

**Locality:** HEYFIELD  
**Place address:** 22-40 TEMPLE STREET  
**Citation date** 2016  
**Place type (when built):** Church, Primary School  
**Recommended heritage protection:** Local government level  
Local Planning Scheme: Yes  
Vic Heritage Register: No  
Heritage Inventory (Archaeological): No

**Place name:** Heyfield Primary School and 1875 Church of England (former)



**Architectural Style:** Victorian Free Gothic (church); Federation Queen Anne (school)  
**Designer / Architect:** Not known

Construction Date: 1875 (church); 1907 (school)

## 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?*

Heyfield Primary School (1907 and addition) and the former Church of England (1875) at 22-40 Temple Street, Heyfield, are significant. The form, materials and detailing of the 1907 school (and its weatherboard addition) and the 1875 church, as originally constructed, are significant.

The entrance gates and centenary arch on the eastern boundary and the World War I Honour Roll held in the school are significant.

Later outbuildings and school buildings are not significant. Later alterations and additions to the buildings are not significant. The poured-concrete construction to the rear of the 1875 church is not significant.

### *How is it significant?*

Heyfield Primary School and the former Church of England are locally significant for their historical, social and aesthetic values to the Shire of Wellington.

### *Why is it significant?*

The 1875 former Church of England is **historically and socially significant at a local level** as it illustrates the early development period of Heyfield, when it grew as a town on the route to the goldfields in the Great Dividing Range. The foundation stone for the church was laid on 11 November 1874, by Miss Marie Temple and the church built in 1875. By 1920, the church was proving too small to serve the needs of the steadily growing community so it was decided to build a new church; this was St James' Church Anglican Memorial Church, built in 1920 on land purchased from Marie Temple. It appears that the church fronting Harbeck Street continued to deliver services. In 1955, the Church of England transferred ownership of the land on Harbeck Street to the Education Department and the building probably ceased serving as a church at this date. Today the church serves as a multipurpose room for Heyfield Primary School. The 1875 church is significant for having served the community spiritually for over 70 years, and for serving the primary school for over 60 years. (Criteria A & G)

The 1875 Church of England is **aesthetically significant at a local level** as an early modest brick church in the Victorian Free Gothic style. Its notable architectural details include the steep gabled roof clad in corrugated iron, parapeted gable to the facade, face brick construction with English bond, buttresses and rendered dressings and coping. Also notable are the pointed-arch window and door openings with radiating voussoirs above, the corbelled brick detail below the roofline on the side elevations and the round vents to the gabled ends. The 1875 church is in good condition and has high integrity. The views of the front (south) elevation facing Harbeck Street, and the view of the west elevation facing Davis St are significant and need to be retained (Criterion E)

Heyfield Primary School is **historically and socially significant at a local level** as it illustrates the period of Heyfield when it was established as a service centre for the surrounding farming and pastoral district. State School No. 1108 opened on the corner of Temple and Harbeck streets in 1871, however, it was destroyed by fire in July 1906. The existing weatherboard building was built in 1907, with a weatherboard addition in the same style built soon after, which is also significant. The school was opened in October 1907. Today the original school building serves as the junior school. The

school also holds a World War I Honour Roll which lists the names of 'old scholars who enlisted for active service'. At the school entrance on the eastern boundary facing Temple St, a gateway with brick piers, a metal gate and arch above reads 'Centenary 1871-1971', under which a path leads directly to the entrance of the 1907 school building. The 1907 school building and its weatherboard addition are significant for having served the Heyfield community for over 100 years. (Criteria A & G)

Heyfield Primary School is **aesthetically significant at a local level** as a very fine example of a timber Federation Queen Anne school building that is highly intact. The 1907 weatherboard building and the western addition with the hipped roof built soon after in the same architectural style, are both significant. The Queen Anne style is evident in the asymmetrical plan and a complex hip-and-gabled roof, the tall tuck pointed brick chimneys with rendered caps and pots, wide timber-lined eaves, bands of roughcast render with timber strapping and large ornate timber brackets. Also significant are the bracketed flying gables with rough-cast render and timber strapping creating a half-timbered effect, and the flying timber valence to the western gable. Also notable is the rendered plinth and the single and groupings of three or six-paned hopper windows, which often dominate the design. The entrance to the school on the east boundary has a c1971 gate with brick piers and metal pedestrian gates (with attached palings). Above is a metal arch with letters reading 'Centenary 1871-1971'. The 1907 timber school is in very good condition and has an excellent degree of integrity. Views of the school building from Temple Street are significant. (Criterion 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 as shown on the map.

