Locality:	**STRATFORD**
Place address:	**20 TYERS STREET**
Citation date	2016
Place type (when built):	Shop, Bakery, Residence
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No
Place name:	**Bakery (former), Shop and Residence**

Architectural Style:	Victorian Italianate (house); Federation Arts and Crafts (shop and bakery)
Designer / Architect:	Not known
Construction Date:	c1880s (house); c1890s (shop); c1900 (bakery)

Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

What is significant?

The Bakery, Shop and Residence at 20 Tyers Street, Stratford, are significant. The original form, materials and detailing of the buildings as constructed c1880s, c1890s and c1900 are significant.

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

How is it significant?

The Bakery, Shop and Residence are locally significant for their historical and aesthetic values to the Shire of Wellington.

Why is it significant?

The Bakery, Shop and Residence are **historically significant at a local level** as they illustrate the boom period of Stratford when it was established as the main town in the Avon Shire and the centre of local government. The buildings are located on the corner of Blackburn Street which was originally the main entrance into Stratford from the south, before the Highway was realigned, which placed them in a prominent position when built. Stylistic analysis of the architectural details of the existing buildings, suggest that the house was constructed c1880s, prior to the construction of the small corner shop c1890s and the bakery c1900 (to be confirmed with further archival research). The Forsters, owners from 1900 to 1907, ran the bakery and shop during their ownership. The property changed hands a number of times after this date, and was owned again by various bakers between 1943 and 1974, suggesting the bakery and shop were in operation during this period. In recent years, the shop has served as a cafe and an antiques and furniture business, but is vacant in 2015. The bakery appears to serve as a residence or outbuilding today. (Criterion A)

The Bakery, Shop and Residence are **aesthetically significant at a local level** as an intact group of associated buildings, dating to the Victorian and Federation period, on the main commercial street of Stratford. The weatherboard residence, dating to c1880s, is significant for its Victorian Italianate architectural details, including the M-hip roof clad in galvanised corrugated iron (overpainted), corbelled brick chimneys that remain unpainted, return verandah supported by stop-chamfered timber posts, the timber-ashlar cladding to the façade, and the Victorian entrance comprising the door with sidelights and highlights. (Criterion E)

The small weatherboard shop, built c1890s, is significant for its Federation architectural details including the facetted hipped roof clad in galvanised corrugated iron, the wide verandah, the original entrance door and large timber windows to the shopfront. The verandah extends over the pedestrian footpath and is clad with galvanised corrugated iron (overpainted), has round-edged palings to the sides, and is supported by shop-chamfered timber posts, some with a timber base. (Criterion E)

The brick (overpainted) bakery, built c1900, is significant for its architectural details dating to the Federation period, such as the gabled-roof clad in galvanised corrugated iron (overpainted), exposed rafter ends to the eaves of the main roof and skillion roof section attached to the brickwork, gabled-end clad with weatherboard with a rectangular vent, corbelled brick (unpainted) chimney. Also notable are the engaged brick pilasters which reinforced the structure when it served as a bakery (holding the weight of the sand above the oven), illustrating the function of the building. (Criterion E)

Statutory Recommendations

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

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay

KEY

Recommended for Heritage Overlay

Title boundary

Bakery, shop and residence
20 Tyers 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

Place history

The approach to Stratford from the south was originally via Blackburn Street, when the Princes Highway crossed the Avon River to the east of the Township, which placed 20 Tyers Street in a prominent position when it was built (Township Plan). The current 20 Tyers Street (Lot 10, Section 10, Township of Stratford) was originally purchased from the Crown by W. H. Smith in December 1859 (Township Plan). The property has retained its original title boundary.

