

Locality: MAFFRA
Place address: 50 JOHNSON STREET
Citation date 2016
Place type (when built): Bank
Recommended heritage protection: Local government level
Local Planning Scheme: Yes

Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Commercial Bank of Australia (former)



Architectural Style: Federation Free Style
Designer / Architect: Hyndman & Bates (1898)

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 Commercial Bank of Australia at 50 Johnson Street, Maffra, is significant. The original form, materials, detailing and colours as constructed in 1898 are significant.

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

How is it significant?

The former Commercial Bank of Australia is locally significant for its historical and aesthetic values to the Shire of Wellington and particularly the town of Maffra.

Why is it significant?

The former Commercial Bank of Australia is **historically significant at a local level** as it illustrates the importance of Maffra as the centre of this area of the Gippsland cattle trade during this period, serving as the commercial centre for the surrounding pastoral districts. The building served as the Commercial Bank of Australia from 1898, becoming the Westpac bank in the early 1990s, before it was sold into private ownership in 2000. (Criterion A)

The former Commercial Bank of Australia is **aesthetically significant at a local level** for its fine and intact architectural details of the Federation Free Style. It is the only commercial building in Maffra designed in this architectural style. The fine details include the narrow bands of decorative render to the ground floor that alternate with bands of face-brick, the dominant band of decorative render to the first floor framed by mouldings, the rendered chamfered corner entrance with the small oriel balcony to the first floor, the ornate CBA emblem on the balcony and the ground floor windows comprising semi-circular arches of brown-brick voussoirs and hood moulds. The bank is also significant for its bold and ornamental landmark contribution to the streetscape, particularly the banding created by contrasting red brickwork with unpainted render, and oriel balcony, viewed from both directions along Johnson Street and at the intersection with Thomson Street. The bank is significant for its association with architects Hyndman & Bates. (Criteria D, E & H)

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	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	Yes, brick fence along Thomson St
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 Bank of Australia (former)
50 Johnson St, Maffra**

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 Europeans known to have reached this part of Gippsland was Angus McMillan and his party in January 1840, when they reached the Macalister River, downstream from the current town of Maffra. In 1842, New South Wales squatter Lachlan Macalister established the Boisdale Run in the region. Macalister may have named a sheep fold on the run 'Maffra' after one of Macalister's properties in New South Wales (which was named after a town in Portugal). In 1845, 640 acres of the Boisdale Run was designated as a Native Police Reserve, located in what was referred to as 'Green Hills' at the time. These 640 acres would become the site of the Maffra township (MDHS web).

With the discovery of gold in the hills to the north-west, travellers would cross the Macalister River in Green Hills. In 1862 Job Dan built a punt across the Macalister River at this point and the following year, in 1863, the Avon Roads Board surveyed a town at the crossing, which was named Maffra after Macalister's sheep fold. The town of Maffra was gazetted in 1864 (MDHS web). By 1866 the town had two hotels, a bakery, butchers, post office, blacksmith, two stores and a bridge (MDHS web; Fletcher & Kennett 2005:68). Avon District Roads Board was formed in 1864 and proclaimed a Shire in 1865, with Stratford serving as the administrative centre (Context 2005:38). The first selectors in the area grew wheat, oats and barley, but with the improvements in transport, selectors changed their focus to the beet growing and dairying (Fletcher & Kennett 2005:68).

The town's population grew from the late 1860s, with the establishment of churches, a school, and the national bank, with further commercial growth from the 1870s. Soon the town comprised a new hotel, more substantial churches replacing the earlier timber buildings, a newspaper, post office, two cheese factories and a flour mill (MDHS web; Fletcher & Kennett 2005:68-9). By the 1870s, Maffra and the surrounding district had prospered and councillors exerted pressure to move the seat of government to Maffra. This was achieved briefly from 1873 to 1874, before Maffra formed its own Shire in 1875. A courthouse and the railway station opened in Maffra in 1887; the latter ended the region's isolation, significantly shortening the travel time to Melbourne. It also stimulated industries, with cattle and dairy products sent to the Melbourne markets from Maffra (Context 2005:38, 29).

