

Locality: HEYFIELD
Place address: 6 MACFARLANE ST
Citation date 2016
Place type (when built): Residence
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Police Station (former)



Architectural Style: Victorian Italianate

Designer / Architect: Not Known

Construction Date: c1860

Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

What is significant?

The former police station at 6 Macfarlane Street, Heyfield, is significant. The original form, materials and detailing as constructed in c1860 to c1900 are significant. The early (pre-1890s) gabled-roof weatherboard outbuilding on the west boundary is significant.

Modern outbuildings and non-original alterations and additions to the buildings are not significant.

How is it significant?

The former police station at 6 Macfarlane Street, Heyfield, is locally significant for its historical and aesthetic values to Wellington Shire.

Why is it significant?

The former police station is **historically significant at a local level** as it is a physical remnant of the earliest development in the township of Heyfield, when it was known as Heyfield Bridge. The residence was built c1860 for owner Denis O'Brien, prior to the survey of the town in 1864. Later owner, James Knox, who was a well-known figure and publican in Heyfield and wider Gippsland, let the residence out to serve as a police station and residence for 30 pounds a year. The first Heyfield police station opened at 6 Macfarlane Street on 18 September 1878. The title records state that 6 MacFarlane was officially leased to The Board of Land and Works by Knox from November 1886. The residence served as a police station and was occupied by a single police officer in the 1880s and 1890s, probably until 1904 when Knox sold the land. The surviving outbuilding from this period, the weatherboard stables, are significant. The police station moved to a number of different buildings in the town after its original site at 6 Macfarlane Street. The house at 6 Macfarlane Street appears to have served again as a residence from this date. Between August 1950 and January 1974, the Heyfield and District Co-operative Butter Factory and Electric Supply Co. Limited, Heyfield, owned the property, during which time it probably served as a worker's house. (Criterion A)

The former police station is **aesthetically significant at a local level** for its fine Victorian Italianate architectural details. The Victorian Italianate details include the asymmetrical plan, m-hip roof, decorative timber bargeboards and finial to the gabled-end of the facade, simple entrance with a highlight, and verandah comprising the stop-chamfered timber posts and remaining cast-iron frieze mounted in a timber frame, and cast-iron brackets. (Criterion D & E)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundary as shown on the map.

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No

Outbuildings or fences which are not exempt under Clause 43.01-3	Yes, stables
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay



KEY

- Recommended for Heritage Overlay
- Title boundary

Police Station (former) 6 MacFarlane St, Heyfield

Project: Wellington Shire Stage 2 Heritage Study
 Client: Wellington Shire Council
 Author: Heritage Intelligence Pty Ltd
 Date: 12/2/16

History

Locality history

The first European contact in the area was made by both Angus McMillan and Paul Strzelecki in 1840 when they crossed the Thomson River near present Heyfield. Heyfield pastoral run was occupied in 1841, supposedly named for the tall waving grass covering the plain. A small settlement known as Heyfield Bridge was soon established on the north side of the Thomson River. Gold was discovered in the Great Dividing Range in the 1860s, and Heyfield was located on route which stimulated the growth of the town. Heyfield township was surveyed in 1864 and was part of Maffra Shire from 1875. The town had two hotels by the early 1860s and a sawmill operated during this early period. By the 1870s the town had a tannery, flourmill, a brickworks, school and Anglican and Methodist churches. A bridge over the Thomson River was built in 1876, on James Tyson's Heyfield Run (Context 2005:39; Fletcher & Kennett 2005:65).

