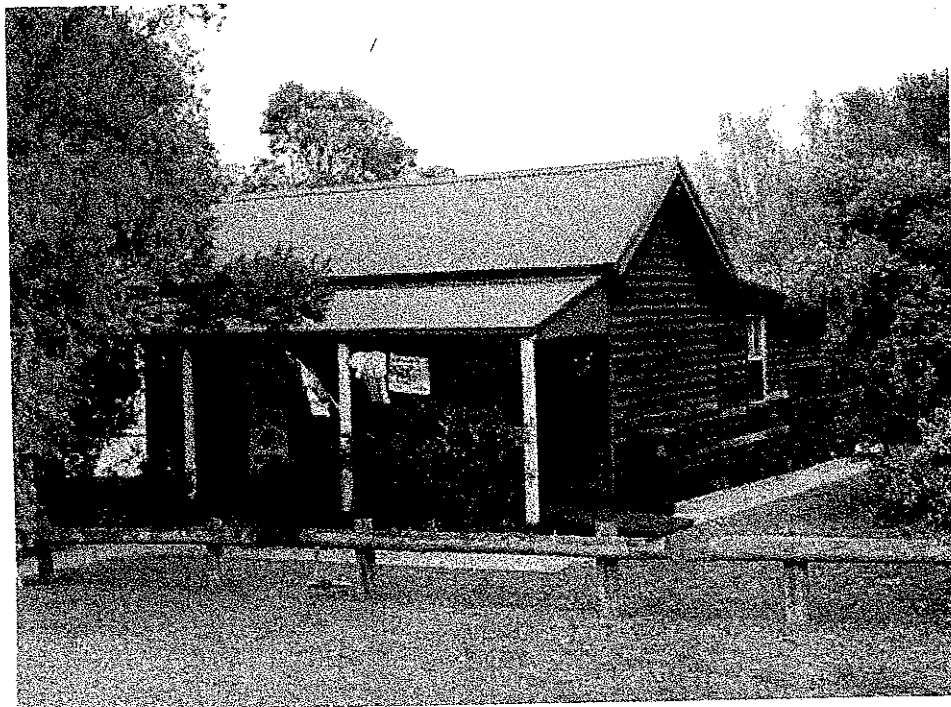


S I M P S O N D A W B I N

WERNINCK CRAFT COTTAGE

102 Plunkett Street Nowra

Heritage Assessment Report



PREPARED FOR
Shoalhaven City Council

BY
SIMPSON DAWBIN Associates Architects and Heritage Consultants

IN ASSOCIATION WITH
Robyn Florance Historian

February 2000

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Introduction

This Report was commissioned in May 1999 by Shoalhaven City Council.

A Conservation Plan was required by Council to ensure that appropriate long term decisions are made with respect to the conservation, ongoing maintenance, and use of the Werninck Craft Cottage and its curtilage.

The assessment of significance is based on the *State Heritage Inventory* criteria of the NSW Heritage Office.

Scope of this Report

This report seeks to investigate the available documentary and physical evidence of the place sufficient to determine cultural heritage significance.

Conservation policies are proposed to an adequate level to provide Council with a set of initial guidelines for the heritage management of the property. Implementation strategies are focussed on maintenance of the fabric, recommendations for future use of the site, and adaptive reuse of the structures.

It is emphasised that Conservation Policy and Implementation Strategies should be developed in considerably more detail should any redevelopment of the site or development in the vicinity be proposed.

Objectives of this Report

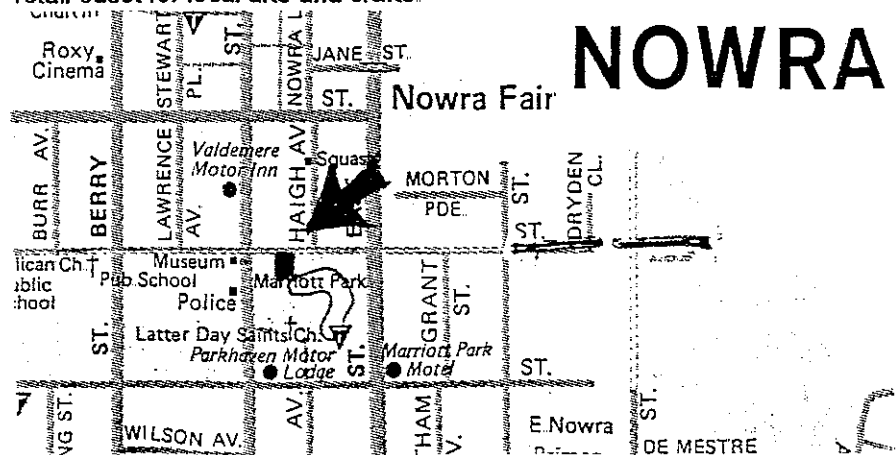
In summary the objectives of the report are to:

- Establish the cultural significance of the Werninck Craft Cottage.
- Formulate appropriate policies for the conservation and ongoing maintenance.
- Determine guidelines or constraints for appropriate development of the building, and site whilst acknowledging the significance of the building, its immediate curtilage and its contribution to the riverfront reserve.
- Relate the proposals to objectives of Council in relation to usage of the site.

Summary of Recommendations

The Assessment of Significance has determined that the building has a high level of Historical, Social and Aesthetic significance. This report generally recommends that the Werninck Craft Cottage should be appropriately conserved and maintained, and continue in its role as a retail outlet for local arts and crafts.

