

Locality: STRATFORD
Place address: 23 TYERS STREET
Citation date 2016
Place type (when built): Shop, Residence, Outbuilding
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Carter's Corner and Residence



Architectural Style: Victorian Italianate
Designer / Architect: Not known
Construction Date: 1889

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?

Carter's Corner and Residence at 23 Tyers Street, Stratford, is significant. The original form, materials and detailing as constructed in 1889 are significant. The early hipped roof outbuilding to the south is also significant.

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

How is it significant?

Carter's Corner and Residence are locally significant for their historical and aesthetic values to the Shire of Wellington.

Why is it significant?

Carter's Corner, Residence and outbuilding 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. The store and residence were built for storekeeper James B. Kelly in 1889. Kelly aptly named the shop 'The Corner' which was officially opened on 1 August 1889. An early hipped-roof weatherboard outbuilding was probably built soon after, to the south of the residence. Kelly was well known and respected throughout North Gippsland, and was one of the most prominent and successful business men in the Dargo district prior to moving to Stratford. The corner shop and residence were originally built with ornate Victorian verandahs with decorative iron in the Italianate fashion. Kelly also built the cottages at the current 16 and 18 Blackburn Street to serve as workers cottages for the flour mill which was to the south of the shop and residence during this period. At the time of his death in 1897, Kelly was praised as a Councillor, Justice of the Peace, storekeeper, good business man and was well and favourably known throughout Gippsland. Following Kelly, William H. Carter, a house and carriage decorator occupied, then purchased the property, which he retained until the mid-late 1930s. Carter also became the Shire President and a JP. The corner shop served as a newsagency and general store, and during this period, and for a long time afterwards, became a meeting spot within the town colloquially known as 'Carter's Corner'. The shop served as Morgan's disused furniture store in the late 1940s, before Grant Barnett of Grant Barnett & Company of Melbourne leased it to serve as a regional umbrella manufacturing factory. In March 1947 Barnett opened 'Standfast' umbrella factory at 23 Tyers Street, manufacturing golf, beach, ladies and gents umbrellas. Mary Hawkins was a well-known employee of the factory before becoming a long-term resident of Stratford. Most of the alterations to the 127 year old shop were carried out to the building under Grant Barnett's 13 year ownership. The factory closed in 1960, when freight costs made the work uneconomical and the factory moved to Dandenong. From c1990s to 2012, the shop served as Molly's Lolly Shop, however, the shop is vacant in 2015. The house continues to serve as a private residence. The shop and residence are significant for their association with prominent locals James B. Kelly and William H. Carter. (Criteria A & H)

Carter's Corner, Residence and outbuilding are **aesthetically significant at a local level** for their Victorian Italianate architectural qualities, as landmark buildings and as a meeting place at the southern end of Stratford township. The 1889 shop, residence and early outbuilding are in good condition and retain a good level of integrity. The Victorian Italianate style is reflected in the shop building in the steeply-pitched hipped roof clad with galvanised corrugated iron (overpainted),

handmade red-bricks (overpainted) and plinth, chamfered corner entrance with its double timber panelled doors, simple rendered parapet with a small cornice at the top and the one-over-one double hung timber sash windows with rendered sills with radiating voussoirs above. Also notable are the two original large timber windows with rendered sills either side of the entrance. The Victorian Italianate architectural details of the residence include the M-hip roof and projecting gabled-bay to the facade all clad in galvanised corrugated iron (overpainted), two corbelled-brick chimneys and one simpler chimney to the rear, one-over-one double hung timber sash windows with a rendered sill and radiating voussoirs above, slightly-concave verandah roof clad with galvanised corrugated iron and the Victorian entrance comprising a timber panelled door with sidelights above timber panels, and highlights with stained glass; above are radiating brick voussoirs. Also notable are the handmade bricks and brick plinth. The early outbuilding is a large weatherboard building with a steeply-pitched hipped roof clad in corrugated iron with flush eaves, and a timber ledged door to the east elevation. (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 boundary as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	Yes, large timber hipped roof building attached to the SW corner of the house
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

Carter's Corner and residence 23 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 original approach to Stratford from the south was via Blackburn Street, when the Princes Highway alignment crossed the Avon River to the east of the Township, which placed 23 Tyers Street on a prominent corner position when built. The current 23 Tyers Street (lot 10, Section 1, Township of Stratford) was purchased from the Crown by C. J. Tyers in June 1855. The original extent of the lot comprised the current nos. 16-18 Blackburn Street and 23 Tyers Street (Township Plan). Tyers Street is presumably named after the family.

In January 1889, the *Gippsland Times* (25 Jan 1889) reported that J. B. Kelly of Dargo had purchased the property on the corner of Blackburn and Tyers streets at Stratford, with the intention to erect a store (*Gippsland Times*, 26 Jan 1939:1). The store and residence was built for Kelly in 1889 (SDHS). An early hipped-roof weatherboard outbuilding was probably built soon after, to the south of the residence.

The store was officially opened on 1 August 1889. The local newspaper the *Gippsland Times* reported that 'Messrs J. B. Kelly and Co. of "The Corner," Stratford, notify elsewhere that they will open their new store to-morrow.' The article states that 'Mr J. B. Kelly is well known and respected throughout North Gippsland, having been for many years one of the most prominent and successful business men in the Dargo district' (*Gippsland Times*, 31 Jul 1889:3). Prior to moving to Stratford, James Browne Kelly, storekeeper carried out business at 'Dargo Flat' in the 1870s with his brother Andrew Hayes Browne Kelly, also a storekeeper (who was a storekeeper in Briagolong in 1897) (*Traralgon Record*, 11 Jun 1897:2; PROV; *Gippsland Times*, 22 Nov 1876:3).