In 1883, a railway line from Traralgon extended to Heyfield. The railway ended the region's isolation as it significantly shortened the travelling time to Melbourne and stimulated industries. Heyfield's business centre gradually moved towards the railway station. In 1898, James Tyson's Heyfield Run was subdivided and 114 lots were sold for dairying and cropping. Further subdivision occurred in the town after 1900. Heyfield became a service centre for the surrounding farming and pastoral district (Fletcher & Kennett 2005:65-6). The town became busy when work started on the Glenmaggie Weir in the 1920s, and a tramline was built from Heyfield to the weir site to transport materials needed for the huge project (Context 2005:22). In 1922 a new butter factory was built, with cattle sales held in the town fortnightly (Fletcher & Kennett 2005:65-6). In the 1940s the Victorian Rivers and Water Supply Commission began works in the area, employing several hundred men to raise the walls of the Glenmaggie Weir and carry out irrigation works. After this project was completed in 1960, about 60 families remained in the area (Fletcher & Kennett 2005:66).

Heyfield grew substantially from the 1950s as the centre of a saw milling industry (Context 2005:39). Between 1933 and 1954 the population of the town quadrupled from approximately 500, to peak at 2,184 people in 1954 (Victorian Places). The alpine timber industry was to not only transform the alpine ash forests and send roads threading into this isolated area, but also to transform Heyfield, below the mountains on the red gum plains (Context 2005:21). After the 1939 fires with their horrific loss of life and the destruction of Victoria's main mountain ash forests and hardwood timber supplies, the state's timber industry was restructured. The Forests Commission surveyed the untapped and inaccessible alpine reserves of timber. Saw mills would be relocated to towns away from the forests and milling operations would be centralised in the towns to be known as conversion centres; one town nominated was Heyfield (Context 2005:21). In 1950, during the heart of the post-war timber shortage, seven saw mills were established in Heyfield which was quickly transformed into a timber town (Context 2005:21). It is suggested that the one town had the most mills in the southern hemisphere, in the 1950s (HDHS). Streets of mill workers houses were hastily built on the perimeter of the town – 185 houses altogether – giving workers proper housing and access to educational, health and shopping facilities that they had been denied when they lived in the forests. Most of the 1950s mill houses are now in private hands, some have been renovated (Context 2005:21). In the 1950s, a soldiers' settlement was also established in the newly irrigated farms to the south of Heyfield (Fletcher & Kennett 2005:66).

By 1958, the Heyfield Sawmillers Logging Company was formed to co-ordinate operations over concerns of diminishing reserves of millable timber (Fletcher & Kennett 2005:66). As logging allocations have been reduced over the second half of the twentieth century, companies in Heyfield have amalgamated until the situation in 2001 where one company, Neville Smith Pty Ltd, owns the two remaining saw mills. Because of the shrinking allocations, in the 2000s, timber is trucked to Heyfield from all parts of Victoria (Context 2005:22). Since the town's population peak in 1954

(totalling 2,184 people), the population reduced to 1,830 by 1971 and steadily reduced to a total of 1,459 in 2011 (Victorian Places). The town is suggested to retain the largest mill in the southern hemisphere (HDHS).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire. In 2011, timber logging and milling accounted for 11.4% of employment in the Heyfield area, with farming totalling 6.6% (Victorian Places).

Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

7. Building Settlements and Towns

- 7.3 Small Farming Centres

- 7.6 Timber Towns

8. Governing and Administering

Place history

The former police station located on lot 3 (section 1, Township of Heyfield). D. O'Brien received the Crown Grant for the lot in October 1864 (Township Plan). A local history states however, that Denis O'Brien purchased lot 3 at a freehold auction in 1860 for four pounds and 18 shillings, after (presumably after, the history is not clear) he had improved the property and increased its value to 50 pounds. It was one of eight lots within the Heyfield Bridge township that had been 'built on' by 1860 (FitzGerald 1991:3-4). This suggests that the existing house at 6 Macfarlane Street was built c1860, as a residence, for owner Denis O'Brien. A map in FitzGerald (1991:4) shows that the other developed lots were also located in this section of Macfarlane Street, and on adjacent corners to the north and east.