Figure 2: Locality

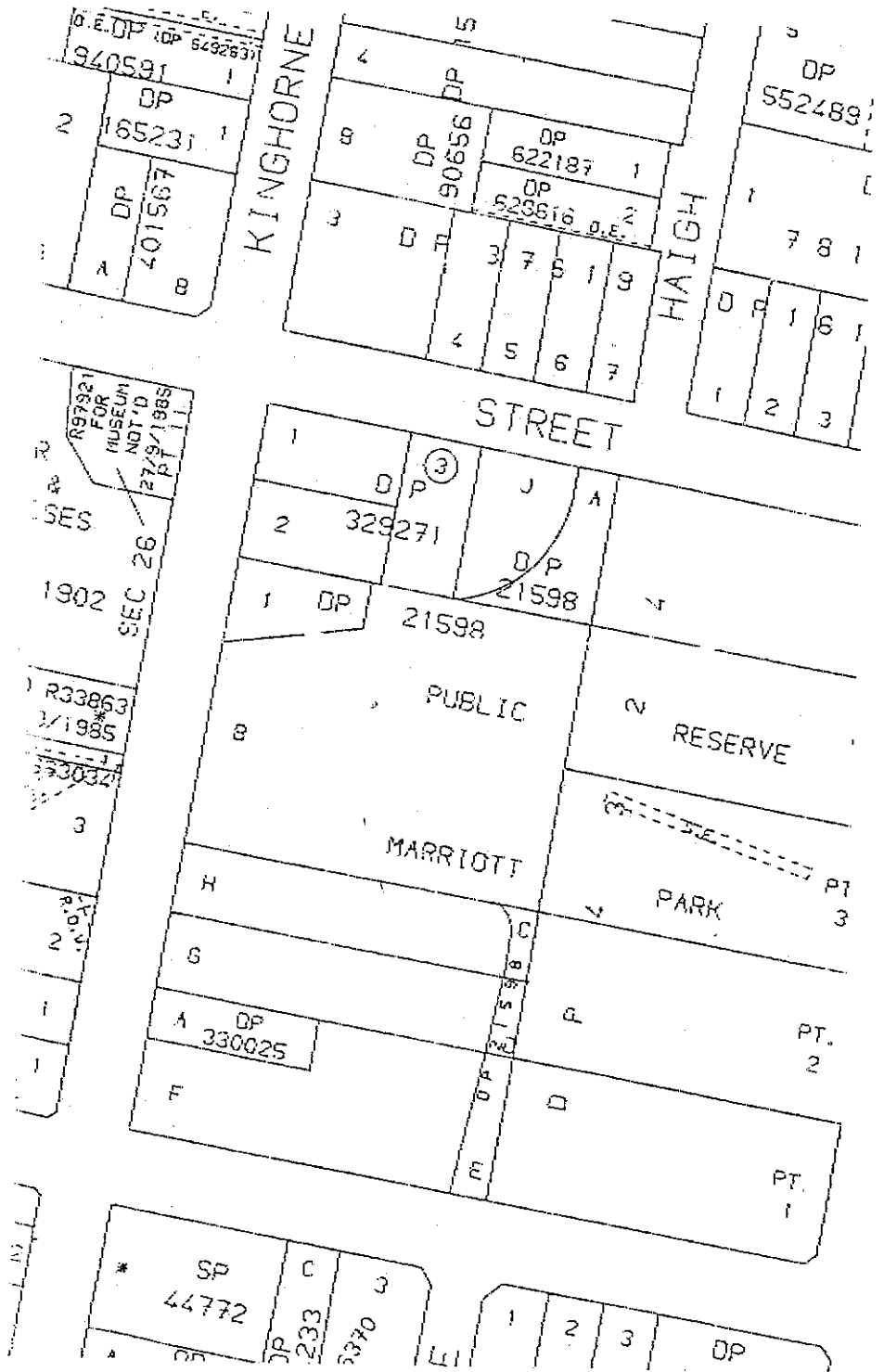


Study Area

The study area is the Council owned Lot 3 DP 329271
No 102 Plunkett Street, Nowra

Zoning: Residential 2(a1)

Figure 3:
The Study Area



Study Team

The study team comprises:

Bruce Dawbin of SIMPSON DAWBIN, Architects and Heritage Consultants

Consultant Historian: Robyn Florance

Client Representatives:

John Drummond, Manager Property Services Group and
Lorraine McCarthy, Property Services Group, Shoalhaven City Council

Acknowledgements:

This report would not have been completed without the help of many individuals and the authors would like to acknowledge the help of Mrs Shirley Laird, 9 Tallyang Street, Bomaderry for information and help with the Turner family. Mrs Rita Allester, Wallace Street, Nowra for information on her family who lived in the cottage. Mrs Eileen Shea, Shoalhaven Street, Nowra, for her recollections of the cottage.

The assistance of the following in the preparation of this report is also gratefully acknowledged:

Shoalhaven City Council staff for the help in locating property files

Werninck Craft Cottage for access to their photograph album

Shoalhaven Family History Society for access to their archives

Shoalhaven Historical Society for copies of photographs from the society's photographic collection.

PART 1: INVESTIGATE SIGNIFICANCE

The first step in the process of assessing the heritage significance of the Werninck Craft Cottage is to acquire a comprehensive understanding of the history of the site. This involves the assembly of all relevant available documentary material, including photographs, surveys and drawings

The physical fabric of the building and existing configuration of the site were inspected providing confirmation of the available documentary evidence.

1.1 DOCUMENTARY EVIDENCE:

Historical Background

Robyn Florance

The land on which this weatherboard dwelling was erected originally formed part of lands granted to Michael Hyam in the Township of Nowra. Known as Section 25 this allotment was granted to Michael Hyam on 24th April 1858.¹

Michael Hyam (1799-1878) was born in London, he migrated to Australia in 1828, and settled in the Shoalhaven in 1847. He and his sons were well known figures in Shoalhaven public life.

In February 1922 Esther Booth (nee Hyam) and David Leslie Hyam (executors of the David Hyam Estate) sold Lot 6 which comprised one acre of land to Joseph Turner, a farmer of Nowra.²

Joseph Turner had married Elizabeth Rutherford in 1883 and they had a family of 9 children. Elizabeth Ada, Mary Ann Rebecca, John Daniel, Joseph Samuel, William Charles, Lillian, Mabel, Ruby and Mona. By the early 1920s Joseph and Elizabeth were living in Nowra. Joseph had built a cottage on the cnr of Plunkett and Kinghome Street, with a frontage to Kinghome Street. This cottage was eventually moved to face Plunkett Street and is now owned by Miss Stokes, adjacent service station.

In 1922 Joseph Turner applied to Nowra Council for permission to build a dwelling in Plunkett Street. Joseph originally built the cottage for his brother but Will refused to live in it.³ So Joseph's daughter Mabel moved into the cottage.

Mabel Turner was born in 1896 on Comerong Island, and was the third youngest child of Joseph and Elizabeth. She had married Arthur Studdert on 29th August 1914 and the couple had two children; Mabel and 'Brum'. Mabel divorced Studdert and married William Donovan on 4th June 1922. Mabel, William and the two children moved into the cottage soon after it was completed.⁴

Mabel and William lived in the cottage for about six years. Les Donovan was born while they were there. Rita (now Mrs Allester) resides in Wallace Street Nowra and recalls

*"...We lived in the cottage for about six years. Brother Les was born there. When Uncle Tom and Aunty Mary purchased the property we moved to Werninck's Boarding House in Berry Street..."*⁵

¹ Information from Parish Map of Nowra

² NSWLTO

³ Information from Mrs Rita Allester

⁴ Electoral Roll for 1922 records William Donovan living in Plunkett Street

⁵ Mrs Rita Allester interviewed by Shirley Laird 4/10/1999

On the 9th June 1928 Joseph Turner sold the property to his son-in-law Thomas James Werninck.⁶ Thomas had married Joseph's daughter Mary Ann.

Thomas James Werninck was the eldest son of Thomas Parnell Werninck and his wife Mary Jane Justin. He was born at Nowra Hill on 23rd April 1888.⁷

Mary Ann Rebecca, the second eldest of Joseph and Elizabeth's children, was born on 10th September 1886 at Nowra Hill. She married John W. 'Jack' Hetherington in 1906 and they had two daughters; May and Grace.⁸ Her brother, John Daniel married Esther Hetherington, John's sister, on 11th November 1908.⁹

In 1918 Jack died and Mary and her daughters returned to Nowra Hill to live. In 1920 Mary Ann married Thomas James Werninck.¹⁰ After their marriage they lived at Nowra Hill with May and Grace.¹¹ In 1924 May Hetherington married Cecil C. Kennedy and moved to Croydon Park. In 1928 Grace married Archibald J. Orange and moved to Oatley.¹²

Tom and Mary appear to have moved into the cottage soon after it was purchased. At that time it was known as 40 Plunkett Street.¹³

On the 17th September 1933 Tom applied to sub-divided his property then known as Lot 6 Sect 25 DP 4324. The subdivision of 4 lots was eventually approved on 8th January 1934. Tom sold one lot 2 of the subdivision to Arthur Moore, a builder of Nowra. A cottage was erected and this property eventually became the Neighbourhood Centre.

On 20th December 1934 additions to the cottage were approved and the electricity was connected in December 1935.¹⁴

Joseph died on 17th July 1935 and Elizabeth died on 10th June 1943. Both are buried in the Methodist Section of the Nowra General Cemetery.

Shirley Laird (nee Harper) lived in Worrige Street, Nowra and recalls "... I remember going to the cottage with Mum when I was young, very young. Mum took a bunch of flowers and some cream buns with her. I remember the cottage as being very dark and I asked Mum if we could leave..." [possibly when Elizabeth Turner died]

"...I also remember the Aunts Dolly [Ada], Lilly and Mabel, visiting Mary Ann at the cottage. I was much older then. I can still see them. All dressed up in their best outfits - they all looked alike except for Mabel who was taller and slimmer..."¹⁵

In 1946 a committee of local citizens was formed to clear a swamp area of about 5 acres Council had purchased some years before (1937). The aim of the committee was to turn the swampy area into a beautiful artificial lake and park. The area eventually became known as Marriott

⁶ NSWLTO

⁷ Shoalhaven Family History Society Archives

⁸ NSW Registry Births, Deaths & Marriage Index

⁹ Information from Shirley Laird

¹⁰ NSW Registry Births, Deaths & Marriage Index

¹¹ Electoral Roll for Nowra 1926

¹² NSW Birth Death & Marriage Indexes 1924 /7641 & 1928/6408

¹³ According to the 1933 Nowra Municipal Rate Books

¹⁴ Electricity Registers - Mary Ann Werninck 16th December 1935 connection 10/-

¹⁵ Information from Shirley Laird 4/10/1999

Park, in honour of Thomas Marriott, the first Captain of Nowra's Volunteer Fire Brigade and respected citizen. The general layout of the park had been designed by local artist, Leonard Long.¹⁶

Eileen Shea (nee Harvey) has been a member of the Craft Cottage committee since its inception in February 1985 and is currently treasurer of the organisation recalls:-

"...Dad was on the first committee to improve Marriott Park. There was Ivan Harvey, Mr Marriott, Herb Pepper, Tom Werninck and others - I forget their names. Dad donated the outdoor toilet from Journal Street. It was the first toilet in the park - that's something...."

