced by a flat, cantilevered awning and the shopfront extensively altered. The main entrance is now on the right hand side of the display windows and the shopfront framed by a green tiled surround incorporating a planter filled with geraniums.

Large signs identifying the name of the proprietors and use of the building have been painted on the parapet and on the vertical face of the awning.

The external walls have been painted pink.

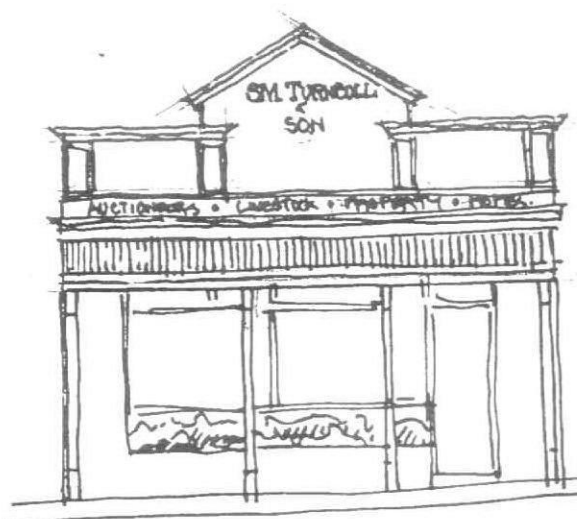
Comments and Recommendations

1. The extensive alterations to this building have destroyed its original architectural character and it is now of an undistinguished design which makes little contribution to the historical character of the streetscape.
2. In order to re-establish some of the traditional character of the building we strongly recommend the parapet be rebuilt along similar lines to the original (see photograph 2602 Milton-Ulladulla and District Historical Society).
3. We also recommend the awning be replaced by a reconstruction of the original verandah.
4. When the parapet is reconstructed the name of the business should be painted within the raised triangular section. Prior to this we recommend the amount of parapet signage be reduced to the words "S M Turnbull & Sons" painted across the centre of the existing panel.
5. As part of the refurbishment of the shopfront the tiled surround should be removed and the exposed front and side walls rendered and painted. A late Victorian colour scheme would be in keeping with the proposed works.

6. If any redevelopment is proposed for this site it should be of a modern design which respects the scale and historic character of the nearby civic precinct (Town Hall, Post Office and Court House). At the same time it should emphasise the traditional character and diversity of the streetscape. Elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façade could be used in a sympathetic and modern design.

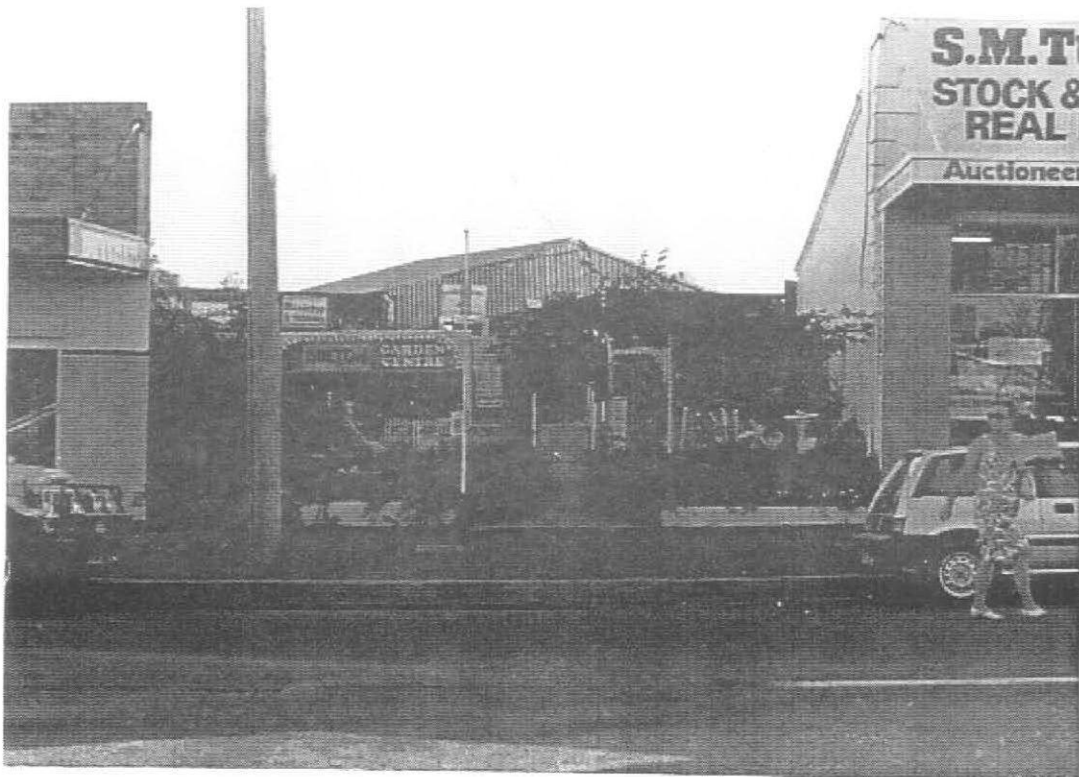


- ② Rebuild parapet to original design
- ③ Remove awning and reconstruct original verandah
- ④ Reduce amount of parapet signage
- ⑤ Remove tiles to front/render and paint in late Victorian colours



Sketch of recommended façade treatment

Milton Garden Centre - retail premises
83 Princes Highway, Milton



Historical notes

Historical photographs dating from the early twentieth century show a single storey shop on this site. The signage is partially obscured, but the proprietor was certainly shown as S Ree. The building appears to have been constructed of vertical timber boards with a corrugated iron gabled roof. A raked verandah was included within the property boundary (Milton-Ulladulla and District Historical Society - photograph 2602). It has not been determined when this building was demolished and the present nursery developed.

Heritage listings - nil.

Physical description

This site is enclosed by a tall wire mesh fence over which some plants have been encouraged to grow. Planter boxes in front of the fence have been filled with ivy. An open display area extends back from the street towards a large corrugated iron shed at the rear of the allotment.

Comments and Recommendations

1. The nursery is one of a number of landscaped and/or open spaces which are scattered along the street and which help to visually link the business area with glimpses of the surrounding rural districts. These contrast with the strong building alignment of the adjoining retail premises and contribute to the diverse character and vitality of the precinct.
2. The presentation of the site to the street has been poorly designed and we recommend the main fence be moved further back to allow more effective landscaping along this boundary. As part of these works the ivy should be replaced by low shrubs, flowers and attractive climbing plants. The bare galvanised fence and gate should be replaced by plastic coated mesh or a tall picket fence.
3. The miscellaneous collection of decorative lace and metal signs should be removed from the fence and new signage designed. We recommend the external signage be limited to a hanging sign fixed to a freestanding post. This sign should overhang the footpath at about the height of the adjacent awnings.
4. The nursery is located adjacent to a number of buildings which would be suitable for future redevelopment and the site could be incorporated in new proposals for the immediate area. This should only be permitted if such a proposal can be shown to make a positive contribution to the visual quality and character of the retail precinct. If proposals to provide a large car parking area at the rear of the site are adopted (Development Control Plan No. 26) we recommend the pedestrian link between the car park and the main street be spacious and well landscaped to maintain the visual qualities provided by the existing nursery. Further comments on the potential relationship of this site with the proposed car parking to the rear and its integration with pedestrian routes and vistas to the surrounding countryside are included in Section 3 of this report (Streetscape Analysis and Recommendations).

Café, Milton Butchery
85-87 Princes Highway, Milton



Historical notes

No historical information has been found about this building, but it appears to be one of a number of sites redeveloped after the end of the Second World War. Its detailing suggests it may have been erected in the 1950s. The site is not clearly shown on any of the historical photographs held by the Milton-Ulladulla and District Historical Society. However, an early twentieth century photograph of cyclists in front of Cork's Cordial Factory (now Turnbull and Sons) includes part of the awning of a single storey shop which appears to have occupied at least part of the site (photograph 2602). This building was constructed of vertical timber boards with a shingled main roof and corrugated iron raked verandah. Signage on the awning shows the occupant was "John Ree, Wholesale and Retail Butcher".

According to oral history the site of the café was formerly occupied by a mechanic, then a saddler, followed by another mechanic. The site of the butcher was occupied by a dentist (historical notes collated by P Gatland, Milton).

Heritage listings: Nil.

Physical description

This single storey building incorporates two separate shops. It has a flat, face-brick parapet and tiled window surrounds in blue with black trim. There are glazed signage panels over the shopfront windows and a flat, cantilevered awning extends over the footpath.

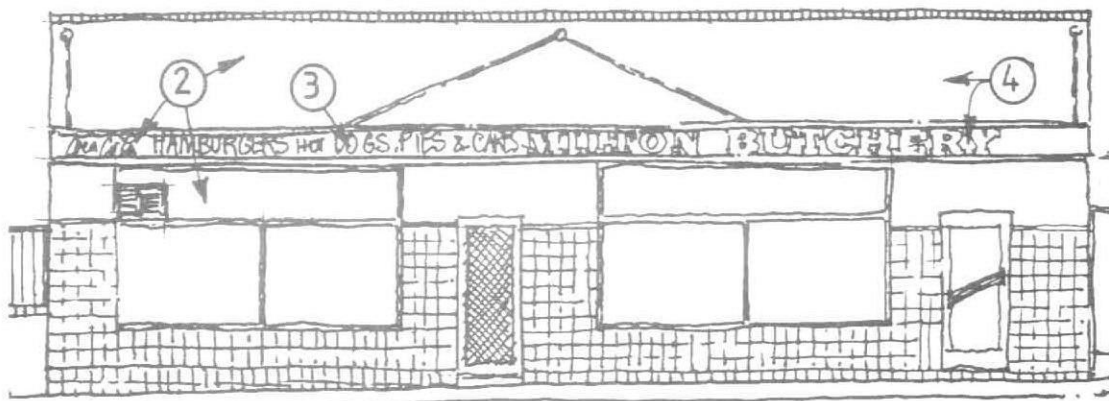
Comments and Recommendations

1. This building is not of a noteworthy design, but the existing detailing is generally appropriate for its period and use.
2. In the short term its appearance could be improved by cleaning the brickwork over the awning and redesigning the signage in a consistent manner. The latter should be restricted to the face of the awning, hanging signs under the awning and painted signs on the ripple glass panel over the main display windows.
3. We recommend the awning be painted in a uniform colour with the names of the two shops painted in a single lettering style along the vertical face. No product advertisements should be used in this position.
4. In the medium term, the contribution of the façade to the historic character of the streetscape could be enhanced by rendering and painting the parapet and replacing the awning with a simple raked verandah supported by timber posts.

In this case, we recommend the principal signage be incorporated within flush panels fixed to the parapet.

5. If redevelopment is proposed for the site the traditional character and diversity of the streetscape should be considered. Elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façades could be used in a sympathetic and modern design.

Further comments on the potential relationship of this site with the proposed car parking to the rear (Development Control Plan No. 26) and its integration with pedestrian routes and vistas to the surrounding countryside are included in Section 3 of this report (Streetscape Analysis and Recommendations).

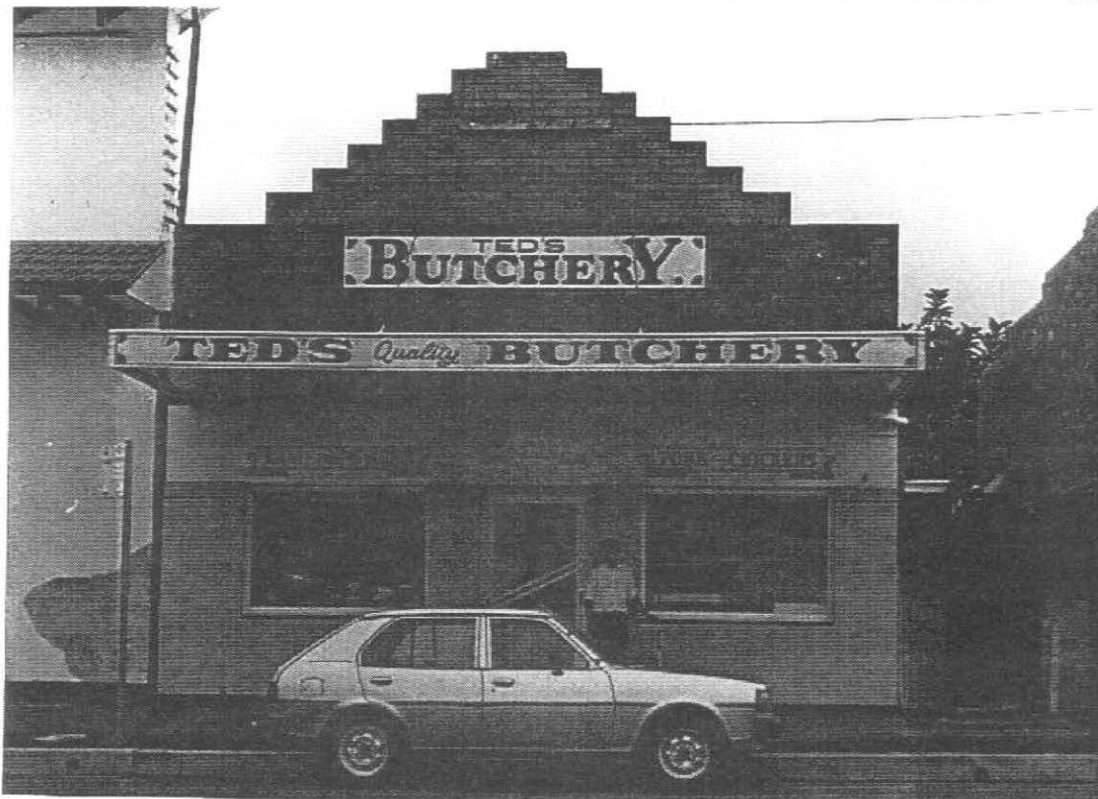
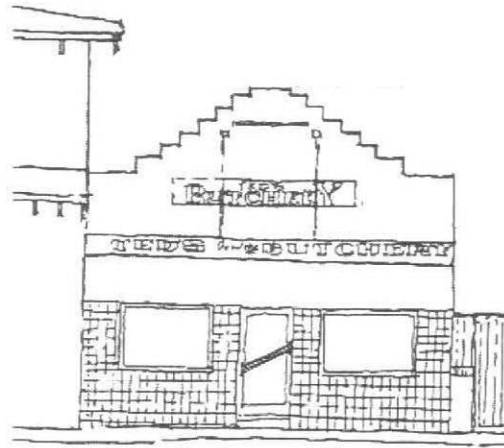


- ② Clean brickwork over awning; restrict signage to face of awning, hanging signs, painted signs on glass panel
- ③ Paint awning a uniform colour; use single lettering style; eliminate product advertisement on awning
- ④ Render and paint parapet; replace awning with raked verandah



Sketch of recommended awning detail

Ted's Butchery - Retail Premises
89 Princes Highway, Milton



Historical notes

No historical information has been found about this building, but it appears to be one of a number of sites redeveloped after the end of the Second World War. The site is not clearly shown on any of the historical photographs held by the Milton-Ulladulla and District Historical Society. According to oral history the site was formerly occupied by a plumber (historical notes collated by P. Gatland, Milton).

Heritage listings - Nil.

Physical Description

This small, single storey building has a stepped, face-brick parapet and a tiled shopfront surround in pink and red. It is well maintained with neat, consistent signage. A flat awning extends over the footpath.

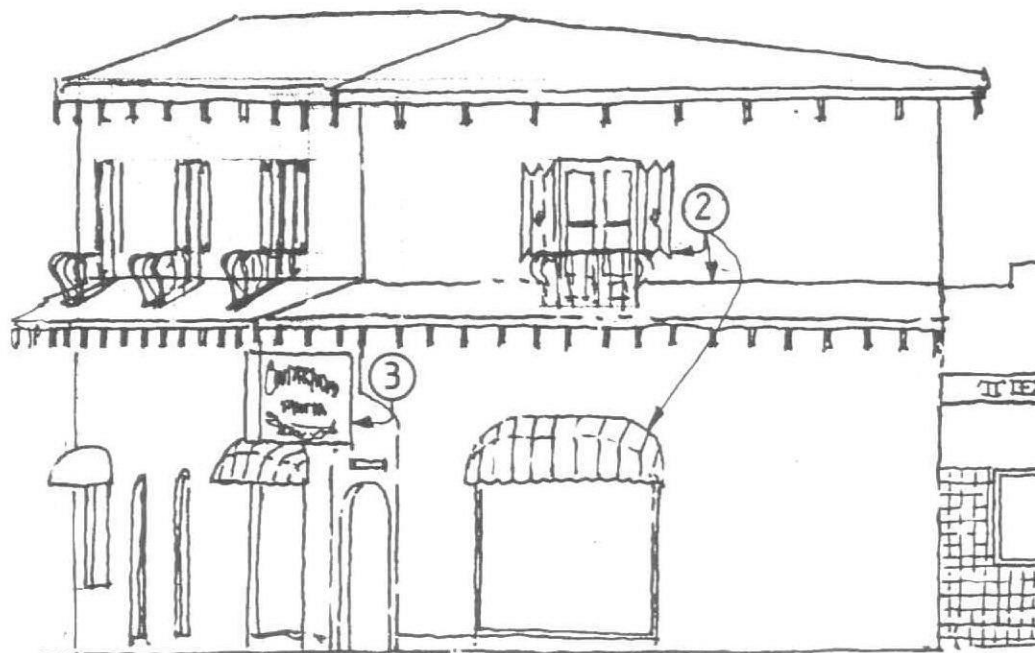
Comments and Recommendations

1. Ted's Butchery is not of a noteworthy design, but is neat and well maintained.
2. The existing detailing (including the signage) is appropriate for the period and use of the building and should be retained.
3. If redevelopment is proposed for the site the traditional character and diversity of the streetscape should be considered. Elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façades could be used in a sympathetic and modern design.