By 1903, Maffra had a National, Commercial and Victoria Bank, along with the Metropolitan, Maffra and Macalister hotels. The town also comprised State School No. 861, the Shire hall, a courthouse and Mechanics Institute at this date. While the four churches built by this date were the Anglican, Presbyterian, Wesleyan and Catholic. Maffra had become a 'great centre of the Gippsland cattle trade' in the northern part of the Shire, with cattleyards operated by three auction firms. In 1903, the beet sugar industry was 'being experimented with by the State Government' (*Australian handbook* 1903).

From 1897 the new venture of beet growing had begun in Maffra, which had a lasting effect on the town's economy. Standing on the outskirts of Maffra near the railway station are the remains of the Maffra sugar beet factory, the only beet sugar factory to operate in the southern hemisphere. The Maffra Sugar Company was formed by local landowners in 1896, and a factory built near the railway station, opening in 1898, the same date as the Commercial Bank was opened. It commenced manufacturing sugar from sugar beet, a root crop grown in temperate climates. However, the factory was closed in 1899 after its second season, to be reopened again by the Department of Agriculture in 1910. In the early twentieth century, the growing of beet sugar became important. To stimulate beet production, further government investment was expended on buying part of the Boisdale Estate and subdividing it into small closer settlement allotments where farmers were required to grow 10 acres of beet. However, with the rise of the local dairying industry, shortage of labour, high wage demands and increasing food prices, the beet industry declined and the factory closed in 1948. Still standing on the factory site is the large brick sugar store designed by Maffra architect Steve Ashton in 1922. The

factory's office and weigh station have been moved to Apex Park and are now the home of the Maffra Sugar Beet Museum (Context 2005:13-14).

The Maffra Sale area grew to become a major cheese-producing region in Victoria, with private operators and companies operating in the region. Subdivision of large estates in the Maffra Sale area also increased dairy production. The private subdivision of the Boisdale Estate in the 1890s inevitably created dairy farms, while the government closer settlement and soldier settlement schemes further increased the number of dairy farms. A series of milk factories were built near the railway station in Maffra, including Nestles, the Commonwealth Milk Factory and the Maffco Factory. Of particular note is the Commonwealth Milk Factory designed by Steve Ashton and completed in 1922 (Context 2005:12). After a series of takeovers, in 2015 there is now one large factory in Maffra, Murray Goulburn (Fletcher & Kennett 2005:68).

In the twentieth century, the town of Maffra was firmly established as the administrative, commercial and social centre of an agricultural and pastoral district. Dairying was widespread in the shire, facilitated by water for irrigation supplied from Glenmaggie Reservoir on the Macalister River. 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 (Context 2005:39).

Thematic context

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

7. Building Settlements and Towns

- 7.2 Service Centres

Banks were an indication of the importance of a town as a main commercial centre. When banks were first established in regional Victorian locations, they often operated out of the rooms of existing commercial premises (for example hotels), before the construction of a purpose-built bank which was a direct result of commercial growth in the location. Early purpose-built banks often had an attached manager's residence to the rear. During periods of economic growth, the banks were often upgraded with the construction of new premises. These new buildings were usually imposing brick structures in the style of the era, often architect designed. With the amalgamation and disseverment of banks due to changes in Acts, banks often closed and were sold into private ownership. A number of former bank buildings remain today in the Shire, and now serve as either commercial premises or private residences. Examples of these are the former Commercial Bank of Australia in Maffra, the former Bank of Australasia in Rosedale, the former State Savings Bank in Stratford and the former Union Bank of Australia in Yarram.

Place history

In 1884, the Commercial Bank of Australia Ltd opened in Maffra at 54 Johnson Street, as an agency of the Sale branch. The building was leased from owner Jane Gerrand. Sandford Palmer was the bank agent and N. Campbell his assistant (MDHS; Pearce 1991:7).

The lot on the corner of Johnson and Thomson streets (lot 1, section 4, Township of Maffra) was purchased from the Crown by Thomas Hobson of Sale, in June 1864. At this date, the land totalled ½ an acre (LV:V175/F848). Hobson sold the land to William Merry, farmer, in August 1866, who subdivided and on-sold the western portion. The Commercial Bank of Australia Ltd purchased the lot on the corner of Johnson and Thomson Street in December 1890 (LV:V184/F735). The land comprised the current 44-50 Johnson Street at this date (LV:V2321/F043). The Commercial Bank of Australia Ltd constructed an earlier building on the site, which opened in 1893 (Pearce 1991:7). In 1893, the Maffra agency became a branch itself (MDHS).

