

**Locality:** MAFFRA  
**Place address:** 160 JOHNSON STREET  
**Citation date** 2016  
**Place type (when built):** Shop, offices  
**Recommended heritage protection:** Local government level  
Local Planning Scheme: Yes  
Vic Heritage Register: No  
Heritage Inventory (Archaeological): No

**Place name:** Young's Arcade



**Architectural Style:** Interwar Free Classical  
**Designer / Architect:** Not known  
**Construction Date:** 1923

## 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?*

Young's Arcade at 160 Johnson Street, is significant. The original form, materials and detailing as constructed in 1923 are significant.

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

### *How is it significant?*

Young's Arcade is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

### *Why is it significant?*

Young's Arcade is **historically significant at a local level** as it represents the period of Maffra when the Beet Sugar industry flourished and spurred the economic growth of the town, and it was firmly established as the administrative, commercial and social centre of an agricultural and pastoral district. Young's Arcade was first opened in Maffra in a building west of Fosters Street, adjacent to the 1892 Mechanics Institute. In 1923, the existing Young's Arcade was built for owners Margaret and Henry Young, with the main entrance off Fosters Street. Young's Arcade was intended to be occupied by a variety of shops, however, its success was temporarily hampered by the Depression of the 1930s. Throughout its history, the building has been occupied by a hairdresser, milliners, boot shop, beauty salon, draper and a dressmaker. The first floor of the building also served as a boarding house for a period. In the 1950s, the building was owned by Michael Guss and Maurice Guss, serving as a drapers, material and clothing store. From 1975 until today, Young's Arcade has been occupied by a medical clinic. (Criterion A)

Young's Arcade is **socially significant at a local level** as it represents the efforts and success of the local community members in the 1970s, who opposed the Council's movements to make all commercial shopfronts remove their verandah posts and make them cantilevered. The original verandah was due for removal as a result of Council's request, but instead it was renovated with timber supports, as a direct result of the community action in the 1980s. The renovation of the verandah on Young's Arcade was an important milestone in the community's efforts to retain or reinstall verandah posts in the 1970s. (Criterion G)

Young's Arcade is **aesthetically significant at a local level** for its architectural qualities reflecting the Interwar Free Classical style, and for its landmark quality at the south-east entrance of the town of Maffra. The Free Classical style is illustrated in the symmetry of the façade of the two-storey section, the bold face-brick and rendered parapet and pediment bearing the words '1923' and 'Young's Arcade', the engaged pilasters that divide the façade into bays, the large semi-circular arched openings and the dark-brick panels below, and the parapets of the single-storey sections. Also notable is the retention of the face-brick, two-over-two sash windows with radiating voussoirs and rendered sills, and the original recessed entrance with its timber-lined ceiling and entrance with highlights. The verandah to both elevations (renovated in the 1980s), including the gabled-porch section at the main entrance off the Foster Street, is significant. The gabled-porch has a timber-lined soffit and timber bargeboards and valence (further investigation is required to confirm if original fabric remains). The two single-storey shops to the east, also built in 1923 in the same architectural style, 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 boundaries 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>	No
<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

**Youngs Arcade**  
**160 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):

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

## Place history

Young's Arcade was first opened in a building west of Fosters Street. In April 1917, an article in the local newspaper reported that 'Young's Arcade, a new business venture, will be opened at Maffra, tomorrow, in premises adjoining Mechanics Institute' (*Maffra Spectator*, 12 Apr 1917:3). The lots (lots 1 & 10, section 7, township of Maffra) on the corner of Johnson and Foster streets (extending to Queen Street to the north) were purchased from the Crown by John Byrne of Sale, in December 1864. At this date the land totalled one acre (LV:V233/F413). Byrne sold the land to James Gibney in January 1874 (LV:V653/F515).

