

Locality: STRATFORD
Place address: Lot 8 (LP215327) & 28 MCFARLANE STREET
Citation date 2016
Place type (when built): Church, Hall, Rectory, Memorials
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Holy Trinity Anglican Church, Hall, Rectory & Memorials



Architectural Style: Victorian Free Gothic & Federation Free Gothic (church); Federation Carpenter Gothic (hall); Federation Arts and Crafts (rectory)
Designer / Architect: Not known
Construction Dates: 1868, 1880s, 1907 (church); 1901 and later (hall); 1910 (rectory)

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?

Holy Trinity Anglican Church, Hall, Rectory and Memorials at McFarlane Street, Stratford, are significant. The form, materials and detailing of the church as constructed between 1868 and 1907 are significant. The form, materials and detailing of the hall as constructed in 1901 (including the later addition in the same style) are significant. The original form, materials and detailing of the rectory as constructed in 1910 are significant.

All of the memorial windows of the church and World War I Honour Roll are significant. The carvings by Maude Mayhew to the interior of the church are significant. The early free-standing bell tower is significant. The visual connection between the church, hall and rectory is significant.

Later buildings, and alterations and additions to the buildings are not significant.

How is it significant?

Holy Trinity Anglican Church, Hall, Rectory and Memorials are locally significant for their historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

Holy Trinity Anglican Church, Hall, Rectory and Memorials are **historically and socially significant at a local level** as they are physical remnants of the earliest establishment and subsequent development periods of Stratford, when pastoral runs were opened for selection, when the town grew as a location en route to the goldfields in the Great Dividing Range, when Stratford became the seat of local government for the Avon Shire and when the population continued to grow prior to World War I. Local community members raised funds for the building of an Anglican Church in Stratford and the church was subsequently built in 1868 without a porch, chancel or vestry. The Holy Table, reading desk, font and pulpit were constructed by the Church warden, Mr Holt, and installed. District families contributed stained glass windows, brass vases, matting and other furnishings. Families who donated included the Mills of 'Powerscourt', the Mayhews, the Matsons of 'Clydebank', and others. In the 1880s, additional works were carried out, which comprised the construction of 'cemented buttresses, arches etc.' and the plastering of the interior. The cedar pews were made in 1885 and remained in use in the 1990s. In 1907, the chancel was built in the memory of Captain Mahyew of 'Nerrena', Llowalong, a long serving church warden and a generous benefactor of the Parish. The church retains remnants of extensive carvings by Maude Mayhew of Nerrena, including in the chancel. In October 1907, the porch and vestry were also built. The porch was a gift of Mr Matson, and the vestry a gift of Mrs Mills. The church houses an Honour Roll with names of service personnel who fought in World War I. A plaque notes that the 'side windows in the chancel are dedicated to the glory of God and in the grateful memory' of 13 men 'who gave their life for their country, 1914-1919. In 1993, during 125th anniversary celebrations, Bishop Schumack dedicated a stained glass window near the pulpit to the memory of Lucy Bertram, a member of the church. The theme of the window was based on the 121st Psalm. A leadlight window made by Enid Aurish was also unveiled, dedicated to past and present members of the women's guild. The church and hall are significant for having served the local community since their construction until present day. (Criterion A & G)

The timber Parish Hall was built as a Sunday School in 1901. The hall was originally located to the north of the church, near the corner of Dixon Street. A large weatherboard addition with a transverse gable was built at a later date in the same architectural style. The hall (the 1901 section and later addition) was moved to its current location, just south of the church, in the 1980s. The first rectory on

the site was a timber residence built c1885, which was demolished c1935. The foundation stone of the existing brick rectory states 'This stones was laid by Mrs J. Mills of Powerscourt, 22nd September 1910'. The rectory appears to serve as a private residence today. The church is significant for its association with Mrs Rebecca Mills, a prominent local philanthropist who was known for her generosity to the Anglican Church and supporting returned servicemen following World War I. (Criterion A & G)

Holy Trinity Anglican Church is **aesthetically significant at a local level** as a fine and intact example of a church built in 1868 in the Victorian Free Gothic style, with additions in the 1880s and in 1907 reflecting the same style, which are also significant. The Free Gothic style is evident in the steeply-pitched gabled roofs clad in slate, parapeted gables, the rendered dressings and coping which remain unpainted, buttresses, metal cross to the peak of the chancel gable, pointed arch and foil motifs, and the many pointed-arch windows, some with rendered quoining to the sides, most with memorial windows of stained glass or leadlight. Also notable are the handmade red bricks in an English bond which remain face-brick, small brick plinth, entrance porch, chancel and vestry which have the same architectural details as the 1868 nave, and the details to the bays of the side elevations which have slightly recessed panels with a row of corbelled bricks to the top. Also of aesthetic significance are the early timber bell tower to the rear of the church, the numerous memorial windows in leadlight and stained glass, and the extensive carvings to the interior of the church, by Maude Mayhew of Nerrena. The interior space and historic finishes of the nave are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. (Criterion E)