"...Mum and Dad [Ivan 'Bob' & Tess Harvey of Journal Street, Nowra] were friends with Tom and Mary for many years. Dad worked with Tom in the timber industry. They used to ride push bikes to work and carry their axes on their backs in sugar bags. Tom had a beautiful garden and grew more than enough vegetables, as did Dad. They used to swap cuttings and plants. Tom had an orchard where he grew apples and pears - doing the grafting himself. Mum and Dad often used to go to their place on a Saturday night to play cards. The cottage was unlined then. I don't remember when it was lined inside. Tom was a very strong man much stronger than Dad. Dad died in 1957. Tom was quite old when he died...."

Tom Werninck died at his home in Plunkett Street on 30th March 1973 aged 84 years.

Death of Tom Werninck

The funeral took place last Friday of Mr Thomas James Werninck of Plunkett Street, Nowra. Mr Werninck died at the age of 84 at his home. He is survived by his wife Mary Ann and daughters Mrs Grace Orange of Oatley and Mrs May Kennedy of Croydon Park. Mr Werninck was born and married in Nowra and lived in the town for most of his life. The funeral service at the Salvation Army Citadel was conducted by Captain Ray Proud. Mr Werninck was interred in the Nowra Cemetery and funeral arrangements were made by Wray Owen of Nowra. *The Shoalhaven & Nowra News 4th April 1973*

Thomas was buried in the Methodist Portion of the Nowra General Cemetery.¹⁸

Shoalhaven Shire Council had already begun re-development of Marriott Park by July 1973 when Council recommended that negotiations take place with owners of properties surrounding Marriott Park for the acquisition of the respective allotments in order to extend the area of the park.¹⁹

At that time the property was valued and the description of the property recorded.

¹⁶ Bayley William A. *Shoalhaven*, Shoalhaven Shire Council, Nowra, 1982, p. 172

¹⁷ Eileen Shea interviewed by Robyn Florance 4/10/1999

¹⁸ Nowra General Cemetery - Methodist Portion Row 18A Plot 7

¹⁹ *Shoalhaven & Nowra News 8th August 1973*

Lot 3 is a regular shaped allotment having a frontage of 70'9" (21.3 metres) to Plunkett Street, a rear boundary of 70'9" (21.3 metres) and side boundaries of 132" (40.2 metres). The site having a total area of approximately 34½ perches (872 square metres).

Erected on the land and wholly within the boundaries, is a 60 year old weatherboard dwelling with a galvanised iron roof. Erected on stone piers, this building is generally pine lined and ceiled and in fair order only. Comprising an overall area of approximately 9 squares plus a front verandah of 1.4 squares, the building offers accommodation of two bedrooms, lounge, kitchen, bathroom and laundry and includes a fibro verandah and outside fibro toilet, which is attached to the main building.

P.C. items include an aged bath, copper, concrete tubs, sink and an early "Kooka" gas stove. The building possesses no hot water service.

Mary Ann was 87 years of age and was adamant that she would not sell under any circumstances as her late husband had advised her "not to let the key to her home out of her possession under any circumstances". Her plight was featured in an article on the front page of the local press. Owners of other properties surrounding Marriott Park were also interviewed for the article.

In 1976 Mary Ann moved to the Chesalon Nursing Home in Nowra where she lived until her death on 15th August 1981. Mary Ann was buried beside her husband in the Methodist Portion of the Nowra General Cemetery.²⁰

Funeral Service

The funeral service of the late Mary Ann Werninck was conducted at the Salvation Army Citadel by Captain John Tuner on Tuesday morning. He later officiated at the graveside in Nowra Cemetery. The late Mrs Werninck, who had lived in Plunkett Street was the widow of Thomas Werninck. Wray Owen Pty Ltd were the funeral directors. *The Nowra Leader 21st August 1981*

In 1982 Mrs Grace Orange and Mrs May Kennedy, the daughters of the late Mrs M A Werninck, advised Council that as they did not live in Nowra and as the travelling down to attend to the property was getting more difficult they were prepared to sell the property to Council.

Council resolved to purchase the property from the Estate of M.A. Werninck on 20th March 1984 and invited applications from community groups who could make appropriate use of the cottage.

The Shoalhaven Neighbourhood Centre which rented premises adjoining Marriott Park, facing Kinghorne Street, proposed that the cottage be used as a craft outlet, selling only hand made arts and crafts on a commission basis. One room would be decorated with period furniture for display only by the Shoalhaven Historical Society.

Council made application to the Heritage Council for financial assistance to upgrade the cottage as it was considered historical and an example of construction methods used in that period.

Werninck's cottage is of timber framed construction, clad externally in unpainted weatherboard. It has been built in three stages, with additions to the original structure in approximately 1930 and 1950. It is ideally situated adjacent to Marriott Park for community use.

The building is the longest continually occupied residence by one family in the area. The building is set on the perimeter of the Central City Park and if restored to its original concept it would be, in Council's opinion, a most quaint and attractive point of district historical interest and pioneer type development.

Council received a grant of \$6,000 to be matched on a dollar for dollar basis from the Heritage Council. Council workmen began renovating the cottage early in 1985 so that work would be completed by September, ready for the official opening. According to an undated newspaper clipping displayed in the Werninck Craft Cottage

"...Plans are for the weatherboards to be oiled, and the windows done in a heritage colour. The floors will be sanded and finished in a natural flat oil or wax for a natural look. Whitewash will be brushed onto the inside of the two fireplaces, and the timber panelling on the walls and ceilings will be cleaned and oiled...."

The *Werninck Craft Cottage* was officially opened by Mayor, Harry Sawkins, on 12th October 1985.

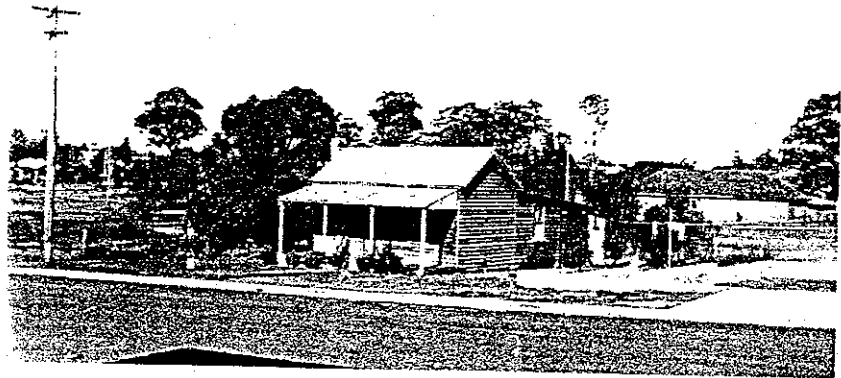
The *Werninck Craft Cottage* is situated in the grounds of Marriott Park and is used as an outlet for selling locally hand made craft. The cottage is staffed by volunteers and monies raised from craft sales are donated to community organisations.