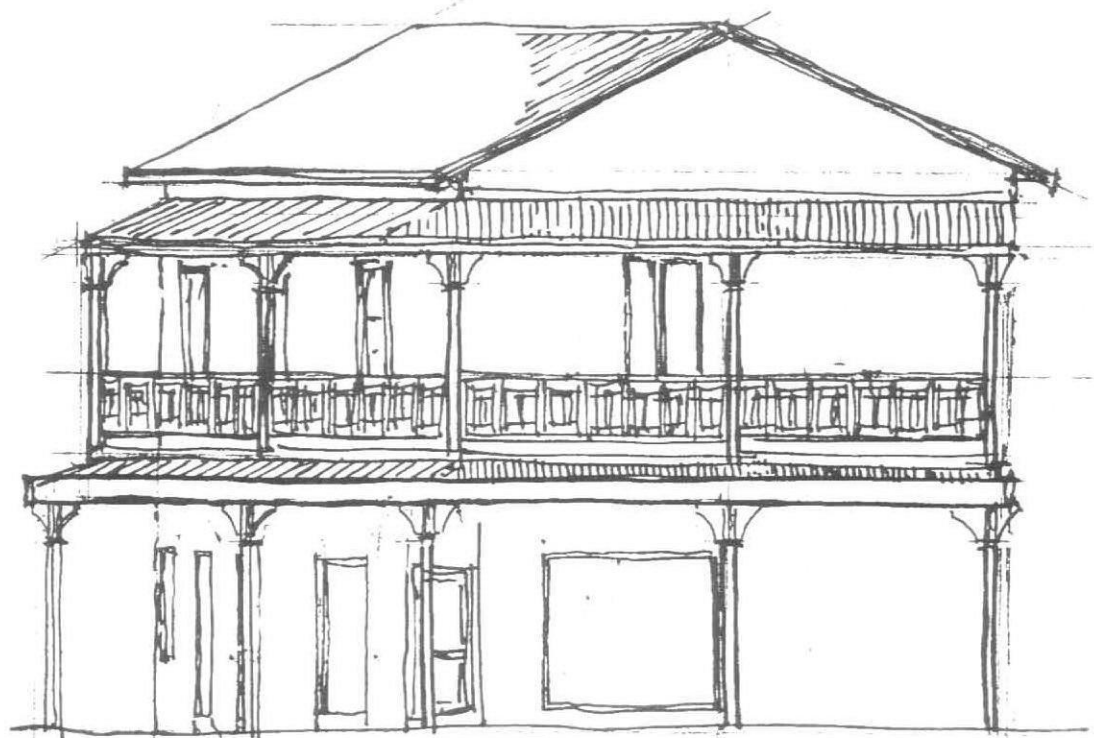
Further comments on the potential relationship of this site with the proposed car parking to the rear (Development Control Plan No. 26) and its integration with pedestrian routes and vistas to the surrounding countryside are included in section 3 of this report (Streetscape Analysis and Recommendations).

Countryside Real Estate; Ropon Road Constructors; Hairdresser; Counselling Services

Retail premises and offices
91 Princes Highway, Milton



- ② Remove balconettes, shutters and awning; reinstate 2 storey verandah
- ③ Replace signage with discrete panels at entry



Sketch of recommended façade treatment

Historical notes

Details of this building shown in historical photographs suggest it was built in circa 1880. It originally featured a corrugated iron gabled roof and a two storey verandah with a narrow balcony and a wider awning over the footpath. The balcony had timber posts with cast iron balustrades and brackets (historical photographs held by the Milton-Ulladulla and District Historical Society). Major alterations to the external appearance of the building were made circa 1970 (historical notes collated by P Gatland, Milton).

Heritage listings - Nil.

Physical description

This two storey rendered brick building is located on a prominent corner at the centre of the main retail area of Milton. Its external appearance has been extensively altered and it now features arched doorways, canvas awnings over the windows, false timber shutters, metal balconettes to the upper storey French doors and a tiled awning and roof. The façade is painted white with brown detailing.

Comments and Recommendations

1. The alterations to this building are totally out of character with its original design and with the general character of the street. This is of particular concern because of its prominent location at the centre of the main street and close proximity to the historic Blackburn's buildings.
2. We therefore strongly recommend that the superficial modern detailing, including the balconettes, shutters and awnings, be removed and a traditional two storey verandah be reinstated to reflect the detailing shown in historic photographs of the property (see historical notes above). In the long term the roof should be reclad in metal decking with a corrugated profile.
3. We also recommend the present wall signage be replaced by standard, discrete panels at the entry to the office space. Other signage should be restricted to small hanging signs under the awning/ verandah and painted signs on the windows.

Blackburn's Buildings - retail premises
Princes Highway, Milton



Historical notes

By 1875 Henry Carrington Blackburn (1844-1923) had taken over the management of the Post Office store which had been established by Frederick Hall in 1860. Blackburn purchased the property from Hall in 1881 and fourteen years later his wife Catherine inherited the site between the store and Wason Street from her father, John Kendall. The present building was erected after the old store was demolished in 1898. Known as "The Popular" Blackburn and Sons became one of the largest general stores on the coast (East of Pigeon House, pp 40-41).

The single storey section of the building formerly included a bank (the present hairdresser), solicitor's office (antique shop), dentist (health food store) and butcher (restaurant) (historical notes collated by P Gatland, Milton).

Historical photographs held by the Milton, Ulladulla and District Historical Society show the ground floor level of the present newsagent as a single storey shop (H C Blackburn's Post Office Store - photograph No. 2523). This was subsequently enlarged with a second storey and additional bays to the north, connecting with what appears to be an earlier, single storey row of shops on the corner of Wason Street. Photographs taken in the early twentieth century show a two storey verandah at the southern end of the main façade and a simple raked awning to part of the single storey building on the corner of Wason Street. The name "Blackburn's" was painted in tall shadow lettering across the first floor façade of the central building. Numerous changes have been made to the ground floor entrances.

A cottage erected by Frederick Hall in 1874 is still standing to the rear of the shops and now forms part of the new Settlement Courtyard.

Heritage listings - Nil.

Physical description

This rendered brick building was constructed in a number of stages and features three distinct sections, stepping down from two storeys to one. It has retained considerable evidence of its original external detailing, but some major elements (eg verandahs) are known to have been removed, while other inappropriate elements have been introduced (eg flat awning and canvas awnings).

Seven entries face onto the street, including the arcade (former carriageway) to the new Settlement Courtyard behind. As noted above, numerous changes have been made to these entries, including the replacement of the original timber panelled shopfront of the southernmost bay with a more modern, glazed shopfront and the construction of a single large opening to replace three narrow openings along the ground floor of the central bay. In the single storey building, two of the window openings for the Settling Inn have been extensively altered in a manner which ignores the proportions of the original openings. These alterations detract from the architectural character of the building. An open lawn area is located at the southern end of the group.

Comments and Recommendations

1. This group forms a major streetscape element with considerable potential to enhance the historic character of the street. Its visual and historical importance within the town means it merits particular attention and commitment to a conservation program.
2. In order to highlight the traditional detailing we recommend the building be repainted in "heritage" colours in a manner similar to that shown in historic photographs (eg with contrasting paintwork to emphasise the parapet moulding and window surrounds). The original colour scheme could be determined by an analysis of paint scrapes, but in general, a late Victorian colour scheme would be appropriate. At least three colours were originally used - two on the parapet moulding, plus the main wall colour.

The clear distinction between the architectural detailing of the single and double storey sections would be best emphasised by selecting different, but complimentary colour schemes. The greatest variation should be in the colours selected for the mouldings.

3. The present signage is generally inappropriate and we recommend that it be replaced by traditional signage, used in a consistent manner. Hanging signs projecting from the ground floor façade and painted signs on shop windows are considered appropriate. A single design should be adopted for the former.

No hanging or fixed signs should be permitted on the upper floors, but if it is considered desirable to refer to the traditional ownership of the group, the name "Blackburn's" could be repainted on the first floor façade of the central building (see historic photographs held by the Milton-Ulladulla and District Historical Society).

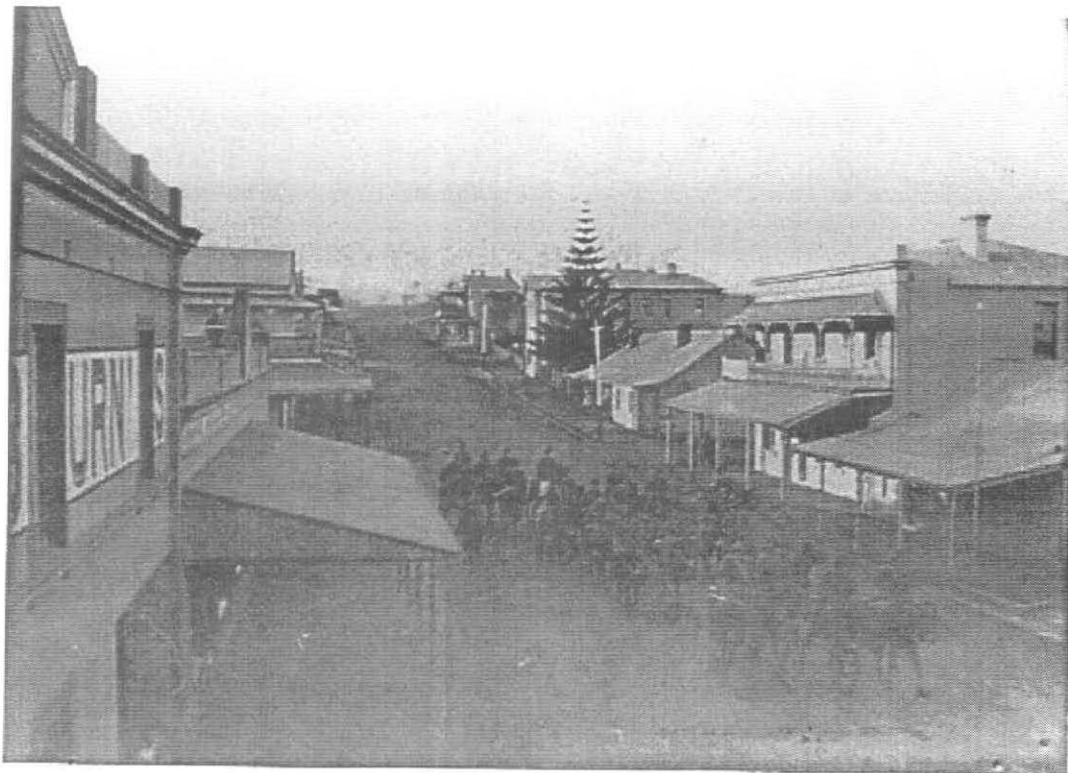
The external and window signage of the present newsagent is particularly intrusive. The number of signs should be greatly reduced and the remainder presented in a more attractive manner. No signs referring to items sold in the shop should be fixed to the walls of the building.

4. The entrance to the Settlement Courtyard should be rendered and painted to match the principal façade. In this case it is appropriate to use a wall-mounted sign to identify the various shops in the courtyard, but the present sign should be redesigned to suit the proportions of the opening. It should extend across the full width of the opening and not protrude below the timber lintel.
5. The central portion of the building did not originally have a verandah, but the footpath is now protected by a flat, cantilevered awning. This is out of character with the design of the building and we recommend it be replaced by a simple raked verandah with square timber posts and a corrugated profile roof.
6. Historic photographs show a pair of urns on the parapet of the single storey building. The historic character of the group would be enhanced by the reconstruction of a similar detail (historic photographs held by Shoalhaven City Council and the Milton-Ulladulla and District Historical Society).
7. The proportions of the southernmost bay have been destroyed by the removal of the original two storey verandah. In the long term it is considered desirable this important feature be reconstructed in accordance with the detailing shown in historic photographs.
8. We recommend long term consideration be given to redesigning the altered door and window openings to better reflect the proportions of the building. For example, in the central bay the shop front could be extended to align with the window openings to the first floor. The main display windows should be in line with the façade, with a central raked entry bay. Short term improvements to this shop front would be achieved by the removal of the wire mesh security screens.

In the long term, the altered restaurant windows should be redesigned to suit the proportions defined by the flat hood-moulds over the original openings. The canvas awning should be removed as soon as possible.

9. Canvas hoods are inappropriate for the design of the building and should not be used.
10. The lawn area at the southern end of the building is one of a number of landscaped and/or open spaces which are scattered along the street and which help to visually link the business area with glimpses of the surrounding rural districts. These contrast with the strong building alignment of the retail premises and contribute to the diverse character and vitality of the retail area.

This area was formerly occupied by part of a row of four single storey shops with repetitive gable roofs. If redevelopment is proposed for the site we recommend it be detached from, and visually subservient to, Blackburn's stores. The traditional character and diversity of the streetscape should also be considered, and elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façades could be used in a sympathetic and modern design. It may form part of a unified development with the adjoining site to the south (105 Princes Highway).

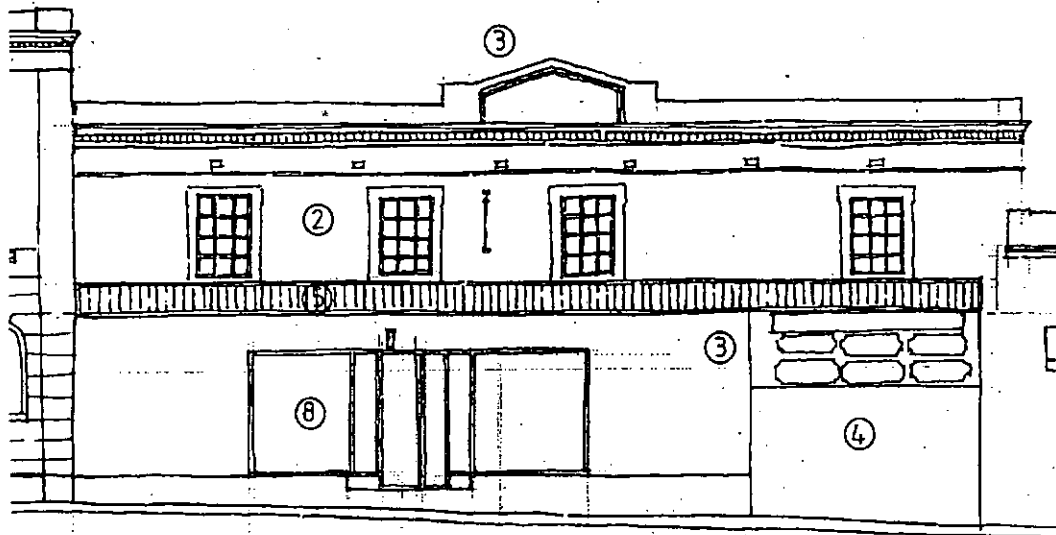




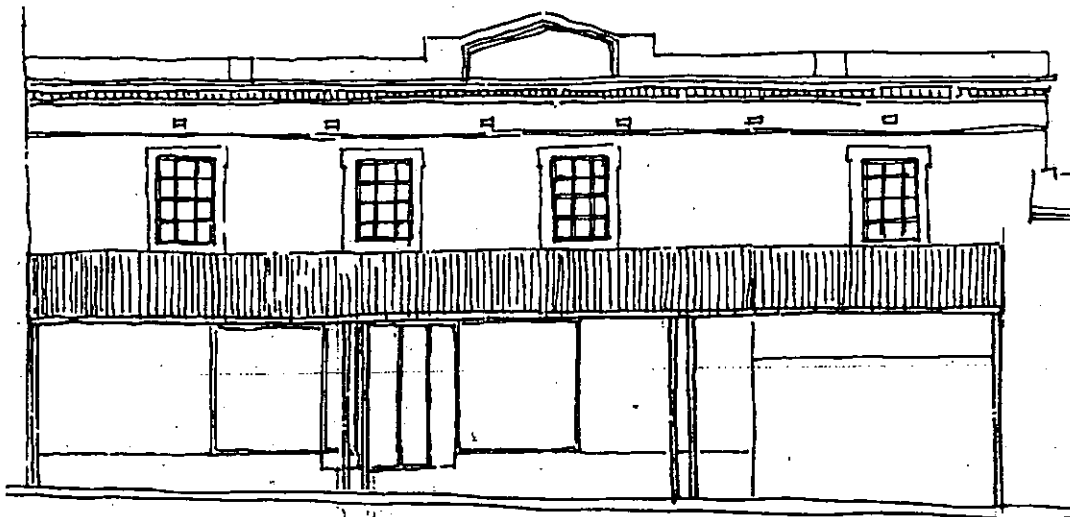
- ② Repaint to heritage colours
- ③ Replace signage with traditional form
- ⑦ Reconstruct verandah/balcony
- ⑩ Detach future development; use traditional forms



Sketch of recommended façade treatment

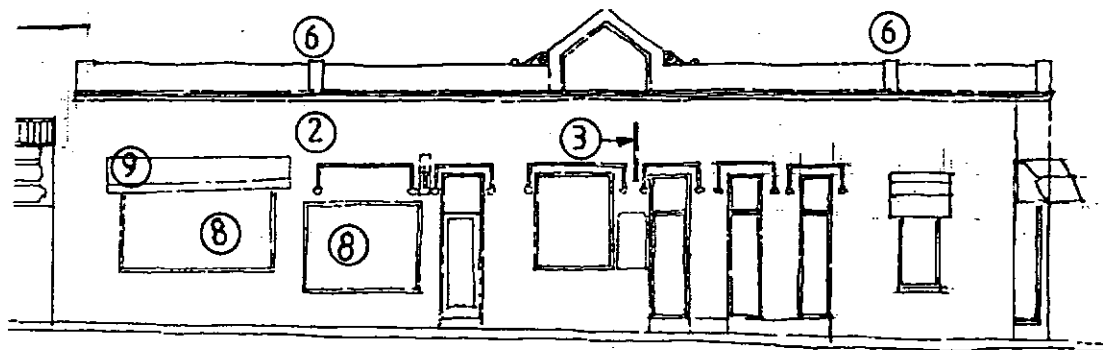


- ② Repaint to heritage colours
- ③ Restore "Blackburn" to nameplate; replace signage with traditional form
- ④ Render and paint entrance; review proportions of signage
- ⑤ Replace awning with verandah
- ⑧ Review proportions of altered window/door openings

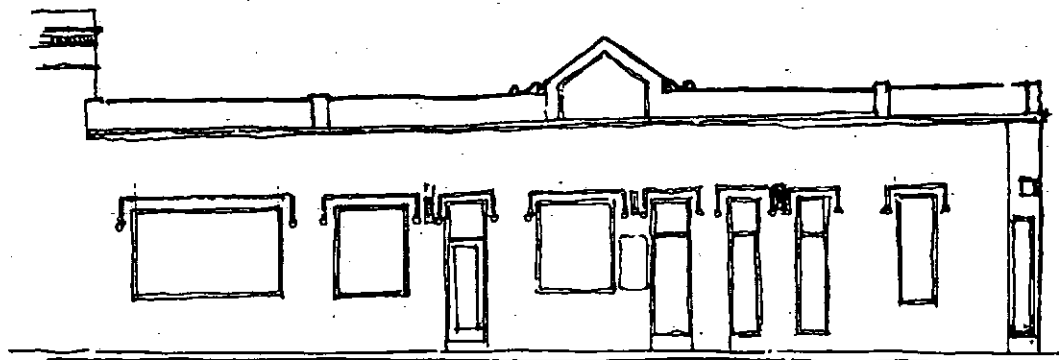


Sketch of recommended façade treatment





- ② Repaint to heritage colours
- ③ Restore signage to traditional form
- ⑥ Reconstruct urns to parapet
- ⑧ Review proportions to door/window openings
- ⑨ Eliminate canvas hoops