Holy Trinity Hall is **aesthetically significant at a local level** as fine example of a Federation Carpenter Gothic hall built in 1901. The addition to the rear (east) of the 1901 section, built with the same architectural details, is also significant. The Carpenter Gothic style is evident in the weatherboard cladding, steeply-pitched gabled roof, single and paired pointed-arch windows and to the gabled ends, the decorative timber valences and wide bargeboards with lobes with a trefoil motif, to the west and north elevations. Also significant is the central entrance porch which imitates the details of the elevation behind, with simpler timber tracery to the gabled end. (Criterion E)

Holy Trinity Rectory is **aesthetically significant at a local level** as a substantial rectory in the Federation Arts and Crafts style which remains in very good condition and is highly intact. The notable elements of the rectory are the face-brick walls, M-hip roof, three (overpainted) corbelled brick chimneys and exposed rafter ends at the eaves. A verandah with a bull-nosed profile returns on the north and south elevations, stopping at projecting hipped-roof bays. The verandah retains the original timber frieze with vertical slats, brackets, and turned timber posts. Also notable are the one-over-one sash windows, window groupings to the projecting bays, the entrance which comprises a central door with sidelights above timber panels, and highlights, and the window hood to the north elevation with its skillion-profile roof supported by ornate timber brackets. (Criterion E)

Holy Trinity Anglican Church, Hall, and Rectory are in very good condition and have retained a very high degree of integrity.

The visual connections between the church, hall and rectory are **aesthetically significant**. In order to retain their historical connection and the aesthetic views between the buildings, this visual connection needs to be retained. (Criterion E)

Statutory Recommendations

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

External Paint Controls	Yes
Internal Alteration Controls	Yes, church
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

**Holy Trinity Anglican Church, Hall & Rectory
McFarlane St, Stratford**

Project: Wellington Shire Stage 2 Heritage Study

Client: Wellington Shire Council

Author: Heritage Intelligence Pty Ltd

Date: 12/2/16

History

Locality history

Stratford is located on the east bank of the Avon River. The earliest known Europeans in the area included Angus McMillan and his party, who crossed the Avon River in 1840 and named it after a Scottish River. Following McMillan was Polish explorer Paul Strzelecki and his party, who followed a similar route but headed for Western Port. Strzelecki wrote a very positive report of the Stratford region. Squatters soon settled in the area, the lands serving as pasture for sheep and cattle. In 1842, William O. Raymond established the Stratford Pastoral Run, as well as a run at Strathfieldsaye (Fletcher & Kennett 2005:75). While it is suggested that the run was named after Shakespeare's Stratford-on-Avon (Victorian Places), it is more probable that it was named after the 'Straight Ford' across the Avon River at that point (as opposed to the Long Ford across the river at Weirs Crossing, that was used for a time when the Straight Ford was impassable) (SDHS). By 1844 there were 15,000 cattle in the region, and by 1845 there were 78,399 sheep (Fletcher & Kennett 2005:75; Context 2005:11).

A small settlement developed at the place where the stock route forded the Avon River, which would become Stratford. Raymond opened the Shakespeare Hotel c1847 and other businesses opened, including a blacksmiths, before the town was surveyed in 1854. The first bridge over the Avon River was built, a general store opened, and a tannery and flourmill were established (Fletcher & Kennett 2005:76). During this period, Gippsland cattle were driven south through Stratford to Port Albert for transport to Melbourne and Tasmania (Victorian Places). A Presbyterian church was built in 1857 which also served as the government school. A Catholic school opened with the construction of the first Catholic Church in 1864, before an Anglican Church was built in 1868. In the 1860s the pastoral runs were opened for selection and Stratford became the centre of the farming district. The town further grew with the discovery of gold in the Great Dividing Range, particularly at Crooked River in Grant, when supplies for the goldfields were brought through the town (Fletcher & Kennett 2005:76). In 1864, the Avon District Road Board was formed, and proclaimed a Shire in 1865, with Stratford as the administrative centre (Context 2005:38-9).

By the 1870s, Maffra and district had prospered and councilors exerted pressure to move the seat of government to Maffra. This was achieved briefly from 1873 to 1874, but in 1875 Maffra formed its own shire. Stratford became the main town in the Avon Shire and remained the centre of local government (Context 2005:38-9, 41). In 1884-85 a post office, courthouse and shire offices complex was built. The 1880s also saw the construction of a mechanics' institute and library (1890), and the first timber churches were replaced with brick buildings. The railway line from Melbourne reached Stratford in 1888 (Fletcher & Kennett 2005:76). By 1903, Stratford also had the Swan and Stratford Hotels and the Shakespeare Temperance Hotel, State School No. 596 and four churches (*Australian handbook* 1903). The town saw steady population growth until the beginning of World War I, maintaining a population in the 800s between 1911 and the 1960s (Victorian Places).