The property had a number of owners in the 19th century. Joseph William Carroll, draper, owned the property on the corner of Tyers and Blackburn streets from February 1876, before selling to Henry Leaker, auctioneer, in September 1879. Leaker had also purchased lot 1 (which comprised the current 8 Tyers Street and 1 Mcalister Street to the south) in 1878 (LV:V:1128/F558; V823/F447). In 1880, Henry Leaker advertised as a stock auctioneer, valuator and commission agent in Sale and Stratford (*Gippsland Times*, 25 Jun 1880:2; 7 Aug 1878:3). In May 1887, both lots 1 and 10 were sold to Maria Scheer, wife of Charles Frederick Scheer, gentleman of Armadale (LV:V1914/F759). The Scheers had lived in Stratford prior to this date but are reported to have left the district in 1885 (*Gippsland Times*, 2 Oct 1885:3; 28 Sep 1883:1; 14 May 1886:3). The Scheers sold the lots to Theodore B Little and William Borthwick, Gippsland Commission Agents in October 1889 (LV:V1914/F759). Little and Bothwick were stock, station and general commission agents (*Gippsland Times*, 21 Mar 1888:2). Stylistic analysis of the architectural details of the existing buildings, suggest that the house was constructed c1880s, prior to the construction of the small corner shop c1890s and the bakery c1900 (to be confirmed with further archival research).

The property was sold to Alexandria Isabella Forster, wife of Walter Forster, Stratford builder in February 1900 (LV:V1914/F759). It has not been confirmed if Forster built any of the buildings on the property. The Forster family are known to have run the bakery from c1900 (SDHS). An article in the 'Avon Shire Council' column of the *Gippsland Times* in August 1901 (8 Aug 1901:3) reported that 'W. Forster, Stratford' asked that the footpath in front of his shop be graded to the proper level, which indicates that it was constructed by this date.

In April 1907, the Forsters sold the house, shop and bakery to Caroline Mitchell, widow of 'Inverbroom' near Stratford (LV:V1914/F759). The property changed hands a number of times after this date, to Catherine Bartlett in 1912 and Isabella C. McLeod in 1926. At this date the lot still extended to McAllister Street to the south (LV:V1914/F759).

Between 1943 and 1974 the property was again owned by bakers. William Grant Grigor, Stratford baker, purchased the property in March 1943 (LV:V1914/F759). In the 1940s, Will Grigor operated the bakery and sold from the corner shop (Context 2005; SDHS). Grigor subdivided the property and on-sold a portion fronting Mcallister Street (the current 1 Mcalister Street) to Allan Black. The property with the shop, residence and bakery was sold to Richard Galway, baker, and his wife Mary, in November 1952 (LV:V7811/F029). In February 1958 the property was sold to another baker, Thomas A. Hopkins and his wife Doreen. The Hopkins on-sold the current 8 Tyers Street in 1969 (LV:V7811/F029). From 1974, the property was sold out of the hands of bakers and to Gregory Manning, carpenter and his wife Susanne. The property has had a number of owners since this date (LV:V9077/F695).

In recent years, the shop has been occupied by a cafe and an antiques and furniture business, but in 2015 it appears to be vacant and the property up for sale.

In 2015, the corner shop retains its original verandah (Context 2005) To the south of the shop and residence remains the brick bakery.

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 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

Stratford & District Historical Society (SDHS) collection: historical information and photos generously provided by Judy Richards and Linda Barraclough, provided Nov 2015.

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

Description

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

The residence is located on the east side of Tyers Street, on the corner of Blackburn Street. Stylistic analysis of the architectural details of the Victorian Italianate house suggests that it was built c1880s. The house has a small set back from Tyers Street, which it fronts. The small weatherboard shop dates to the Federation period, built c1890s, and adjoins the north-west corner of the house, with a large verandah that extends over the corner footpath. To the south of the property is the Federation era (c1900) brick bakery, which abuts the west boundary. The group of buildings are located at the southern end of the main commercial street of Stratford.

Late Victorian Residence

Figure D1 & Aerial. The house has an M-hip roof, clad with corrugated iron (painted to the front and side elevations), and a verandah to the facade which returns on the south elevation. The house retains two corbelled brick (unpainted) chimneys that are constructed (not by a skilled bricklayer) of handmade red bricks. A skillion-roof verandah is clad with corrugated iron (painted), supported by stop-chamfered timber posts. The house is concealed behind a recent tall fence. The facade is clad with timber-ashlar cladding while the remainder of the house is clad with weatherboard. An entrance at the centre of the facade has a door with sidelights and highlights, in the Victorian style.

