

SCHEDULE OF PROPOSED CONSERVATION WORKS

YORK HOUSE - 131 St. Georges Road, North Fitzroy

Updated 22.4.2024

Ground floor bay window and first floor wall above

There is minor cracking through the base of the bay window and through the wall above. This cracking extends upwards through the first floor external wall and is most noticeable by the movement that has occurred on the projecting sill of the first floor pair of windows. The cracking extends from above the head of the pair of windows to the eaves soffit.

The floor of the ground floor Surgery 1 dips towards the bay window. The movement that has occurred is minimal and the floor structure is stable. Day to day dental work and equipment in the surgery has not been affected. Cracking is not visible in the walls of the Surgery 1 because the walls have been covered in Canite wall board in the past. In the first floor Stockroom, located immediately above Surgery 1, minor cracking is visible in the plaster surface of the wall in the vicinity of the pair of windows.



Figure A

Bay window showing cracking in the first floor window sill and cracking in the first floor window moulding and in the render above the window.



Figure B

Bay window showing cracking in the window sill and in render of the wall beneath the sill .

Proposed repairs.

The external rendered surfaces in the vicinity of the cracking will be removed to expose the brickwork. Loose mortar in the brickwork will be cleaned out and refilled with sand lime mortar. The patched areas will be re-rendered with sand lime cement based render to match the surrounding surface. The window sill at the first floor will be rebuilt as necessary to achieve a straight and horizontal sill. The decorative moulding profile will be reproduced and render applied. The wall surface above the window heads will be exposed and repaired as noted above. The cracked projecting profile rendered architraves next to the keystone will be repaired.

Eaves and soffits

Several corbel eaves brackets are missing and some others are damaged or loose. The eaves soffits have decorated flat panels between the corbel brackets. Several are missing and some others are damaged



Figure C

West elevation showing attached pipes and conduits, missing corbel eaves brackets and missing paterae in the string course.

Proposed repairs

Existing damaged and loose corbel brackets will be removed and repaired where possible, then reinstated. If not possible to repair, they will be replaced with like for like. Missing corbel brackets will be reinstated with new to match the existing. Existing damaged or loose soffit panels will be removed and repaired where possible, then reinstated. If not possible to repair, they will be replaced with like for like. Missing soffit panels will be reinstated to match the existing.

Decorative string course

The rendered decorative string course at first floor level is in need of some repairs. A number of the paterae/rosettes, set inside the interlacing pattern of the string course, are missing.

Proposed repairs

Check all the remaining patera/rosettes to ensure they are not loose. Make a mould of a typical paterae/rosette and cast new ones from external quality cement based material. Reinstall all missing or loose patera/rosettes.

Conduits and pipes

There are several pipes and conduits that have been attached to the outside of the external walls in the past. In particular, on the Brunswick Street North wall, conduits and pipes have been attached and run horizontally along the string course and above the bluestone plinth. There are also vertical pipes and conduits mounted on the rear facing north walls.

Proposed repairs

The exposed conduits and pipes will be removed from the wall facing Brunswick Street North. Where removed, the wall surface will be patched and repaired. On the north walls, where possible, conduits and pipes will be removed. The locations and extent of removal will depend on the ability to conceal them within the building fabric. Where conduits and pipes are removed, the wall surface will be patched and repaired.

Balcony soffit lining

The existing soffit lining beneath the first floor balcony deck is flush lining board/sheet.

Proposed action

The soffit lining sheet will be removed to expose the original soffit lining material which is assumed to be tongued and grooved timber lining boards. Subject to further investigation, it is proposed to reinstall the lining boards and paint them to match the wall colour.

Ground floor corner window

This tripartite window has large central double hung windows that slide into the cavity above to allow access to the corner garden. The lower sections of the sashes have been sheeted over.

Proposed action

The sheeting is to be removed and the joinery restored and painted to match elsewhere.

Corner street fence

A black and white photo from the 1950s shows a simple post and rail fence with chain mesh facing onto St Georges Road. This was not be the original fence. The existing wire mesh fence with timber posts is of similar proportions and size to that in the photo.

Proposed action

It is proposed to retain the existing fence until evidence becomes available, to demonstrate the type and size of the original fence, before a decision is made on replacement. In the meantime it is proposed to grow an evergreen creeper over the wire mesh.

Cracking of internal walls

The plaster of the first floor room walls, although not drummy, has hairline cracking in several places.



Figure D

First floor room showing hair line cracking in plaster walls and ceiling.

Proposed repairs

The cracked plaster will be cut out and plaster patched to match the surrounding wall surface finish. Walls that have been patched or repaired will be repainted to match the existing wall paint colour.

Damaged first floor ceilings

The ingress of water from a leaking roof has caused discolouration and some minor flaking of plaster and paint. The roof leaks have recently been repaired by the new owner. There are also hairline cracks in the lath and plaster ceiling.

Proposed repairs

All loose and damaged plaster will be removed. Surface areas affected will be plaster patched to match the surrounding ceiling surface finish. Ceilings that have been patched or repaired will be repainted to match the existing ceiling paint colour.

External paintwork

It is proposed to paint the external walls including eaves brackets and soffit panels, in an appropriate colour. Refer to the finishes schedule. The existing windows, doors, timber trim, iron lacework, chimneys, steel roof and spoutings are not to be re-painted.