Locality:	**HEYFIELD**
Place address:	**66 TEMPLE STREET**
Citation date	2016
Place type (when built):	Hotel
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No

Place name: **Commercial Hotel**

Architectural Style:	Interwar Mediterranean
Designer / Architect:	Not known
Construction Date:	1930

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 Commercial Hotel at 66 Temple Street, Heyfield, is significant. The original form, materials and detailing as constructed in 1930 are significant.

Later outbuildings, and alterations and additions to the building are not significant.

How is it significant?

The Commercial Hotel is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

The Commercial Hotel is **historically and socially significant at a local level** as it illustrates the period of Heyfield when it was established as a service and social centre for the surrounding farming and pastoral district, following the construction of the Glenmaggie Weir in the 1920s. The first Commercial Hotel in Heyfield was constructed in Davis Street c1864, which burnt down in December 1930. The existing Commercial Hotel was built in 1930 for owner W. H. Haines. Throughout its history, the hotel has been the site of many celebratory drinks, held after the cattle sales nearby, particularly the Autumn Sales. The 1930 hotel is significant for having continually served the local community and farmers as a social and entertainment centre, for over 80 years until present day. (Criteria A & G)

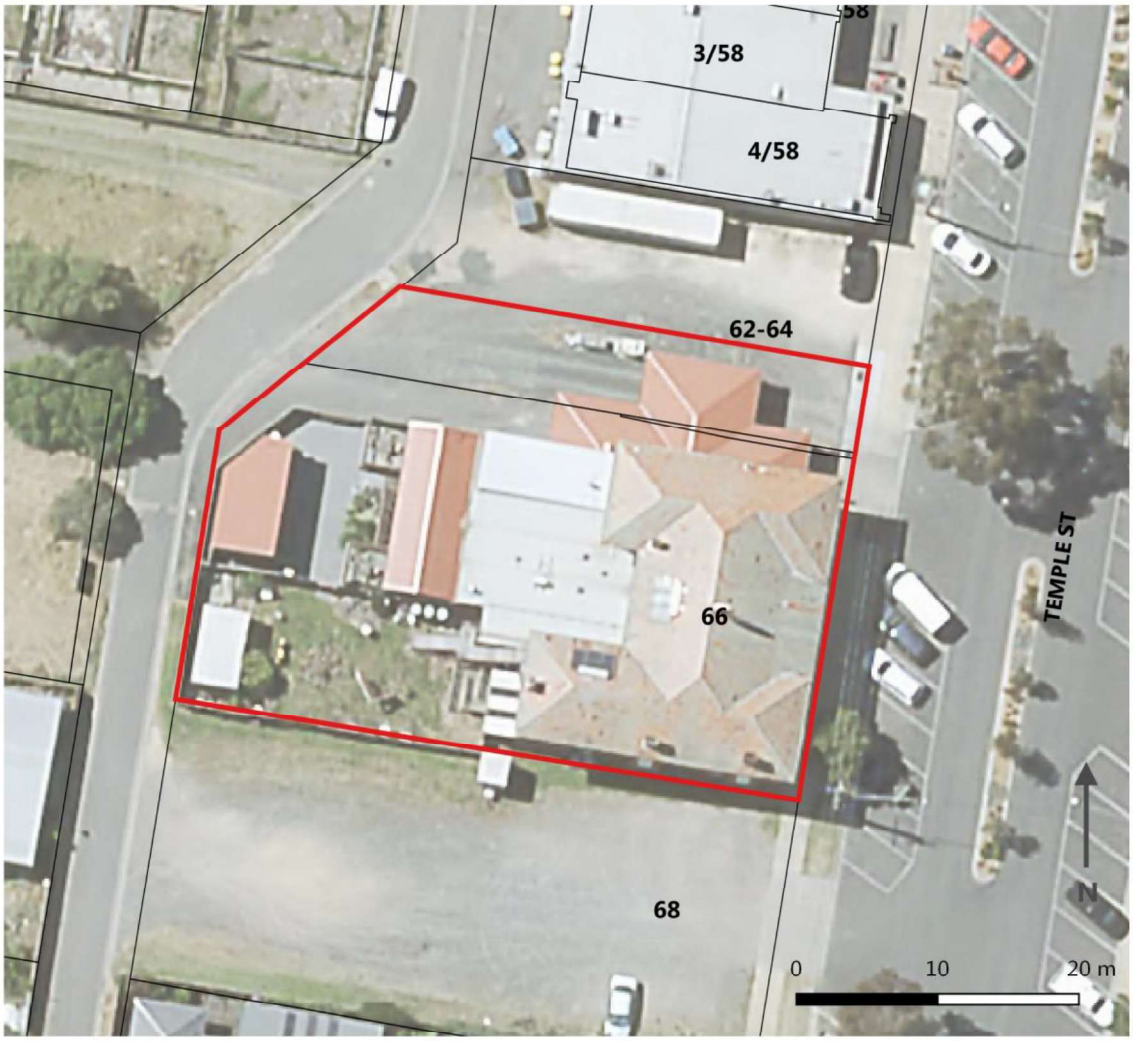
The Commercial Hotel is **aesthetically significant at a local level** for its intact architectural qualities reflecting the Interwar Mediterranean style with Spanish Mission influences. The two-storey brick building has an inconspicuous roof form, dominant central entrance porch and extensive decorative brickwork defined with dark-coloured clinker bricks. The Interwar Mediterranean style is evident in the symmetrical façade, massing and proportions of the building and the dominant rendered (overpainted) entrance loggia porch and balustrade. The porch comprises three wide semi-circular arches which form a loggia for the recessed entrance. The floor of the porch appears to be terrazzo. The porch extends above to form a balustrade which has a cross motif to the face, alternating with projecting panels below short twisted columns (typical of the Spanish Mission Style) which support the roof the first-floor balcony. On the face of the balcony are the words 'Commercial 1930 Hotel' in relief. Other notable elements of the building are the hipped roof clad in terracotta tiles, bands of decorative render below the