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Outbuildings or fences which are not exempt under Clause 43.01-3</b>	Yes, school entrance gateway and arch
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	No
<b>Aboriginal Heritage Place</b>	Not assessed

## Map of recommended boundary for Heritage Overlay



### KEY

- Recommended for Heritage Overlay
- Title boundary

**Heyfield Primary School &  
Church of England (first)  
22-40 Temple 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):

### 8. Governing and Administering

- 8.4 Education

### 9. Developing Cultural Institutions and Way of Life

- 9.1 Religion

The following is based on information taken from the *Wellington Shire Thematic History* (Context 2005:45):

In many towns throughout the shire, churches occupy prominent sites, illustrating their importance to the community that built them. Complexes consisting of churches, halls, residences and schools have evolved. They are places where people have performed some of their most important ceremonies, and often contain memorials to local people through stained glass windows, monuments and plaques.

The first church services took place in private homes, schools and halls, held by travelling clergyman and parsons who travelled Gippsland and tended to all denominations. The Reverend E.G. Pryce, based in Cooma, made two sweeping journeys into Gippsland from the Monaro in the 1840s, conducting marriages and baptisms as he went. When Bishop Perry, the Anglican bishop of Melbourne, visited Gippsland in 1847, he chose a site for a church at Tarraville. The church, designed by J.H.W. Pettit and surveyor George Hastings, was opened in 1856. Still standing near the Tarra River, it is an evocative reminder of the early settlement period when settlers began transplanting the institutions that they knew from Britain, replicating the architecture.

Selection lead to many new settlements and reserves for churches were gazetted, or land was donated by local parishioners for the purpose. Churches were built throughout the shire in the Anglican and Catholic, and Presbyterian and Methodists (later Uniting) denominations. Building churches was the result of a significant community effort, often in the acquisition of land, and in the construction and furnishing of the churches.

## Place history

The first Church of England built in Heyfield was sited facing Harbeck Street on land (lot 6, section 10, Township of Heyfield) that was granted to the Church of England in 1865. State School No. 1108 opened on the corner of Temple and Harbeck streets in 1871, but burnt down in 1906. The existing weatherboard school was built in 1907. In 2015, first Church of England is incorporated as part of the Heyfield Primary School.

### Church

The foundation stone for the church was laid on 11 November 1874, by Miss Marie Temple, who also contributed 40 pounds towards the building costs by laying a cheque down on the foundation stone. Miss Temple is said to have been instrumental in the founding of the Church of England in Heyfield (FitzGerald 1991:60). Tenders were called for the 'erection of a Church of England at Heyfield' in May

1875, with plans held by 'N. Guthridge' at Sale (*Gippsland Times*, 13 May 1875:2). It has not been confirmed if this is associated with architect Thomas Guthridge of Sale. It is thought that Dean MacCartney dedicated the building and opened it for public worship (Context 2005; *Back to Heyfield* 1971:12). The church was built from bricks made by the Drew family (possibly of Deniliquin), with some bricks being extremely small (Context 2005). In the late 1880s, Miss Temple was known to have regularly and 'energetically' conducted the Sunday School (*The Maffra Spectator*, 13 Feb 1888:3).

The annual report of the church published in a local newspaper in January 1887 stated that during the past year the board of guardians' had a 'substantial and tasteful fence' erected around the grounds (see Figures H1 & H2; since removed). Internally, the ceiling had been 'enhanced by the neat and substantial ceiling', a communion platform installed and carpeted (since removed). Further desired improvements identified were the addition of a vestry and porch (*Gippsland Times*, 14 Mar 1887:3). There is no physical or historic evidence that a porch was constructed.