After World War I a soldiers' settlement was established on estates in the Avon Shire, however, many of the farms proved unviable and the settlement scheme was not a success. During World War II the district benefited from good wool prices, and a flax mill was opened west of Stratford. The district prospered in the 1950s with a reduced rabbit population and increased primary produce prices (Victorian Places). The Avon River was a narrow river with a wide flood plain and the river flooded rapidly and frequently, with severe floods in the 1930s, 1971 and 1990, which caused extensive damage. Measures to combat erosion were undertaken in the 1940s and the River Improvement Trust was formed in 1951 (Fletcher & Kennett 2005:76). A bridge that could withstand the floods was opened in 1965 (Victorian Places).

Stratford experienced a building boom from the 1970s, following land subdivision which resulted in residential development and an increase in population (Fletcher & Kennett 2005:76). 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). Stratford was no longer an administrative seat, but retained its importance as a central town for the surrounding farm district (Fletcher & Kennett 2005:76). The town has seen a steady population increase in the 2000s (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

- 9.1 Religion

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

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

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

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

Place history

On 7 September 1865, a meeting was held at the Royal Hotel in Stratford to discuss the building of a church, during which a committee was formed (SDHS). Five days later, on 12 September 1865, the two acre lot (lots 1, 2, 3 & 10, section 15, Township of Stratford) bounded by McFarlane, Blackburn and Dixon streets was reserved for the Church of England (Township Plan; VGG no. 121, 12 Sep 1865:2076). In the meanwhile, church services were held at the Shakespeare Hotel and later, the Shire Council Chambers at the court house complex (SDHS).

Church

Sufficient funds were raised and the building of the church commenced in February 1868. Although the church was built in stages over the next 40 years it appears that the works may have followed an original design which included the later sections, as the design of each section is consistent with the nave built in 1868. The foundation stone (not located or viewed in 2015) was laid on 18 March 1868 by Mr Bolden, Chairman of the committee and chief warden. At this date it was proposed that the church be named in honour of St Mary Magdalene, but instead it was named 'Trinity', and later 'Holy Trinity' (SDHS).

The brick church with slate roof, was built in 1868 (without a porch, chancel or vestry), at a cost of 700 pounds, and officially opened on 2 September 1868 with a sermon preached by the Reverend J. Kay

Hall of Alberton (SDHS). The Holy Table, reading desk, font and pulpit were constructed by the Church warden, Mr Holt, and installed. District families contributed stained glass windows, brass vases, matting and other furnishings. Families included the Mills of 'Powerscourt', the Mayhews, the Matsons of 'Clydebank', and others (SDHS).

In the 1880s, under the ministrations of Reverend G. F. South, additional works were carried out, which comprised the construction of 'cemented buttresses, arches etc.' and the plastering of the interior. The cedar pews were made in 1885 and remained in use in the 1990s. Trees were also planted in the grounds at this date (Context 2005; SDHS).

A photo dating between c1894 and c1907 (Figure H1) showed the church from the north-east, before the chancel was constructed (in 1907) (SLV). The five bays on the north elevation appeared as they do in 2015. The east elevation had keyed brickwork anticipating the construction of the chancel. To the south of the church was a hipped-roof timber house, which was probably the original rectory (demolished c1935), in the vicinity of the hall in 2015.

In 1907, the chancel was built, before its dedication on 3 February 1907 by Bishop Pain of the Gippsland Diocese, in the memory of Captain Mahyew of 'Nerrena', Llowalong. Mahyew was a long serving church warden and a generous benefactor of the Parish. The church retains remnants of extensive carvings by Maude Mayhew of Nerrena, including in the chancel (Context 2005; *Australasian* 12 Jan 1907:51). In October 1907, the porch and vestry were also built. The porch was a gift of Mr Matson, and the vestry a gift of Mrs Mills (*Gippsland Times*, 24 Oct 1907:3). Holy Trinity Church was consecrated in 1908 (*Gippsland Times*, 3 Dec 1908:3).

Mrs Rebecca Mills of 'Powerscourt' homestead (c1860s; Stratford Road, Maffra) was a local philanthropist, known for her generosity to the Anglican church and supporting returned servicemen, following World War I. She was known for the 'practical interest she had evinced in the soldiers, both at home and abroad' (*Gippsland Times*, 30 Oct 1922:1). Mr John Mills made his fortune in mining (Context 2005). Mills laid the foundation stone of the All Saints Anglican Church, Briagolong (1903), the World War I Soldiers' Memorial Hall and RSL (now the Library of the Memorial complex) (1922) and St James Anglican Soldiers Memorial Church in Tinamba (1923), at which she was also presented with an engraved silver trowel commemorating the event. In 1920, Mrs Mills unveiled the Briagolong World War I Soldiers' Memorial at Anzac Park in Briagolong. Mrs Mills also donated World War I soldier's memorial windows to St James Anglican Soldiers Memorial Church in Heyfield and St John's Anglican Church in Maffra. At the Stratford Holy Trinity Anglican Church, Mrs Mills donated furnishings for the church and later gifted the vestry (1907). After her death in 1927, a Lych Gate was erected at the corner entrance of St John's Anglican Church in Maffra by public subscription, and dedicated in 1929.