eaves and at the centre of the building, and decorative use of the dark-coloured clinker bricks to the exterior. The windows are generally wide one-over-one or four-over-one (with vertical glazing bars) sash windows. The openings at the ends of the ground floor are framed with projecting square-arches of red and clinker bricks, with an inset band of decorative render, and are flanked with narrow square-headed windows (one at the south end retains the original leadlight). The openings to the building generally have a row of soldier clinker bricks to the lintel, while windows also have angled sills of red or clinker bricks. The two main windows to the first floor have a square-arch frame of inset clinker bricks. Also significant are the two wide chimney stacks on the south elevation, with large vertical panels of decorative render in an ornate shape, framed in clinker bricks. (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 boundaries as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	No
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

Commercial Hotel
66 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. Hayfield 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. Heyfield township was surveyed in 1864 and was part of Maffra Shire from 1875 (Context 2005:39; Fletcher & Kennett 2005:65). In 1883, a railway line from Traralgon extended to Heyfield and 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):

9. Developing cultural Institutions and Way of Life

Hotels were often one of the first buildings erected a in new settlement, as the social centre for the growing community, as a resting place on a coaching route and in the northern part of the Shire, en route to the goldfields. They provided lodgings and stables for travellers and before the establishment of public, commercial and government buildings, the rooms could also serve as meeting rooms for local groups, public meetings and travelling doctors who periodically tended the community.

Some of the earliest remaining hotels in the study area are the Exchange Hotel, Rosedale (c1863), Macalister Hotel in Maffra (c1863, 1922 additions), Railway Hotel in Heyfield (1885, 1940 additions) and Briagolong Hotel (1874; altered). Later hotels appeared once the towns were further established and provided competition to the earlier hotels, such as the Maffra Hotel (1900). In the twentieth century, earlier buildings were replaced, or re-built due to fires, such as the Tinamba Hotel (1924), Cricket Club Hotel in Cowwarr (1929), and Commercial Hotel in Heyfield (1930). The hotels continue to serve as social and entertainment venues for the present communities.