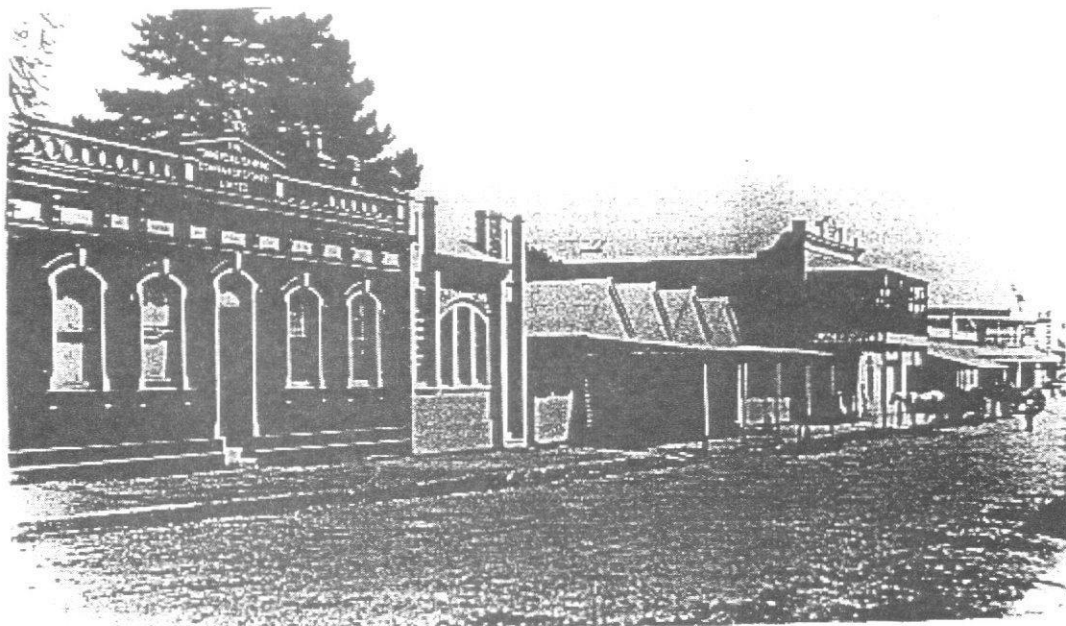


Sketch of recommended façade treatment



The Village Hair Shoppe; Milton Florist and crafts; Milton Fruit Market - retail premises

105 Princes Highway, Milton



Main Street, Milton. 93337/4

H. C. Blackburn, Milton.

Historical notes

Historical photographs dating from the early twentieth century show a row of four adjoining shops on this site. These were constructed of weatherboard with repetitive gable roofs and a continuous raked verandah supported by simple timber posts. They were separated from the adjacent bank and Blackburn's Stores by scalloped picket fences. (Historical photographs held by the Milton-Ulladulla District Historical Society)

These early retail premises included a footwear shop and cobbler, the printing office for the Milton Times, and a fruiterer (later taken over by a dressmaker). The first of the new shops (the present fruit market) was erected in 1955. (Historical notes collated by P Gatland, Milton)

Heritage listings - Nil.

Physical description

This simple, single storey building incorporates three separate shops. It is constructed of fact brick with rectangular openings, a flat parapet and flat awning.

Comments and Recommendations

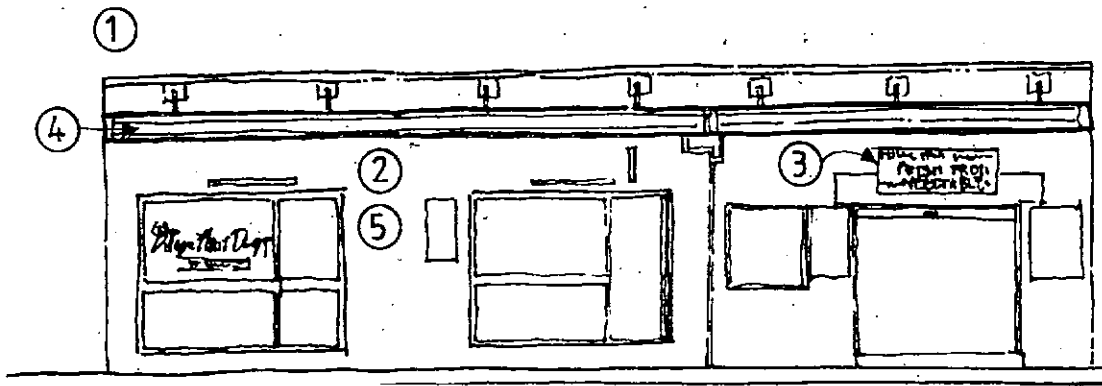
1. This building is of an undistinguished design and does not contribute to the quality of the streetscape.
2. In the short term, minor improvements to the appearance of the building could be made by cleaning the brickwork and redesigning the signage.

The shops have quite distinct occupancies, but it is considered appropriate that a consistent style of signage be adopted for the group. For example, a standard panel could be designed for suspended awning signs to be hung in front of the doorway to each shop. These could be supplemented by a matching wall panel beside each door to replace the miscellaneous collection of unattractive wall signs now in place.

3. In the medium term, we recommend the façade be redesigned to improve its visual relationship with the nearby historic buildings. This could generally be achieved without major structural alterations.

For example, considerable improvements could be made by reconstructing the parapet with repetitive gables to reflect the character of the original buildings on this site. These should be designed to add a three dimensional quality to the façade.

4. In conjunction with the above works, we recommend the cantilevered awning be replaced by a raked verandah clad in a corrugated profile. Simple paired timber posts would reflect the detail of the conservation works recommended for the Star Hotel, opposite.
5. We also recommend the façade be rendered and painted in a colour which is complimentary to the old CBC Bank and Blackburn's Stores. As this is not an historic building it is not considered necessary that "heritage" colours be used for this purpose.
6. If redevelopment is proposed for this site it should respect the scale and historic character of the adjacent 1875 banking chamber and 1898 retail premises (Blackburn's). The traditional character and diversity of the streetscape should also be considered, and elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façades could be used in a sympathetic and modern design.



- ① Undistinguished building
- ② Clean brickwork and redesign signage
- ③ Redesign signage to relate to historical buildings
- ④ Replace awning with verandah
- ⑤ Render and paint façade



Sketch of recommended façade treatment

Milton Pottery and National Australia Bank - retail premises and bank
107-109 Princes Highway, Milton

25



Main Street, Milton. 93337/4

H. C. Blackburn, Milton.

Historical notes

The Commercial Banking Company of Sydney opened a branch in Milton in September 1871 under the management of Mr W W Bodenham. The present building was erected in 1875 and comprised a bank and manager's residence. The building was extended in the early 1900s and a new residence was built at the rear of the site in 1973. It was the only bank in the area from 1903 until the late 1940s (Nulladolla 1988, p.58).

Heritage listings

National Trust of Australia (NSW) - recorded.

Physical description

The original portion of this building features Italianate detailing to the window surrounds and decorative parapet. It has generally been well maintained and retains much of its original external detailing. The only obvious external alterations are the removal of the words "The Commercial Banking Company of Sydney Limited" from the parapet nameplate and the use of a textured render on the façade. Part of the original banking chamber is now used as a craft shop.

The later extension, which houses the present banking chamber, has been extensively altered to present a modern façade to the main street. This includes a group of three narrow window openings, a plain recessed entry and flat cantilevered awning.

Both sections of the building have been recently painted, with a textured render finish.

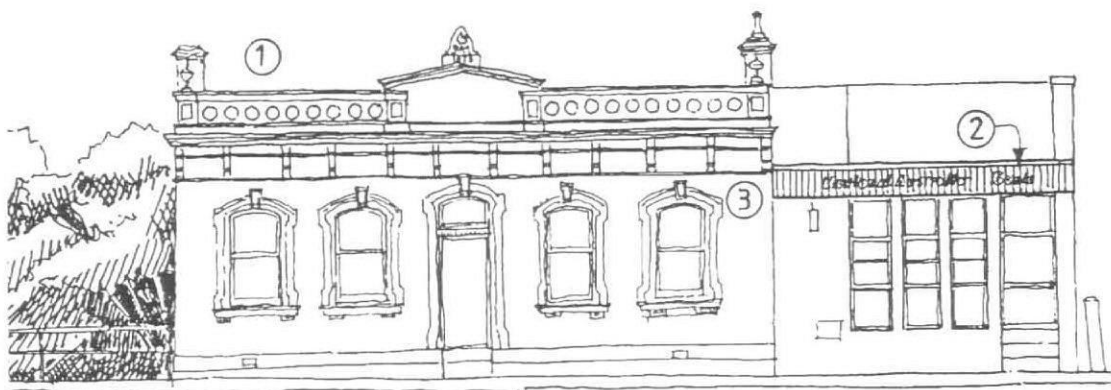
Comments and Recommendations

1. The character of the original banking chamber is still clearly evident and the building provides important physical evidence of the development of Milton as an important rural centre in the early to mid-1870s.
2. The alterations to the façade of the present banking chamber have removed almost all evidence of the character of this turn of the century addition. However, the new works are generally unobtrusive in relation to their visual impact on adjoining historic building. The major discordant element is the awning, and in particular, the strong vertical lines of its cladding.

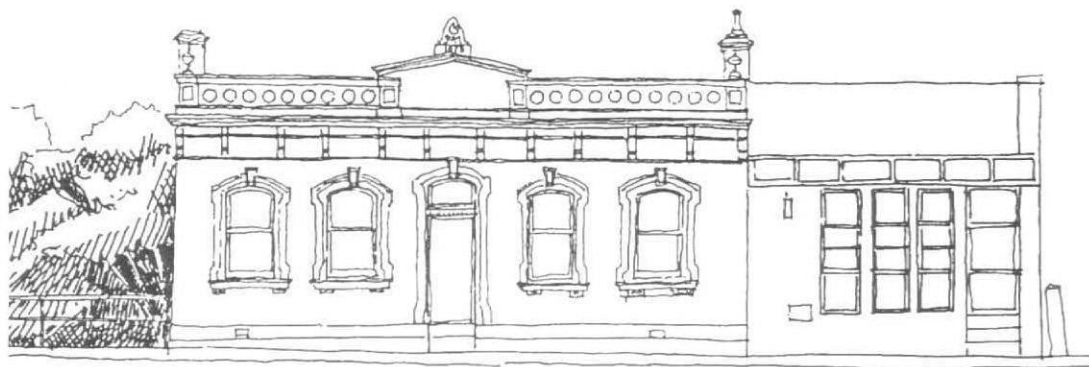
We therefore recommend the awning be replaced with one which better reflects the detailing of the adjoining historic building (see sketch).

3. The present colour scheme accentuates some of the Italianate detailing of the original banking chamber and reduces the visual impact of the modern extensions. However, we recommend when repainting is next required, a more authentic Victorian colour scheme be adopted.

Historic photographs show quite distinctive paint schemes have been used for this building in the past. At the turn of the century, the façade of the 1875 section was painted in a dark colour with light, contrasting paintwork to the Italianate moulding. Other, earlier photographs show a reverse of this scheme (light walls with dark detailing). (Historic photographs held by the Milton-Ulladulla and District Historical Society).

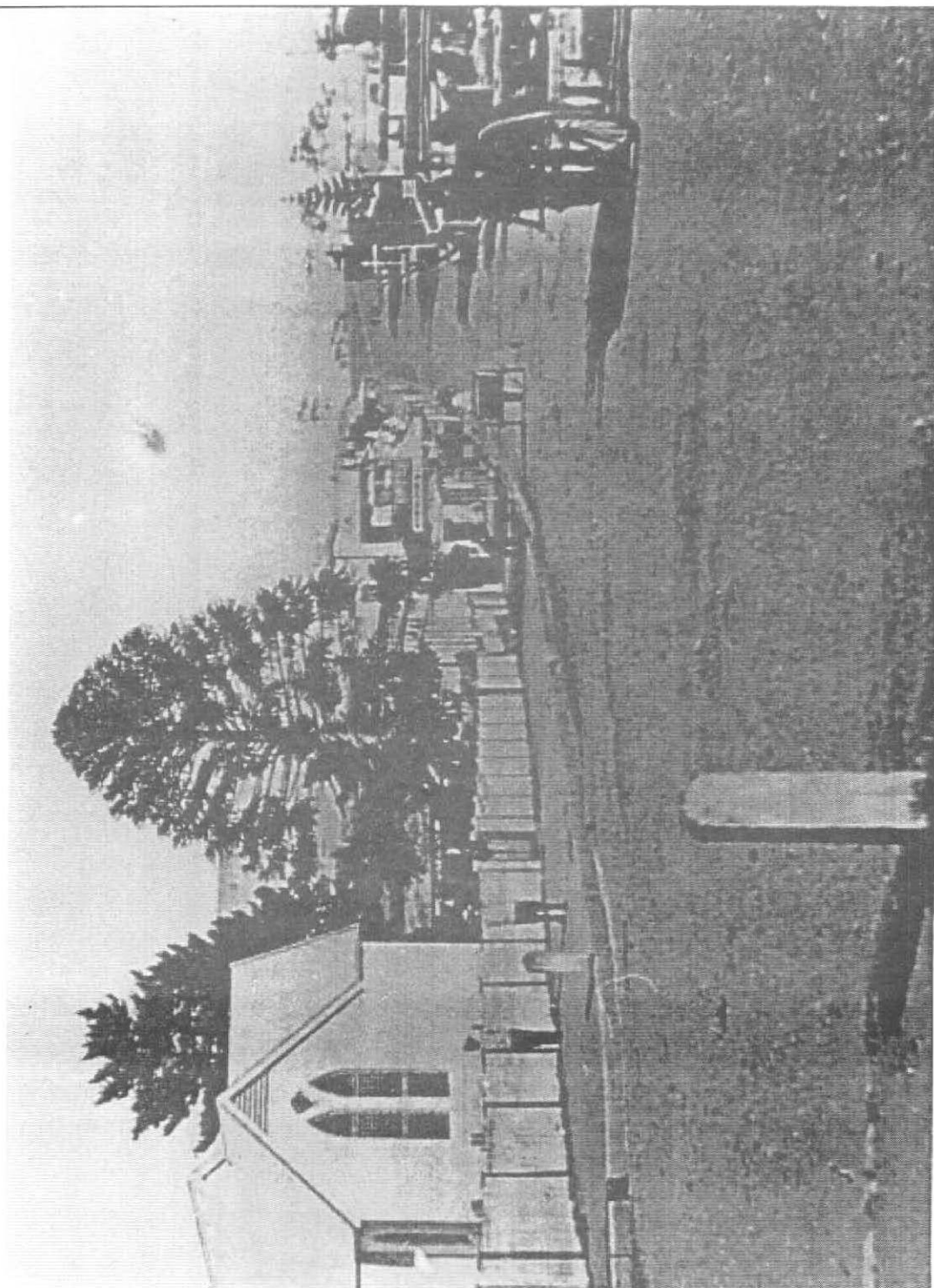


- ① Original character still evident
- ② Replace awning to bank with more sympathetic detail
- ③ When repainting – use authentic Victorian colour scheme



Sketch of recommended awning detail

St Peter and St Paul Anglican Church
Corner of Princes Highway and Church Street, Milton



Historical notes

Joseph Whatman, the first European to settle the area including the present township of Milton, set aside land for the erection of a "church or chapel in connection with the United Church of England" in October 1857. The foundation stone for the church was laid in August 1859 and the building was dedicated in June 1860, only four months after the first sale of allotments in the newly surveyed township. A slab schoolhouse was also built on the church land in 1860, but this was replaced by the Parish Hall in 1918 (Nulladolla 1988, pp 17 and 22).

Historical photographs held by the Milton-Ulladulla and District Historical Society suggest the transept was added in 1907. At that time two large pine trees were growing at the northern end of the church, but the large Chinese Elm which dominates the grounds today had not been planted. A timber picket fence enclosed the site (photographs including numbers 2001 and 2401).

Another photograph of the site dated 1910 shows a Victorian rectory on the corner of Princes Highway and Church Street. It has not been determined when this attractive building was demolished.

Heritage listings - Nil.

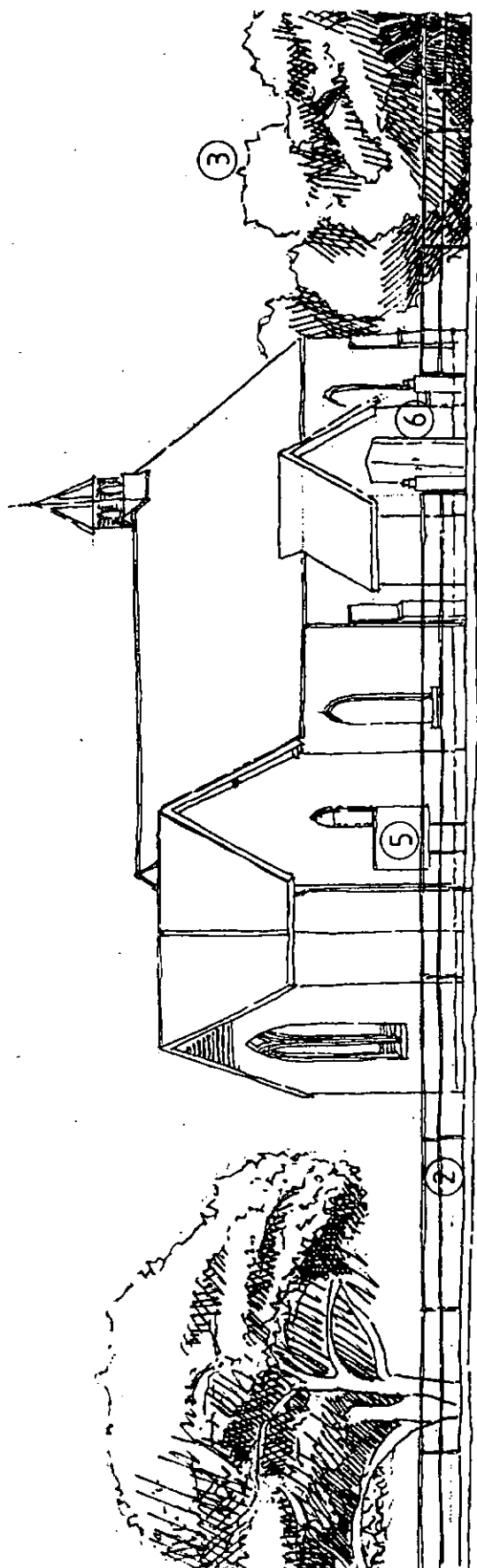
Physical description

This simple, rendered church features pointed arched windows and entry, a corrugated iron gabled roof and a squat timber spire. It is located within spacious grounds at the southern entrance to the main retail area. The grounds are generally open, with two large shade trees, car parking and lawn. The Princes Highway frontage is enclosed by a pipe rail fence. The parish hall is set towards the rear of the block.