In February 1904, Margaret Young, married woman of Heyfield, purchased the land from Gibney's executors. Young subdivided the property and on-sold a number of the lots (LV:V653/F515). Young's Arcade was built in 1923, as confirmed by the parapet which bears the date '1923' and the words 'Young's arcade' in relief (MDHS). The architectural details of the two single-storey shops to the east indicate that they were also constructed at this date.

In August 1923, a notice appeared in the *Gippsland Times*, advertising '4 Up-to-date Brick shops, suitable for any business' to let in Johnson Street, Maffra, with applicants to apply at Young's Arcade (*Gippsland Times*, 27 Aug 1923:2). The main entrance was originally off Fosters Street (MDHS). The lot to the east (since consolidated) with the two-single storey shops was sold off to Fred Turner in July 1925 (LV:V653/F515).

Young's Arcade was intended to be occupied by a variety of shops, however its success was hampered by the Depression of the 1930s (MDHS). Throughout its history, the building and its shops were occupied by a hairdresser, milliners, a boot shop, beauty salon, draper and dressmaker (MDHS). At one time, the first floor of the building served as a boarding house, operated by Alan Rayner, and a Mrs Treasure at another date (MDHS). In 1927, H. (Henry James) Young, husband of Margaret, was granted permission to erect a horse post and post and rails in front of Young's Arcade and Turner's boot shop (*Gippsland Times*, 3 Mar 1927:4). Upon Margaret Young's death in 1934, a note in *The Argus* (1 Nov 1934:8) stated that she was a 'fancy goods retailer of Young's Arcade, Johnson Street, Maffra'.

In June 1934, the property was sold to John R. Manson and Henry J. Manson, both graziers of Newry (LV:V5212/F341). Following both their deaths in 1940 and 1946, the land (comprising Young's Arcade and the right of way off Queen Street) was sold to Michael Guss and Maurice Guss, drapers of North Carlton in November 1949 (LV:V5901/F051). The Guss's material and clothing store operated into the 1950s (MDHS). In 1975, the property was sold to Lessors and Services Pty Ltd of Maffra (LV:V7339/F636). From 1975 until today, Young's Arcade has been occupied by a medical clinic (MDHS).

Since 1985, the property has had a number of owners (LV:V9643/F245). The lot to the east, comprising the two single-storey shops was consolidated with the corner lot in 1994 (LV:V10209/F914).

The original verandah was to be removed, at the direction of the Council (MDHS), however the existing verandah on Young's Arcade was renovated in the 1980s (2016 occupant). The renovation of the verandah on Young's Arcade was an important milestone in the community's efforts in the 1970s, to retain or reinstall verandah posts. The Shire Council at this date was moving to make all commercial shopfronts remove verandah posts and make verandahs cantilevered (MDHS).

The ground floor shopfronts fronting Johnson Street have been altered. The windows on the ground floor of the western facade were altered as part of renovations in 1975.

## Sources

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

*Gippsland Times*

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 & website, 'Maffra Township History', <<http://www.maffra.net.au/heritage/histown.htm>>, accessed 2 Feb 2016.

*The Argus*

Township of Maffra Plan

## Description

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

Young's Arcade was constructed in 1923 and illustrates the Interwar Free Classical style. It is sited on the title boundaries, on the corner of Foster Street and Johnson Street, the main commercial street of Maffra. It is a landmark building at the southern entrance of Maffra, located at one of the main intersections. The 1923 building is in very good condition and retains a high level of integrity at the first-floor and parapet level of the single-storey buildings, which is the dominant part of the structure. The shopfronts are substantially altered, which is common in commercial centres.

**Figures D1 & D2.** The two-storey red brick building faces Johnson Street and has a tall parapet and pediment with rendered panels and the words '1923' and 'Young's Arcade' in relief. The hipped roof is clad with (recent) corrugated iron and is concealed from Johnson Street by the parapet. Wide

engaged pilasters extend from the first floor to the parapet, breaking up the top of the facade into four bays. Each bay has a wide semi-circular arched opening (with a modern window inserted into open space) which sits on a panel of dark bricks.