Early photos of the church (date not confirmed; post-1886 when the fence was erected) showed the facade as it appears today (Figures H1 & H2), with the pair of (bricked) blind windows flanking the entrance door. Details of the facade are all unpainted at this date. The east elevation formed three bays. The photos showed the timber picket fence along the front boundary on Harbeck Street and a vehicular and pedestrian gate (all since removed). In one of the early photos (Figure H1) a structure that is probably a bell tower was located to the west of the church (since removed) (HDHS).

By 1920, the church was proving too small to serve the needs of the steadily growing community so it was decided to build a new church. The site of Ms Temple's home in Temple Street opposite was purchased. The foundation stone for the new Soldier's Memorial Church of St James was laid on 20 May 1920, to be the (FitzGerald 1991:60). It appears that the church on Harbeck Street continued to deliver services, as an article in the *Gippsland Times* in 1942 (17 Aug 1942:2) reported that on the prior Tuesday, the Right Revered D. B. Blackwood, Bishop of Gippsland, consecrated St James' Church, the 'beautiful little ... ancient church'.

In 1955, the Church of England transferred ownership of the land on Harbeck Street to the Education Department (gazetted in 1954) (LV:V8075/F646). The building probably ceased serving as a church at this date.

A hipped-roof addition has been added to the rear (north) elevation of the church. Internally, the original north elevation of the church remains. The addition c1930s, is a poured cement construction (since lightly rendered and painted), with two early brick chimney stacks on the northern end, suggesting that the concrete walled structure replaced an earlier timber structure. A small plaque commemorates the gifting of a flagpole to the school from the Commonwealth Government on 13 December 2004 (the flagpole has been moved to another location).

In 2015, the church serves as a multipurpose room for the primary school. The interior walls were later clad with cement sheet but the ceiling has retained the early timber lining. The timber floor (underneath carpet) is in poor condition, almost certainly due to a lack of adequate sub floor ventilation, which is easy and economical to remedy (see details in the Management Guidelines below).

### School

State School No. 1108 opened on the corner of Temple and Harbeck streets in 1871 (FitzGerald 1991:54). The earliest known school committee was appointed in November 1871 (VGG, issue 70, 3 Nov 1871:1906). In 1872, the two acres was officially reserved for the state school (Township Plan). In these early years the school had an official enrolment of forty students, but had an average attendance of twenty students (FitzGerald 1991:54).

On 7 July 1906 the original school and its contents was destroyed by fire, along with all early student records. The fire was treated as suspicious, as it was the third fire in Heyfield in six months (*Gippsland*

*Times*, 9 Jul 1906:3). While waiting for the construction of a new school, classes were held at both the Rechabite Hall on Dudley Street and at the Mechanics Institute (FitzGerald 1991:54). In November 1906, local papers reported that after a lengthy wait to hear back from the Education Department, they had responded with the news that the re-building was authorised and handed to the Public Works Department. The school would be a 'new building of wood to seat 120 children, out-offices and repairs to fencing, &c.' (*Maffra Spectator*, 29 Nov 1906:3). By January 1907, parents of the school were growing impatient at the delay of the new construction (*Age*, 17 Jan 1907:6), however, the existing school was built in 1907. The official opening was postponed several times (due to the lack of attendance by a Shire representative), but the school was finally opened in October 1907 (*The Maffra Spectator* 17 Oct, 1907:3).

An early photo of the school (Figure H3) showed the school children and teachers posing in front of the east (front) and south elevations (HDHS). At this date the western portion of this school building had not been built. The large southern elevation and its gabled-end appeared as it does in 2015, with an entrance left of the window bay, with highlights above (since covered over) and a timber staircase (since replaced). The east elevation had (left to right) two high windows, next to the hipped-roof bay (with a lower roofline) which had an ornate pinnacle at its peak (since removed). To the right was the gable-end of the northern bay, with detail that remains in 2015. A brick chimney with a rendered cap is evident atop the corrugated iron roof, which had air vents along the ridges (air vents since removed).

The western portion of the school building was probably built soon after, as it is stylistically similar and has the same chimneys as those of the early photograph. The school's attendance rates peaked in 1957 with 562 students enrolled. By the school's centenary in 1971, 293 students were enrolled (FitzGerald 1991:54).

Today, the first Church of England (1875) is incorporated as part of the Heyfield Primary School and serves as a multi-purpose room.