Comments and Recommendations

1. The Church of St Peter and St Paul is an important focal point for the township of Milton, both physically and historically. It is located on a prominent corner and the simple church and spacious grounds make a major contribution to the character of the streetscape.
2. The church and grounds are generally well maintained, but we recommend further landscaping works be undertaken to enhance this important site. In particular, we recommend the pipe rails be replaced by a timber picket fence detailed to match the original shown in historic photographs. The new fence would enhance the historic character of the site and, together with additional planting, help to screen the car parking area along the Princes Highway frontage. This would be a major improvement to the setting of the church.
3. The large grounds provide the opportunity to plant one or two Norfolk Island Pines, a tree which was once used in a number of locations along the street - including the northern corner of this site, adjacent to the old CBC Bank.
4. Square paving blocks would provide a more subtle finish for the paths around the church than the existing concrete strips.
5. The existing sign board detracts from an appreciation of the simple lines of the church and should be relocated away from the building. A new location near the northern corner of the site, but set well back from the street alignment, would be appropriate.

6. The pipe rail to the entry ramp is also visually intrusive and we recommend it be replaced by a simple timber rail. The appearance of the entrance would be further enhanced by planting flowers or small shrubs and ground covers in the corner formed by the ramp and steps.



- ① The Church building is an important focal point
- ② Consider landscaping including redesign of front fence
- ③ Plant Norfolk Island Pines on grounds
- ④ Reconsider paving material
- ⑤ Reconsider location and style of signage
- ⑥ Landscape ramp and surrounds

Former Butcher - retail premises

Corner of Church Street and Princes Highway, Milton

Historical notes

The original portion of this building is believed to have been erected in 1920 (historical notes collated by P Gatland, Milton). Photographs taken circa 1918 show a group of small buildings on the site, at least one of which was a shop (historical photographs held by Shoalhaven City Council).

Heritage listing - nil.

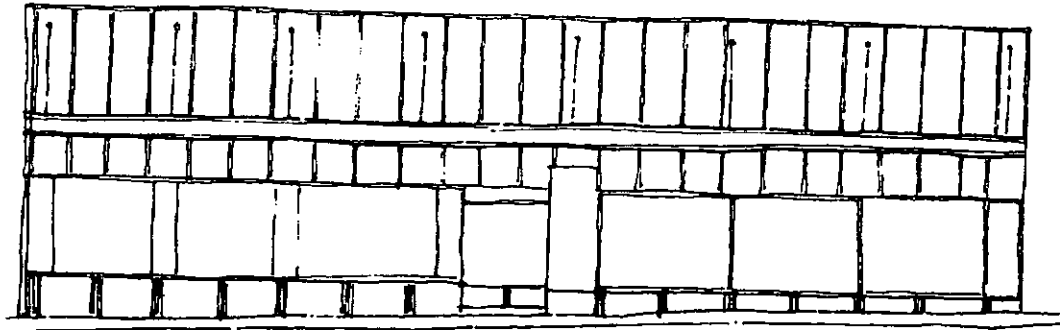
Physical description

This large, poorly maintained building has a tall flat parapet, flat cantilevered awning and large shopfront windows. It has no decorative detailing. The style of the façade suggests it has been extensively altered, possibly in the 1950s or early 1960s. It is now closed to the public and appears to be used for storage.

Comments and Recommendations

1. This building is of an undistinguished design and in its current dilapidated state it detracts from the character and quality of the streetscape - particularly with regard to the importance of this intersection as the southern 'gateway' to the main retail area of Milton.
2. If the building is to be retained urgent maintenance works are required to improve its presentation to the street. Further documentary and physical investigation is recommended to determine whether any evidence remains of earlier parapet and façade treatments. Depending on the findings of this research some reconstruction of traditional details may be appropriate. Alternatively, the façade should be fully redesigned in a style which respects the prominent setting of the building.
3. On the basis of the poor quality of the existing building we consider this to be an appropriate site for future redevelopment. If redevelopment does take place we recommend the existing building alignment be maintained to reinforce its visual relationship with the bakery opposite. Particular care should be taken to ensure the style and scale of any new structure compliments both the bakery and nearby church, and provides an appropriate focus for southern views along the main street.

In general, any new building(s) should be one to two storeys in height, be built to the street alignment, and carefully address both street frontages. The traditional character and diversity of the streetscape should also be considered, and elements such as repetitive gable roofs or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façades could be used in a sympathetic and modern design.



- ① The dilapidated state of this building detracts from the character and quality of the streetscape
- ② Urgent maintenance is required; either investigate the building for a renovation or redesign façade to respect its prominent setting
- ③ Future redevelopment may be appropriate; if so, retain existing building alignment and reinforce the visual relationship with the bakery opposite; any new design should compliment the nearby bakery and church and focus southern views along the main street

Old Manse - residence
1 Thomas Street, Milton



Historical notes

This house was built on land donated by Henry Claydon "for a dwelling-house, in connection with and appertaining to, a chapel or place of religious worship for the use of the Religious Society or church denominated Wesleyan Methodists during World War II (1939-1945) residents joined the coastal surveillance looking for enemy aircraft, using binoculars from the rear balcony The triangular plot to the west of the house contains a handful of graves, one of which is that of Joseph Whatman, the first settler on the site of Milton." (East of Pigeon House, p.18). The house is now a private residence.

Heritage listings - nil.

Physical description

The Old Manse is a two storey rendered brick building set within a large garden. It has a return gable bay with plain window heads, simple timber barge boards and finial. The balcony is enclosed by a cross timber balustrade and there is a lace frieze to the verandah. The garden is enclosed by a ranch-style post and rail fence. The restrained detailing of the building suggests it was built in the late nineteenth century, possibly circa 1890.

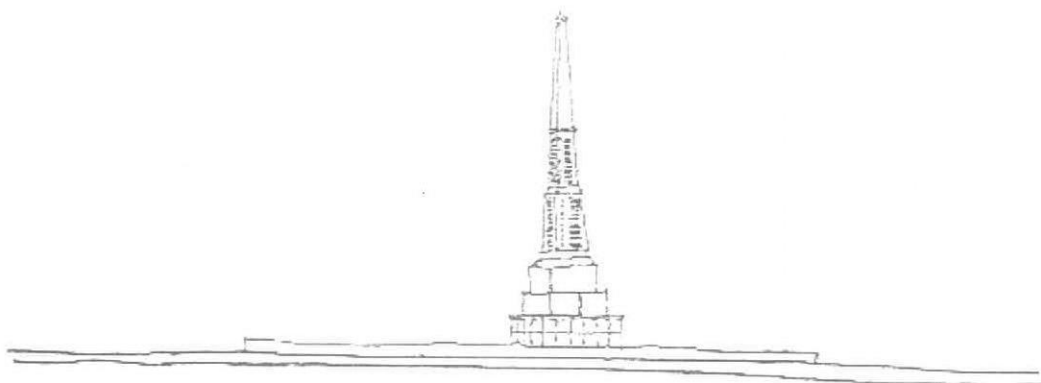
Comments and Recommendations

1. This site contributes to the historic character of the main street and is an important element at the northern entry to the civic and retail area.
2. We recommend the building be repainted in colours typical of residential buildings dating from the late nineteenth century. The spacious setting should generally be maintained, although a timber picket fence would be more appropriate for the style of the house.
3. Historic photographs of the property would be of particular value in providing evidence about the building's original detailing, including the treatment of the balustrades, colour scheme, fencing and landscaping.
4. Additional landscaping would greatly enhance the setting of this building and its contribution to its important corner location. For example, a hedge planted behind a timber picket fence to the side garden would improve both the privacy of this area and the setting of the house.

War Memorial Park - public park
Corner Thomas Street and Princes Highway, Milton



Pickerings store, which was demolished in 1980
prior to the establishment of the park



Historical notes

War Memorial Park was established by Shoalhaven City Council on the former site of Pickerings Store, a general store and residence which was demolished in 1980 (East of Pigeon House, p.38). The park takes its name from the war memorial on the corner of Princes Highway and Thomas Street.

Heritage listings - nil.

Physical description

This park has been developed during the last decade and includes flower beds, lawn, young shade trees, paving and seating. The main feature of the site is the memorial dedicated to local men who fought in the two World Wars. Evidence of the former sandstone kerbing to Princes Highway remains along a short section of the street adjoining the park. The extent of this kerbing has been greatly reduced in recent years.

Comments and Recommendations

1. As the park matures it will create an excellent entry to the main retail area of Milton. It currently provides a appropriate setting for views to the Court House and Post Office.
2. With regard to the historic character of the town we recommend some discrete signage be erected to describe the former use of the site. For example, a metal plate with an etching of the former shop and residence and a brief description of its history could be fixed to a low plinth near the former entry of that building.

A number of historic photographs showing Pickering's Store are held by the Milton-Ulladulla and District Historical Society.

3. We strongly recommend the stone kerbing adjacent to the park be retained as evidence of the former treatment of kerb and guttering along this section of Princes Highway.
4. As part of future streetscape works, particular attention should be given to treatment of the footpath around the war memorial. Paving and/or additional flower beds could greatly improve the quality of the corner and the setting of the memorial.

Milton Court House - Court House and Police Station
64 Princes Highway, Milton

Historical notes

The local court house was originally established in Ulladulla in 1858. When a new court house was required towards the end of the century its location was moved in response to "the growing ascendancy of Milton as the commercial centre". Tenders were called for this building in 1891 (Nulladolla 1988, pp 57-58). Historical photographs held by the Milton, Ulladulla and District Historical Society show the grounds were formerly enclosed by a tall timber fence.

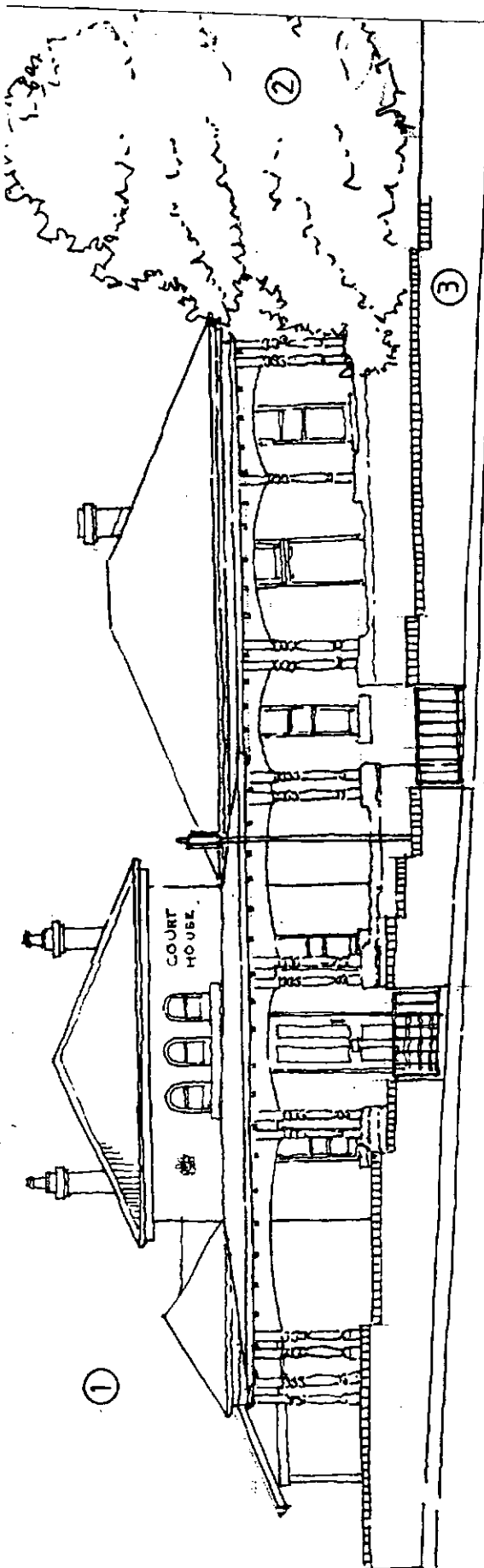
Heritage listings - Register of the National Estate

Physical description

This asymmetrical building is set within spacious lawned grounds which feature mature fruit and shade trees. It incorporates a single storey police station and double storey court house and is constructed of rendered brick with hipped corrugated iron roofs. Turned timber columns support a surrounding verandah. The Court House has been well maintained and features an excellent retention of its original external detailing. It has been recently painted in a manner which accentuates its historic character. The front boundary is defined by a low red brick fence.

Comments and Recommendations

1. The Court House is a key element within the main street of Milton. Its setting within spacious grounds is particularly important to both the appearance of this building and to the character of the northern entry to the town centre.
2. We recommend the Court House and grounds continue to be maintained to their present standard and that no new development be allowed to intrude on its setting.
3. The red brick fence is out of keeping with the character of the site, but it is considered the reinstatement of a tall timber fence, as shown in historic photographs, would unnecessarily conceal views to the buildings and grounds. We therefore recommend the existing fence be rendered and painted to reduce its visual impact. A colour similar to that of the external walls of the Court House would be appropriate.



- ① The courthouse is a key element in the main street
- ② Continue the maintenance and prohibit further development within the grounds
- ③ Render and paint the front fence similar to the courthouse

District Tourist Map - pedestrian shelter with district map

Adjacent Milton Post Office, Princes Highway, Milton

Historical notes

The style of the shelter suggests it was erected circa 1960.

Heritage listings - nil.

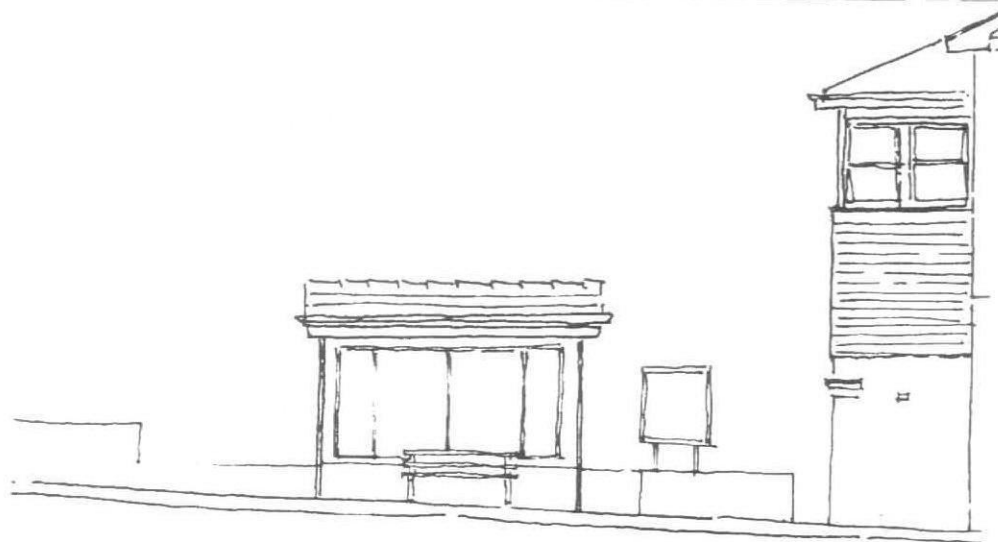
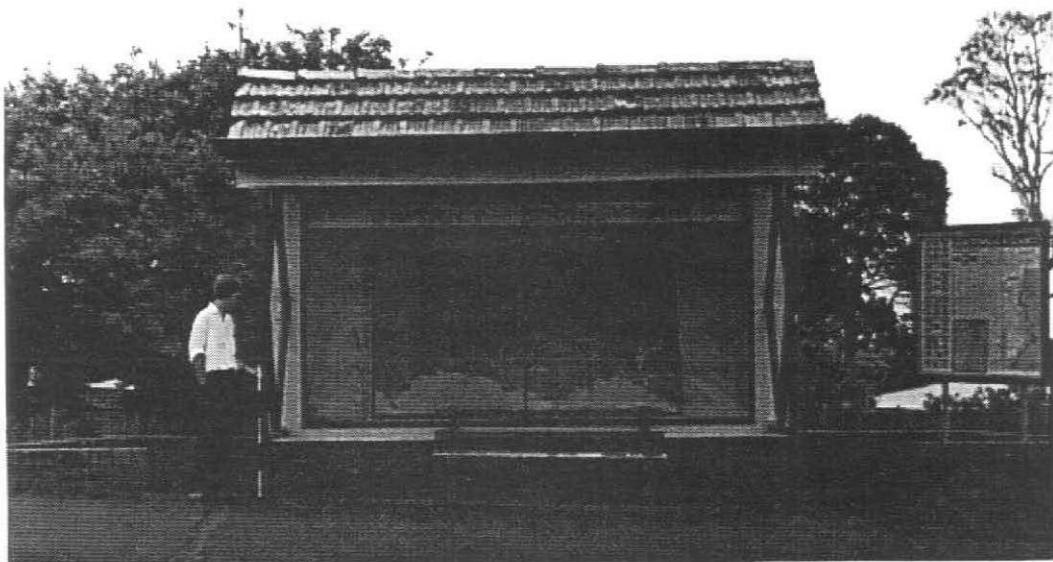
Physical description

This large District Map is housed in an open shelter with a tiled roof. A simple timber bench is located under the shelter. Additional freestanding signage (Our town at a Glance) has been erected nearby.