LAND RESEARCH - LOT 6 SECTION 25

24th April 1858	Crown Grant	Michael Hyam
	Transfer	Esther Sarah Hyam
6/2/1922	Conveyance	Joseph Turner
26/5/1922	Mortgage	Bank of Australia
9/11/1922	Mortgage Discharged	
29/11/1922	Mortgage	Aust. Bank of Commerce
17/9/1926	Conveyance (Part)	War Service Homes
25/8/1927	Mortgage Discharged	
14/3/1928	Mortgage	Aust. Bank of Commerce
9/6/1928	Conveyance	Thomas James Werninck
29/6/1928	Mortgage	Bank of Australasia
31/10/1933	Mortgage Discharged	
8/1/1934	Conveyance (Part)	Arthur Moore
19/8/1948	Conveyance (Part)	Shire of Shoalhaven
23/12/1971	Conveyance (Part)	James David Munnoch
28/3/1973	Death	Thomas James Werninck
	By Will	Mary Ann Werninck
15/8/1981	Death	Mary Ann Werninck
	By Will	Estate M.A. Werninck
9/5/1984	Conveyance	Shoalhaven City Council



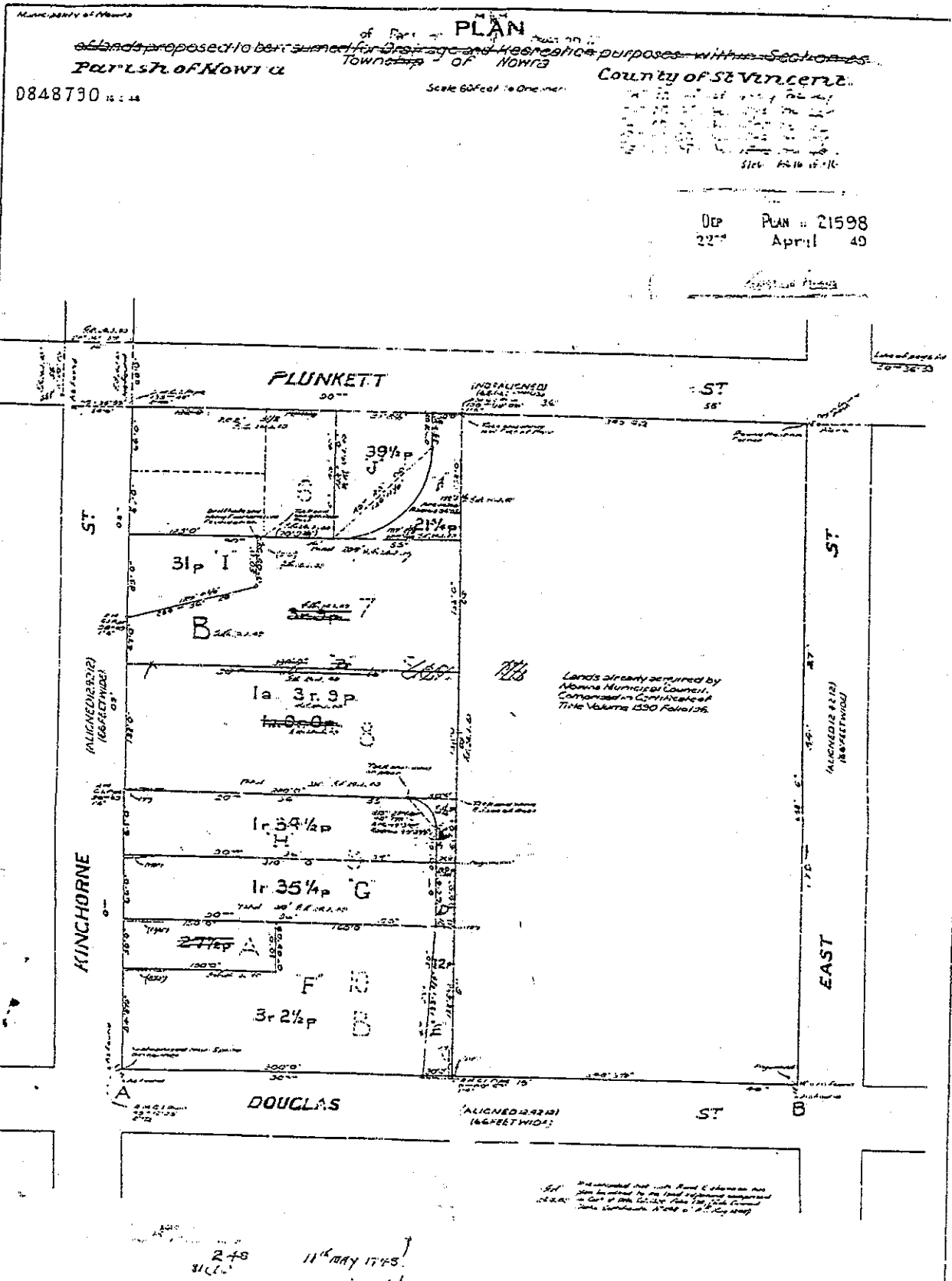
Werninck Cottage in 1964
Shoalhaven City Council



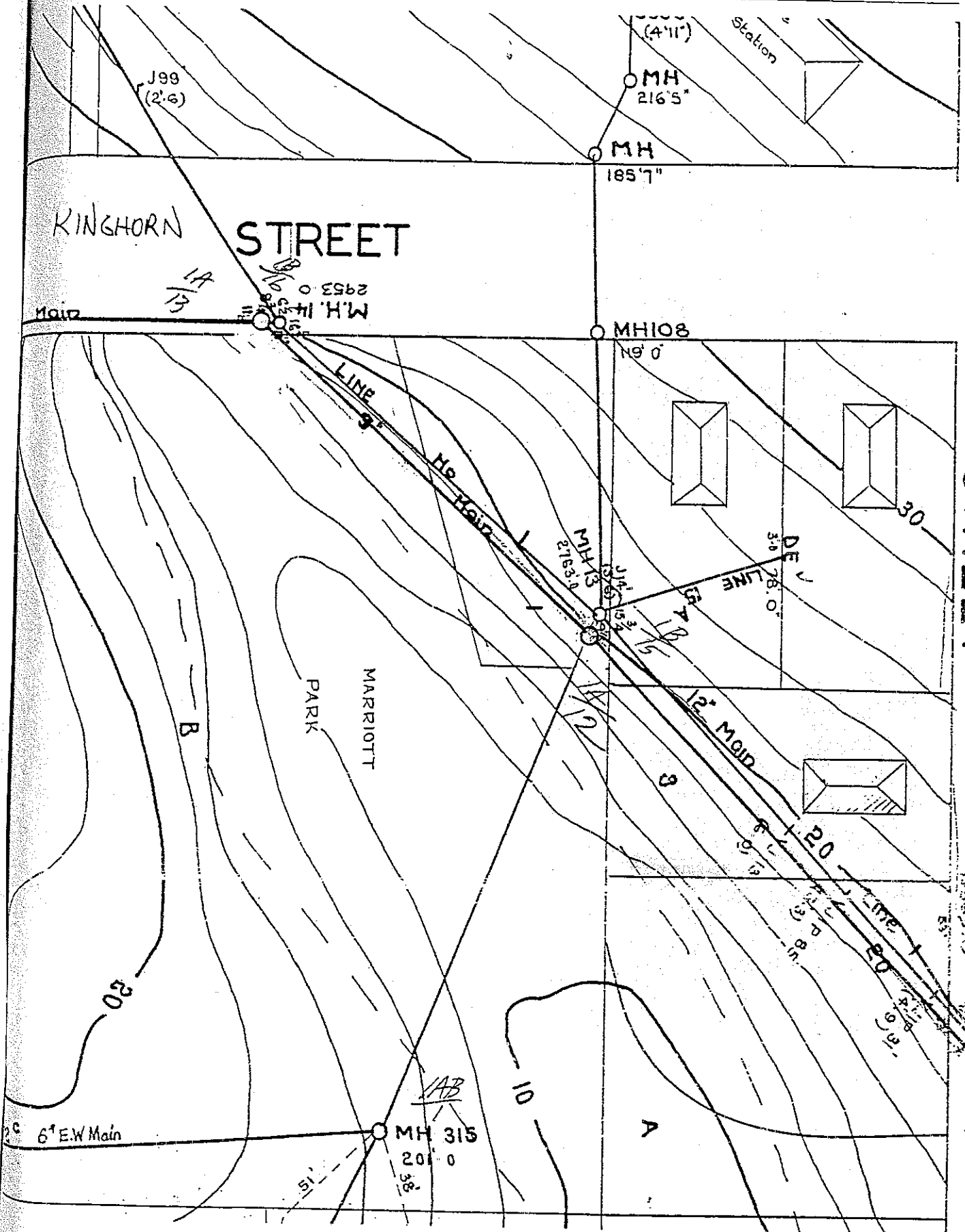
Circa 1970, after development of Marriott Park wetland
Shoalhaven Historical Society