A photo dating post-1910, when the rectory was built, (Figure H2) showed the complex from the north (SDHS). At the north end was the timber hall (in its original location), the brick rectory was central and the church was at the south end, behind a pine tree. A timber picket fence ran along the entire west boundary on McFarlane Street, with pedestrian gates to each building painted white and the fence painted white in front of the church. A large pine obscured the view of the church (since removed). What was evident was the entrance porch and the roof planes of the nave of the church and the chancel to the rear (SDHS).

The church houses an Honour Roll with names of service personnel who fought in World War I. (Figure D10). The plaque notes that the 'side windows in the chancel are dedicated to the glory of God and in the grateful memory' of 13 men 'who gave their life for their country, 1914-1919 (Vic. War Heritage Inventory).

A photo dating to 1968 (Figure H4) showed the north and west elevations of the church, as they appear in 2015. The entrance porch led to the nave portion of the church with its five bays separated by buttresses, with the chancel to the rear and the small room projecting north. A metal cross was located on the peak of the chancel gable (remains), and a triangular vent near the roof ridge of the

chancel (SDHS). Five small vents were located near the ridge of the nave of the church (since removed).

Funds were raised in 1979 for restoration works for the church, particularly to fix damp problems. The work was recommended by Melbourne architect Peter Staughton (SDHS). In 1993, during the 125th anniversary celebrations, Bishop Schumack dedicated a stained glass window near the pulpit to the memory of Lucy Bertram, a member of the church. The theme of the window was based on the 121st Psalm. A leadlight window made by Enid Aurish was also unveiled, dedicated to past and present members of the women's guild (SDHS).

In 2015, a small timber bell tower stands at the rear (east end) of the church.

Hall

The timber Parish Hall with galvanised corrugated iron roof, was built as a Sunday School during the ministry of Reverend W. T. Roach (SDHS). An article in the *Argus* in September 1901 (28 Sep 1901:14) reported that the new Sunday school and parish hall had just been completed by the board of guardians of Holy Trinity Anglican church in Stratford. It was described as a 'sightly and commodious building'. The hall was originally located to the north of the church, near the corner of Dixon Street. It was moved to its current location, just south of the church, in the 1980s (SDHS).

A photo dating post-1910 (Figure H2) showed the complex from the north (SDHS). At the north end (near Dixon Street) was the timber hall in its original location, the brick rectory was central and the church was at the south end, behind a pine tree. A timber picket fence ran along the entire west boundary on McFarlane Street, with pedestrian gates to each building. The timber hall comprised one gabled-roof (no transverse gable at the rear as in 2015) with a porch. The timber valence to the gabled-ends appeared as it does in 2015, with timber finials to the peaks (since removed). Two triangular vents were on the northern roof plane (since removed). The pairs of pointed-arch windows were evident on the north elevation. The photo showed that a small timber addition may have been located to the rear of the hall.

A photo dating to 1980 (Figure H5) showed the hall in its original location to the north (SLV). At this date the hall comprised the entrance porch, the original gabled-roof section, and the large transverse-gable section at the rear, projecting to the north (SLV). The transverse gabled section was not yet built in 1910 (Figure H2).

Later additions include the building joining the church and hall, and a brick addition to the timber hall.

Rectory

The first rectory on the site was a timber rectory built c1885 (demolished c1935), to serve as the minister's residence (SDHS). A photo dating between c1894 and c1907 (Figure H1) showed the church from the north-east (SLV). To the south of the church (in the vicinity of the hall in 2015) there was a hipped-roof house which may have been the first rectory.

In April 1908, the Victorian Government Gazette states that the land was occupied by a church, school and parsonage, ministered by the Minister William Thomas Roach. At this date the Church of England were granted the power to sell part of the land (VGG no. 46, 8 Apr 1908:2066; no 141, 25 Nov 1908:5458). The north and eastern portions of the land were later subdivided and on-sold.

One source states that the original timber rectory was replaced in 1908 by the existing brick rectory (SDHS). However, the foundation stone of the existing rectory states that 'This stone was laid by Mrs J. Mills of Powerscourt, 22nd September 1910'.

A photo dating post-1910 (Figure H2) showed the complex from the north (SDHS). At the north end was the timber hall in its original location, the brick rectory was central and the church was at the south end, behind a pine tree. A timber picket fence ran along the entire west boundary on McFarlane Street, with pedestrian gates to each building painted white. The north and west elevations of the

brick rectory and its details appeared as they do in 2015. The return verandah had a bullnosed-profile and a timber frieze and brackets. A window hood covered the window on the north elevation and the roof was clad in corrugated iron, with three unpainted (since over-painted) brick chimneys.

Another early photo of the rectory (date not known) (Figure H3) showed the north elevation of the house in more detail. The steeply-pitched hipped roof had three brick chimneys and projecting rafters at the eaves. The return verandah had the timber frieze and brackets that remain in 2015. The window hood on the north elevation remains in 2015. One-over-one sash windows were evident, as well as a single leadlight window to the right of the windows with the window hood. The front door may have had similar leadlight to the top half (it is not known if these remain in 2015). A timber picket fence was evident along the north side of the house (SDHS).