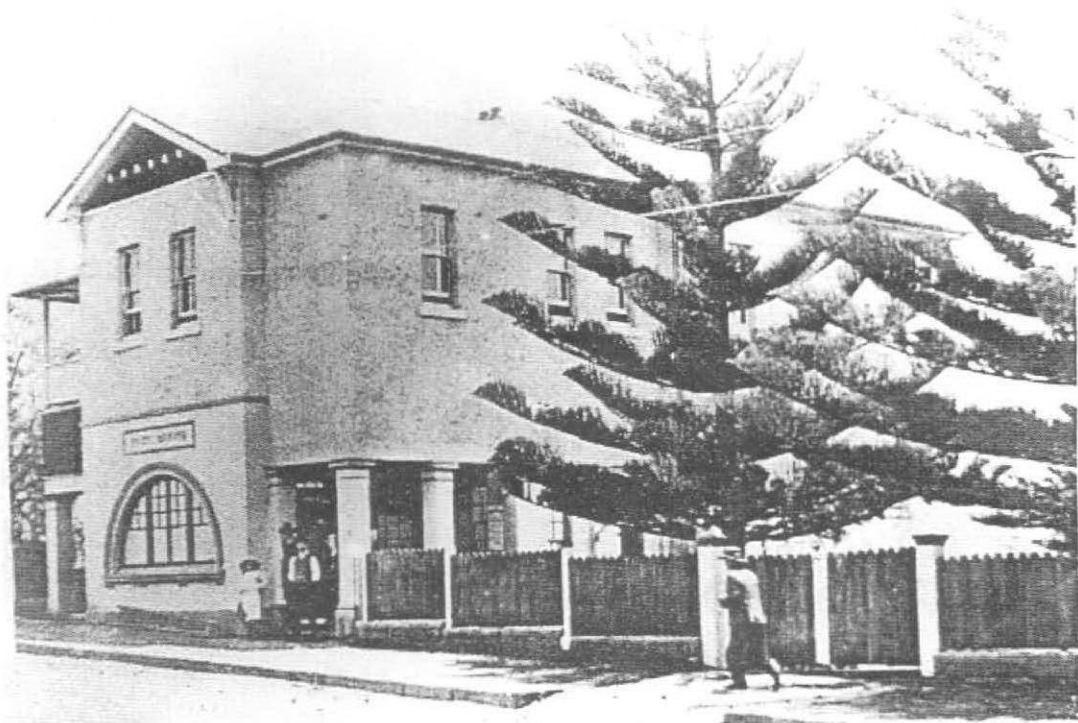
Comments and Recommendations

1. This sign is located within the 'civic precinct' at the northern end of the main retail area of Milton. Its proximity to two important public buildings means particular care should be taken to ensure it is well maintained and provides visitor information in an attractive, but non intrusive manner.
2. The present sign is somewhat bland and we recommend immediate action be taken to redesign it in a manner which highlights the principal features of Milton and provides the maximum benefit for both tourists and local business.
3. We strongly recommend all signage be restricted to the glazed panel within the shelter. The more modern freestanding sign should be removed and the information incorporated in the main panel.
4. The shelter is an important component of streetscape pedestrian interest and special attention should be given to enhancing the quality of the space by repainting the shelter, providing improved seating and lighting and introducing new landscaping. These works should be undertaken as part of the overall streetscape improvements proposed by Shoalhaven City Council.

The new colour scheme should be complimentary to adjacent Post Office.



Milton Post Office
68 Princes Highway, Milton



Post Office, Milton 105

S. P. 105

Historical notes

A post office was first opened in Milton in 1860 and operated from various locations within the town over the next two decades.

"In 1878, the Colonial Architect drew up plans for a Post and Telegraph Office for Milton. James Poole, the builder, had it ready for occupation in July 1880, costing a little over £1,300. It was single storey and included three bedrooms and a battery room for the electric telegraph equipment In 1903/4 a second storey was added by Hocking Bros, at a cost of £958." (extracts from Nulladolla 1988, pp 54-55).

Photographs of the building dating from the early twentieth century show its architectural character has remained much the same. Obvious changes to its external appearance include the enclosure of the verandah and balcony on the northern side, the construction of a single storey extension on the southern side, alterations to the post office sign and the removal of the tall timber fence from the adjoining grounds. The gates leading into the yard on the southern side of the Post Office were flanked by two large Norfolk Island Pines (photographs held by the Milton-Ulladulla and District Historical Society, including photograph No. 2526).

Heritage listings - nil.

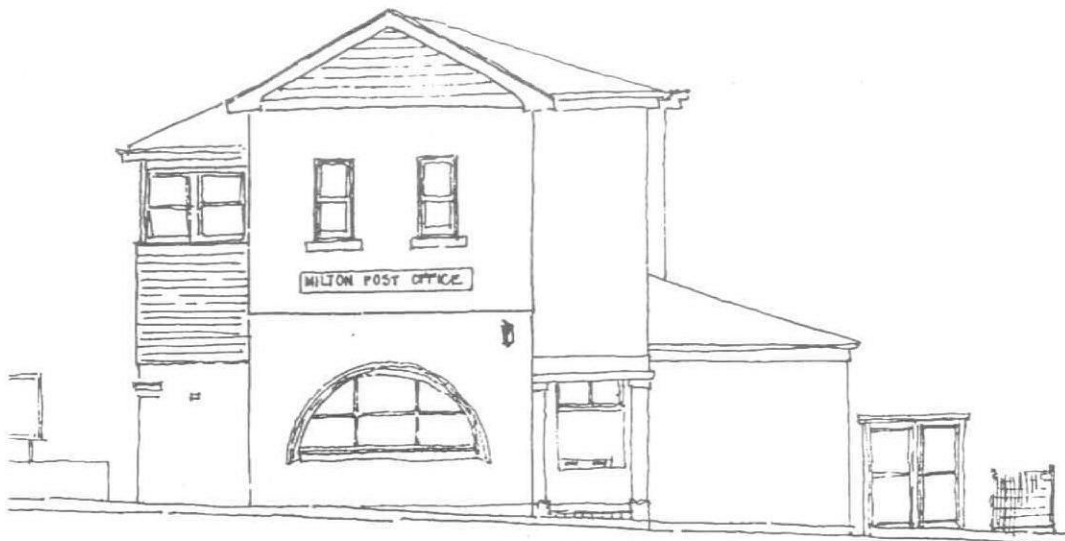
Physical description

The Post Office is a two storey building designed in the Federation Arts and Crafts style. It features plain render to the ground floor façade and rough cast to the first. The side bay and gable have been shingled. Alterations and conservation works have been well executed and the building has generally retained its historic character.

Comments and Recommendations

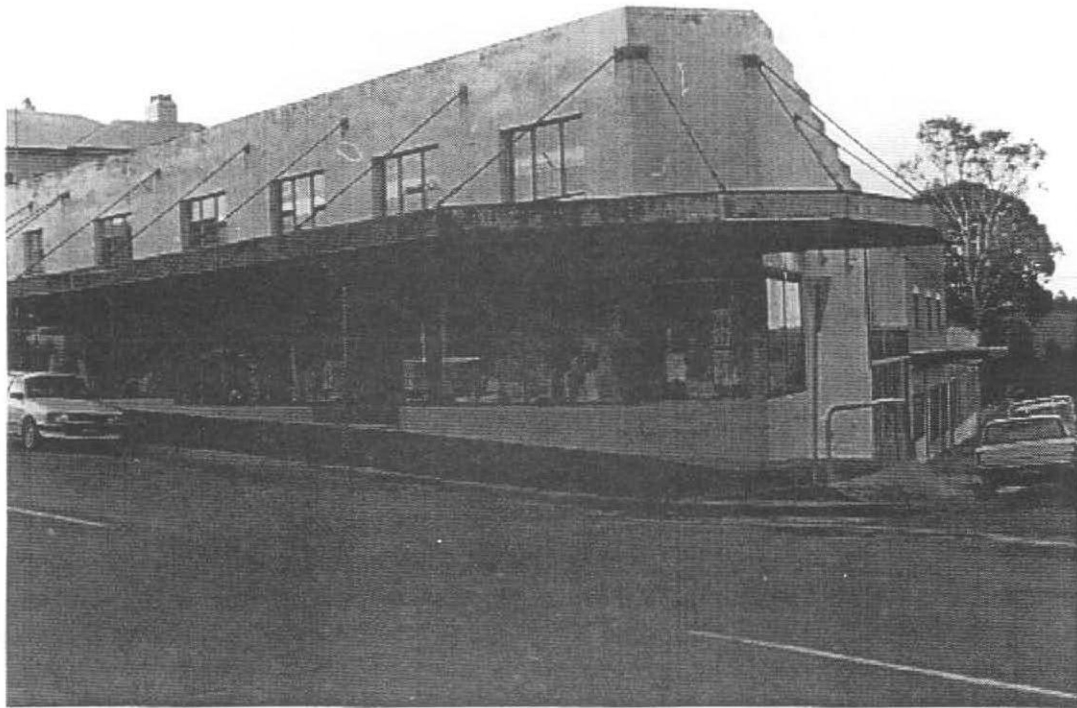
1. The Post Office is an important element in the 'civic precinct' at the northern end of the main retail area of Milton. It has been well maintained and recently painted to accentuate the Arts and Craft detailing.
2. We recommend the setting of the Post Office be enhanced by the removal of the wire mesh fence from the front boundary. The original masonry base should be retained and the car park partially screened by a new timber picket fence and gates detailed to match the fence shown in historic photographs (see photograph No. 2526 Milton-Ulladulla and District Historical Society).





- ① This is an important building in the precinct/well maintained and presented
- ② Remove wire mesh from front boundary; retain the masonry base; screen car park with a timber fence/gates as detailed per original

Mellicks Corner/Milton Furniture Co Pty Ltd - retail premises
70-72 Princes Highway, Milton



Historical notes

Mellick's Store was built on the former site of Madden's Guest House in circa 1950 (Nulladolla 1988, p47 and historical notes collated by P Gatland, Milton). A photograph taken in 1919 shows the Guest House as a single storey weatherboard building. It had a gabled roof with a continuous raked verandah extending over the footpath. A large Norfolk Island Pine growing between the Guest House and Post Office was a prominent feature of many historical views along the street (historical photographs held by the Milton-Ulladulla and District Historical Society).

Heritage listing - nil.

Physical description

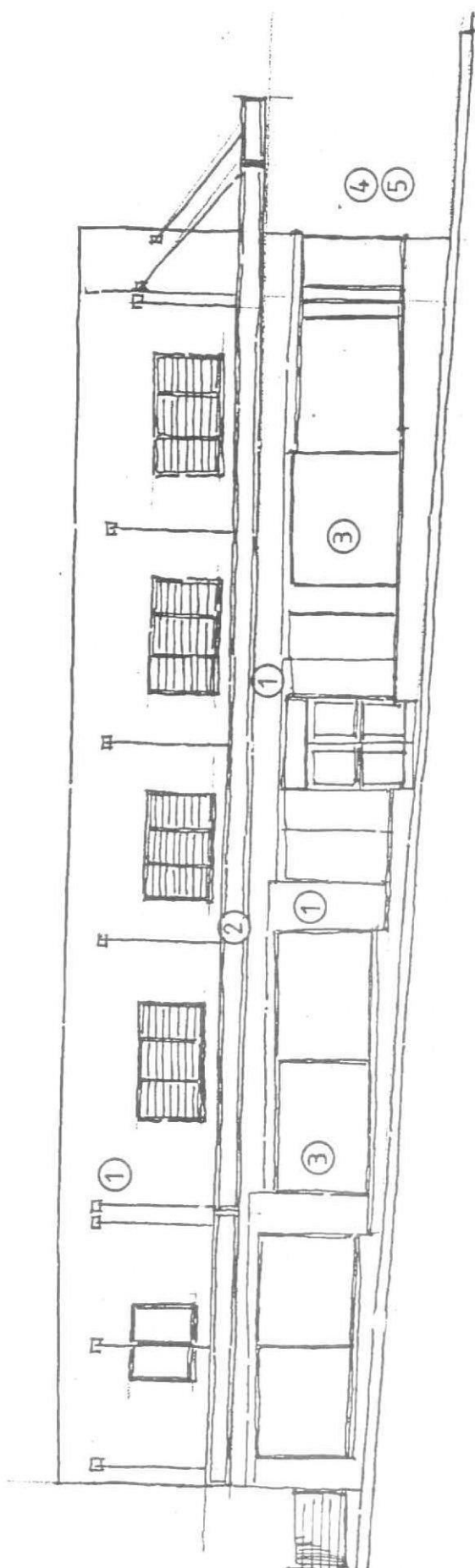
This large two storey building is located on the corner of Princes Highway and Wason Street at the centre of the main retail area of Milton. It is of a simple design and is devoid of decorative detailing to the flat parapet or the rendered first floor façade. At the ground floor the large display windows are flanked by glazed green and black tile surrounds. A flat, cantilevered awning extends over the footpath.

Along the Wason Street frontage Mellicks Corner leads into a group of poorly maintained buildings of indifferent design. None of the shops within this group are currently occupied as retail premises.

Comments and Recommendations

1. In the short term the contribution of this building to its important corner location could be greatly improved by general maintenance, including the repainting of the first floor façade, and the replacement of missing tiles and panels at the ground floor level. Repainting the upper façade in soft white (possibly with a hint of pink or blue/green) would emphasise the simple lines and 1950s character of the building. Any new colour scheme should provide a clear contrast with, and be subservient to, the important historical buildings within the adjoining civic precinct.
2. The awning is in a very poor condition and should be repaired or replaced to a similar design.
3. The extensive shopfront windows provide an excellent opportunity for creative window dressing to attract attention and revitalise the appearance of the shop.
4. The adjoining buildings along the Wason Street frontage are generally not considered to be worthy of retention. However, it has been suggested by members of the Historical Society that the former Council Chambers are still standing on this site. This may be of some significance for the local community and requires further documentary and physical investigation prior to the preparation of any redevelopment proposals.
5. If future redevelopment is proposed for all or part of the site, the significance of the rural and water views along Wason Street should be a major consideration in the new design. This aspect is further detailed in the section of the report dealing with streetscape proposals.

Any new structure should be of a modern design which compliments the nearby historic buildings, including the Post Office and Blackburn's Stores. The conservation works recommended for the other buildings on the corner of Wason Street and Princes Highway define the potential character of this important intersection.



- ① The building needs maintenance including repainting of first floor and replacement of missing tiles and panels to ground floor
- ② Repair or replace awning to similar design
- ③ Dress shop windows to revitalise shopping
- ⑤ Any future development should address the rural and water views from Wason Street; any new structure should be of a modern design sympathetic to the nearby heritage buildings

Commercial Hotel
74 Princes Highway, Milton



Historical notes

Signage on the building suggests the present hotel was established in 1888 and, according to oral history sources, this replaced an earlier hotel which had been operating on the site from at least 1884 (historical notes collated by P Gatland, Milton). Historical photographs held by the Milton-Ulladulla and District Historical Society show details which are consistent with its suggested construction date.

In 1919 the name Woodley's Commercial Hotel was applied to the flat parapet over a concave balcony roof. The narrow balcony was enclosed by a cast iron balustrade with flat cast iron columns and decorative brackets. Below the balcony a raked verandah, supported by simple timber posts, extended to the edge of the footpath.

Heritage listings - nil.

Physical description

The Commercial Hotel is located on the corner of Princes Highway and Wason Street at the centre of the main retail area of Milton. The façade of this two storey building has been extensively altered although there is evidence to suggest that some of the original features are still intact (eg timber framed windows to the upper floor). The first floor openings appear to remain in their original locations although at least one, and possibly two, doors have been converted to windows. At the ground floor level major alterations have been made to both the position and proportions of the door and window openings. The original balcony and verandah have been replaced by a flat cantilevered awning.

The façade of the building was originally rendered, but this is now concealed by the exposed frame and panel cladding to the first floor and the combination of tiles and timber panelling to the ground floor. The roof form is concealed by a simple flat parapet. Red and white signs are painted along the parapet and awning and advertising signs are suspended under the awning and fixed to the façade.

The hotel is separated from the retail premises on the adjoining site by a timber picket fence behind which there is heavy planting. This is an appropriate streetscape detail which makes at least some contribution to the important theme of an historic town centre within a rural setting. Unfortunately, the utilities located on the footpath in front of the fence detract from the appearance of this feature.

Comments and Recommendations

1. The present finish of the building is poorly detailed and fails to make a positive contribution to what is an important corner site at the centre of the main retail area. In its original form the quality of its detailing equalled that of Blackburn's Stores, particularly with regard to the treatment of the stepped balcony and verandah. The building made a major contribution to both its corner site and the overall streetscape.
2. An important aim of the recommendations arising from this study is to reinforce the historical character of key buildings by appropriate conservation works. The long history of the Commercial Hotel and its visual prominence warrant such action.

Accordingly, we recommend a more detailed physical investigation be undertaken to determine the feasibility of:

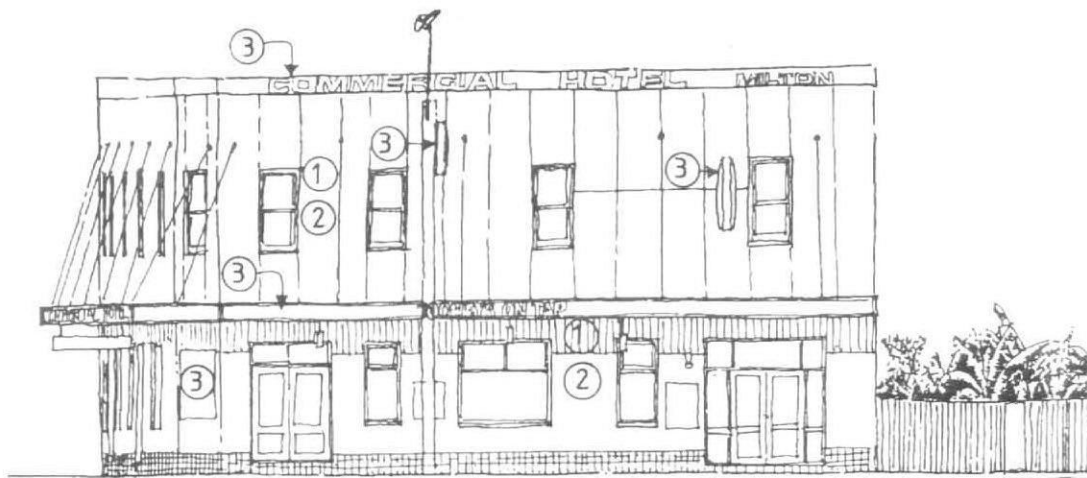
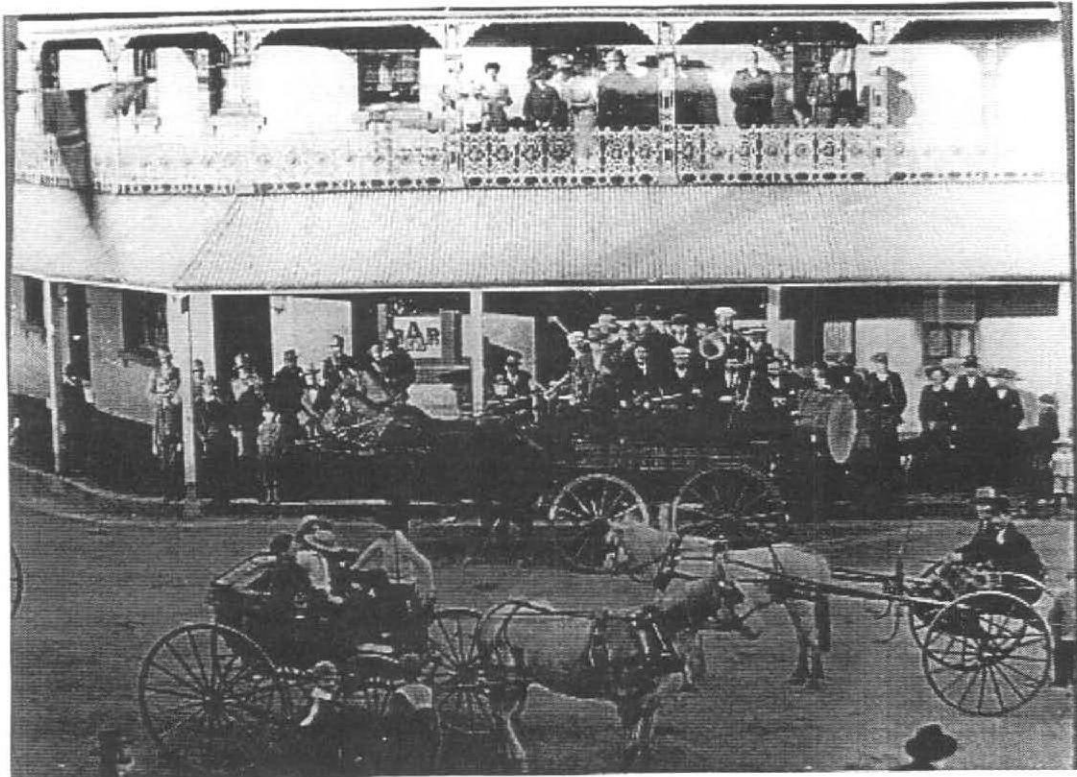
- (a) removing the modern cladding from the ground and first floor façades and re-finishing the building in render ruled as ashlar stonework; and
 - (b) repairing or reconstructing some of the original external features in order to reflect the traditional character of this prominent 'corner pub'.
3. In the short term, action should be taken to improve the presentation of the building by redesigning the colour scheme and signage. The details of this work will depend in part on the findings of the above study, but in general a neutral colour scheme should be used prior to conservation work being undertaken. If the traditional character of the building is to be reinforced by the reconstruction of original details a Victorian colour scheme would be appropriate.