Circa 1984
Shoalhaven City Council



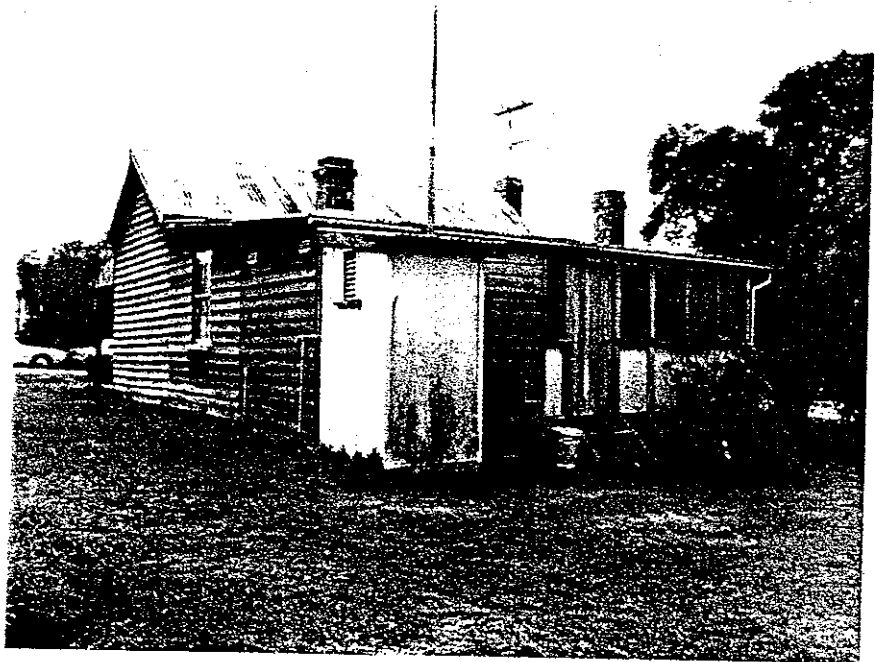
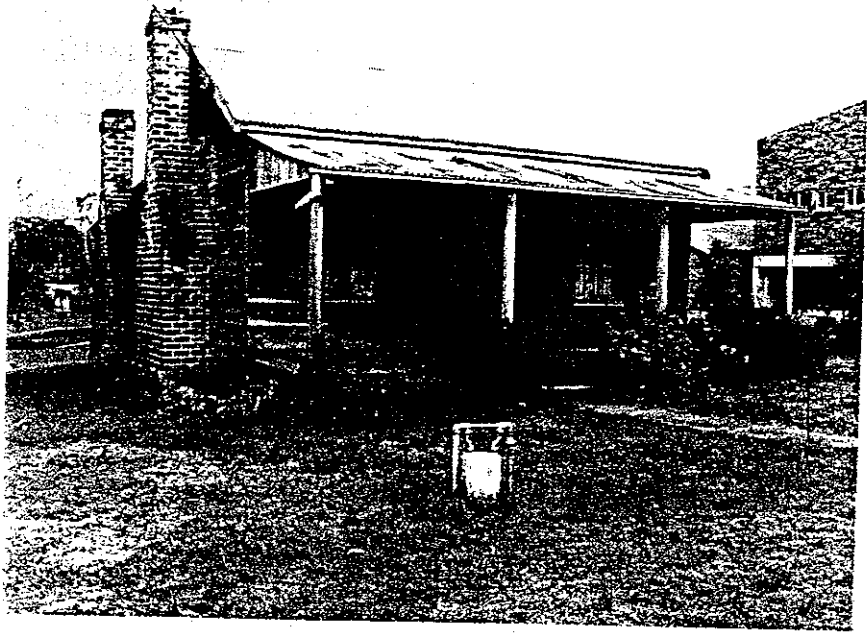
Survey, 1949



A 1:111' / m
 38.41
 DUNRETH STREET
 1:111' (NO DATE)
 M.H. 182
 105.3.0

Nowra Sewerage Scheme, 1949 - 51

Shoalhaven City Council



Front and rear of cottage after purchase by Shoalhaven City Council in 1984.

Shoalhaven City Council

1.2 PHYSICAL EVIDENCE,

Intactness of the Building

The building as it exists in 1999 remains substantially in its original 1920's configuration, the level of integrity of existing fabric is extremely high

Externally the cottage is original except for the roof, and the internal layout is unchanged since original construction. The layout as a residence is readily able to be interpreted, and kitchen and laundry fittings have survived.

Stages of development:

Year Physical development

1922	Original construction
1933	Subdivision of property
1946	Committee for Marriott Park established
1984	Cottage purchased by Council
1985	Werninck Craft Cottage officially opened, October
1997	Cottage reroofed

Description of the Cottage

The building in its original form was a simple urban working class four roomed cottage typical of the immediate post World War 1 period, reliant on locally available materials skills and resources. The verandah later enclosed, and laundry extended to the rear, and an outhouse toilet was attached at the rear.

The rectangular plan dimensions are 9.6 metres x 7.3, plus open verandah of 1.8 metres at the front

The double pitched gable roof extends to a skillion over the front and rear verandahs. Originally 6' galvanised sheets, the roof was recently replaced with green Colorbond corrugated steel.

The original layout as a residence was kitchen and bedroom at the front, lounge and bedroom at the middle, and enclosed verandah and laundry to the rear. The layout is unchanged in its present use as a shop.

Construction is timber frame with hardwood weatherboards, left in natural condition to weather. This finish is common in timber growing areas, but more unusual in urban areas. Brick chimneys and fireplaces survive intact to the east side, however a small chimney to the laundry copper has been demolished. The base plinth for the chimneys is stone and the house is supported on hewn stone piers.

The Setting and Landscape

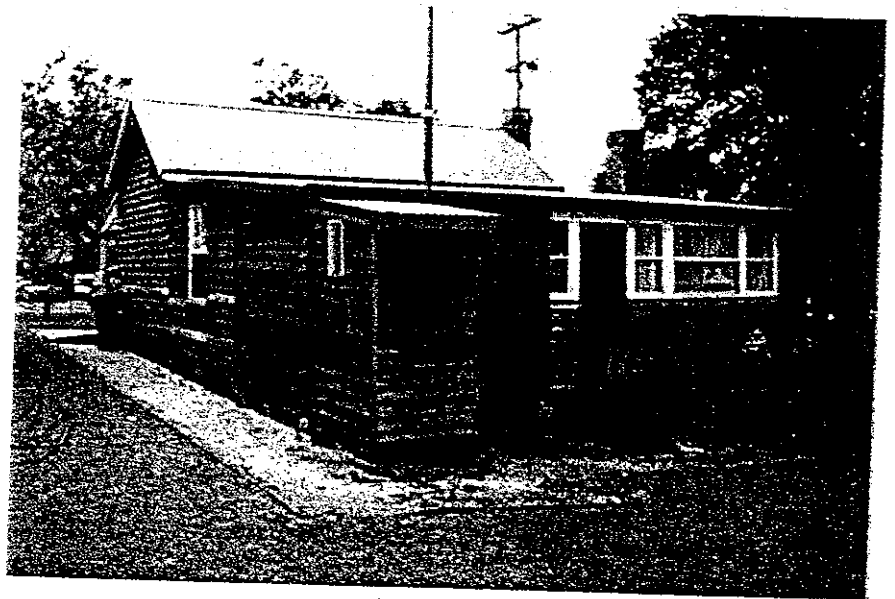
Marriott Park Setting

The cottage now stands alone in the wider context of Marriott Park. The original setting was part of a group of weatherboard cottages with extensive undeveloped open space and wetland to the rear. The landscape has changed dramatically from a raw fringe of a developing urban area, to an artificial landscape of the park and water feature created by draining the swamp.