Figure D2. The north elevation has weatherboard cladding and modern timber doors and windows. The weatherboards continue to create a skillion-roof section at the rear (east) of the house.

The late Victorian residence is in fair to good condition and retains a high level of integrity, as visible from the street.

c1890s Shop

Aerial & Figure D3. The small weatherboard corner shop has a facetted hipped roof clad in corrugated iron (painted). The original wide verandah extends over the pedestrian footpath, is clad

with galvanised corrugated iron, has (recent) round-edged scalloped boarding to the sides, and is supported by shop-chamfered timber posts, some with a timber base. The entrance is located in the chamfered corner with a timber panelled door with panels of glazing to the top 2/3.

Figure D4. The two main elevations of the shopfront have large timber windows. The south and east elevations also have timber windows.

The c1890s weatherboard shop is in good condition and retains a high level of integrity.

c1900 Bakery

Figure D5, D6 & Aerial. The large brick (overpainted) bakery has a gabled roof clad in galvanised corrugated iron (painted) with round vents (c1900) to the roof, a corbelled brick chimney (unpainted) and exposed rafter ends to the eaves. The gabled end to Tyers Street is clad with weatherboards, with a rectangular vent. Off the north elevation is a skillion-roof section with exposed rafter ends and brick cladding at the east side. Off this extends a lower (recent) skillion-roof verandah with round-edged scalloped boarding, to the Tyers Street elevation, supported by stop-chamfered timber posts.

The north elevation (underneath the verandah) has a timber door with panels of glazing to the top, and a three-pane highlight (with vertical glazing bars). This elevation also has large timber windows.

Figure D6. The east elevation has two pairs of tall timber windows with a four-paned window to the top quarter, with brick sills and rendered (overpainted) lintels. These windows may date from c1900, but it is unlikely that they were located on this wall whilst the building was used as a bakery. They may be second hand windows inserted into this wall when the building ceased being used as a bakery (to be confirmed). The south elevation has small windows (one retains a four-paned window), also with brick sills and rendered lintels. The south elevation has an (one visible) engaged brick pilaster, which probably reinforced the building at the location of the oven, to hold the weight of the sand which insulated it.

The c1900 bakery is in good condition and retains a moderate level of integrity.

An outbuilding is located on the south boundary, the date of which is not known. Other outbuildings or sheds are located to the rear (east) of the house (dates not confirmed).

Figure D1. The house has an M-hip roof, clad with corrugated iron, and a verandah to the facade which returns on the south elevation. The house retains two corbelled brick (unpainted) chimneys that are constructed of handmade red bricks. A skillion-roof verandah is clad with corrugated iron (painted), supported by stop-chamfered timber posts.

Figure D2. The north elevation has weatherboard cladding and modern timber doors and windows. The weatherboards continue to create a skillion-roof section at the rear (east) of the house.

Figure D3. The small weatherboard corner shop has a facetted hipped roof clad in galvanised corrugated iron (painted). The original wide verandah extends over the pedestrian footpath, is clad with galvanised corrugated iron, has round-edged palings to the sides, and is supported by shop-chamfered timber posts, some with a timber base.

Figure D4. The two main elevations of the shopfront have large timber windows.

Figure D5. The north elevation of the bakery, and the east elevation fronting Tyers Street. The large brick (overpainted) bakery has a gabled roof clad in galvanised corrugated iron (painted) with round vents (c1900) to the roof, a corbelled brick chimney (unpainted) and exposed rafter ends to the eaves. The gabled end to Tyers Street is clad with weatherboards, with a rectangular vent. The lower skillion with the scalloped boarding is recent. The windows may date from c1900, but may be second hand windows inserted into this wall when the building ceased being used as a bakery.

Figure D6. The east end of the bakery and to the right is the south elevation. The east elevation has two pairs of tall timber windows with a four-paned window to the top quarter, with brick sills and rendered (overpainted) lintels. These windows may date from c1900, but it is unlikely that they were located on this wall whilst the building was being used as a bakery. They may be second hand windows inserted into this wall when the building ceased being used as a bakery. The south elevation has small windows (one retains a four-paned window), also with brick sills and rendered lintels.