To the east of the two-storey section are two smaller single-storey shops (also constructed in 1923), with tall stepped parapets flanked by squat face-brick pilasters. The face of the pilasters have inset crosses in dark-coloured brick; this motif is repeated on the pilasters of the two-storey section.

A wide verandah (renovated in the 1980s) runs across the facade of the two-storey and single-storey sections and returns on the west elevation, projecting over the pedestrian footpath.

The ground-level shopfronts to the facade have all been completely replaced.

**Figures D3 & D4.** The parapet to the facade steps down on the side elevations, revealing the hipped roofline (with a gablette facing north), particularly from Foster Street. The first floor retains four original two-over-two sash windows with radiating voussoirs above and rendered sills.

The ground floor retains the original recessed entrance, entered by a semi-circular (rendered) arch. The double timber doors have panels to the bottom and are glazed to the top half. Above is a (covered) highlight and tall rendered lintel. The ceiling of the recessed porch is timber-lined. The section of verandah in front of this entrance forms a gable and has timber lining to the soffit. The gabled end has simple bargeboards and behind is a timber valence forming an arch. This gabled-porch is supported by square metal posts (further research required to determine if part of this is original fabric).

**Figure D5.** The ground floor on the west elevation retains part of the original external wall. Modern windows and doors were inserted as part of renovations in 1975. Small high-set windows have been inserted, in some cases in original openings (with the remainder of the opening bricked up).

**Figure D6.** To the rear of the two-storey section is a single-storey section with a hipped roof that also dates to 1923. It is constructed of the same bricks as the two-storey section and the rear elevation has segmental-arched openings with radiating voussoirs.



**Figure D1.** The two-storey red brick building faces Johnson Street and has a tall parapet and pediment with rendered panels and the words '1923' and 'Young's Arcade' in relief. To the east

of the two-storey section are two smaller single-storey shops (also constructed in 1923), with tall stepped parapets flanked by squat face-brick pilasters.