The existing red and white signage is particularly intrusive with regard to both the original design of the hotel and the overall streetscape. Immediate action should be taken to improve this aspect, including the removal of projecting signs from the first floor façade. The awning and parapet signs should be repainted to compliment the proposed new colour scheme of the building and should generally be limited to the name of the hotel. The simple, yet bold, lettering style shown in the 1919 photograph would be appropriate for reuse.

All advertising signs should be replaced as standard framed panels fixed to the ground floor façade between the door and window openings. These should be of a size and style which reflects the character of traditional glazed hotel signs. We recognise the bold red and white signage attracts the attention of approaching traffic; however, the reintroduction of more traditional hotel features will enhance the essential character and focus equal if not more attention on this prominent historic building.

4. In the long term, we strongly recommend a new balcony/verandah be constructed in a style similar to that shown in the 1919 photograph.
5. It is important to realise the original architectural style of this building is totally different to the nearby "Star Hotel". Conservation works will provide these two buildings with distinctive characters - both of which attract individual attention as well as making a major contribution to the streetscape.





- ① The original detailing and finish of this hotel made an important contribution to this important corner location
- ② Option 1 – Remove cladding and render a finish rules as ashlar stonework; Option 2 – Repair and reconstruct original features to reflect traditional character
- ③ Signage and colour scheme – remove projecting signs from first floor; repaint awning/parapet signs without product advertising; replace traditional hotel signage of standard glazed and framed panels fixed between door and window openings
- ④ Reconstruct balcony and verandah as per original

TAB, Movie Hire and Bow Tie Café - retail premises
76-80 Princes Highway, Milton

Historic notes

The actual construction date of this building has not been determined, but the façades are believed to have been reconstructed in the 1950s. At the turn of the century, part of the site was occupied by the shop and residence of a hairdresser. A slab cottage stood on the vacant land between the shops and the Commercial Hotel (historical notes collated by P Gatland, Milton).

Heritage listings - nil.

Physical description

This simple, single storey group of three shops is constructed of red face brickwork with green and red tiles to the shop fronts. It has a tall, flat parapet and simple cantilevered awning. Signage varies greatly between the three and includes large projecting signs above the awning, poorly maintained, suspended and painted awning signs and a variety of window and panel treatments.

Comments and Recommendations

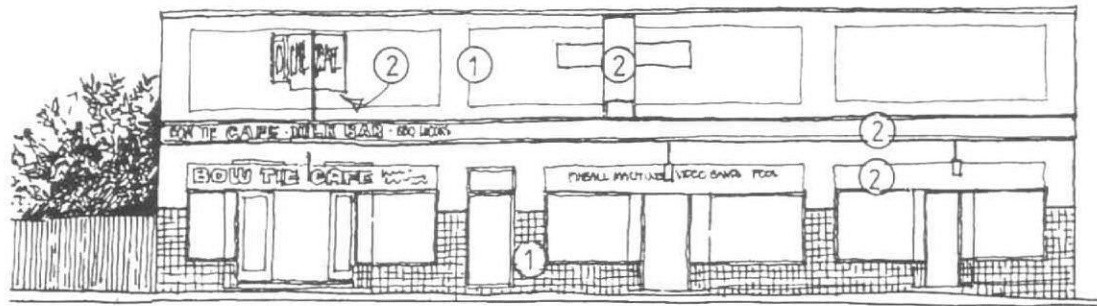
1. The tile and face brick detailing is typical of the period of construction and should be retained. The form of the awning is also appropriate, but general maintenance, including repainting, is now required.
2. The large above awning signs are particularly intrusive within the streetscape and should be removed as soon as possible. On the shopfronts, any signs outside the original display windows should also be removed and the paintwork and tiles made good.

Appropriate locations for signs related to the name or principal use of the individual shops include painted signs on the face of the awning, suspended signs under the awning, and the original framed panels over the shopfront windows. Simple framed signage panels could also be fixed to the face of the parapet in order to break up this large flat expanse. Window signs advertising goods for sale should be discrete in both colour and size.

We strongly recommend a consistent style of signage be adopted for the three different shops, and that this reflect the 1950s character of the building. This recommendation refers to the location, style and lettering of signs and to the overall colour of the awning.

3. This building does not make a major contribution to the character of the streetscape and is an appropriate site for future redevelopment.

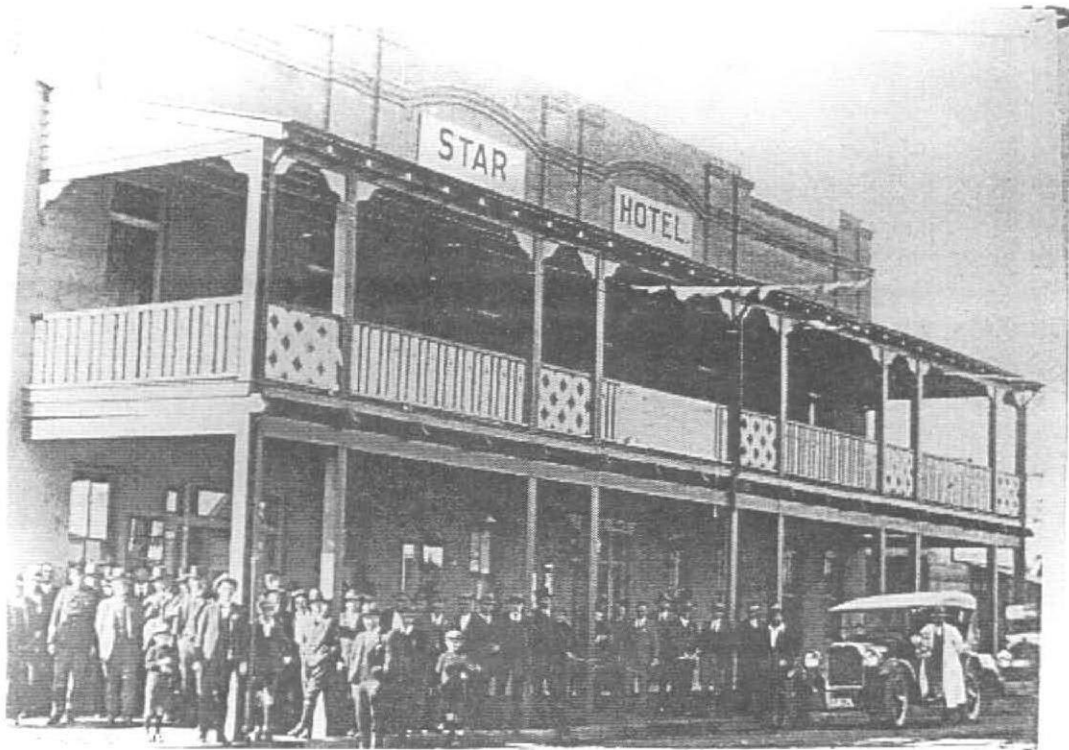
Any new development should take into consideration the potential historic character of the immediate precinct, with particular reference to the recommended conservation works for the adjoining hotels and Blackburn's Stores opposite. The traditional character and diversity of the streetscape should also be considered, and elements such as repetitive gable façades or moulded parapets, simple awning verandahs and either rendered masonry or weatherboard façades could be used in a sympathetic and modern design.



- ① Retain tiled and face brick façade; awning needs maintenance – including repainting
- ② Signage – remove above awning signs and remove signs outside main display windows; new signs may be suspended from awning, fixed into framed panels over windows, discrete in colour and size, consistent between shops and reflect their 1950's character

Star Hotel

82 Princes Highway, Milton



Historical notes

The original construction date of the Star Hotel has not been determined, although it is likely to have been erected during the last thirty years of the nineteenth century. Historic photographs held by the Milton-Ulladulla and District Historical Society indicate the second storey was added in circa 1924. These photographs provide valuable information about the façade and verandah detailing at that time (photograph 2503).

Since 1924 the hotel has been extended with an additional two bays at the southern end, the design of the parapet being continued to unify the façade. The two storey timber verandah has been removed.

Heritage listings - nil.

Physical description

The Star Hotel is a two storey building constructed of rendered brick ruled to represent ashlar stonework. The principal feature of the main façade is the tall stepped parapet which is relieved by simple arch and pilaster moulding. The proportions of the upper floor have been disrupted by the removal of the 1924 balcony - the roof of which extended from the underside of the parapet pilasters. The French doors, which opened onto this balcony, have been partly bricked in to form small windows.

At the ground floor the character of the building has been disrupted by the replacement of one door and three windows with two large brick-framed arches. The 1920s verandah has been replaced by a simple cantilevered awning.

In the 1920s, the name of the hotel was inscribed on the parapet name plates, but this has been rendered over and replaced by a modern panel projecting from the centre of the façade and a painted sign on the awning. Beer sold at the hotel is advertised on two projecting signs at the parapet level, repetitive painted signs on the awning, and several panels fixed to the ground floor façade.

The paintwork is generally in poor condition.

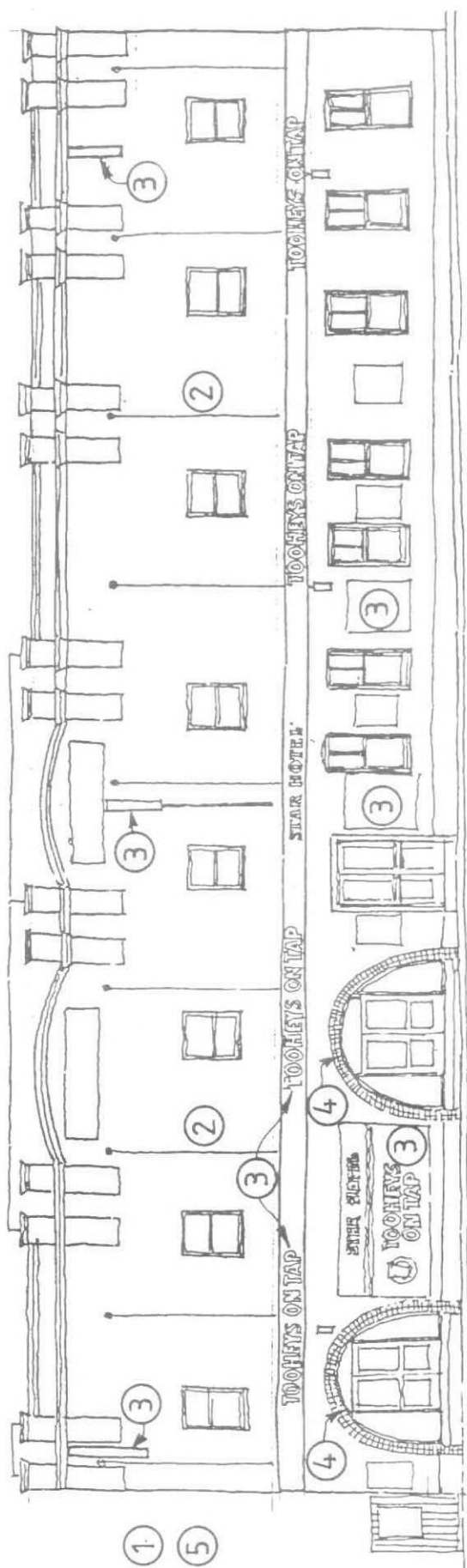
Comments and Recommendations

1. The available historical information indicates the hotel was completed to its present general form in the early to mid-1920s and this is considered to be the most appropriate period to aim for in any external conservation works.
2. In the short term considerable improvement in the appearance of the hotel could be achieved by repainting it in colours typical of the 1920s. Alternatively, paint scrapes could be used to determine the actual colour of the building at that time.
3. The large brightly painted signage is particularly intrusive with regard to both the design of the hotel and the overall streetscape. We recommend these be removed and all signage reflect the character, scale and location of that shown in the 1920s photograph.

The projecting parapet signs should be removed and the words 'Star' and 'Hotel' reinscribed on the plaster name plates. The awning should be repainted to compliment the proposed new colour scheme of the building and the painted signs limited to the name of the hotel. All advertising signs should be replaced as standard framed panels fixed to the ground floor façade between the door and window openings. These should be of a size and style which reflects the character of traditional glazed hotel signs.

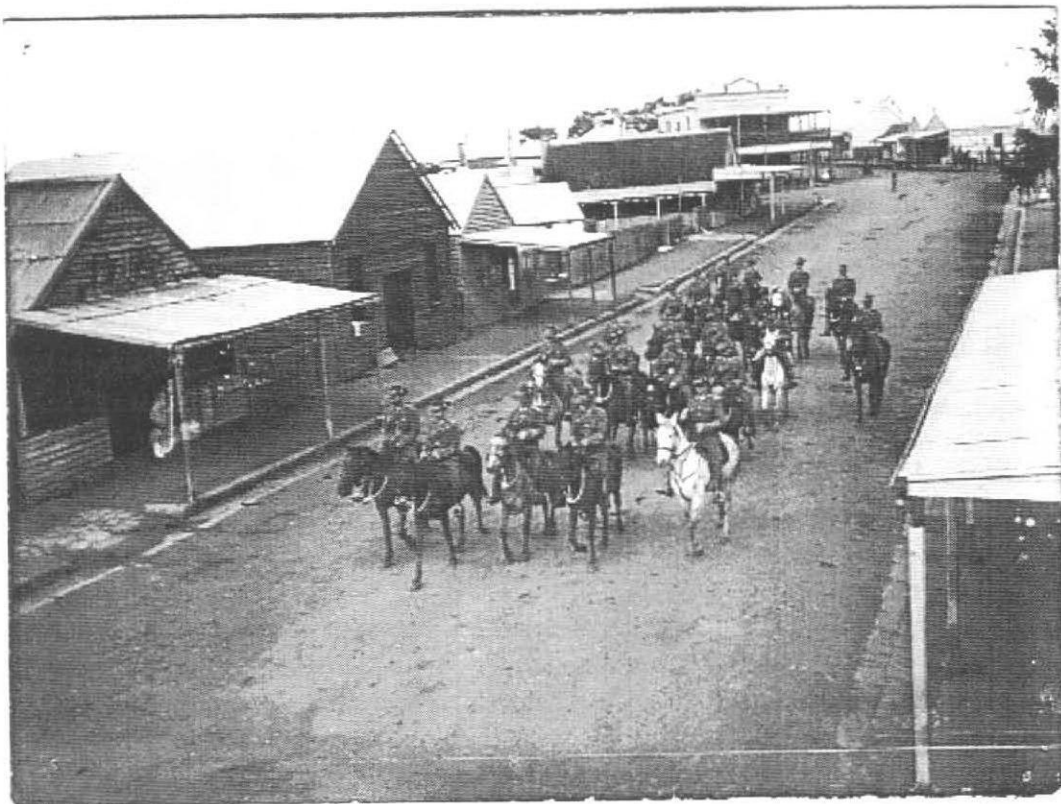
We recognise that the large red parapet mounted sign and the bold red and white advertising signs attract the attention of approaching traffic. However, the re-introduction of more traditional hotel features will enhance the essential character and focus equal, if not more, attention on this prominent historic building.

4. We also recommend immediate action be taken to reduce the visual impact of the large arched doorways. This could be achieved by rendering the brick surround and painting it to match the surrounding wall. The long term aim should be to replace these doors with an entrance treatment more in keeping with the traditional character of the building.
5. The historic photographs show the verandah was the major feature of the design in 1924 and, in the long term, we strongly recommend this feature be reconstructed in its original form.



- ① The hotel dates to the mid 1920's
- ② Repaint building to original or period colours
- ③ Redesign signage to original character; repaint awning and eliminate product advertising from awning; reinscribe "Star Hotel" on plaster nameplates; fix advertising panels between the doorway and window opening
- ④ The arched doorways are not original and should be rendered and repainted/or removed and restored to original design
- ⑤ Reconstruct a verandah along street frontage

Rite-way Supermarket - Supermarket and Bottle Shop
84-88 Princes Highway, Milton



Historical notes

Oral history sources indicate the supermarket was constructed in the late 1960s. Some of the uses of previous buildings on the site included residential, an auction mart and blacksmith shop (historical notes collated by P Gatland, Milton).

From photographs taken in 1919 the site appears to have been formerly occupied by a row of three free-standing weatherboard buildings with gabled façades on the street alignment. Simple raked verandahs extended over the footpath in front of two of these buildings. No signage is visible to indicate the use of the buildings at that time (photograph of the Milton Peace Parade held by Shoalhaven City Council).

Heritage listings - Nil.

Physical description

The design of the supermarket is typical of both its period and use. It is constructed in red face brickwork with a glazed shopfront and a deep, flat fascia. The building is set back from the street with a projecting entry porch located within the property boundary. The awning signs for the supermarket are appropriate for the design and use of the building, but the large signs for the bottle shop and the window dressing to the main façade are particularly intrusive.

A large parking area is located at the rear of the building with access from Princes Highway.