In 2015, the original school building serves as the junior school. The school also holds a World War I Honour Roll which lists the names of 'old scholars who enlisted for active service (Vic War Heritage Inventory; HDHS). Later additions to the school building included the gabled-roof entrance porch to the east elevation.

At the eastern entrance, brick piers support gates and a metal arch, which reads 'Centenary 1871-1971', under which a path leads directly to the entrance (with new porch) of the 1907 school building.

A Lacebark Tree (*Brachychiton discolor*) stands to the right of the entrance gates in the school grounds, and dates to c1920 (Hawker 2016) and requires better access to water, under the bitumen and decking.



**Figure H1.** Early photos (date not confirmed; post-1886 when the fence was erected) showed the facade as it appears today, facing Harbeck Street. The east elevation formed three bays . A structure that is probably a bell tower was located to the west of the church (since removed) (HDHS).



**Figure H2.** Early photos (date not known; post-1886) showed the timber picket fence along the front boundary on Harbeck Street and a vehicular and pedestrian gate (all since removed). (HDHS).



**Figure H3.** An early photo, before the addition of the western portion of the school building. The large southern elevation and its gabled-end appeared as it does in 2015, with an entrance left of the window bay, with highlights above (since covered over) and a timber staircase (since replaced). The east elevation had (left to right) two high windows, next to the hipped-roof bay (with a lower roofline) which had an ornate pinnacle at its peak (since removed) (HDHS).

### Sources

*Back to Heyfield* (1971).

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

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

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*Gippsland Times*

Hawker, John, Heritage Officer (Horticulture) at Heritage Victoria, personal communication via email, 13 January 2016.

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

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

*Maffra Spectator*

*The Age*

Township of Heyfield Plan

Victorian Government Gazette (VGG), as cited above.

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

Victorian War Heritage Inventory, Victorian Heritage Database entry for 'Heyfield State School Honour Roll (First World War)', <<http://vhd.heritagecouncil.vic.gov.au/>> accessed 11 Dec 2015.

## Description

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

### *1875 Church of England*

The 1875 church is a small red-brick church in the Victorian Free Gothic style. It fronts Harbeck Street and was built with a deep setback from the street. The church is now part of the school grounds and used as a multipurpose room. The 1875 church is in good condition and retains a very good level of integrity.

**Figure D1 & Aerial.** The small modest church is constructed of red-brick in an English bond, with a brick plinth and gabled roof clad in (recent) corrugated iron and a rendered (overpainted) parapeted gable to the facade (south elevation). On the side elevations, a row of decorative corbelled bricks project below the roofline.

To the rear (north) is a later (poured concrete) construction with a hipped roof clad in (recent) corrugated iron, connected to early brick chimneys. This concrete addition is not significant.

**Figure D2.** The facade (although difficult to see behind close foliage) has a central entrance with a pointed-arch and double timber ledged and framed doors, with a rendered surround. The entrance is reached by two steps. To either side are two single pointed-arch blind windows. Buttresses support the corners of the facade.

**Figure D1, D3 & D4.** The side elevations have a corbelled brick decoration to the eaves, and comprise three bays divided by four tall buttresses with rendered coping. Each bay has a single pointed-arch window with plain glass and a rendered surround (overpainted) and radiating (half) voussoirs (overpainted) at the arch.

The east elevation has an entrance door in the third (northern) bay that is a later alteration (incorporating an early door). The top portion of the original pointed-arch window has been retained above the door and closed up. There do not appear to be any sub floor vents.

**Figure D5.** The north elevation of the 1875 church has a small round vent to the top of the gabled-end.

To the rear (north) of the church is the c1930s concrete construction addition with timber-framed two-over-two sash windows to the side elevations and a timber-ledged and framed door. To the rear of this addition are two earlier large external brick chimney stacks with corbelled caps. This concrete addition is not significant. The concrete extension appears to have blocked any sub floor ventilation to the 1875 building, which will promote damp, rot, termites and timber floor failure.

### *School*

The 1907 weatherboard school (and its addition) fronts Temple Street and has a medium setback from the street. It is an impressive example of a Federation Queen Anne school building. The 1907 building, and the weatherboard addition in the same architectural style, are in very good condition and retain a high level of integrity.