In February 1898, architects Hyndman & Bates called for tenders for the erection of a 'banking premises' for the Commercial Bank of Australia Ltd in Maffra (BE&M, 5 Feb 1898:5). The existing building at 50 Johnston Street was built in 1898, at a cost of 1,580 pounds (MDHS). The contractor for the new Commercial Bank premises was Mr Craigen (*Maffra Spectator*, 26 May 1898:3). Some of the earlier bank managers included A. J. Waugh and R. N. D. Fretwell (Pearce 1991:7).

The front portion of the building is constructed of red brick, while the rear elevation is constructed of brown brick, possibly to reduce costs.

A photo dating to 1906 (MDHS) showed two men standing in front of the two-storey brick bank (Figure H1). The photo showed the words 'Commercial Bank of Australia Ltd' in relief on the cement rendered band between the two floors (the words have been removed), with the emblem above the oriel at the corner. One chimney was visible on the southern plane of the hipped roof. The two main elevations appeared as they do in 2015, with bands of (unpainted) cement render and face-red brick. The door at this date comprised a highlight above a pair of timber framed glass doors with a window pane to the top 2/3 (since replaced). Immediately to the north of the building (along Thomson Street) there appeared to be a short, single-storey wall (which remains in 2015), followed by a tall timber fence. The Johnson Street boundary had a tall timber framed, corrugated iron clad fence.

An aerial photo dated to the 1940s (MDHS) showed the bank property from the west (Figure H2). Four chimneys are evident on the roofs and these are still extant. The west elevation of the two-storey section appeared as it does in 2015. To the rear of this appeared to be the narrower section with a lower roof line and the third chimney. Attached to this was a single-storey room, with a single window on the west elevation and the fourth chimney. A hipped-roof outbuilding was to the north (appears to remain in 2015), followed by a smaller outbuilding. The property did not include any trees or mature garden at this date. Number 44 Johnson Street was subdivided and on-sold in 1941 (LV:V2321/F640).

A second aerial dating to 1965 (MDHS) showed the property from directly above (Figure H3). The property appears to have had a very similar layout and features to that of the 1940s aerial. The main portion of the building (with two chimneys) extends to the north with a narrower portion (two-storeys with one chimney), and the third (rear) portion of the building (single storey with one chimney). A small section on the east boundary is also enclosed (as appears in 2015). The hipped-roof outbuilding appeared to be a garage, as a driveway led to an entrance off Thomson Street (remains in 2015). A small outbuilding is located to the north of this. Trees appear on the property by this date. The property was bound by a (probably timber) fence.

A later photo (date not known) (MDHS) showed the bank from the south when still operating as the Commercial Bank of Australia (Figure H4). The two facades appeared as they do in 2015. The formerly unpainted cement render details had been painted bright white/cream by this date. The words 'Commercial Bank of Australia Ltd' still appeared on the cement rendered band, and the emblem to the corner was also intact. The glass entrance doors had been replaced with a pair of solid panelled doors, retaining the highlight. To the north of the two-storey building (on the east boundary) was the tall brick wall, before a tall fence. A sign 'CBA Bank, cheque and savings accounts' appeared to the right of the entrance. A long sign projected from the left of the door (over the footpath) reading 'Bank' (after indistinguishable words).

The building served as the Westpac bank in the early 1990s (Pearce 1991:7). In October 2000, the property was sold into private ownership and the building ceased serving as a bank. From 2001, the building was owned and occupied by Noble & Koeninger (MDHS; LV:V2321/F640).

The solid entrance doors and highlight above, were replaced at a later date with a single aluminium glass door and highlight. In 2015, outbuildings are located to the rear (north) of the original building and red brick wall. The outbuildings includes a low gabled building constructed on the Thomson Street boundary constructed of recycled random rubble sandstone with red brick quoining. A portion

of the fence adjacent, on the Thomson Street boundary, is constructed of the same materials (not apparent in the 1965 aerial but the craftsmanship and style indicates that they were unlikely to be constructed by the bank). The date of these has not been confirmed but they were most likely created and built after 2000 when in private ownership. A gabled-roof building (garage) is located on the north-west boundary, with access off Thomson Street (an outbuilding in this location is evident in the 1940s aerial; date not confirmed but it appears to be a cement-sheet construction).