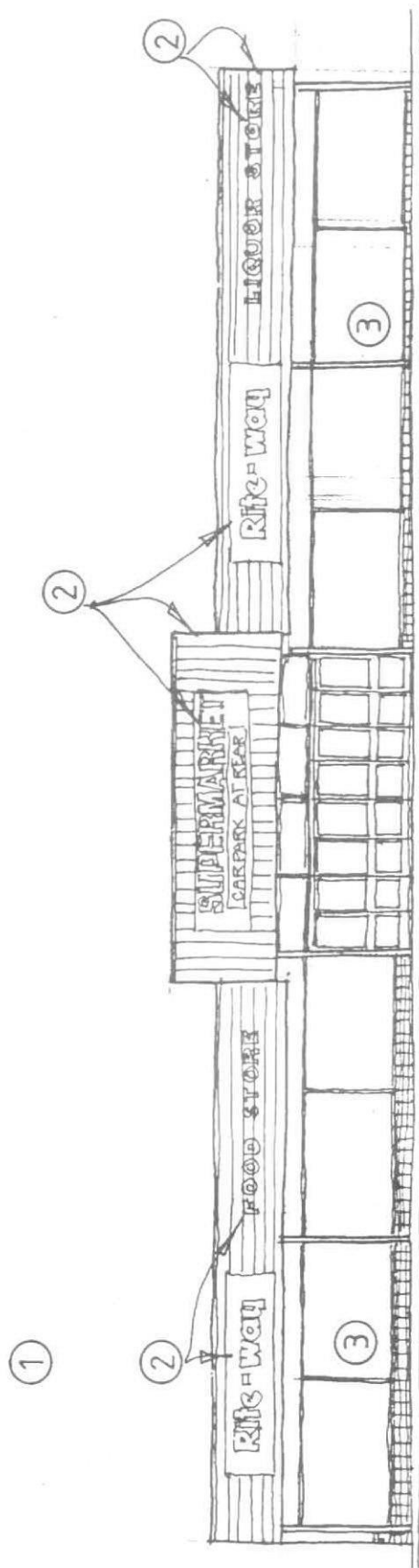
Comments and Recommendations

1. In both its design and use the supermarket reflects the continued development of Milton as an important local retail centre during the mid twentieth century. However, some work needs to be undertaken to ensure it does not detract from other more historical features of the town and to enhance its streetscape setting.
2. In the immediate short-term attention should be given to redesigning/relocating the over-sized 'Bottle-shop' and 'Supermarket' signs on the side of the building and awning. These signs should be greatly reduced in size and limited to the awning only. They should be limited to advertising the principal services offered (ie food store and liquor store) with more specific product information restricted to the shopfront windows.

In general, we recommend signs be restricted to the face of the awning and glazed façade. All the awning signs should be designed in a consistent manner which is in keeping with the scale, proportions and corporate colour scheme of the property. One or two lettering styles should be used in a consistent manner. The existing 'Food Store' and 'Liquor Store' signs on the front of the awning conform with these guidelines. Faint evidence remains of what was possibly the original corporate signage under the 'Rite-way' panels. This utilised a similar technique to the applied letters of the food and liquor store signs, but in a slightly larger size. We recommend this be reintroduced for both the 'Rite-way' and 'Supermarket' signs. Compatible signage on the side of the awning could direct traffic to the car park at the rear of the site.

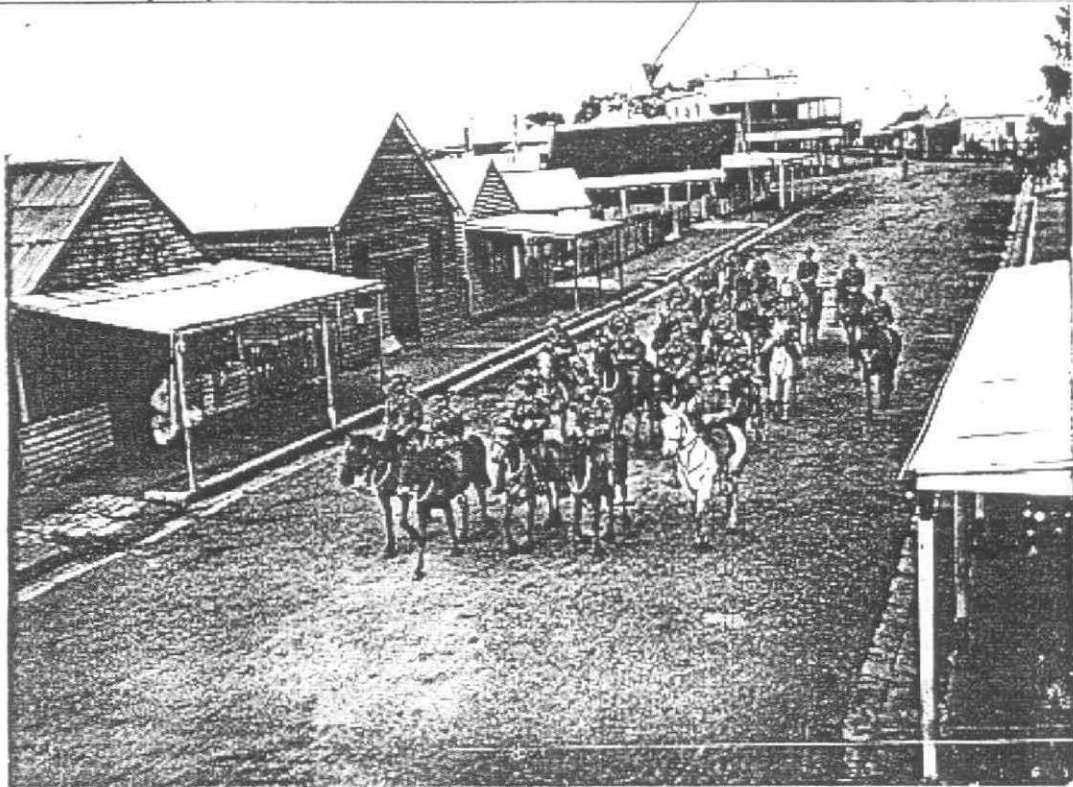
3. In the medium term, the appearance of the site and the pedestrian facilities within the main street would be greatly improved by the introduction of new planters, paving, seating and garbage bins at the front of the building. The design of these features should compliment both the style of the supermarket and the overall landscape plan for the main street. Once installed, they should be linked to a clearly defined maintenance program to ensure the supermarket precinct remains a high quality pedestrian area.

The development of these facilities could be undertaken as a joint venture between the Council and the owners of the supermarket.



- ① The supermarket has its place in the development of Milton but needs to enhance its streetscape setting
- ② Restrict signs to awnings and windows and maintain a uniform corporate lettering style; product advertising should be contained to shopfront window
- ③ Introduce planters/paving/seating and bins in front of building

Wayne Horsfall Mechanical and Petrol Station
90 Princes Highway, Milton



Historical notes

Photographs of the main street taken in 1919 show the corner site was formerly occupied by a weatherboard building with a shingled roof. This structure was built at the front of the property with a simple raked verandah extending over the footpath. On the northern side of this building a small shed or workshop was set on an angle to the street within a fenced yard. (Photograph of the Milton Peace Parade held by Shoalhaven City Council). Oral history sources suggest the site was formerly used as a blacksmith's residence and business (historical notes collated by P Gatland, Milton).

The construction date of the present building has not been determined.

Heritage listings - Nil.

Physical description

The garage is located on a prominent corner site at the southern entrance to the main retail area of Milton and opposite the church of St Peter and St Paul. It is a small timber framed building with a low, flat parapet partially concealing a corrugated iron hipped roof. It is set well back from the street with a concrete drive in front and small lawn areas on either side.

The signage is generally applied to the façade of the building and is not overly intrusive.

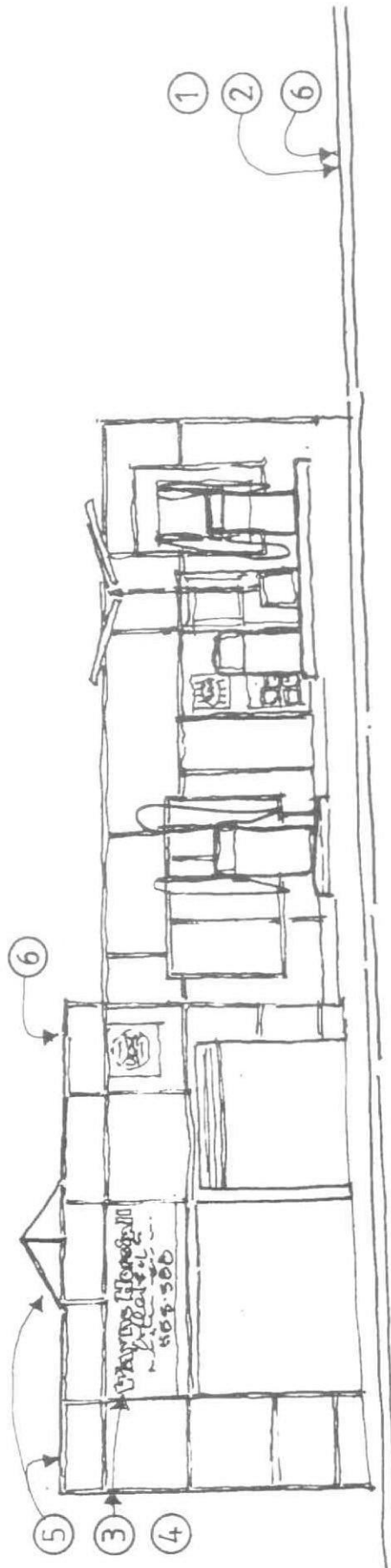
Comments and Recommendations

1. The design and materials of the garage are appropriate to its use and while they are not of a high standard, the large setback means it is not overly intrusive within the streetscape. However, any future works on this site should make a more positive contribution to the role of the Church Street intersection as the southern "gateway" to the main retail area of Milton.
2. In the immediate short term we recommend additional landscaping be introduced around the perimeter of the site to reduce its visual impact and to compliment the church grounds opposite. The large setback along both street frontages provides the opportunity to plant both shrubs and large trees for this purpose.
3. When repainting is next proposed we recommend a coordinated approach be taken for the colour scheme of the building and signage. The major part of the building should be painted in a neutral colour which does not attract attention away from the nearby heritage buildings. However, the opportunity exists to enliven the façade by the careful use of complimentary highlight colours for details such as doors, window frames, bargeboards and signage.
4. Any new signage should be well designed in terms of size, colour and location and should only advertise the principal services provided. Signs should generally be painted on the façade of the building, on panels fixed to the façade, or on windows. The size should be compatible with the scale and proportions of the building itself and should not intrude on the overall streetscape.

As noted above, the present signage is not overly intrusive.

5. Any upgrading of the present building should utilise the existing articulated façade and gable and hip design components rather than introducing the linear design typical of many modern garages. In particular, high impact signage and large flat driveway awnings should not be permitted.

6. With regard to its streetscape qualities it is considered appropriate that the site may be considered for redevelopment at a future date. If redevelopment does take place the existing set back should be maintained and landscaped. Particular care should be taken to ensure the style and scale of any new structure compliment the diverse group of buildings in the immediate vicinity, with particular reference to the church, bakery and former CBC bank. In general, any new building should be of a low scale building with a well articulated façade and roofline and should carefully address both street frontages.



- ① The Church Street intersection forms a "gateway" to the retail area
- ② Landscape the site perimeter
- ③ Co-ordinate the colour schemes of the building and its signage
- ④ Signs can be painted on the building, on panels fixed to the building, painted on windows
- ⑤ Future alterations/additions should maintain the hip/gable design
- ⑥ Future developments should landscape perimeter and maintain existing setbacks/be low scale and have well articulated façade and roofline

Milton-Ulladulla Bakery - Bakery, shop and residence
92 Princes Highway, Milton



Historical notes

The style of this building suggests it was erected in the late 1870s or 1880s - a period during which a number of other substantial buildings are known to have been constructed in the town. Photographs taken in 1919 show it originally had a two-storey verandah with a cast iron balustrade to the balcony level. It may be assumed the present first floor windows were originally French doors and that there was a corner entry to the building at the ground floor. (Photograph of the Milton Peace Parade held by Shoalhaven City Council)

It has not been determined what the building was originally used for.

Heritage listings - Nil.

Physical description

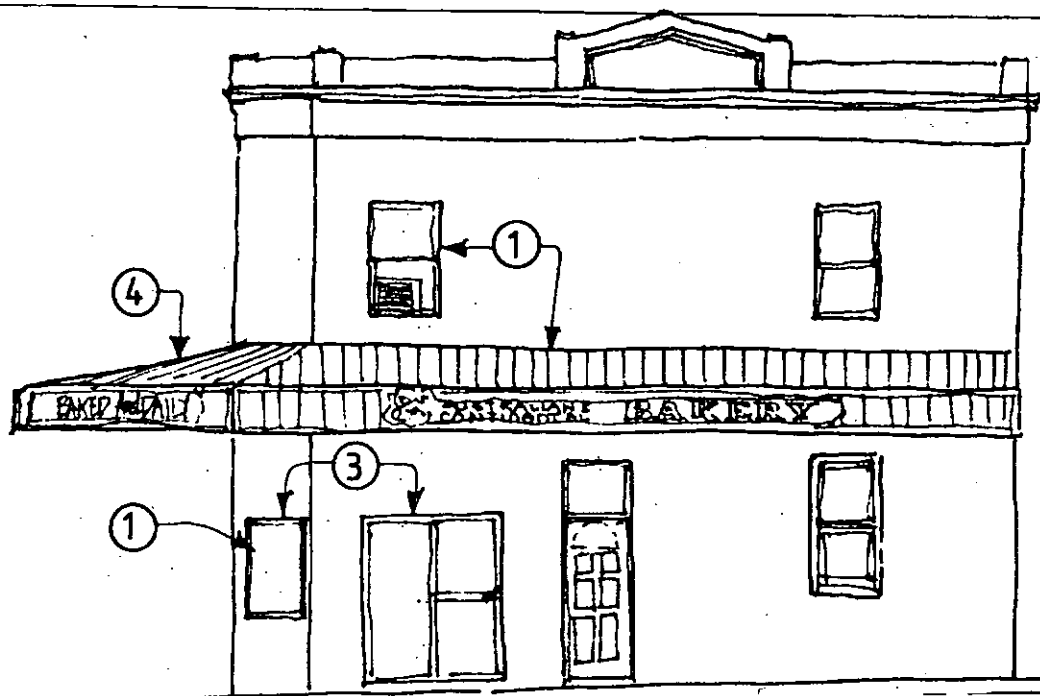
The bakery is a prominent corner building which is located at the southern entrance to the main retail area of Milton. It addresses both the Princes Highway and Church Street with simple pediments which may have originally been used as nameplates. The building is constructed of rendered brick and has little decorative treatment other than the simplified Italianate moulding on the parapets and the traditional outline of 'ashlar stonework' in the render.

All the openings have been altered to some degree, the major changes being the conversion of the upper storey French doors to windows and the construction of a new shop front entry. A modern, cantilevered awning has been erected in place of the original verandah and the rear section of the building has been extended in a simple lean-to form. The principal façades have been recently painted in a manner which highlights the parapet moulding in the same way as shown in the photographs dating from about 1918.

Retail signs have been fixed to the awning and painted on the walls facing both the Princes Highway and Church Street.

Comments and Recommendations

1. In general, the bakery makes a positive contribution to the streetscape through its traditional style, scale and setting. However, the alterations to the door and window openings, and the design of the new awning, detract from its traditional character.
2. The extension to the rear, the colour scheme and the signage on the awnings are generally appropriate for the setting, character and use of the building.
3. In the medium term we recommend the visual focus for the entry be improved. This could be achieved by reconstructing a corner entry and utilising the present shop entry as a large, timber-framed display window. This would provide a better presentation of the shop to the street, improve its corner treatment and be more sympathetic to the historical character of the building.
4. In the long term we recommend action be taken to re-create the traditional verandah, doors and window openings shown in early photographs held by Shoalhaven City Council and the Milton-Ulladulla Historical Society. These works would greatly enhance the role of the building as an important element at the southern "gateway" to the retail area and as the focus for southern views along the main street.



- ① Alterations to door/windows and awning detract from the original character
- ② The rear extension/colour scheme and awning signage are appropriate to the character
- ③ Improve entry focus by reconstructing corner entry and converting existing entry to display window
- ④ Remove awning and reconstruct original verandah/doors and windows



Recommended façade treatment

Appendix A – Study Brief

STUDY BRIEF - MILTON TOWN CENTRE

1. Introduction

Milton is a small, rural town on the Princes Highway approximately 220 kilometres south of Sydney. The town was founded as a rural service centre based primarily around the Dairy Industry.

With the growth of Ulladulla as a fishing port and tourist service centre, the town centre suffered a decline in the late 1970s and early 1980s in its traditional role. However, since then there has been an increased awareness of the town's historic character. This has led to a resurgence of specialty shops partly for the tourist market.

2. Study Objectives

- (a) The primary purpose of the study is to provide building owners in the study area with sufficient information to enable them to carry out reasonably authentic restoration, painting, signage and streetscape detailing with the ultimate objective of enhancing the heritage significance of the town.
- (b) The secondary objective is to provide advice to Shoalhaven City Council and other public bodies of any steps which might enhance the heritage significance of the town centre and its adjacent areas.
- (c) That such information be summarised in a set of guidelines for distribution to interested parties.
- (d) That guidelines conform with the adopted development control plan for the area as attached.

3. Study Area

The study area is outlined on the attached map, however, as the study area forms a section of the main street, any comments on immediately adjoining areas that may have a bearing on the objectives of the study would be appreciated.

Account should also be taken for Milton sitting in a classified landscape conservation area.

4. Scope of Work

- (a) To carry out historic research on the buildings contained within the study area including the collection of early photographs, early building records and discussion with local people. Council may be able to assist in this regard.
- (b) Preparation of a plan showing growth of the town in twenty year stages from 1880.

- (c) Preparation of measured drawings of street elevations and details sufficient to enable building owners to restore missing elements.
- (d) Preparation of a master colour scheme based on original colours where possible; optional colour ranges should be made available to provide owners with some choice.
- (e) Recommended infill development guidelines on vacant lots including setbacks.
- (f) Preparation of guidelines for signage which will be sympathetic to the town.
- (g) Guidelines for the preparation of streetscape proposals at present being prepared, including paving, street furniture and lighting, tree and shrub planting.
- (h) Provision of advice to Shoalhaven City Council and other public bodies on any matters where the Council might be able to assist the enhancement of the heritage significance of the town, including some low cost enhancement of existing unsympathetic development.
- (i) Report preparation.

5. Liaison

The consultant will be required to liaise with Shoalhaven City Council, the Milton Ulladulla Chamber of Commerce via the Liaison Committee, the Milton Historical Society and the Heritage Branch of the NSW Department of Urban Affairs and Planning. Presentations of the work to Council and to a local public meeting will be required.

6. The Report

The consultant will be required to provide a draft final report incorporating the results of the work outlined in paragraphs 4(a) to 4(c) of this brief within twelve (12) weeks of the date of acceptance of the agreement.