**Figure D6 & Aerial.** The building has an asymmetrical plan and a complex hip-and-gabled roof clad with Colourbond. It retains three original tall tuckpointed brick chimneys, each with a tall rendered cap (with wide mouldings) and a chimney pot (all overpainted). The weatherboard building sits on a rendered masonry (overpainted) plinth.

The wide timber-lined eaves are supported by large ornate timber brackets. The multiple gabled ends have a flying gable with roughcast render and timber strapping (with curvilinear details) to the gabled ends, creating a half timbered effect, supported by a row of brackets (all overpainted). Central

is a rectangular vent to the roof space. Below each gable are large groupings of three or six-paned hopper windows.

Other windows to the building are single or groupings of multi-paned hopper windows, often positioned high beneath the eaves.

Modern sky-lights have been added to some roof planes.

**Figure D7.** The facade comprises a large gabled-end to the right side and a central entrance. The central entrance is a wide opening that enters a projecting hipped-bay (with an almost pyramidal roof form). The roof has lost its original ornate pinnacle to the peak (probably with the replacement of the roof cladding). Windows sit beneath the eaves of the central bay, alternating with panels of roughcast render and timber strapping.

A modern gabled entrance porch is a later addition.

**Figure D8.** The south elevation of the 1907 building has a large gabled bay. To the left of the window bay is an original entrance door with a highlight (covered over) and a modern set of stairs with an enclosed entrance porch (see Figure H3).

The western section of the building with a hipped roof was not constructed in 1907 (see Figure H3) but probably soon after, as it has the same architectural details and chimney as the 1907 building, however it does not sit on a masonry plinth.

**Figure D9.** The west elevation has a large flying timber valence to the gabled-end, supported by timber brackets, with similar curvilinear details as the timber strapping of the other gables.

Attached to the west elevation is a modern building with a low flat roofline.

**Figure D10.** The entrance to the school on the east boundary is a gate with brick piers and metal gates (with attached palings). Above is a metal arch with letters reading 'Centenary 1871-1971', suggesting this entrance was built in 1971. Inside the boundary to the right of the entrance is a large Lacebark Tree (*Brachychiton discolor*), which dates to c1920. It is not in good condition as it appears to be suffering stress from possum damage (Hawker 2016).

*Church*



**Figure D1.** The east elevation. The modest church is constructed of red-brick in an English bond, with a brick plinth and gabled roof clad in (recent) corrugated iron and a rendered (overpainted) parapet to the facade (south elevation).



**Figure D2.** The facade (although difficult to see behind close foliage) has a central entrance with a pointed-arch and double timber ledged and framed doors, with a rendered surround (overpainted). The entrance is reached by two steps. To either side are two single pointed-arch

blind windows (see Figs H1 & H2.)



Figure D3. The west elevation. The side elevations comprise three bays, divided by four tall buttresses with rendered coping. Each bay has a single pointed-arch window with plain glass and a rendered surround (overpainted) and radiating (half) voussoirs (overpainted) at the arch. There are no sub floor vents.



Figure D4. Architectural details: corbelled eaves decoration, rendered buttress coping, pointed

arch with voussoirs. The bricks and coping were not designed to be painted.



Figure D5. The north elevation of the 1875 church has a small round vent to the top of the gabled-end. To the rear (north) of the church is the concrete construction addition which is not significant. To the rear of this addition are two early large external brick chimney stacks with corbelled caps.

#### *School*



Figure D6. The front (east) elevation faces Temple Street. The weatherboard building has an asymmetrical plan and a complex hip-and-gabled roof recently clad with Colourbond. The wide timber-lined eaves are supported by large ornate timber brackets. The multiple gabled ends have a flying gable with roughcast render and timber strapping (with curvilinear details) to the gabled

ends, creating a half timbered effect, supported by a row of brackets (all overpainted).



Figure D7. The facade facing Temple Street, comprises a large gabled-end to the right side and a central entrance. The central entrance is a wide opening that enters a projecting hipped-bay. Windows sit beneath the eaves of the bay, alternating with panels of roughcast render and timber strapping.