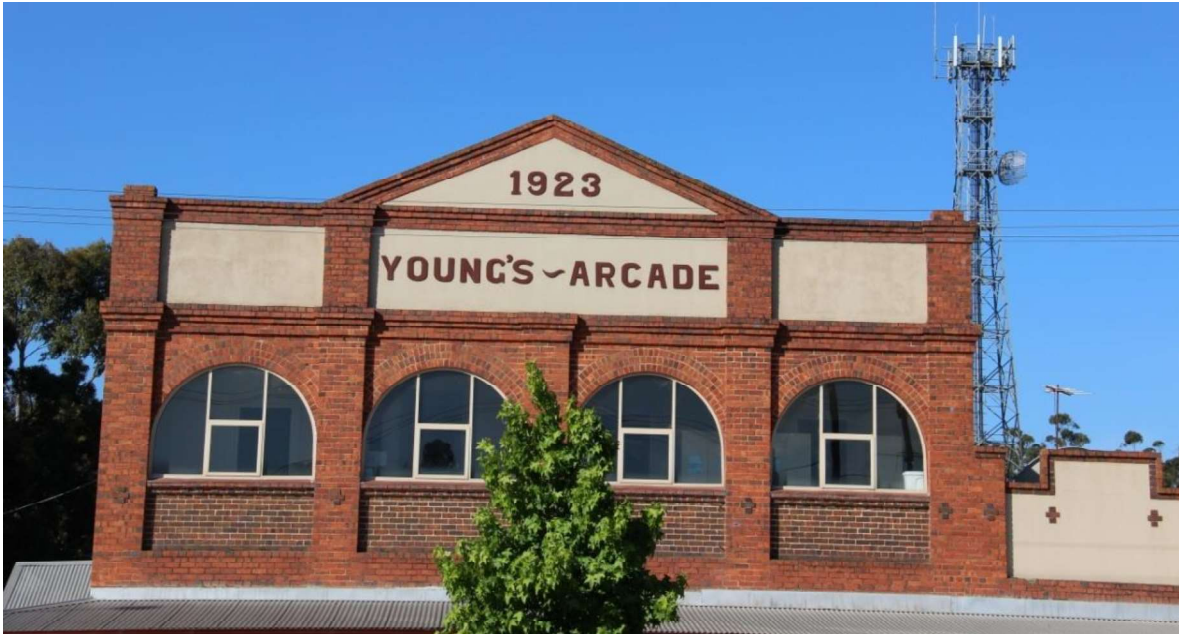


Figure D2. Wide engaged pilasters extend from the first floor to the parapet, breaking up the top of the facade into four bays. Each bay has a wide semi-circular arched opening (with a modern window inserted in contrasting colour to the glass) which sits on a panel of dark bricks.



Figure D3. The parapet to the facade steps down on the side elevations, revealing the hipped roofline (with a gablette facing north), particularly from Foster Street. The first floor retains four original two-over-two sash windows with radiating voussoirs above and rendered sills.



**Figure D4.** The ground floor retains the original recessed entrance, entered by a semi-circular (rendered) arch. The ceiling of the recessed porch is timber-lined.



**Figure D5.** The ground floor on the west elevation retains part of the original external wall. Modern windows and doors have been inserted (in 1975). Small high-set windows have been inserted, in some cases in original openings (with the remainder of the opening bricked up).



**Figure D6. The single-storey section to the rear that also dates to 1923.**

### Sources

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

## Comparative Analysis

Young's Arcade, 160 Johnson Street, Maffra – 1923 two-storey brick Interwar Free Classical building with a pair of single-storey shops. Ground floor shopfronts have been altered but the building otherwise retains a high level of integrity, retaining its face-brick exterior and decorative render details. Recommended for the Heritage Overlay in this Study.

Comparable places:

Stockwell's Building, 275-281 Commercial Rd, Yarram – a highly intact c1892 & c1908 substantial two-storey roughcast rendered brick Federation Free Classical commercial building notable for its Classical details. Together with the c1912 Yarram Club Hotel, also an intact roughcast rendered brick Federation Free Classical commercial building, they form a striking landmark group of commercial buildings in the Yarram commercial streetscape. The c1908 Stockdale Building and the c1912 Yarram Club Hotel are also notable for the very early use of an extensive cantilevered verandah on a commercial building in a rural town in Victoria, illustrating the bold adoption of new technology of the time. Both verandahs are highly intact. This compares with Geelong where the earliest use of a cantilevered verandah is a small shop built in 1912 on the north-east corner of Gheringhap and Ryrie Streets and designed by Geelong architects Tombs and Durran for Norris Macrow. Recommended for the Heritage Overlay in this Study.

Other examples in the Shire that already have an individual Heritage Overlay include the interwar shop at 142 Raymond Street, Sale – a two-storey brick shop and attached residence with roughcast render details. An unusual and intact example of commercial premises designed in the English Domestic Revival style, the only example in the municipality and one of the few in the Gippsland region. (HO275)

Shop, 75 Johnson St, Maffra – 1908. Small and Victorian in style, compared with the Yarram examples above, but highly intact two-storey brick shop and residence with tuckpointing, timber windows and

the two-storey verandah with cast iron details and posts. A bakehouse and oven remains on the property. (HO73).

Foster Building, 67-71 Johnson St, Maffra – 1908 two-storey concrete block commercial building designed by Maffra architect Stephen Ashton for owner Askin Morrison Foster of Fosters Brothers, owners and developers of the Boisdale Estate. It is constructed of precast hollow concrete block construction which is one of the earliest precast concrete block structures of any kind in Victoria. It is also significant for its architectural detail and landmark quality. (VHR H2308). The architectural details include quoins and parapet with urns, which are more Victorian in style than the Federation classical details of the Yarram examples.

## 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 very good condition and very well maintained, however, there are some recommendations below especially relating to future development and heritage enhancement.