In February 1876, the property was sold to Fanny Susannah Clow, wife of William Clow, stockman of Heyfield. In December 1876, Fanny Armstrong (formerly Clow) sold the lot 3 (the western half of the current 6 Macfarlane St) to James Knox, innkeeper of Heyfield (LV:V586/F086; V913/F492). Knox was a well-known and esteemed figure in Gippsland. He was a prominent figure on the goldfields of Walhalla and Woodspoint, with the mail contract between the two towns. He was a publican at Thomson's Hotel, Heyfield before building the Metropolitan Hotel in Maffra (1889-90) (*Heyfield Herald*, 21 Feb 1918:2; *Gippsland Times*, 15 Dec 1879:1).

The first police station was opened in Heyfield on 18 September 1878, located in Macfarlane Street between Bessant Street and the bridge. The building was rented for this purpose from James Knox for thirty pounds per year (FitzGerald 1991:71). The title records state that the property was officially leased to The Board of Land and Works by Knox from November 1886 (end date of lease not confirmed in titles; probably until 1904 when Knox sold the property) (LV:V913/F492). The Board of Land and Works (1857-1964) was responsible for matters relating to public works and public lands, including local government (PROV, VA744).

It is believed that (mounted) Constable Arthur was the first officer to man the station between 1878 and 1880. In the 1880s the station was manned by Constable Walsh, followed by Constable Paddy Cox in the 1890s (FitzGerald 1991:71).

An early in-house report on the Heyfield police station (while it was manned by one officer; exact date not known) records that it was a four-roomed weatherboard dwelling with an office, an iron roof, electric lighting and water tanks, all in fair repair. Exact measurements of the rooms are provided. It was located on one acre of land (66ft by 270ft) and the station was located approximately 12 metres (40ft) from the street. The fences were paling (timber picket) and cyclone fence in good

repair (since removed). There was a stable and a one-cell lockup, both in good repair (FitzGerald 1991:72). The lockup no longer remains on the site.

A photo dating to the 1890s (Figure H1) showed Constable Paddy Cox and a small girl in front of the police station. The facade at this date showed the roof clad with corrugated iron, corbelled brick chimneys (since removed or altered), the projecting gable bay with a decorative timber bargeboard and finial (they remain in 2015) above a one-over one sash window (without a hood; since added). The concave hipped verandah had a cast iron frieze and brackets (remnants of this original lace as remains in 2015). The front boundary was lined with a timber picket fence (since removed). A large weatherboard gabled building is located to the right (west) of the house (as remains in 2015) (FitzGerald 1991:72).

In April 1904, Knox sold the property to Joseph H Pearson, Heyfield tinsmith (LV:V913/F492; V2983/F403). It may have been at this date that the residence ceased serving as a police station and residence. Pearson retained the property until his death in 1939, when it was passed to Amelia Pearson, Heyfield spinster in 1940 (LV:V2983/F403).

The police station moved to a number of different buildings in the town after its original site at 6 Macfarlane Street. First it moved to the other end of Macfarlane Street near Clark Street. Then it is thought to have moved to Mary Street, then to Pearson Street, then it returned to Mary Street (where the swimming pool is now located). It moved to its current site in 1955 (FitzGerald 1991:71). Prior to this in 1925, a local newspaper article reported that Mr McLachlan M.L.A. had requested that a new police station be built by the Government, due to the condition of the existing one. The request was denied by the Chief Secretary who informed that the buildings would be continued to be leased in Heyfield (*Gippsland Times*, 14 Sep 1925:5).

Between August 1950 and January 1974, the Heyfield and District Co-operative Butter Factory and Electric Supply Co. Limited, Heyfield, owned the property at 6 Macfarlane Street (LV:V2983/F403). During this period it probably served as a worker's house. An addition was constructed to the rear (south) of the house under this ownership.

Later alterations to the house included the in-fill of the verandah (Context 2005), however, by 2015, the in-fill and a later verandah floor had been removed (facilitating the reconstruction of the original verandah and cast iron lace). Remnants of the original cast-iron frieze remain in section of the verandah in 2015.