Place history

The first Commercial Hotel in Heyfield was a two-storey wooden building, constructed in Davis Street c1864 for a Mr Theobald (owner and first licensee). It remained open until at least 1901 (Fitzgerald 1991:17-8; *Gippsland Times* 15 Dec 1930:6). An article in *The Ballarat Star* in 1892 (5 Mar 1892:3) advertised the sale of the Commercial Hotel, Heyfield, which included 7 acres of land close to the railway station and a hotel with '20 rooms, including billiards, 2 dining rooms, bath &c. 8 stalled-stable'. The article advertised that it was the 'only hotel doing good business.' The 'Old Commercial Hotel' burnt down in December 1930 (*Gippsland Times* 15 Dec 1930:6).

The existing Commercial Hotel was built in 1930 for owner W. H. Haines (FitzGerald 1991:25; *Gippsland Times*, 3 Aug 1933:8). A photo of the hotel (Figure H1), dating to soon after its completion in 1930, showed the facade of the building with the tiled hipped roof, four-over-one timber sash windows, and one-over-one timber sash windows in the recessed central sections (HDHS). It appears to have had leadlight in the narrow timber windows on the ground floor at this date (since removed at the north end). The photo showed the recessed entrance and original pair of timber doors (both sets of doors and their surrounds have since been replaced). The decorative render to the facade was unpainted and the raised letters at the top of the porch read 'Commercial Haines Hotel 1930'. Mr and Mrs W. H. Haines were the licensees of the hotel 'for many years' until May 1945 (*Gippsland Times* 21 May 1945:2).

A photo dating to 1946 showed the brick hotel from a distance, with its hipped roof and arched porch to the facade, as it appears in 2015 (FitzGerald 1991:25). The licensee in 1946 was 'the popular' Mr W. F. Ryan, who got the place looking 'spic and span' (*Gippsland Times*, 4 Nov 1946:4).

The hotel has been the site of many celebratory drinks, held after the cattle sales nearby, particularly the Autumn Sales (Context 2005).

In 2015, the facade of the building reads 'Commercial Hotel 1930' in raised lettering (the word 'Haines' since removed). Modern alterations include the in-fill of the right arch of the entrance porch and the replacement of the entrance doors. A modern single-storey addition has been later added off the north elevation, serving as a drive-through bottle shop.

Figure H1. The hotel soon after its completion in 1930. The original timber entrance doors were evident and the render unpainted. It appears to have had leadlight in the narrow windows on the ground floor at this date (since removed at the north end) (HDHS).

Figure H2. A photo dating to 1946 which shows the hotel from a distance with its hipped roof and arched porch to the facade. (FitzGerald 1991:25).

Sources

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.

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.

The Ballarat Star

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.

Built during the Interwar period, the 1930 hotel is a symmetrical two-storey building which is Interwar Mediterranean in style with a dominant rendered arched loggia entrance porch, but with twisted columns that show a Spanish Mission influence. The building is located on the west side of Temple Street, one of Heyfield's main commercial streets, and sits flush with the front (east) title boundary. The 1930 hotel is in very good condition and retains a high level of integrity.

Figure D1. The two-storey red-brick building has a hipped roof clad with terracotta tiles with timber-lined eaves. The symmetrical facade has a two-storey hipped-roof bay at either end and a central rendered (overpainted) entrance porch (in the recessed section of the facade) which extends to the first floor to form a balustrade for a balcony. The balcony has four short twisted-columns in the Spanish Mission style, which support the balcony roof (which is an extension of the main roofline) which is timber-lined. The face of the porch has a row of cross motifs to the balcony, above the words 'Commercial 1930 Hotel' in relief. The entrance below is recessed behind three wide semi-circular arches and comprises one wide one-over-one timber sash window and double entrance doors with highlights (with modern doors). The northern arch has been recently in-filled. The floor of the porch appears to be terrazzo.