The property has a mature garden to the north and rear of the building.

Hyndman & Bates, architects

Robert G. Hyndman (1863-1901) and Edward A. Bates (1865-1931) formed the partnership Hyndman & Bates in 1888. Both were previously employed in the office of Reed, Henderson & Smart, with Hyndman articulated to the firm from c1882. The early work of Hyndman & Bates was mostly domestic, before being commissioned to design a warehouse and office for E. L. Yencken in Flinders Street, Fitzroy (1889-90) which was a Romanesque Revival design with some Arts and Crafts influences. Some of these influences were woven into the Federation Freestyle of the Maffra bank, namely the roof decoration, the round arched windows and the oriel balcony with the relief forms and organic design of the bank's name and motif. The firm completed designs for a number of Commonwealth Bank branches (the bank was a former client of Reed, Henderson & Smart), including those built at Collingwood (1889-90) and Yea (1900). After Hyndman's death in 1901, the firm continued to operate under the same name. In 1908, Bates rejoined the firm Smart, Tappin & Peebles, the survival of Joseph Reed's practice, which became Bates, Peebles & Smart. The amalgamated firms enjoyed significant success with landmark buildings commissioned, such as the Buckley & Nunn Department Store in Bourke Street, Melbourne (1910-12) and the Conservatorium of Music at the University of Melbourne (1909-10) (Willis 2012:350).

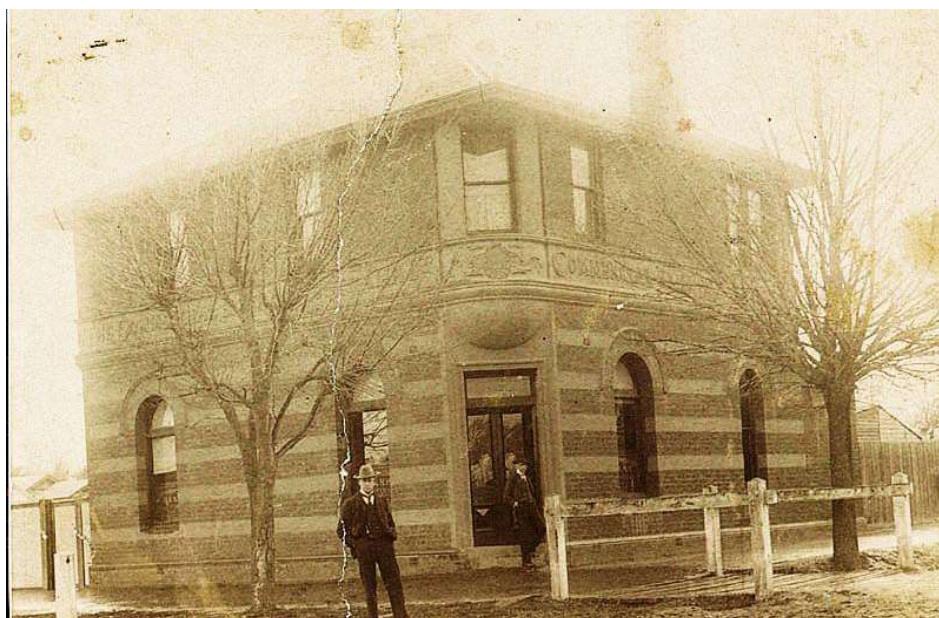


Figure H1. The bank in 1906 with its original entrance doors and highlight, unpainted render and bricks as part of the balanced original colour scheme (MDHS, ID. P02941VMFF 1906).



Figure H2. An aerial photo of the bank in the 1940s (MDHS).



Figure H3. Aerial of the bank property in 1965 (MDHS).



Figure H4. The bank at an unconfirmed date, when it still served as the Commercial Bank of Australia (pre-1990s). It illustrates that by this date the bank had painted rendered decoration (MDHS, ID. P02055VMFF).

Sources

Australian handbook (1903), as cited in Victorian Places 'Maffra', <<http://www.victorianplaces.com.au/maffra>>, accessed Feb 2016.