Figure D8. The south elevation (facing Harbeck Street) of the 1907 building has a large gabled bay. The western section of the building with a hipped roof was not constructed in 1907 (see Figure H3) but probably soon after, as it has the same architectural details and chimney as the 1907 building, however it does not sit on a masonry plinth.



Figure D9. The west elevation has a large flying timber valance to the gabled-end, supported by timber brackets, with similar curvilinear details as the timber strapping of the other gables.



Figure D10. The entrance to the school on the east boundary is a gate with brick piers and metal gates (with attached palings). Above is a metal arch with letters reading 'Centenary 1871-1971', suggesting this entrance was built in 1971. Inside the boundary to the right of the entrance is a large Lacebark Tree (*Brachychiton discolor*).

### Sources

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

## Comparative Analysis

The 1875 Church of England (former) is a modest brick church in the Victorian Free Gothic style, with a later concrete addition to one end. It is one of the earliest churches in the region, the first Anglican Church in Heyfield, and an intact and simple example of the Victorian Gothic idiom in the Shire.

Heyfield Primary School, built in 1907, is a timber Federation Queen Anne school building which remains highly intact, with an entrance porch addition to the facade. It is a very good example of the style in the Shire. Other known examples of timber schools in this style in Gippsland include Lindenow, Fernbank, Buln Buln, Nilma and Neerim South.

## 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.

The 1907 timber school is in very good condition and has an excellent degree of integrity. The 1875 church is in good condition and has very good integrity. There is no visible ventilation to the sub floor space of the 1875 church building and the sub floor vents in the 1907 school building are in poor condition and up to 50% blocked by paint. The floor in the 1875 church building is failing and this is almost certainly due to a lack of sub floor ventilation, which is not expensive or complicated to introduce. Overall the buildings are well maintained however there are some recommendations below, mainly regarding sub floor ventilation to both buildings, and removal of paint from the exterior brick and render of the 1875 building.

1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)
  - 1.1. Retain clear views of the front section and side elevations from the public realm.
  - 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.
  - 1.3. New interpretation storyboards, should be placed to the side of the building not directly in front of it.
  - 1.4. Paving.
    - 1.4.1. Ensure the asphalt or concrete does not adhere to the building itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the plinth, to ensure concrete does not adhere to it, and to allow expansion joint movement and prevent water from seeping below the building
2. **Additions And New Structures**
  - 2.1. New structures should be restricted to the areas shown in the blue polygon on the aerial map below.
  - 2.2. Sympathetic extensions are preferred. E.g. New parts that are in the same view lines as the historic building as seen from the street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip roofs, rectangular timber framed windows with a vertical axis, but parts

not visible in those views could be of any design, colours and materials.

- 2.3. Where possible, make changes that are easily reversible. E.g. The current needs might mean that a doorway in a brick wall is not used, or located where an extension is desired. Rather than bricking up the doorway, frame it up with timber and sheet it over with plaster, weatherboards, etc.
- 2.4. To avoid damage to the brick walls, signs should be attached in such a way that they do not damage the brickwork. Preferably fix them into the mortar rather than the bricks.
- 2.5. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic buildings.
- 2.6. Avoid hard paths against the walls of the 1875 church building. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and the wall with very coarse gravel to allow moisture to evaporate from the base of the wall.
- 2.7. New garden beds
  - 2.7.1. These should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

### 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 and rising damp in brick/stone walls.
  - 3.1.1.2. If it is constructed with the concrete next to brick walls this may cause damp problems in the future.
  - 3.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.
  - 3.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.
- 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. Roofing, spouting and down pipes

- 4.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
- 4.1.2. Don't use Zinalume or Colorbond.
- 4.1.3. Use Ogee profile spouting, and round diameter down pipes.
- 4.2. Brick Walls and plinth
  - 4.2.1. Mortar. Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3, lime:sand.
- 4.3. Paint and Colours
  - 4.3.1. It is recommended to continue to paint the exterior of the 1907 timber building using the existing or original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.
  - 4.3.2. Paint removal on the 1875 brick building. It is strongly recommended that the paint be removed chemically (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render and never seal the bricks or render as that will create perpetual damp problems.) Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.

## 5. Care and Maintenance

### 5.1. Key References

- 5.1.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen, Council maintenance staff and designers.
- 5.1.2. Further assistance is available from the Shire's heritage advisor.