Bands of (overpainted) decorative render run across the facade above the ground level and beneath the eaves (which continues on the side elevations). A second entrance is located in the bay at the north end of the facade. It is framed by a projecting square-arch of red and dark-coloured clinker bricks, with an inset band of decorative render. This entrance has sidelights and highlights and a modern door.

A modern sign projects from the porch.

Figure D2. A window at the south end of the facade has the same projecting square-arch frame. The main windows to the facade are wide four-over-one sash windows (with vertical glazing bars to the top sash), while other windows are wide one-over-one sash windows. Two narrow windows flank the openings at each end of the facade at ground level; one at the south end retains its original leadlight (while the other three have plain glass).

The openings to the building generally have a row of soldier (dark-coloured) clinker bricks to the lintel, while windows have angled sills of red or clinker bricks. The two main windows to the first floor also have a square-arch frame of inset clinker bricks (Figure D1).

Figure D3. The south elevation has wide one-over-one sash windows. Two wide chimney stacks project from the elevation with a large vertical panel of decorative render in an ornate shape, framed in clinker bricks. Rectangular chimneys appear above the roofline with clinker brick details. A small (original) skillion-roofed brick addition projects off the east elevation.

Figure D4. The north elevation has windows in the same style, to the first floor. The two bands of rendered decoration extend onto this elevation. The ground floor has a modern addition attached, which serves at the drive-through bottle shop.

Aerial. Large brick additions extend to the rear (east) of the hotel. Outbuildings are located to the rear of the hotel. The date of these additions have outbuildings has not been confirmed.

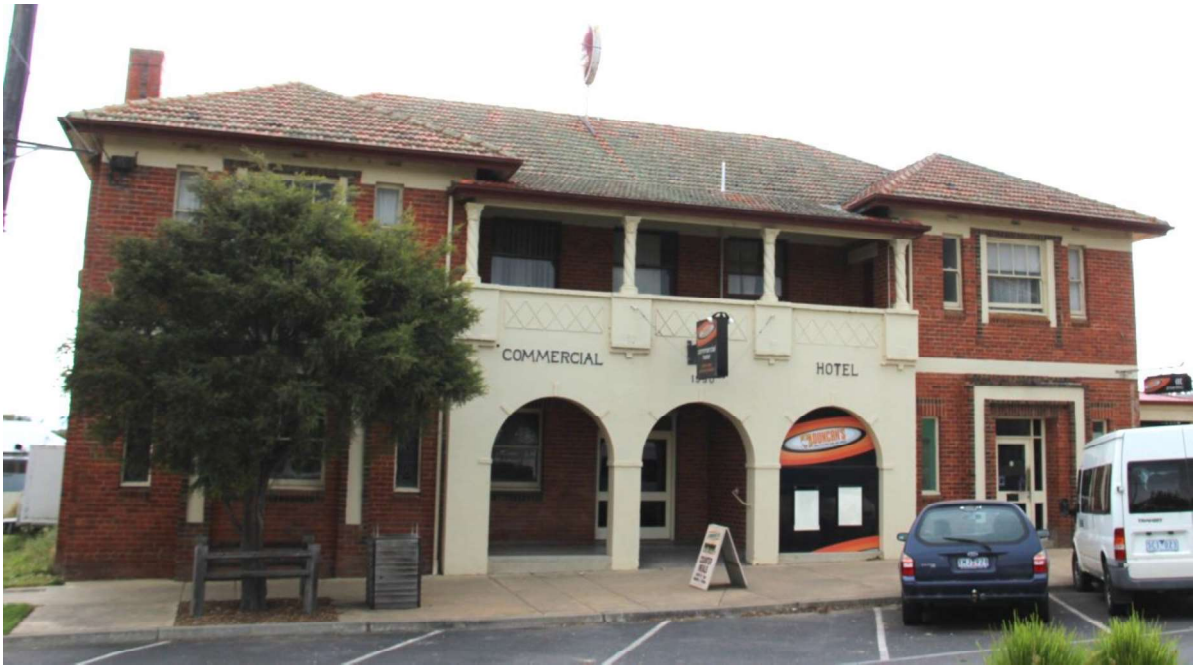


Figure D1. The two-storey red-brick building has a hipped roof clad with terracotta tiles with timber-lined eaves. The symmetrical facade has a two-storey hipped-roof bay at either end and a central rendered (overpainted) entrance porch (in the recessed section of the facade) which extends to the first floor to form a balustrade for a balcony.