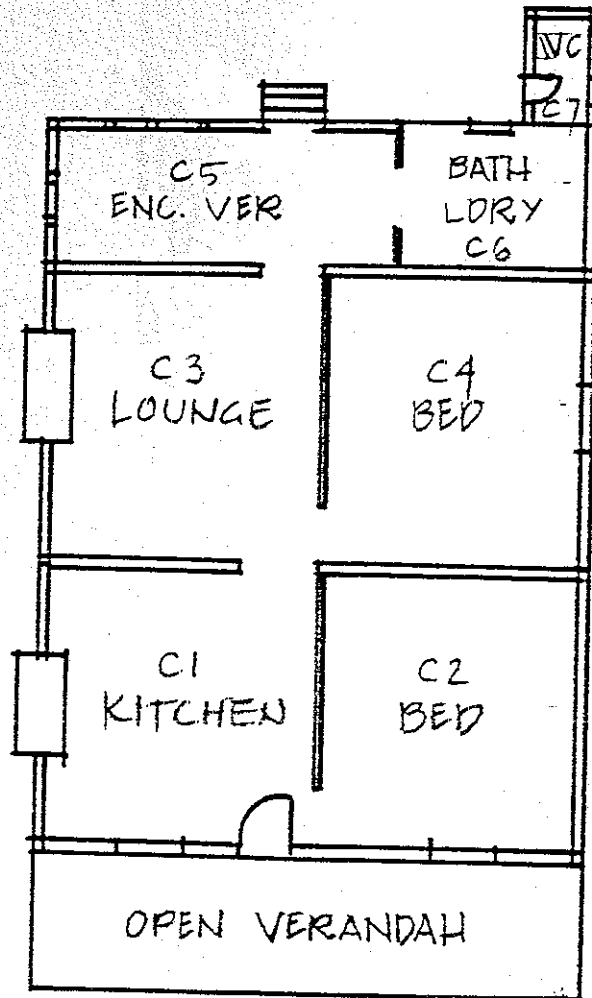
The streetscape has changed also, as early residential development in the vicinity has been replaced with the frontage of Marriott Park or industrial/ commercial development on Kinghome Street, such as the adjacent former Repco site. Remnants of contemporary 1920's housing remains opposite on Plunkett Street. The Werninck Cottage is a distinct and separate element in the Park landscape. However no attempt has been made to define this curtilage by recreating the picket fence or reinstating an appropriate cottage garden setting to enhance the cottage's significance in the streetscape. The domination of the site by the growth of park trees and the continuous pine log fence along the Plunkett Street boundary of the park, further diminish the significance of the cottage.



Werninck Cottage in its setting in Marriott Park and frontage to Plunkett Street



Exterior views, 1999
Chimneys to east elevation and south west corner



Key plan of the Building
EXTERNAL ELEMENTS

SCHEDULE of BUILDING ELEMENTS

Area No	Element Name
<u>External Areas</u>	
A1	Marriott Park
A2	Plunkett Street frontage
A3	Cottage garden
A4	Pathways
<u>Building, exterior</u>	
B1	West Elevation
B2	South Elevation
B3	East Elevation
B4	North Elevation
B5	Verandah
<u>Interior</u>	
C1	Front room left (kitchen)
C2	Front room right (bedroom)
C3	Middle Room left (Lounge)
C4	Middle room right (bedroom)
C5	Enclosed verandah
C6	Laundry

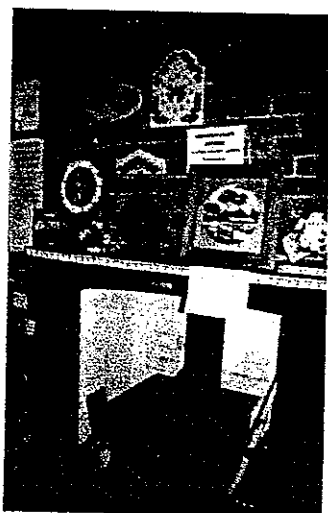


Front Bedroom, C2



Kitchen and Hearth, C1

Enclosed rear verandah



Former Lounge, C3

Werninck Craft Cottage Interior, 1999

1.3 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE

Documentary evidence

Very little documentary evidence remains which describe the structure at the time of initial construction and subsequent alterations at the site. Contemporary description has assisted in determining the original configuration. Several photographs taken in the early 1960's and 70's clearly indicate the external form and condition of the cottage while still in use as a residence.

The building fabric as evidence

The fabric of the building itself has provided evidence as to the development and history of the building, indication three stages of development evidenced by varying thickness of floor boards and different window and door details to the rear enclosed verandah. The original fabric has generally survived intact to confirm available documentary evidence.

Visual Assessment of Significant Fabric

Exterior:

Remaining external fabric is essentially original, or representative of one of the three stages of development referred to above. The exception is of the roof in Colorbond continuous sheet lengths which has altered the appearance of the cottage. The original roof was unpainted galvanised corrugated iron in short sheets. The survival of the weatherboards to this day without painting is remarkable and their condition remains generally sound, affirming the durability of hardwood as an exterior finish. Essential maintenance now requires only spot repairs and control of rot.

The three stages of development of the cottage are clearly expressed in the vertical beaded joints in the weatherboards.

Interior:

The interior is generally in good condition and is well maintained with much of the original finishes and fittings remaining. Inappropriate alterations include:

- Fluorescent lights in the front room.
- Non original pine doors
- "Mock stone" fireplace in rear room

A future Conservation Management Plan should further investigate the physical fabric, in particularly in the following areas which are referred to superficially in this report:

- The roof space
- Underfloor space and footings
- Analysis of former garden and landscape
- Analysis of interior joinery and fittings

PART 2: ASSESS SIGNIFICANCE

Basis of Assessment

This study uses the NSW Heritage Assessment Criteria²¹ to evaluate the nature and degree of significance of the site as a whole and key contributory components. The nature of cultural significance is assessed under four categories including *historic, aesthetic, technical/scientific and social significance*.

The *degree* of significance takes into account the rarity or representative nature of the item or feature

Citations and Existing Listings

Shoalhaven Heritage Study, P Freeman, 1997

Statement of Significance

The significance of the building exists through its ability to demonstrate the way of life of a typical working class family in Nowra in the post World War period

The building and its site display high significance within the four major *heritage assessment criteria*:

Historical Significance

The building is the longest continually occupied residence by one family in the area, and is a survivor of an ever diminishing stock of simple worker cottages in the Nowra district.

Aesthetic Significance

The cottage scale and vernacular character of the building provide a strong contribution to the streetscape in Plunkett Street, and provides a marked contrast with the more sophisticated and grander scale Victorian/Edwardian public building group further up the same street.

The distinctive natural timber finish of the weatherboards is unusual in Nowra, and particularly unusual to survive until the present day without painting.

Since the demolition of other structures in the vicinity, Wernicks Cottage is a prominent feature on the edge of Marriott Park, the lake and landscape of which provide an ideal setting for the cottage

The Werninck Craft Cottage has landmark significance in its prominent position as the only structure on Marriott Park

Social Significance

The social significance of the cottage is enhanced by its present role as a craft cottage. As such it encourages community participation in craft and creative activities, and the cottage forms the focus of community market days and other gatherings associated with Marriott Park

Technical/ Scientific

The significance of the cottage is not the complexity or craftsmanship of its construction, but the simple vernacular techniques used, such as the stone piers and plinth course, the single sided timber lined stud walls and the natural hardwood weatherboards.

²¹ NSW Heritage Manual, (Heritage Office 1997)

Levels of Significance

Local Significance

The Werninck Craft Cottage is significant at a local level through its cultural value to the community.

The building provides physical evidence of its former use as a working class family residence.