The titles indicate that the rectory remained in the ownership of the Anglican Trusts in 1992 (LV:V9882/F090). In 2015, the rectory appears to be occupied as a private residence.

In 2015, the church, hall and rectory are set amongst a landscaped setting and trees.



Figure H1. A photo dating between c1894 and c1907 that showed the brick church with slate roof, from the north-east, before the chancel was constructed (in 1907). To the south of the church there was a hipped-roof house which may have been the first rectory. (SLV).



Figure H2. A photo dating post-1910 showed the complex from the north. At the north end was the timber hall with lapped corrugated iron and roof vents, and finial, in its original location, the brick rectory with lapped corrugated iron roof cladding, was central and the church was at the south end, behind a pine tree. Note the long picket fence. (SDHS).



Figure H3. An early photo (post-1910; when the rectory was built) showed the north elevation of the rectory in more detail and the long picket fence. (SDHS).

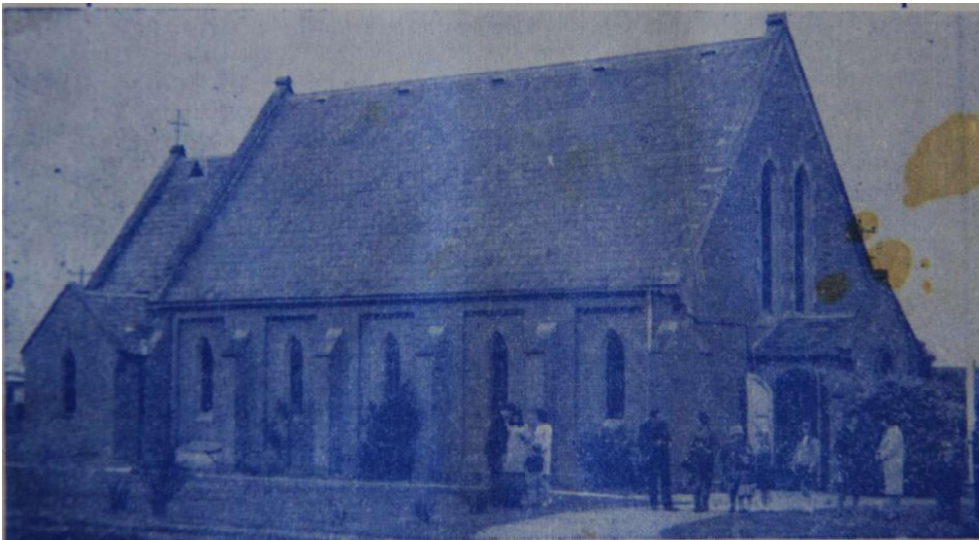


Figure H4. A photo from a pamphlet of the 1968 centenary service of Thanksgiving, held on 15 September 1968. The entrance porch led to the nave of the church with its five bays separated by buttresses, with the chancel to the rear and the small room projecting north (SDHS).



Figure H5. A photo dating to 1980 that showed the timber hall in its original location to the north of the rectory. At this date the hall comprised the entrance porch, the original gabled-roof section clad in galvanised corrugated iron, and the large transverse-gable section at the rear, projecting to the north (SLV).

Sources

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

Context Pty Ltd (2005), *Wellington Shire Heritage Study*, and vol 2: '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

State Library of Victoria (SLV), picture collection, <<http://www.slv.vic.gov.au/>>, accessed 6 January 2016.

Stratford & District Historical Society (SDHS) collection: historical information and photos generously provided by Judy Richards and Linda Barraclough, provided Nov 2015. Including 'Holy Trinity Church Stratford, 130th Anniversary'.

The Argus

The Australasian

Township of Stratford Plan

Victorian Government Gazette (VGG), as cited above

Victorian Places, 'Stratford', <<http://www.victorianplaces.com.au/stratford>>, accessed 16 February 2016.

Victorian War Heritage Inventory, Victorian Heritage Database entry for 'Stratford Anglican Holy Trinity Church Honour Roll (First World War)', <<http://vhd.heritagecouncil.vic.gov.au/>>, accessed 6 Jan 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.

Holy Trinity Anglican Church was built in 1868 in the Victorian Free Gothic style, with additions in the 1880s and in 1907 reflecting the same style. It was built on the corner of McFarlane and Blackburn streets, fronting McFarlane.

The Hall was built in 1901 to the north of the existing rectory and was moved to its current location in the 1980s. The hall is Federation Carpenter Gothic in style, with a large addition in the same architectural style.

The Rectory was built at the current 28 Macfarlane Street in 1910 in the Federation Arts and Crafts style. The three buildings are set back from the street surrounded by some landscaping and plantings. Modern wire fences line the southern boundary and the rectory.