1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)
  - 1.1. Retain clear views of the front and side elevations from along both streets.
  - 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 rear of the property as 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 both Streets, 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, with rectangular timber framed 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 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. Demolish the ground floor windows and bricked up openings and reconstruct the original windows and doors. Privacy for the medical clinic could be achieved by using opaque glass, roller blinds, ( as done on the Woolworths façade ).

4.2. The glazing bars of the infill windows in the first floor arches are a currently an inappropriate feature of the building because they are a cream colour, which makes them stand out and 'see' the beautiful arched areas as an 'open space' arcade, it is recommended that window frames and glazing bars in the round-arched be painted in a colour that most closely resembles the glass, (eg the same colour as the writing in the parapet above, or grey/black, or some other colour that looks the same as the glass (from a distance).

4.3. Roofing, spouting and down pipes

4.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.

4.3.2. Don't use Zinalume or Colorbond.

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

4.4. Fences

4.4.1. Use a timber paling or picket fence, or a corrugated galvanised iron fence with timber cap, rather than Colorbond.

### 5. Brick Walls

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

5.2. 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)

- 5.3. Modern products: Do not use modern products on these historic brick and render as they will cause expensive damage. Use lime mortar to match existing.
- 5.4. **Do not seal** the bricks with modern sealants or with paint. This building may have a cavity wall, but if it is solid masonry, these 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 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.
  - 6.3.2. Do not use Zinalume or Colorbond.
  - 6.3.3. Use Ogee profile spouting, and round diameter down pipes.
- 6.4. Joinery
  - 6.4.1. 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.

## 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. 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.

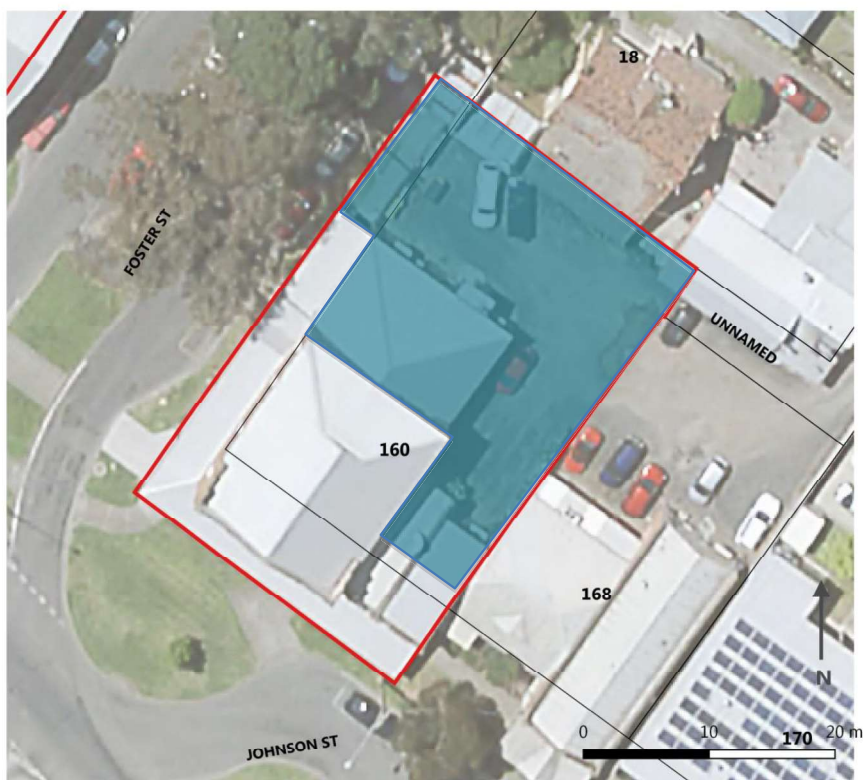
## 9. Services

- 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

#### Youngs Arcade 160 Johnson St, Maffra

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. Download from their web site or ask Wellington Shire's heritage advisor to email a copy to you.