PART 3 - MANAGE SIGNIFICANCE

Development Of Conservation Policy

Introduction

The previous section has established that the complex of Werninck Craft Cottage has considerable historic, aesthetic, social and technical significance

The development of an appropriate set of Policies for the conservation, use and management of the site must take into account the opportunities and constraints arising from:

1. the Statement of Significance
2. the requirements of the site owners and the community, the available resources and feasible options for future use of the place
3. the physical condition of the place
4. requirements imposed by external factors

Opportunities and Constraints arising from the Statement of Significance

In order to protect the visual character of the Werninck Craft Cottage precinct and to ensure that the integrity of the site is not lost through inappropriate alteration, certain constraints should apply to any future development in the vicinity:

- usage which may impact on the significance of the building and curtilage should be prohibited;
- reconstruction of fabric should be limited to ensure that the legibility and integrity of the original fabric is not obscured.
- alterations should be strictly limited and controlled to ensure that there is no further loss of visual character;
- significant fabric should be appropriately conserved;
- views and vistas of the cottage should be preserved;
- Tradesmen skilled in vernacular building techniques should be used for the conservation and other work

Opportunities arising from the significance of the site should be considered in any redevelopment program, and include:

- The legibility of the fabric which enables interpretation of the evolution of the fabric and adaptability in the use of the spaces.
- The building and remains a tangible example of living history for the benefit of the local community, and a reminder of the way of life in Nowra of the 1920's

Opportunities and Constraints Arising from Ownership and Use

The adaptability and flexibility of the site to provide new useful and valued facilities has been demonstrated since the cessation of its original function. Continued ownership by Shoalhaven City Council and leasing to a community group affords the optimum arrangement for protection and security of tenure of the site, balanced with accessibility by the community.

There are no plans at present for any redevelopment or change of use of the building.

Opportunities and Constraints Arising from Physical Condition

Most of the building fabric is in good condition, or capable of readily being upgraded. Regular maintenance will be required to prevent deterioration of the timber weatherboard cladding.

Constraints and Requirements Imposed by External Factors

Statutory Requirements

Any conservation or development on the site must be cognisant of the regulations of relevant government agencies:

- Building Code of Australia re:
 - Controls for buildings, amenities, fire protection and egress
- Shoalhaven City Council requirements

PART 4 CONSERVATION POLICY

Introduction and Conservation Objectives

The purpose of the conservation policies set out in this section is to provide a set of mandatory principles relating to the conservation and usage of the building in a manner which retains its significance while allowing it to be effectively utilised as a community facility. Its use should recognise the value to the community, and future management should ensure this resource is enhanced to its full potential:

Management policy should recognise that the Werninck Craft Cottage offers the following attributes:

- a specific community resource
- a significant contribution to the community's social historic awareness

In this section, policy statements are provided in italics and should be read with the associated text to aid interpretation.

Terminology:

"Should" in the context of this report implies mandatory requirement for compliance.

"May" implies suggested or optional compliance.

Conservation terminology including terms such as 'place', 'conservation', 'restoration', 'reconstruction', 'adaptation' etc follow the definitions of the Burra Charter

Conservation Work

Policy (1.1): The future conservation and development of the site (hereinafter referred to as the place) should be directed towards maintaining and interpreting its heritage significance in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).

Policy (1.2): The significance of the place should be made clearly evident to the observer and the means of interpretation should be compatible with the retention of that significance

Policy (1.3): The Statement of Significance and the Schedule of Significant Elements as set out in Part 2, together with recommendations for specific items contained in this policy section, should be accepted as the basis for future conservation.

Policy (1.4): Intrusive elements should be removed.

Coordination and Advice

The recommendations of this Report should be implemented via a co-ordinated decision-making process.

Policy (2.1): The policies outlined in this document should be endorsed as a guide to future planning and work.

Policy (2.2): This document should be reviewed as the need arises but at a minimum of five year intervals.

Community Consultation and Management

Members of the local community should have means of contributing to the ongoing use and management of the cottage within the constraints of this Report

Policy (3.1): The community should be able to contribute to decisions regarding the use and management of the cottage.

The Setting, Boundaries and Curtilage

Policy (4.1) Prohibit or restrict development in the immediate surrounding area that may adversely impact on the significance of the site, including the adjoining park

Compatible Uses

Policy (5.1) Future uses of should be compatible with the original function of the building

Alterations to Significant Items

(Policy 6.1): Any alterations or additions proposed affecting significant items or within the significant precinct should be designed to ensure that the new work is sympathetic with the existing. Alteration work should respect the form, fabric and detailing of the heritage structures.

Integrity of Original Materials and Finishes

Policy (7.1): Surviving original fabric to both interior and exterior shall not be replaced with alternative materials except as required in the course of accurate reconstruction of deteriorated elements

Public Access,

Policy (8.1): The building should be as accessible as possible to the general public within the constraints of safety, security and retention of significance of the site.

Policy (8.2):

Disabled access should be maintained at all times, via a short ramp onto the verandah.

Landscaping

Policy (9.1): The immediate curtilage of the cottage should be reconstructed in the form and composition of the original landscape

PART 5: IMPLEMENTATION STRATEGY

5.1 Maintenance

General principles for the Implementation of Upgrading and Conservation Program

The building remains generally in good condition and has been consistently maintained.

Design, documentation and site supervision of all work should be carried out by specialist conservation consultants, and site work by specialist tradesmen.

Definitions

This section utilises definitions from the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (the Burra Charter) as follows:

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

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

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

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

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.

Adaptation means modifying a place to suit proposed compatible uses.

Compatible use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Maintenance of the Asset

The building is currently cared for to a high standard, however the following schedule outlines recommendation for ongoing maintenance:

Schedule of Maintenance and Conservation Priorities:

Priority Maintenance Item

- Patch rotted and damaged weatherboards at ends of boards to east elevation. Generally, patching of weatherboards will be required at localised areas of rot and split timber at joints and fastenings and at end grain locations.
- The unpainted weatherboards should remain unpainted as this is important to retaining the significance of the cottage. However, for protection, a clear penetrating water repellent solution should be applied to all exposed timber elements.
- Recommended treatment for protection of unpainted exterior timber:
 - 1 Treat surface with anti mould application, using *Tropical Mould Killer* by Flood Company. Saturate timber with spray application, and allow to dry.
 - 2 Apply water repellent treatment non silicon *Seal Wall* by Selleys, concentrated spray to saturate into grain of timber.

(Advice from Orica technical specialist, Mr Mal Palmer)

Other Maintenance Items

External

- Point up joints to stonework to base of chimneys, east elevation
- Replace rotted fascia to floor beam of rear verandah
- Fit flashing under window sill over weatherboards at rear verandah
- Repair west barge board, rotted end grain
- Repair rot in base of front verandah posts, NE end
- Front deck timbers should be separated from contact with ground

Roof

Council completed reroofing and replacement of cappings and flashings to the cottage in 1997. This eliminated earlier problems of leaks which had damaged internal wall and ceiling finishes.

Internal

The interior is generally in good condition and cared for appropriately by the tenants.

Some recommendations for conservation in order to retrieve the original finishes and fittings but are not essential to maintenance of the cottage include:

- Replace fluorescent lights with suspended fittings appropriate to the 1920's in the front room.
- Replace non original pine doors with t&g braced and ledged doors
- Replace 'mock stone' fireplace in rear room

5.2

Compatible Uses

This report generally recommends that the Werninck Craft Cottage should continue in its role as a retail outlet for local arts and crafts, as an appropriate and compatible use for the building. This activity has continued successfully since 1985, and the cottage provides an appropriate venue both in terms of suitable accommodation and the character of the building associated with cottage crafts. Its location on the edge of Marriott Park ensures a high profile community exposure, and affords the opportunity for market days and craft fairs. Promotion of activities such as the 1988 Bicentennial Easter Fair should be encouraged on a regular basis to ensure a greater community participation in the use of this unique heritage building.

5.3

Alterations to Significant Items

Any proposal for alteration or additions work should respect the form, fabric and detailing of the heritage structures. It is expected that opportunities for alteration except for superficial interior adaptation will be severely limited.

5.4

Integrity of Original Materials and Finishes

Surviving original fabric to both interior and exterior shall not be replaced by alternative materials. This shall include the retaining of the untreated weatherboards (except as described above), retaining the unpainted face brick chimneys, and future replacement of the green Colorbond roof with galvanised iron short sheets.

5.5

Public Access

Pathways and steps into the cottage shall encourage safe and ready access to the public.

Disabled access should be maintained at all times, via a short ramp onto the verandah.

5.6

Landscaping

The immediate curtilage of the cottage should be reconstructed as closely as possible to the original form of the landscape. Photographs of the early 1960's indicate the detail of a front picket fence, and cottage garden style landscaping around the cottage. The precise configuration of the garden will be largely conjectural but should be based on recognised practice of the 1920's. The pine log barrier should be removed to the extent of the front boundary and replaced with a reconstructed picket fence and gate.