Church

Figure D1. The church is constructed of handmade red brick in an English bond, with a small brick plinth and steeply-pitched gabled roof clad in slate. To the facade, unpainted rendered dressings are applied to the parapeted gables, buttresses, and to the window surrounds with a quoining pattern to the sides. Two tall pointed-arch windows to the facade have pictorial leadlight. The central entrance porch (1907) imitates the details of the nave behind, with one small window to the front, and double timber entrance doors to either side, in a pointed-arch opening.

A history notes that in the 1880s, addition works to the church comprised the construction of 'cemented buttresses, arches etc.' which suggests that the buttresses and rendered dressings and coping were added to the church at this date (requires further investigation).

Figure D2. The side elevations comprise five bays, created by buttresses. Each bay has a slightly recessed panel with a row of corbelled bricks at the top. Each bay has a pointed-arch window with radiating voussoirs above and pictorial leadlight.

The church retains a number of memorial windows, commemorating local parishioners, and an Honour Roll with names of service personnel who fought in World War I. The interior of the church retains remnants of extensive carvings by Maude Mayhew of Nerrena.

A modern building connects part of the south elevation of the church (enveloping the two rear bays) and weatherboard hall to the south.

Figure D3. At the rear (east) end of the church is a large chancel (1907) with a group of three pointed-arch windows with rendered surrounds and pictorial leadlight. At the peak of the gable of the chancel is a metal cross. Projecting off the north side of the chancel is a small vestry (1907) with the same architectural details as the nave and chancel. A timber door enters the east side and a pointed-arch window on the north side has diaper-patterned leadlight.

A small timber bell tower stands at the rear (east end) of the church. To the east of the chancel is a modern brick outbuilding that is attached to the weatherboard hall.

The 1868 church, with its 1880s and 1907 additions are in very good condition and retain a very high level of integrity.

Hall

Figure D4. The 1901 weatherboard hall to the south of the church has a steeply-pitched gabled roof clad with (recent) corrugated iron, with a decorative timber valence to the gabled end of the facade (finials to the peaks since lost). The wide bargeboards finish at the ends with lobes with a trefoil motif. A central entrance porch imitates the details of the elevation behind, with simpler timber tracery to the gabled end. Below is a small pointed-arch window. The entrance to the hall is through double

doors on the north side of the porch. Timber doors on the south side appear to not be in use (no step). Flanking the entrance porch are two pointed-arch windows with clear glass.

A modern addition adjoins the north elevation, connecting the hall and church buildings.

Figure D5. The south elevation of the hall has three pairs of pointed-arch windows (with clear glass) with central hoppers (it has not been confirmed what has been retained on the north elevation within the modern addition).

Figure D6. The east (rear) section of the hall is a weatherboard building with a transverse gable (the date of this section has not been confirmed). The section contains pairs of pointed-arch windows in the same style as the 1901 building, but also has later square-headed timber-framed windows to the rear elevation, and lacks bargeboards to the gabled-end of the south elevation. An entrance has been closed over on the rear elevation.

Figure D7. The gabled-end of the north elevation of the rear section of the hall retains the bargeboards and timber valance that imitate those of the facade of the 1901 hall.

A modern brick addition is attached to the rear of the hall, off the north elevation.

The weatherboard hall, comprising the 1901 building and later addition in the same style, are in very good condition and retain a medium-high level of integrity

Rectory

Figure D8. The 1910 rectory is a substantial brick residence with a large M-hip roof clad in (recent) corrugated iron, retaining three (overpainted) corbelled brick chimneys. Rafter ends project below the eaves. A verandah with a bull-nosed profile returns on the north and south elevations, stopping at projecting hipped-roof bays. The verandah retains the original timber frieze with vertical slats, brackets, and turned timber posts. The verandah floor is concrete.

The entrance underneath the verandah on the north return comprises a central door (behind a modern flywire screen) with sidelights above timber panels, and highlights. A window hood covers a window on the north elevation of the projecting bay. The skillioned-profile hood is supported by ornate timber brackets.

Figures D8 & D9. Windows underneath the verandah are tall narrow one-over-one sash windows, while the projecting bay on the south elevation has a large group of windows comprising three narrow one-over-one sash windows with coloured highlights. All windows have (overpainted) rendered (or stone) sills.

A modern shed is located on the east boundary, south of the residence.

The 1910 brick rectory is in very good condition and retains a very high level of integrity.

Figure D10. The World War I Honour roll is retained inside the church. Either side are pictorial leadlight windows.

Church

Figure D1. The church is constructed of handmade red brick in an English bond, with a small brick plinth and steeply-pitched gabled roof clad in slate. To the facade, rendered dressings (not painted) are applied to the parapeted gables, buttresses, and to the window surrounds with a quoining pattern to the sides.



Figure D2. The south elevation. The side elevations comprise five bays, created by buttresses. Each bay has a slightly recessed panel with a row of corbelled bricks at the top. Each bay has a pointed-arch window with radiating voussoirs above and pictorial leadlight. A modern building connects part of the south elevation of the church (enveloping the two rear bays) and weatherboard hall to the south.