An aerial in 2015 indicates that outbuildings are located to the rear (south) of the house. An early gabled-roof outbuilding remains on the west boundary, which is probably the original police stables; it is evident in the 1890s photo (Figure H1). A shed is located on the east boundary to the rear of the house. The original lock-up no longer remains on the site.



Figure H1. Constable Paddy Cox and a small girl in front of the police station in the 1890s. The facade at this date showed the roof clad with corrugated iron, corbelled brick chimneys (since removed or altered), the projecting gable bay with a decorative timber bargeboard and finial (the bargeboards remain in 2015; the finial has been replaced with similar) above a one-over-one sash window. The hipped verandah had a cast iron frieze in a timber frame and brackets. To the rear (right) of the house is a weatherboard outbuilding which was probably the original police stables (FitzGerald 1991:72).

Sources

Context Pty Ltd (2005), *Wellington Shire Heritage Study & Thematic Environmental History*, prepared for Wellington Shire Council.

Farvis, Luton (DATE), journal extracts provided by the Heyfield & Districts Historical Society.

FitzGerald, Leanne (1991), *Heyfield 1841-1991, a pictorial history*, Upper Ferntree Gully.

Fletcher, Meredith & Linda Kennett (2005), *Wellington Landscapes, History and Heritage in a Gippsland Shire*, Maffra.

Gippsland Times

Heyfield & Districts Historical Society (HDHS) collection: historical information and photos generously provided by Louise Hill-Coleman and Merryn Stevenson, provided Nov 2015.

Heyfield Herald

Land Victoria (LV), Certificates of Title, as cited above.

Township of Heyfield Plan

Public Records Office Victoria (PROV), Description for Agency VA744, 'Board of Land and Works', <<http://www.access.prov.vic.gov.au/>>, accessed 1 Feb 2016.

Victorian Places, 'Heyfield', <<http://www.victorianplaces.com.au/>>, accessed 24 February 2016.

Description

This section describes the place in 2016. Refer to the Place History for additional important details describing historical changes in the physical fabric.

The residence and former police station at 6 Macfarlane Street, Heyfield, dates to c1860 and is a Victorian Italianate timber house. It is located on the earliest developed strip in Heyfield Township, on the south side of Macfarlane Street, north of the Thomson River at the southern end of the township. The house is set back behind a small front yard and modern fence, oriented parallel with the street (and sits on an angle within the lot). The c1860s house is constructed of a timber frame, clad in timber weatherboards, with timber joinery. Changes to the front elevation from that seen in Figure H1 include: an additional window under the verandah, a window hood to the front gable, reduced height of the chimney on the south face of the roof, solar cells on the north face of the roof, the chimney behind the gable end has been demolished, most of the cast iron has been removed from the verandah (possibly whilst the verandah is being repaired), and the verandah floor has been replaced. Overall, it is in good condition and retains a medium level of integrity.

Figure D1. The weatherboard house has a shallow-pitched M-hip roof with a projecting gable bay to the right side of the façade, clad in (painted original?) corrugated iron. One red-brick chimney remains (one has been removed), which has been reduced in height with the corbelled top section removed.

The east elevation has a pair of timber-framed double-hung one-over-one sash windows covered by one timber hood supported by timber brackets (the timber hoods are later additions, dating to c1990s). Modern solar panels are attached to the northern roof plane of the house and modern additions are being built onto the rear (south) elevation. A modern solid Colorbond deck fence lines the front boundary.

Figure D2. The façade has a projecting gabled bay to the right side, with the original decorative bargeboard and timber finial (finial not original). Below is a single one-over one timber sash window with a timber window hood (later addition, c1990s). To the left of the façade is a hipped roof verandah clad with corrugated iron, supported by stop chamfered timber posts (the verandah structure and floor are in the process of being restored in 2015). Remaining in place is a section of cast-iron frieze in a timber frame. A photo dating to the 1890s (Figure H1) illustrates the original composition of the verandah and its detail. The cast-iron brackets remain on site (and should be reinstated). The (later) timber verandah floor has been removed (and is in the process of being reconstructed). Beneath the verandah is a later glazed entrance door with a highlight, and two one-over-one timber-framed sash windows.