The landscape should visually separate the cottage precinct or curtilage from the remainder of Marriott Park. There is no evidence of a paling fence to the side and rear boundaries, and should not be included now.

5.7

Future Planning and Management

The longer term management of the site should be overseen by the management committee and be subject to the terms and conditions of this Report. Decisions for the future will be dependent on community input.

BIBLIOGRAPHY

Antill R.G. *Settlement in the South*, Weston & Co., Kiama,
1982

Back to Shoalhaven Committee
The Book of Shoalhaven, Mortons Ltd., Sydney,
1926

Bayley William A. *Shoalhaven*, Shoalhaven Shire Council, Nowra,
1975

Clark Alan A Collection of Shoalhaven History,
Leader Printery, Nowra,

NEWSPAPERS

Illawarra Mercury

The Shoalhaven and Nowra News

The Shoalhaven Telegraph

The South Coast Register

The Nowra Leader

APPENDIX 1

Citation:

Shoalhaven Heritage Study Listing 1997

NAME Georgian style weatherboard cottage
ADDRESS 102 Plunkett Street
Nowra NSW 2541
OTHER NAMES The Bridge Residence - Werninck Craft Cottage
GROUP

REFERENCE NO
NB032

RELATED ITEMS

CATEGORY Bu
SUB CATEGORY 0101
REAL PROPERTY DESCRIPTION Lot 3 DP 329271
OWNER Shoalhaven City Council
ZONING Residential 2(a1)
MAP Nowra 9028-3-S
GRID
DATE OF SURVEY 25/3/96 RSH
PROPERTY NO. 37657

HERITAGE LISTINGS

- Register of the National Estate (AHC) - Register
- Register of the National Estate (AHC) - Interim
- Register of National Trust (NSW)
- Within National Trust Conservation Area
- Register of Significant Twentieth Century Architecture (RAIA)
- Heritage Council Register - Section 130 Order
- Heritage Council Register - Permanent Conservation Order
- Heritage Council - Interim Conservation Order
- Heritage Council Register - Nomination
- NSW Government Department Heritage Register (S170 Heritage Act)
- Institute of Engineers (NSW) Heritage Register
- Regional Environmental Plan Heritage Schedule
- Local Environmental Plan Heritage Schedule
- Local Environmental Plan Heritage Schedule - Conservation Area
- Draft Listings
- Heritage Study Listings
- Other Listings : Supplement to REP

PHOTOGRAPH / PLAN

NAME Georgian style weatherboard cottage
 ADDRESS 102 Plunkett Street
 Nowra

REFERENCE NO
 NB032

NSW 2541

OTHER NAMES The Bridge Residence - Werninck Craft Cottage

DESCRIPTION

Description: Neat vernacular Federation period Georgian style cottage in original condition. Simple gabled form on rectangular plan. Symmetrical facade. Medium pitched gabled iron roof with skillion section at rear. Constructed of unpainted weatherboard with a gabled iron roof. Set on low brick piers. Two sturdy external brick chimneys, both on the same side. Plain timber bargeboards to gables. Iron skillion roofed verandah to front. Chamfered timberposts and timber floor. Central entrance door with double hung window either side. Set on open allotment with native plantings around boundary.
 Modifications: There is no evidence of external alterations and little obvious renewal of fabric. The roofing iron and weatherboards appear never to have been painted. Paintwork on the verandah posts and on timber work of front opening is in good condition. A border around the footings of the cottage has been filled with fine gravel.

HISTORICAL NOTES

This cottage was erected for Mary Helen Bridge, of Wandandian, when she retired to Nowra to live. It was built by Mr Turner on behalf of Reg Bridge, for his mother. Mary Helen lived here for many years until she moved to Sydney where she died. The Werninck family purchased the property and it was occupied by members of the Werninck family continuously until 1983. In 1983 the cottage was purchased by the Shoalhaven City Council, who have conserved its original state. Its function as an outlet for local craft work is entirely complementary.

STATEMENT OF SIGNIFICANCE

Modest vernacular cottage dating from the Federation period; an excellent example of its type. Considerable social and historical interest. Local significance (Shoalhaven).

HISTORICAL THEMES - STATE
 23 (Housing)

HISTORICAL THEMES - REGIONAL

EVALUATION OF SIGNIFICANCE - SUMMARY

	RARE	REPRESENTATIVE
EVOLUTION - ASSOCIATION (Historical)		L
CREATIVE - TECHNICAL (Aesthetic)	L	L
COMMUNITY ESTEEM (Social)		L
RESEARCH POTENTIAL (Scientific)		
OTHER		

HISTORICAL THEMES - LOCAL
 23.3 (Urban houses)

CONSERVATION MANAGEMENT PLAN

Prepared for Property Services Group, Shoalhaven City Council - 1999

DESCRIPTION OF THE HERITAGE ITEM: WERNINCK'S COTTAGE

STANDARD COMPONENTS		100%	IF PART, % TO BE COMPLETED	DESCRIPTION OF WORK TO BE COMPLETED, IF PART
MANAGE SIGNIFICANCE				
3.0	Outline constraints and opportunities arising from the heritage significance of the item		80%	
CONSERVATION POLICY				
4.0	Prepare succinct statement of conservation policy including or considering the following issues:	✓		
4.1	<ul style="list-style-type: none"> ➤ Feasible uses, compatible with retention of cultural significance ➤ Policies for conservation and of the building and its setting ➤ Propose appropriate methods for interpretation, making the significance of the place understood ➤ Recommend acceptable controls on intervention ➤ Identify priorities for urgent conservation works to assist in planning Council works and maintenance programme 	✓		
IMPLEMENTATION STRATEGY				
5.0	Outline client's preferred uses and works involved -		60%	
5.1	Consult with relevant Council officers and user groups or community groups			
5.2	Assess recent or proposed works to the item or in the vicinity in terms of potential impact on the significance of the item	-		
ASSET MANAGEMENT GUIDELINES				
6.0	Management policy, recommend structure for future care and management		80%	
6.1	Recommend strategy for ongoing maintenance			
6.2				

CONSERVATION MANAGEMENT PLAN

Prepared for Property Services Group, Shoalhaven City Council - 1999

DESCRIPTION OF THE HERITAGE ITEM: WERNINCK'S COTTAGE

STANDARD COMPONENTS

		100%	IF PART. % TO BE COMPLETED	DESCRIPTION OF WORK TO BE COMPLETED, IF PART
1.0	INVESTIGATE SIGNIFICANCE			
1.1	Research and analyse written and graphic information and establish historic context of building	✓		
1.2	Comparative analysis with other items and other work of the architect, in the case of significant personalities such as Cyril Blackett and William Wardell	-		
1.3	Investigate and analyse physical evidence and correlation with documentary evidence sufficient to assess significance. Incorporate limited documentation of a diagrammatic nature rather than full measured drawings, dependent on material available	-		
1.4	Provide chronological history of the item. Including use and significance	✓		
1.5	Analyse documentary and physical evidence to determine what contributes to its significance		50%	
1.6	Establish/identify extent of curtilage in order to protect the building and retain/enhance significance		50%	
2.0	ASSESS SIGNIFICANCE			
2.1	Prepare a succinct Statement of Significance, as a result of analysis of documentary and physical evidence	✓		
2.2	Assess individual significance of component parts based on the State Heritage Inventory criteria and determine degrees of significance		80%	

NAME Georgian style weatherboard cottage
ADDRESS 102 Plunkett Street
Nowra

REFERENCE NO
NB032

NSW 2541

OTHER NAMES The Bridge Residence - Werninck Craft Cottage

CONSERVATION ACTION RECOMMENDED

INFORMATION SOURCES - WRITTEN / ORAL / GRAPHIC

Written : Building Survey Nowra, R Florance.
AC Ali, Illawarra Region Historic Building and Sites 1981. Perumal
Murphy Wu, Illawarra Regional Heritage Study Review, September
1993.
Oral : Bob Bridge, Kinghorn Street, Nowra 18/2/1998
Graphic :
Location:

FURTHER INFORMATION

Date: c.1925
Historical Period: 1901-1925
Builder: Mr Turner