Sources

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

Comparative Analysis

The three modest shops recommended for a Heritage Overlay in this study are all over 100 years old, located in small towns, Stratford and Boisdale, and although they all have some alterations (most are reversible) they are all highly visible in the street, and their form and detailing read as historic buildings in the streetscape. Other examples in the Shire that already have an individual Heritage Overlay include the much earlier shop and house in Port Albert (restored), and the very altered shop in York St, Sale. Importantly, all of these examples represent important historical commercial development in their respective towns. The larger city of Sale has several other modest historic shops protected as part of the Town Centre Heritage Precinct HO.

Bakery (former), shop and residence, 20 Tyers Street, Stratford – c1880s Victorian Italianate timber house and c1890s-c1900 Federation Arts and Crafts shop and bakery. The brick bakehouse has some early alterations and additions. The timber house and attached corner shop are highly intact. The small corner shop retains its original verandah and shopfront windows which is unusual for a commercial building. Recommended for the Heritage Overlay in this Study.

Comparable places:

Carter's Corner and Residence, 23 Tyers Street, Stratford - 1889 brick Victorian Italianate corner store with an attached residence and large contemporary outbuilding. The large corner shop has lost its original verandah but otherwise is intact. The attached house has lost its detail to the verandah (and has later infill) but is otherwise intact and in good condition. Recommended for the Heritage Overlay in this Study.

General Store, Bakery (former) and House, Boisdale – 1902 single-storey brick constructions in the Federation Free style. The verandah and shopfront to the store have been altered, while the house has a brick addition to the facade and has lost its original verandah and some detail to the gable end. The brick bakehouse retains its original oven and has a concrete block addition. While the three historically related buildings have undergone alterations, they are some of the earliest buildings built in Boisdale by the Fosters brothers. Recommended for the Heritage Overlay in this Study.

Robert's Drapers Shop (former), 63-65 Tarraville Road, Port Albert– c1860 Victorian weatherboard house with rendered brick shop with a later weatherboard parapet, and alterations including the removal of the parapets to the side elevations, slight alterations to the verandah and probably the shopfront windows. (HO119)

Shop, 184 York St, Sale – simple brick shop with an intact roof form and side walls visible from the street, and parts of the original shop front, although the verandah has been removed, the windows replaced and the brickwork overpainted. It is significant as one of three 19th century shops remaining in York Street. (HO202)

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.

These buildings are in fair to good condition, however, there are some recommendations below especially relating to sub floor ventilation, chemical removal of paint from brickwork, and some guidelines for future development.

1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)
   - 1.1. Retain clear views of the front sections 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.
   - 1.4. Paving
     - 1.4.1. For these 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 the historic style.
     - 1.4.2. Ensure the asphalt or concrete does not adhere to the brick 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 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.
   - 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. **Reconstruction and Restoration**

If an opportunity arises, consider restoring and reconstructing the following.

3.1. Roofing, spouting and down pipes

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

3.1.2. Don't use Zincalume or Colorbond.

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

3.2. Joinery. Doors, windows,

3.3. Fences

3.3.1. Construct a timber picket fence 1.4m high, or lower, across the front boundary of the residence.

4. Brick and Stone Walls

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

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

4.2.1. It is recommended to paint the exterior of the timber buildings and joinery using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.

4.2.2. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow the walls to 'breathe'.

4.2.3. Paint removal: It is strongly recommended that the paint be removed chemically from the bakery (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.

4.2.4. However, if it is decided to repaint the render, it should be one colour only, (do not paint the base a different colour) and closely resemble the light grey colour of 'new render'.

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

4.4. 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.

4.5. **Do not seal** the brickwork 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 Zincalume 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 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. 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. 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.

6.7. 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.

6.8. 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.

6.9. 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.

6.10. 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.

6.11. 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.

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, stone and rendered surfaces, revealing the original finish.

7.5. Chemical removal of paint will not damage the surface of the stone, bricks or render or even the delicate tuck pointing, hidden under many painted surfaces. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.

7.6. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render as that will create perpetual damp problems.

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.

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

KEY

Recommended for Heritage Overlay

Title boundary

Bakery, shop and residence
20 Tyers St, Stratford

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.