Building Engineering and Mining Journal (BE&M), 5 February 1898, supplement. As cited in Miles Lewis' Australian Architectural Index, record no. 7281, <<https://aai.app.unimelb.edu.au/>>, accessed 11 Jan 2016.

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

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

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

Maffra & District Historical Society (MDHS) collection: historical information and photos generously provided by Linda Barraclough, Pauline Hitchins & Carol Kitchenn, provided Nov 2015.

Maffra District Historical Society (MDHS) website, 'Maffra Township History', <<http://www.maffra.net.au/heritage/histown.htm>>, accessed 2 Feb 2016.

Pearce, Florence (1991), *The Street Where You Live, Historic Buildings of Maffra*, Boisdale [Vic.].

The Maffra Spectator

Township of Maffra Plan

Willis, Julie, 'Hyndman & Bates' in Goad, Philip & Julie Willis (2012), *The encyclopedia of Australian architecture*, Port Melbourne [Vic.].

Description

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

The substantial two-storey brick bank was built in 1898, designed by architects Hyndman & Bates. The Federation Free Style bank is located on the corner of Thomson and Johnson streets, the latter being the main street of Maffra. It is a dominant building at the northern end of the township. The building is built on the boundary, flush with the footpath.

Figures D1 & D2, & Page 1. The building has a steep hipped roof clad with lapped corrugated galvanised iron, with a galvanised metal ridge cresting, finials and decorative roof vents at the rear, and timber lined eaves. The front portion of the building is constructed of tuckpointed red brick, while the rear sections are constructed of brown brick. (Figure D3). Three brick chimneys with a rendered cap (one with a terracotta chimney pot) remain on the main and rear sections of the building, suggesting that all sections were constructed at the same time, despite the use of different coloured bricks. The ground floor of the three main elevations visible from Johnson and Thomson streets (south-east, south-west and north-west; excluding the rear) have five bands of render (overpainted) between six bands of red brickwork. The first floor is face red brick with one large horizontal band of render (overpainted), framed by mouldings, separating the two levels. This gives the banking area on the ground floor the appearance of being much more substantial and solid than the top residential floor above. The band of render continues across the balustrade of a first-floor oriel balcony on the chamfered corner (rendered). The small projecting balcony with a round oriel has a recessed timber framed sash-window. The balcony balustrade has an ornate CBA L insignia in relief. A 1906 photo showed the words 'Commercial Bank of Australia Ltd' in relief on the cement rendered band between the two floors, which has since been removed. The first floor windows have segmental-arched heads. The four timber framed windows at ground level have semi-circular arches of brown-brick voussoirs and a hood mould (one is a double-hung sash window). The entrance has a metal-framed modern door, highlight and sidelight and is reached by bluestone steps. Overall, the 1898 building is highly intact and in very good condition.

Figure D3. To the rear (north-east) of the building is a two-storey bay with a hipped-roof with decorative triangular roof vents at the top of the northern roof planes. The brick chimney with a rendered cap is the same as that on the front portion of the building. There are double-hung timber sash windows, with segmental-arched heads to the first floor.

Figure D4. Detail showing the oriel balcony, rendered moulding, flat rendered bands, bank insignia in relief render, decorative wall vent and tuckpointed red brickwork. All the render on this building was originally unpainted and remained that way for about 80 years.

Figure D5. Attached to the building, along the south-east boundary is a tall 1898 red brick wall (appears to be the wall of a room attached to the rear of the building) with rendered scroll bracket. Following this on the boundary is a post-2000 random rubble sandstone wall with red brick quoining, which also forms the wall of a recent outbuilding.

The property has a mature garden to the north-west and rear of the building. The garden is not significant.



Figure D1. The Johnson Street elevation with the chamfered corner entrance and projecting oriel balcony.



Figure D2. The north-west and south-west elevations. The chimneys are consistent in style on the front and rear portions of the building.



Figure D3. The rear elevation constructed of brown brick (not tuckpointed), and the northern roof faces with the triangular roof vents. The hipped roof of the single-storey portion of the building is evident; the tall corbelled-brick chimney is just out of frame to the right.