Figure D2. The openings to the building generally have a row of soldier (dark-coloured) clinker

bricks to the lintel, while windows have angled sills of red or clinker bricks. Two narrow windows flank the openings at each end of the facade at ground level; one at the south end retains its original leadlight (while the other three have plain glass).

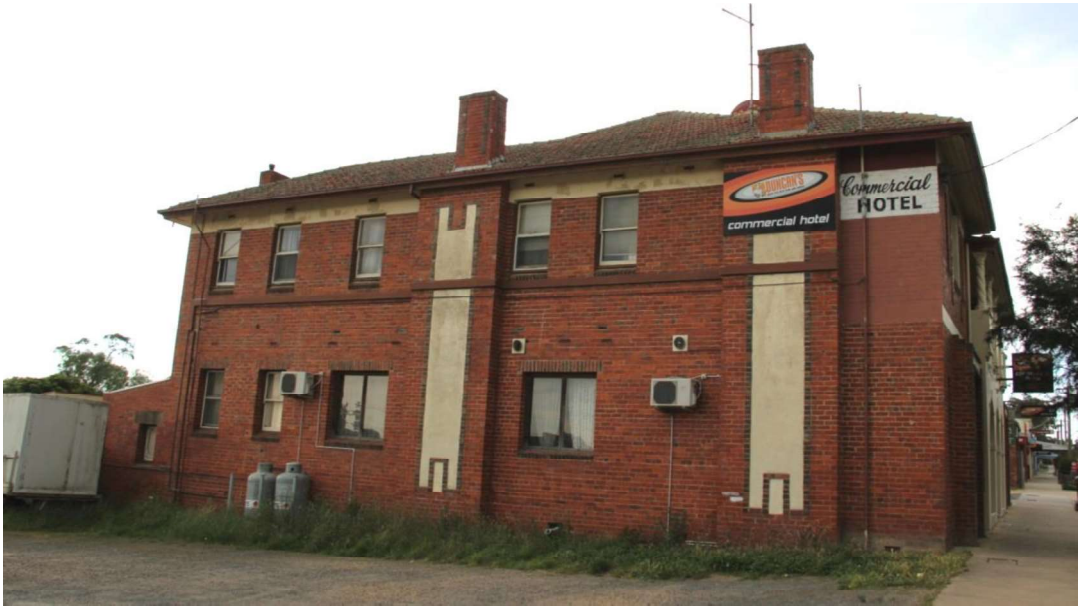


Figure D3. The south elevation has wide one-over-one sash windows. Two wide chimney stacks project from the elevation with a large vertical panel of decorative render in an ornate shape, framed in clinker bricks.