Figure D3. At the rear (east) end of the church is a large chancel (1907) with a group of three pointed-arch windows with rendered surrounds and pictorial leadlight. Projecting off the north side of the chancel is a small vestry (1907) with the same architectural details as the nave and chancel. Concrete has been built up to floor level at the doorway. A small timber bell tower stands at the rear (east end) of the church.

Hall



Figure D4. The 1901 weatherboard hall to the south of the church has a steeply-pitched gabled roof clad with (recent) corrugated iron, with a decorative timber valence to the gabled end of the facade. The wide bargeboards finish at the ends with lobes with a trefoil motif. A central entrance porch imitates the details of the elevation behind.



Figure D5. The south elevation of the hall has three pairs of pointed-arch windows (with clear glass) with central hoppers. There is excellent underfloor ventilation between the gaps in the base boards.



Figure D6. The east (rear) section of the hall is a weatherboard building with a transverse gable. The section contains pairs of pointed-arch windows in the same style as the 1901 building, but also has later square-headed timber-framed windows to the rear elevation.



Figure D7. The gabled-end of the north elevation of the rear section of the hall retains the bargeboards and timber valance that imitate those of the facade of the 1901 hall. A modern brick addition is attached to rear of the hall.

Rectory



Figure D8. The 1910 rectory is a substantial brick residence with a large M-hip roof clad in (recent) corrugated iron, retaining three (overpainted) corbelled brick chimneys. A verandah with a bull-nosed profile and a concrete floor, returns on the north and south elevations, stopping at projecting hipped-roof bays.



Figure D9. Windows underneath the verandah are tall narrow one-over-one sash windows, while the projecting bay on the south elevation has a large group of windows comprising three narrow one-over-one sash windows with coloured highlights. All windows have (overpainted) rendered (or stone) sills.



Figure D10. The World War I Honour roll is retained inside the church. Either side are pictorial leadlight windows. (Barraclough, photo dates to 2009).

Sources

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

Linda Barraclough, Stratford & District Historical Society, photos generously provided April 2016.

Comparative Analysis

While the comparative analysis has compared this church architecturally to others within Wellington Shire, it must be recognised that although it may be of less architectural significance than another within the large shire, it remains of very high historical and social significance to the local community and architecturally representative of the town.

Holy Trinity Anglican Church, Hall, Rectory & Memorials, McFarlane St, Stratford – comprises an 1868 Victorian Free Gothic church with additions dating to the 1880s and 1907, a 1901 timber hall in the Federation Carpenter Gothic style, and a large Federation Arts and Crafts brick rectory built in 1910. The three buildings are highly intact and retain their historical association (the hall has been moved from one end of the site to the current location).

Comparable places:

Wesleyan Methodist Church (former), 14 Hobson Street, Stratford – a substantial 1873 intact brick church in the Victorian Gothic style. It is face-brick with decorative brick quoining. Now serves as the historical society premises. (HO52)

Comparable places recommended for the Heritage Overlay as part of this Study:

St Brigid's Catholic Church Complex, Cowwarr – comprising the 1870 church, 1904 parish house, 1919 hall and interwar fence and gates to the boundary. The 1870 church is a highly intact picturesque Victorian Gothic church, built in rendered brick (with ruled ashlar lines). The parish house (1904) is a substantial and elaborate Federation Queen Anne brick residence while St Joseph's Hall (1919) is an intact Interwar Arts and Crafts timber building.

St Patrick's Catholic Church, Merrick St, Stratford –Victorian Free Gothic rendered brick church built in 1884. The church is highly intact and is now part of school grounds.

St Rose of Lima Catholic Church, 4-6 Queen St, Rosedale – 1874-75 rendered brick church in the Victorian Free Gothic with sympathetic additions built c1906. The church retains a high level of integrity and was built by local builder William Allen.

Management Guidelines

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

The brick church, rectory and timber hall are in very good condition and well maintained, however, there are some recommendations below especially relating to down pipe outlets into drainage pits (see section 7.4 below), the risks associated with concrete next to the brick walls of the church and some guidelines for future development and heritage enhancement.

1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)
 - 1.1. Retain clear views of the front section and side elevations of the rectory, church and hall from along Macfarlane 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.
 - 1.4. Paving
 - 1.4.1. For Victorian and Federation era historic buildings, appropriate paving could be pressed granitic sand, or asphalt. If concrete is selected, a surface with sand-coloured-size exposed aggregate would be better with these styles.
 - 1.4.2. Ensure the asphalt or concrete does not adhere to the building itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the plinth, to ensure concrete does not adhere to it, and to allow expansion and joint movement and prevent water from seeping below the building.
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 Macfarlane Street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall

colours, steep gable or hip roofs, 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.
- 2.7. New garden beds
 - 2.7.1. These should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