Figure D3. The west elevation has openings covered by window hoods (later additions, dating to c1990s).

Figure D4. Immediately behind the house on the west boundary is a long weatherboard building with a steeply pitched gabled-roof (probably the original police stables; it is evident in the 1890s photo, Figure H1). From the street, a timber-framed window hood is located on the east elevation, similar to those on the house (probably also dates to c1990s). This early outbuilding is in good condition, and as visible from the street retains a high level of integrity.



Figure D1. The facade and eastern elevation of the house. The weatherboard house has a shallow-pitched M-hip roof with a projecting gabled bay to the right of the façade, clad in corrugated iron. One red-brick chimney remains (one has been removed) and this has had the corbelled top section removed.



Figure D2. The facade with the projecting gabled bay to the right, with its decorative bargeboard and (not original) finial, and the hipped-roof verandah with most of the original cast iron removed. The remainder is located on the site below.



Figure D3. The west elevation has openings covered by c1990s window hoods.



Figure D4. The long weatherboard building to the rear of the house, with a steeply pitched gabled-roof (probably the original police stables; it is evident in the 1890s photo, Figure H1).

Sources

All photos taken in 2015 by Heritage Intelligence Pty Ltd as part of Wellington Shire Stage 2 Heritage Study.

Comparative analysis

The c1860 residence is very early and very large for a small town at that time. The design is representative of houses designed in the Victorian Italianate style, with intricate timber fretwork to the bargeboards, but the use of cast iron decoration is very early (indicating that it may have been added in the 1870s -1880s when it was very common and readily available). The house is intact with reversible additions (window hoods) and slight alterations. The stables, dating to the police occupation of the place, remain on the site. It is one of a small number of remaining buildings that were constructed in this earliest building phase in Heyfield, which was focused in this southern part of the town.

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

1. Setting

1.1. Paving

- 1.1.1. For Victorian era historic houses, the most appropriate paving is gravel, pressed granitic sand, asphalt or bricks. Concrete is not recommended but if required should have a surface of sand coloured and size, exposed aggregate.

2. Additions and New Structures

- 2.1. New structures should be restricted to the rear of the property as shown on the aerial map below.
- 2.2. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic masonry building.

3. Accessibility

3.1. Ramps

3.1.1. Removable ramp construction:

- 3.1.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor which will allow the wall structure to evaporate moisture and reduce termite and rot attack to the subfloor structure.

- 3.2. Metal bannisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefore they are a suitable design

for an accessible addition.

4. Reconstruction and Restoration

If an opportunity arises, consider restoring and reconstructing the following.

- 4.1. Clad the roof in the original product, unpainted galvanised corrugated iron, (which, unlike Colorbond, does not grow lichen, and unlike Zinalume, does not remain highly reflective for years).
- 4.2. Roofing, spouting and down pipes
 - 4.2.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
 - 4.2.2. Do not use Zinalume or Colorbond.
 - 4.2.3. Use ogee profile spouting, and round diameter down pipes.
- 4.3. Reconstruct the missing cast iron decoration as shown in Figure H1.
- 4.4. Ensure good subfloor ventilation is maintained around the whole building to minimise damp conditions which encourage rot and termites.
- 4.5. Where possible, ensure services are located so that they can't be seen from the street.
- 4.6. Fences
 - 4.6.1. Reconstruct the front picket fence as shown in the historic photo Figure H1. The existing Colorbond fence could be reused in the rear garden.

NOTE: The blue shaded area is the preferred location for additions and new development:



KEY

- Recommended for Heritage Overlay
- Title boundary

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