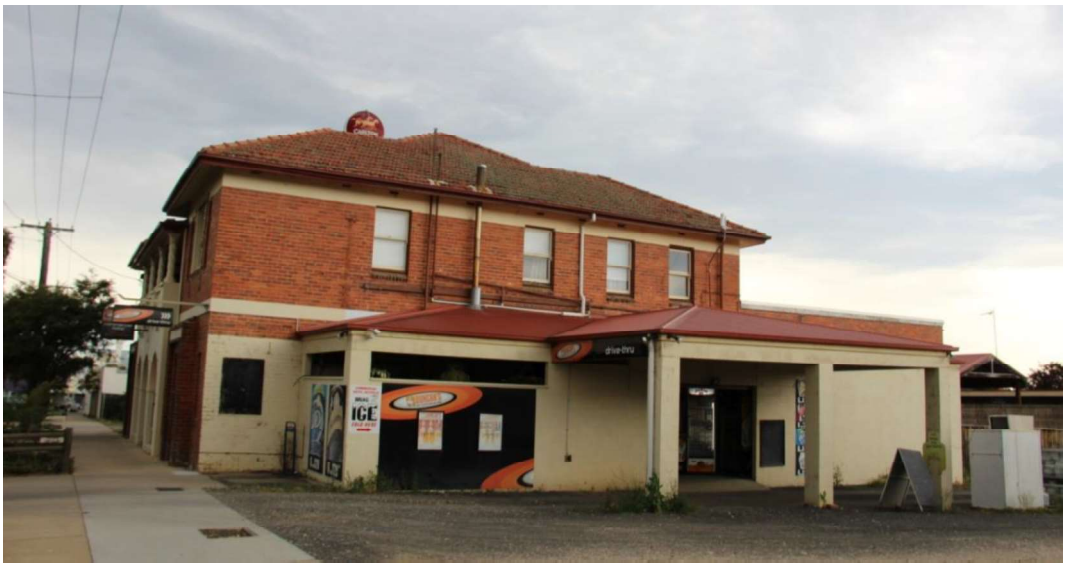


Figure D4. The north elevation has windows in the same style, to the first floor. The ground floor has a modern addition attached, which serves at the drive-through bottle shop.

Sources

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

Comparative Analysis

Commercial Hotel, Heyfield – 1920 two-storey brick hotel in the Interwar Mediterranean style. The hotel is highly intact, retaining the face-brick exterior and a dominant rendered entrance loggia porch and balustrade with its twisted columns to the first floor. There are no other known hotel buildings in this style, in Wellington Shire.

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.

This building is in good condition and well maintained, however, there are some recommendations below especially relating to sub floor ventilation, down pipe outlets into drainage pits, the ceiling of the upstairs verandah and the eaves soffit and some guidelines for future development and heritage enhancement.

1. **Setting**
   - 1.1. Retain clear views of the front facade the street.
   - 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.
2. **Additions and New Structures**
   - 2.1. New structures should be restricted to the area shown in the blue polygon on the aerial map below. The recent drive through facility is not significant and could be demolished.
   - 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 hip roofs, with rectangular windows with a vertical axis. But the parts that are 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 brick building.
   - 2.6. Avoid hard paths against the walls. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and wall with very coarse gravel to allow moisture to evaporate from the base of the wall. See section 7.

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, reduce termite and rot attack to the subfloor structure and reduce rising damp in brick/stone walls.

3.1.1.2. If it is constructed of 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 banisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefor 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. Reopen the blocked front arch

4.2. Roofing, spouting and down pipes

4.2.1. Use quad profile spouting, and round diameter down pipes.

4.2.2. The terra cotta tiled roof has lichen growing on them, but it is best practice to leave it there. The lichen is doing no harm, whereas removal of it can do damage as the root system will leave small holes in the surface, which encourages the regrowth of lichen, and make the tiles less water proof.

5. Brick and rendered Walls

5.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand.

5.2. Paint and Colours (also see Paint Colours and Paint Removal)

5.2.1. The bricks should not be painted.

5.2.2. Paint removal: It is recommended that the paint be removed chemically from the rendered surfaces, (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. 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.

5.2.3. However, if it is decided to repaint the render, it should closely resemble the light grey colour of 'new render'.

5.3. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, alerting you to a damp problem (also see Water Damage and Damp).

5.4. Modern products: Do not use modern products on these historic, brick and rendered walls as they will cause expensive damage. Use lime mortar to match existing.

5.5. **Do not seal** the brick and render with modern sealants or with paint. Solid masonry buildings **must be able to evaporate water** when water 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, and sealing agents and methods. None of

the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

6. Care and Maintenance

6.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.

6.2. Key References

6.2.1. 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.