Figure D4. Detail showing the oriel balcony, rendered moulding, flat rendered bands, bank insignia in relief render, decorative wall vent and tuckpointed red brickwork. All the render on this building was originally unpainted and remained that way for about 80 years.



Figure D5. The rear (north-east) elevation. This boundary comprises the original tall red-brick wall with rendered scroll bracket, and the post--2000 sandstone wall with red brick quoins.

Sources

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

Comparative analysis

There are no other banks of this Federation Freestyle design in Wellington Shire, although there are similar ones in other country towns in Victoria, nor is there another commercial building in Maffra of this architectural style.

The early work of the architects Hyndman & Bates was mostly domestic, before being commissioned to design a warehouse and office for E. L. Yencken in Flinders Street, Fitzroy (1889-90) which was a Romanesque Revival design with some Arts and Crafts influences. Some of these influences were woven into the Federation Freestyle of the Maffra bank, namely the roof decoration, the round arched windows and the oriel balcony with the relief forms and organic design of the bank's name and motif. The firm completed designs for a number of Commonwealth Bank branches (the bank was a former client of Reed, Henderson & Smart), including those built at Collingwood (1889-90) and Yea (1900).

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. Additions and new buildings
 - 1.1. Retain clear views of the elevations on Johnson and Thomson Streets and the rear view which can be seen from Johnson Street.
 - 1.2. New structures should be restricted to the rear of the property.
 - 1.3. Additions and new buildings should be a maximum of two-storeys tall and within the blue polygon shown below, which allows a viewing area big enough to be able to see most of the banded rear elevation from the public realm.
2. Accessibility
 - 2.1. A new entry on the Thomson Street side, beyond the two storey building, with ramp access, is preferable to a ramp on the footpath at the existing front entry. It is important that the ramp is not concrete as this can damage the solid masonry wall, instead, construct a timber or metal framed ramp so that there is good airflow under it so that the wall structure can evaporate moisture, will not block sub floor vents and it can easily be removed in the future. The new entry could be through the 1898 single storey wall, but it would be preferable if it was further south just beyond that wall. It is also possible to insert a new entry on the south elevation accessed from Johnson St.
3. Reconstruction and Restoration
 - 3.1. All of the existing painted render (eg on the chimneys, flat bands, moulded string courses, sills, and wide band around the balcony level etc, should be removed chemically (never sand or water blast). This will reduce costly repainting of these elements, and restore the original architectural design. Figs D1, 2, 3, 4, 5.
4. Care and Maintenance
 - 4.1. 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 and Council maintenance staff. Further assistance is available from the Shire's heritage advisor.
 - 4.2. If damp develops in the walls, it is caused by poor drainage not the quality of the bricks or the lime mortar (which are currently over 100 years old and in very good condition), or the timber floor is failing, it is imperative that the drainage is fixed first. This may involve the lowering of the ground outside so that it is lower than the ground 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 mortar falls out, the bricks start to crumble, and the building smells musty.
 - 4.3. Ensure good subfloor ventilation is maintained at all times to reduce the habitat for termites and rot of the subfloor structure. Subfloor ventilation is critical with solid masonry

- buildings. Check that sub floor vents are not blocked by soil, plants, or concrete, and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building.
- 4.4. 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.
 - 4.5. Never seal solid masonry buildings, they **must be able to evaporate water** which enters from leaking roofs, pipes, pooling of water, storms, etc. Use appropriate cleaning materials, agents and methods, as recommended by the Shire's heritage advisor. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, agents and methods. Sand and water blasting removes the skilled decorative works of craftsmen, such as the tuck pointing on this building in Maffra, 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.
 - 4.6. Never use cement mortar, always match the original lime mortar. Traditional mortar mixes were commonly 1:3, lime:sand. 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.
 - 4.6.1. Remove any 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.
 - 4.6.2. Repoint the brick joints in and around the front bluestone steps, with lime mortar, after ensuring the source of water is drained effectively.
 - 4.7. Ensure all future signage is designed to fit around the significant architectural design features, not over them.
5. Services
 - 5.1. 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 or screen them in same colour as the building or fabric behind them. 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 cream.

Sources

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

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



KEY

- Recommended for Heritage Overlay
- Title boundary

**Commercial Bank of Australia (former)
50 Johnson St, Maffra**

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