3. Accessibility

3.1. Ramps

3.1.1. Removable ramp construction

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

- 4.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
- 4.1.2. Don't use Zinalume or Colorbond.
- 4.1.3. Use Ogee profile spouting, and round diameter down pipes.
- 4.2. Verandah
 - 4.2.1. The original verandah floor of the rectory may have been timber. If damp starts to impact on the brick walls, it may be necessary to remove the concrete floor, ensure the ground level is lower than the sub floor vents for the house, and damp proof course, and replace the concrete with a tongue and groove timber floor, which may be built on a metal sub structure and concrete stumps.
- 4.3. Fences
 - 4.3.1. Reconstruct the timber picket fence as shown in the historic photographs, along the Macfarlane St boundary.
- 4.4. Brick Walls
 - 4.4.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand.
- 4.5. Paint and Colours (also see Paint Colours and Paint Removal)
 - 4.5.1. It is recommended to paint the exterior of the timber hall building using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.
 - 4.5.2. Paint removal: It is recommended that the paint be removed chemically from the chimneys on the rectory, (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.
- 4.6. 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, altering you to a damp problem (also see Water Damage and Damp)
- 4.7. Modern products: Do not use modern products on these historic brick or render as they will cause expensive damage. Use lime mortar to match existing.
- 4.8. **Do not seal** the bricks or 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.

5. Care and Maintenance

- 5.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.
- 5.2. Key References
 - 5.2.1. 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.
 - 5.2.2. Further assistance is available from the Shire's heritage advisor.
- 5.3. Roofing, spouting and down pipes
 - 5.3.1. 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.

5.3.2. Do not use Zinalume or Colorbond.

5.3.3. Use Ogee profile spouting, and round diameter down pipes.

5.4. Joinery

5.4.1. 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.

6. Water Damage and Damp

- 6.1. Signs of damp in the brick 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.
- 6.2. Always remove the **source** of the water damage first (see Care and Maintenance).
- 6.3. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.
- 6.4. Some of the down pipes around the church are fixed into concrete, or discharge very close to sub floor vents, risking water being directed to under the floor, which is likely to increase sub floor damp, rot and termite attack. 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.
- 6.5. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre away from walls.
- 6.6. 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 under the floor, 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.
- 6.7. 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.
- 6.8. 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.
- 6.9. 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.
- 6.10. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

7. Paint Colours and Paint Removal

- 7.1. 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.
- 7.2. 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.
- 7.3. 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.
- 7.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick, and rendered surfaces, revealing the original finish.
- 7.5. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render as that will create perpetual damp problems.

8. Services

- 8.1. Ensure new services and conduits, down pipes etc, are not conspicuous. 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.

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

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

Resources

Wellington Shire Heritage Advisor

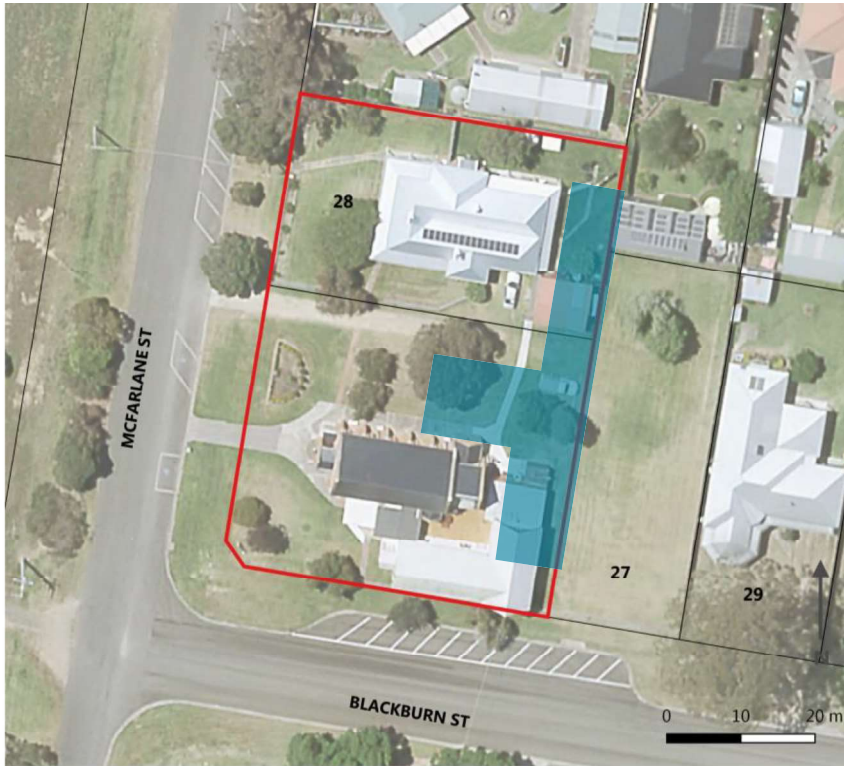
Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

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



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

Useful-resources-and-contacts.

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



KEY

-  Recommended for Heritage Overlay
-  Title boundary

**Holy Trinity Anglican Church, Hall and Rectory
26-28 McFarlane St, Stratford**

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