6.2.2. Further assistance is available from the Shire's heritage advisor.

6.3. Roofing, spouting and down pipes

6.3.1. Use galvanised spouting, down pipes and rain heads.

6.3.2. Do not use Zincalume or Colorbond.

6.3.3. Use quad profile spouting, and round diameter down pipes.

6.4. Joinery

6.4.1. The ceiling of the upstairs verandah is failing in places as is part of the eaves soffit. It is important to repair rather than replace where 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.

6.4.2. The original external timber doors and windows require careful repair and painting.

7. Water Damage and Damp

7.1. Signs of damp in the walls include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork, existing patches with grey cement mortar, or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.

7.2. Always remove the **source** of the water damage first (see Care and Maintenance).

7.3. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.

7.4. Repairing damage from damp may involve lowering of the ground outside so that it is lower than the ground level inside under the floor, 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.

7.5. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre away from walls.

7.6. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.

7.7. Subfloor ventilation is critical. 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 can breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

7.8. 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 Contractors.

7.9. 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.

7.10. 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 for 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.

7.11. 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.

8. Paint Colours and Paint Removal

8.1. A permit is required if you wish to paint a previously unpainted exterior, and if you wish to change the colours from the existing colours.

8.2. Even if the existing colour scheme is not original, or appropriate for that style of architecture, repainting using the existing colours is considered maintenance and no planning permit is required.

8.3. 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.

8.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick, stone and rendered surfaces, revealing the original finish.

8.5. 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.

8.6. 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.

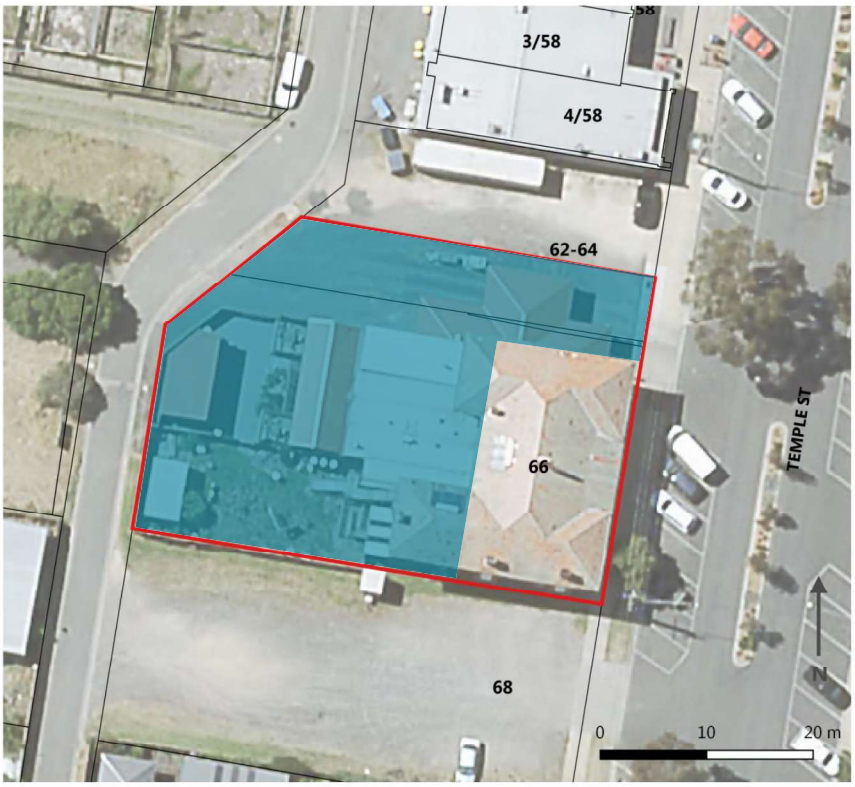
9. Services

9.1. Ensure new services and conduits, down pipes etc, are not conspicuous. 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 also 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.

10. **Signage** (including new signage and locations and scale of adjacent advertising signage)

10.1. 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

Commercial Hotel
66 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.