The consultant will be required to provide a final report incorporating any information, alterations or revision required by the project supervisor within two (2) weeks of receiving his assessment of the draft final report.

The consultant's final report shall be typed on A4 paper as an unbound fair copy and five bound copies. Accompanying plans need not be bound with the typed illustrative work if they are larger than A4.

Appendix B – National Trust of Australia (NSW) Classification Card, Milton Urban Conservation Area

Town, District, Location MILTON	Milton-Ulladulla & District Historical Society Name/Identification of classification MILTON URBAN CONSERVATION AREA	Statistical Region ILLAWARRA
Local Government Authority and Postal Address Shoalhaven City Council PO Box 42 NOWRA 2541		
Author(s) of Classification A Stuart-Robertson/A C Strachan	Date of Proposal September, 1985	Date of Approval 24/3/86
<p><i>Boundary description (boundary line other than that along street centre lines must be accurately described)</i></p> <p>From the intersection of Croobyar Road and Princes Highway northwards along the centre line of the highway thence east along the southern (side) boundary of allotment marked D.P. 566587, continuing along rear boundary of allotments fronting Princes Highway, marked Lots 1-10 of D.P. 32536 in a north-westerly direction to rear property boundary of allotments fronting the east side of Gordon Street. North along this line following the eastern boundary of allotments marked A1, A2, A3, A4 and A5 of 664 (L), thence west along northern boundary of the last allotment to Church Street. South along Church Street then west along northern boundaries of properties marked Pt 128, D.P. 218029, F.P. 158372 and Pt. 130 to the Princes Highway. North along Princes Highway thence west, north, west and south to Corks Lane to include Lot 1, D.P. 230803. West along Corks Lane thence south and east to include Lot 2, D.P. 23083. Boundary proceeds south along western property boundary of land marked D.P. 569587 to unnamed road running east-west from Corks Lane to Princes Highway. Boundary proceeds east along unnamed road thence south-east following rear boundaries of allotments fronting west side of Princes Highway, thence south following rear boundary of allotments fronting western side of Myrtle Street projecting south along same line to Croobyar Road. East along Croobyar Road thence south at intersection of Wason Street along projected centre line of Wason Street thence east to boundary of allotment marked F.P. 64460, south then east along boundary of same to Wilfords Road. Boundary proceeds east along southern boundary of D.P. 531751 thence north along eastern boundary of same to southern boundary of D.P. 514172, east along same thence north along eastern boundary of same to Croobyar Road. East along Croobyar Road thence south and east to include single allotment on south-west corner of Croobyar Road and Princes Highway returning north along Princes Highway to point of commencement.</p> <p><i>Description (history, setting, form/scale, buildings, townscape, landscape, views, vistas, street furniture, unsympathetic development etc)</i></p> <p>Milton is situated along the south-eastern spur of a small ridge that overlooks the broad valley of the Croobyar Creek to the north of the town. The Princes Highway, forming the main thoroughfare of Milton, winds along the crest of the spur from the north-west where the Roman Catholic Church occupies the highest point in the area, gradually descending south-east towards the nearby coastal town of Ulladulla. The setting of the town affords extensive views from each side of the spur. To the north-east there are open views across a mixed natural and rural landscape to the ocean, to the south-west there are views across the farmland valley, leading to Burrill Lake, towards the coastal mountain range where Pigeon House Mountain is a notable natural feature.</p>		

Milton was founded by John Booth, an investor and speculator, as a private township in 1860. The area surrounding Milton, however, had been settled much earlier, the first European settlers being the Kendall family in about 1828. The poet Henry Kendall was born on his family's property just outside the present town of Milton in 1839. The town was probably named after "Milton Hall" in Bedfordshire, the home of John Booth's cousin, Major Phillip booth. The town's allotments were progressively sold off from the 1860s and most of the existing major buildings were erected between 1860 and 1890 with quite a number bearing inscriptions from the early 1870s. The style of the principal civic and commercial buildings from this period is in the Italiante style characteristic of the era whilst the four churches in the town are all in a simple Gothic style. The types of housing vary from slab timber built houses, a few of which still survive in reasonable condition, to substantial brick houses in the main street and the large homesteads just outside the town. The town is the centre of a prosperous agricultural area which in the early years depended on contact with Sydney by sea from Ulladulla, some four miles distant. Early settlers such as the Kendall family owned their own ships, but commercial transport only became regular with the establishment of the Illawarra and the South Coast Steam Navigation Company after 1852. A stone pier was completed at Ulladulla in 1865 which greatly facilitated commercial links with Sydney. In more recent years the town has declined as a local shopping and administrative centre mainly due to the growth of Ulladulla. As a consequence several shops in the main street are now empty or semi-derelict.

The appearance of the town is presently marred by a number of post-war buildings, especially several large stores and a number of garages. The new civic buildings in a modern vernacular style erected behind the Town Hall are a successful instance of modern building not out of character with the earlier buildings in the town.

The landscape of the locality acts as a rural curtilage for the town that accentuates the village form. There are a large number of outlying homesteads, particularly to the north-east, that contribute substantially to the overall character of Milton and planning controls in respect of the township should recognise the importance of this landscape and its relationship to the town.

Reason(s) for Classification

The town of Milton is a fine example of a private township of the mid-nineteenth century that has not grown much beyond its original boundaries. The town is an integral part of an extensive and quite dramatic landscape, commanding exceptional views both seaward and landward. Milton still retains much of its complement of civic buildings such as the Town Hall, Public School, Post Office, Police Station and churches for four different denominations as well as commercial buildings such as Blackburns and an array of houses of many types.

Bibliography

East of Pigeon House: Milton-Ulladulla & District Historical Society

The National Trust of Australia (NSW) Urban Conservation Classification Card NTN 07A (Side B)

MILTON-ULLADULLA & DISTRICT HISTORICAL SOCIETY

Committee References:		Notification of Classification To	Date / /
Recommended to UCC/138 4/9/85		1. Local Government Authority	
		2. Heritage Council of NSW	
		3. Dept of Environment & Planning	
		4. Dept of Main Roads	
		5. Dept of Public Works	
		6. Housing Commission of NSW (if applicable)	
		7. Australian Heritage Commission (Nomination for inclusion on Register of the National Estate)	
		8. Local Historical Society	
Copies	Date / /	9. National Trust Regional Committee	
File copy			
Security copy			

Copy of part of a letter from:

THE NATIONAL TRUST OF AUSTRALIA (New South Wales)
Observatory Hill, Sydney. GPO Box 518 Sydney NSW 2001

SJB/03

1st April, 1986

The Hon Secretary
Milton, Ulladulla & District Historical Society
"Edge Hill" Gordon Street
MILTON NSW 2538

Dear Sir

Milton Urban Conservation Area

I am writing to advise you that the National Trust Council at its meeting of 24th of March has approved the recommendation of its Urban Conservation Committee for the CLASSIFICATION and entry into The National Trust Register of the Milton Urban Conservation Area.

I enclose a photocopy of the Classification Card for the Area which describes its special townscape qualities and the reasons for its Classification and a map which delineates its boundaries.

The National Trust Register contains entries for places and items that conform to the following definition:

"Those places which are components of the natural or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations, as well as for the present community".

Classification of an Urban Conservation Area by the Trust does not have legal authority or implication but it is widely regarded as expert assessment of the significance of urban areas within New South Wales.

The Trust does not advocate rigid and unnecessarily restrictive development controls within Urban Conservation Areas but recommends that their significance as part of the national, State or local heritage should be conserved through controls that allow, where necessary, for new and compatible development and associated works which respect the character of such areas through enhancement rather than conflict. Re-use of existing fabric is advocated where possible.

Appendix C – Development Control Plan No. 26

Shoalhaven City Council

MILTON COMMERCIAL AREA

Development Control Plan Statement

Location

Land bounded by Charles, Church, Myrtle and Thomas Streets, and including Lot 11, D.P. 594775, Corner of Church Street and Princes Highway.

Planning Control

The land is zoned 3(a) Retail Business; 3(f) Village Business; 3(b) Transitional Business; 2(b2) Residential; 5(a) Special Uses (Car Park, Church, Court House, Public Purposes, Post Office, Baby Health Centre and Sewerage Pumping station); 6(a) Open Space (Existing); 2(a) Residential - under Shoalhaven Local Environmental Plan 1985.

Description

The Development Control Plan relates to the existing shopping centre of Milton, which has been developing since the 1860s. For the most part, the shops have been located on either side of the Princes Highway, straddling a north-south ridgeline. Land to the rear of the shops is either vacant land or residential dwellings. A substantial car park is located in the north-western segment of the block. Community buildings are located at either end of the shopping centre and include Court House, Post Office, banks and a church.

Planning Context

Milton Town Centre has traditionally been the shopping centre for the surrounding rural areas. In recent times the Ulladulla Shopping Centre has rapidly grown as a result of the increasing importance of tourism and retirement within the coastal villages and is now the dominant centre.

In preparing the LEP for Milton, zones were selected which gave a high degree of flexibility to ensure the changing role of Milton could be accommodated. The main retail zone has been located around shops backing onto the Council owned car park, with the majority of all other areas being zoned Village Business. The allocation of this zoning is to ensure that future commercial options can be accommodated should it be required.

Aims and Objectives

1. To coordinate the future expansion of the Milton Shopping Centre.
2. Provide accessible and central off-street car parking.
3. Encourage and promote the historic character of Milton.

4. Reduce the pedestrian traffic conflict.
5. Provide appropriate landscaping and control building density to a scale which blends with the historical character of many of the buildings.
6. Provide within the streetscape design a pedestrian-dominated focal point.
7. Retain key visual vistas to rural and seascapes which are visible between some buildings on the main street.

Development Proposals

The Development Control Plan has been designed to take into account existing retail and commercial establishments. The principles applying to the plan are:

- **concentration of retail development** - to reduce the linear nature of the existing shopping centre, the plan examines the ability for each commercial business, particularly in the retail core, to take advantage of double-frontages where they back onto car parks - either proposed or existing;
- **pedestrian focal point** - to reinforce the concentration of the retail centre and link the two main retail areas presently separated by Wason Street, it is proposed to widen the footpaths in Wason Street and make vehicular access one-way off the highway. The timing of such construction will be dependent upon the general agreement of shop owners and the public;
- **off-street servicing** - it is proposed to provide off-street servicing from the rear and from car parks where possible. In this way, rear service lanes are avoided and generally larger manoeuvring areas are available, particularly in off peak times;
- **key visual vistas to rural and seascapes** - it is desirable to link the shopping centre with the natural scenic attraction of the area. This is possible in a number of locations, particularly on the north-eastern side along Wason Street, from the rear of some of the hotels and the south-western side of Wason Street;
- **maintenance and enhancement of Milton's historical character** - Milton is endowed with many historical buildings, which give the town a unique character. The plan requires the preparation of design guidelines, with particular reference to the scale and density of development and to façade treatment on the Princes Highway frontage. Colour themes appropriate to the period, together with landscaping and street furniture, would be included in the guidelines for use by intending developers or owners wishing to refurbish their stores. The guidelines will be provided as a separate attachment and would be developed conjointly with business owners, architects and representatives of the National Trust or Heritage Commission;

- **car parking** - off-street car parking has been provided within close proximity to all retail and commercial development. The main retail core on the south-western side of the highway has a total of approximately 150 spaces, whilst the land to the south-east of the highway has provision for 79 spaces in the first stage, with a further 100 spaces in future stages. Approximately 14 spaces can be provided to the development in the north-eastern block. Land acquisition will be necessary to the rear of the National Bank and right-of-carriageway will be required over the existing car park to the rear of the Settlement Arcade. Right-of-carriageways would also be required to provide key links with future car parking on the eastern side of the highway;
- **retail floor space ratios and building height** - the plan maximises the ability to use the maximum amount of site area and in most cases a floor space ratio of .75:1 has been used. Bonus floor space provisions apply to those developments incorporating an arcade at a strategic location on the plan and to minimal sized blocks, generally being less than 150m² site area. The bonus provisions apply primarily to first level floor space and height restrictions limit first level development to the inner retail core, with other areas being restricted to one level as measured from the crown of the Princes Highway;
- **streetscape** - attached is a separate plan describing streetscape proposals for the Princes Highway in Milton. The main theme of the proposal is to reinforce the historical atmosphere, which is achieved as follows:

1. Shrub and Tree Planting

Owing to limited pavement width, existing power lines and awnings, large trees cannot be satisfactorily planted beside the Princes Highway, except where open space occurs, eg Anzac Park, School of Arts Park and other small spaces where buildings have been set back from the front boundary. Larger trees are confined to car parks at the rear of existing buildings. Such trees will complement the streetscape, provided they are allowed to grow above the height of the existing buildings. Trees which achieve both height and the historical atmosphere are, for example, the Araucarias, eg the Norfolk Island, Hoop or Bunya Pine.

Planting within the highway has been confined to small shrubs and flowers which can be contained within planter/window boxes, or both.

2. Replacement of Existing Concrete and Bitumen Footpath with Paving Blocks

These would be full width in the vicinity of the retail core and half width where pedestrian traffic is minimal. It will be a requirement of each new development to provide unit paving in accordance with the adopted paving type and design. Paving units will be required to either frontages to the highway or frontages to the car park.

3. Street Furniture

Street furniture, including seats, planter boxes, lights, garbage receptacles etc, would be provided to a uniform design and such design would reflect the historical character of Milton.

4. Other Landscape Areas

There are two other areas where landscape detail will be important. This is the area relating to the footpath widening in Wason Street and landscaping for frontages adjoining the car parks. The primary function of the landscaping adjoining the car parks will be to reduce the effect of adverse winds and, as such, include closed structures, eg pergola, whilst the main function of the landscaping in Wason Street will be to provide summer shade, winter sun and frame the rural views to the south. This area will be the subject of further detailed examination and comment from the community.

5. Building Setbacks

Building setbacks to the Princes Highway area shown in the supporting plan. These are variable in width, ranging from 1 to 5 metres, the distance being determined by the type of planting proposed for each area.

Implementation of the Plan

This will be carried out over a period of time. The majority of the plan will be developed as owners redevelop their land and a requirement of development consent would be to provide those aspects of the plan relating to their land, that is, landscaping, footpath reconstruction with unit paving, car parking (either physically or via cash contribution) and to design their development in accordance with the suggested guidelines being prepared.

Implementation of the focal point need not occur in conjunction with the streetscape, but could be developed as a separate task once funds became available and there is general agreement from both shop owners, tenants and the public.

Section 94 Contributions

Contributions from each development will be made under Section 94 of the Environmental Planning and Assessment Act for:

- (a) streetscape development program, including unit paving, street furniture and planting;
- (b) design and implementation of the focal point;
- (c) augmentation of drainage works;
- (d) acquisition and construction of off-street car parking.

The extent of the Section 94 will be governed by the size of each owner's development.

Supporting Plan

The Development Control Plan is supported by two plans indicating:

- (a) design detail and layout; and
- (b) streetscape proposals as referred to in the above statement.

Details shown on the plan shall be required to be incorporated within any development application.

Development Applications

The primary aim of the Development Control Plan is to outline the main requirements which will need to be included with the development applications, so as to enable coordination of future commercial and retail development. Each applicant will, however, be required to comply with other conditions which Council must consider when dealing with development applications.

Variation of Control Plan

To assist with the implementation of the plan, Council reserves the right to make changes of a minor nature.

Development Control Plan 26, comprising this written statement and two plans:

was adopted by Council 21 July 1987

and is effective from 26 August 1987

Signed G A NAPPER
 Town Clerk

Appendix D – List of Publications Related to Heritage Conservation

BIBLIOGRAPHY OF USEFUL PUBLICATIONS RELATED TO HERITAGE CONSERVATION

While the following includes a wide variety of references related to heritage conservation in New South Wales, it is by no means an exhaustive bibliography. Other sources may be identified through the State or local library, or through the Heritage Council of New South Wales, the National Trust of Australia (NSW), the Historic Houses Trust or the Royal Australian Institute of Architects (NSW).

1. Legislation

- | | |
|-----------------|---|
| Australia | <i>Australian Commission Heritage Act, 1975 (plus amendments)</i> |
| New South Wales | <i>Heritage Act, 1977</i>
<i>National Parks and Wildlife Act, 1974</i> |

2. Registers

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3. Philosophy, Discussion Papers and Guidelines

Australia ICOMOS
Charter for the Conservation of Places of cultural Significance (Burra Charter) 1981

Australia ICOMOS
Guidelines to the Burra Charter - Cultural Significance and Conservation Policy 1987

Australian Council of National Trusts
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The Trust, 1978

Australian Council of National Trusts/Historic Houses Trust of New South Wales
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Australian Garden History Society
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Australian Heritage Commission
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4. Conservation Practice

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- *Philosophy and Approach, 1978*
- *Preservation of Roofs, 1979*
- *Preservation of Masonry Walls, 1982*

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Technical Bulletins:

- 1.2 *Exterior Paint Colours*, 1983
- 2.2 *Lettering and Signs on buildings, circa 1850-1900*, 1984
- 3.1 *Principles of Cleaning Masonry buildings*, 1982
- 4.1 *Planting circa 1850-1900*, 1982
- 5.1 *Damage to buildings on clay Soils*, 1984

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Creating Your Own Period Garden

Five Mile Press

Hawthorn, Victoria, 1984

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Sheet 2: *Masonry Renovation*

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National trust of Australia (New South Wales)
Federation Style Architecture: Conserving the Character of the Federation House
The Trust, 1985
An audio visual presentation

Royal Australian Institute of Architects (New South Wales)
Fire Protection in Historic Buildings
Seminar Papers, 1983

Stapleton, I
How to Restore the Old Aussie House
John Fairfax and The National trust of Australia (New South Wales)
1983

Tanner, H et al
Restoring Old Australian Houses and Buildings - An Architectural Guide
Macmillan, 1985

5. Historical Information

An understanding of the history of a place is an essential component of the conservation process and a paper outlining the basic sources for documentary research is included in the Royal Australian Institute of Architects seminar papers on house restoration.

A detailed summary of the available archival sources has been prepared by the:

Australian Society of Archivists Inc
Our Heritage - A Directory to Archives and Manuscript Repositories in Australia
The Society, ACT, 1983

Other guides to architectural history sources for New South Wales are included in:

Freeland, J M et al

Researching Architectural History

Architectural History Research Unit, Graduate School of the Built Environment, Faculty of
Architecture, University of New South Wales

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Saunders, D

A Manual of Architectural History Sources in Australia

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General information about social and architectural history is included in many of the above
books on conservation practice and the following is a short list of some other useful references:

Apperly, R, Irving R and Reynolds P

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Five Mile Press, 1983

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The Federation House - Australia's Own Style

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Australia, 1985