### 5.2. Roofing, spouting and down pipes

- 5.2.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.
- 5.2.2. Do not use Zinalume or Colorbond.
- 5.2.3. Use Ogee profile spouting, and round diameter down pipes.

### 5.3. Joinery, and other original timber fabric.

- 5.3.1. It is important to repair rather than replace when possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

## 6. Water Damage and Damp

- 6.1. Signs of damp in the brick walls (and plinth on the 1907 building), include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork patches with grey cement mortar, render falling off, or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance or inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.
- 6.2. Removing the source and repairing damage from damp, may involve lowering of the ground outside so that it is lower than the ground inside under the floor, and installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.

- 6.3. Water falling, seeping or splashing from damaged spouting and down pipes causes severe and expensive damage to the brick walls.
- 6.4. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre from the walls.
- 6.5. Engineering: If a structural engineer is required, it is recommended that one experienced with historic buildings and the Burra Charter principle of doing “as little as possible but as much as necessary, be engaged. Some of them are listed on Heritage Victoria’s Directory of Consultants and tradesmen.
- 6.6. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts hundreds of years. When it starts to powder it is the ‘canary in the mine’, alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.
- 6.7. Remove the dark grey patches to the mortar joints. This is cement mortar which will damage the bricks and longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger.
- 6.8. Modern Products: Do not use modern products on these historic brick walls and plinth as they will cause expensive damage. Use lime mortar to match existing.
- 6.9. **Do not seal** the bricks and render with modern sealants, or with paint. Solid masonry buildings **must be able to evaporate water** when enters from leaking roofs, pipes, pooling of water, storms, etc. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, painting, sealing agents and methods. None of the modern products that claim to ‘breathe’ do this adequately for historic solid masonry buildings.
- 6.10. Subfloor ventilation is critical. There is (no?) ventilation to the sub floor space of the 1875 building and the sub floor vents in the 1907 building are in poor condition and up to 50% blocked by paint. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they will breakdown as they get clogged with dust, paint, etc, and there are ongoing costs for servicing and electricity.
- 6.11. Never install a concrete floor inside a solid masonry building, as it will, after a year or so, cause long term chronic damp problems in the walls. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

## 7. Paint Colours

- 7.1. Even if the existing colour scheme is not original or appropriate for that style of architecture, repainting using the existing colours is maintenance and no planning permit is required. However, if it is proposed to change the existing colour scheme, a planning permit is required and it would be important to use colours that enhance the architectural style and age of the building, and it would be preferred if the paint was chemically removed from brick, stone and rendered surfaces, rather than repainted.
- 7.2. Chemical removal of paint will not damage the surface of the stone, bricks or render or even the delicate Tuck Pointing, hidden under many painted surfaces. . Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 7.3. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never

seal the bricks or render as that will create perpetual damp problems.

## 8. Services

8.1. Ensure new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device. Therefore if a conduit goes up a red brick wall, it should be painted red, and when it passes over say, a cream coloured detail, it should be painted cream.

## 9. Signage (including new signage and locations and scale of adjacent advertising signage).

9.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

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



### KEY

- Recommended for Heritage Overlay
- Title boundary

### Heyfield Primary School & Church of England (first) 22-40 Temple St, Heyfield

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

## Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

The following fact sheets contain practical and easy-to-understand information about the care and preservation of war heritage and memorabilia commonly found in local communities across Victoria. They can be downloaded at <<http://www.dpc.vic.gov.au/index.php/veterans/victorian-veterans-virtual-museum/preserving-veterans-heritage/preserving-war-heritage-and-memorabilia>>:

- Antique-and-heritage-munitions: Firing weapons, artillery and ammunition
- Avenues-of-honour-and-other-commemorative-plantings
- Donating-war-related-memorabilia
- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Honour-rolls ( wooden)
- Medals-and-medallions
- Metal-objects: including swords and edged weapons
- Outdoor-heritage
- Paper-and-books
- Photographs
- Uniforms-costumes-and-textiles
- Useful-resources-and-contacts
- War-Memorials
- Wooden-objects: Cannon, tanks, and other large military objects.