An early photo (Figure H1) showed J. B. Kelly's corner shop with the attached residence, both with decorative Victorian verandahs, behind a row of men posing in front of the shop, including Kelly (SDHS). The parapet had the words 'J. B. Kelly & Co.' on each side, with '(The?) Corner' to the corner. A return verandah covered the shop's two main facades, with an iron frieze and brackets, supported by timber posts with capitals. The shopfront was face-brick (since overpainted) with a chamfered corner entrance flanked by two large windows. Near the entrance to the residence, the shop front had a single window (which appears to remain in 2015). Facing Tyers Street, the residence was evident with its cast-iron brackets to the verandah and windows were evident in the gabled-bay to the left of the entrance. A timber picket fence ran in front of the residence, meeting the shopfront (SDHS).

The land to the south of the buildings, on Tyers Street, is said to have been the site of Stratford's second flour mill. The two cottages at nos. 16 and 18 Blackburn Street served as mill cottages, owned by J. B. Kelly (SDHS). In April 1897, Kelly also purchased lots 6, 7, 8, 9 and 10 (section 48, Township of Stratford) to the east of the town, under his wife's name (Township Plan; PROV). In June 1897, James B. Kelly died in Stratford. His death was considered 'deplorable' within the town. An article at the time of his death reported that he was a Councillor, Justice of the Peace, storekeeper and good business man and well and favourably known throughout Gippsland (*Traralgon Record*, 11 Jun 1897:2). Upon his death, Kelly owned lot 10 (section 1) that comprised a 'store and dwellinghouse of seven rooms built of brick and wood (both now unoccupied)' (the current 23 Tyers Street) and 'two five roomed wooden cottages with outhouses' (16 & 18 Blackburn Street), with a total value of 900 pounds (these cottages have since been subdivided and on-sold on individual title boundaries)

(PROV). At this date, Kelly also owned a brick store and 'dwellinghouse of six rooms' at the current 59-65 Tyers Street (lot 9, section 3, Township of Stratford), valued at 1300 pounds (PROV).

In July 1897, W. H. Carter, house and carriage decorator, wrote to Mrs Kelly and on a memorandum dated 23 July 1897, requesting to rent the shop and dwelling for a term of one or more years. He discusses possible terms and offered to 'paint the whole of the front of shop & verandah 2 coats (which it very much needs)'. His request was granted (SDHS). Mrs J. B. (Ellen) Kelly left Stratford in 1901 (*Gippsland Times*, 18 Jul 1901:3). The property was then sold to the Carter family (SDHS). William Henry Carter was the Shire President and a JP, who ran the corner store as a newsagency and general store. The Carters owned the shop until the mid-late 1930s (SDHS; Context 2005; *Gippsland Times*, 31 Aug 1939:3). As early as 1907 and as late as 1942, the name Carter's Corner in Stratford was referred to in local newspapers as a meeting spot (*Gippsland Mercury*, 18 May 1917:3; *Gippsland Times*, 26 Feb 1942:2; *Maffra Spectator*, 9 May 1907:3). In 2016, a nameplate (in an Art Nouveau style) near the entrance door reads 'Matoppo', which was the birthplace of Mrs Carter (SDHS).

In 1921, a garage operated off the north-west end of the building (Figure H2), incorporating the west end of the Blackburn Street facade, with a garage entrance attached to the west (since removed).

By 1947, 23 Tyers Street was a disused furniture store owned by the Morgans, before Grant Barnett of Grant Barnett & Company, umbrella manufacturers in Melbourne, leased the buildings. In March 1947, Barnett opened 'Standfast' umbrella factory at 23 Tyers Street, manufacturing golf, beach, ladies and gents umbrellas in conjunction with the Melbourne factory. Mary Hawkins (nee Maguire) was a key employee of the factory, who originally worked at the Melbourne location before relocating to open the Stratford factory and becoming a long term resident of Stratford. The umbrellas were sold in Melbourne and interstate, transported via rail (SDHS).

Barnett is known to have carried out some alterations to the buildings. A photo dating to this period (Figure H3) showed that the major external alterations had occurred by this date. The photo showed the employees outside of the factory during their Christmas breakup. They group stand in front of the north elevation. The verandah had been removed and the building painted. The rear window had security bars attached, while the large shopfront window is probably original to the 1889 building (SDHS).

The factory closed in 1960, when freight costs made the work uneconomical and the factory moved to Dandenong. The residence was later occupied by the Ross family. From c1990s to 2012, the shop served as Molly's Lolly Shop (SDHS).



Figure H1. An early photo that shows J. B. Kelly's corner shop with the attached residence, both with decorative Victorian verandahs, behind a row of men posing in front of the shop, including Kelly (SDHS).

A LONG FELT WANT! MOTORISTS, NOTE!

Stratford Garage on Prince's Highway

MATHESON AND BACON
(Late A.F.C.) (Late A.F.C.)

AGENCIES
FORD SERVICE STATION
PETROL
OIL



AGENCIES
MITCHELL'S FARM MACHINERY.
TYRES
ACCESSORIES.

OUR GARAGE.
CLEVELAND AND CHANDLER MOTOR CARS.
REPAIRS EXECUTED ON PREMISES. EXPERT MECHANIC.

PHONE 13 STRATFORD.

Figure H2. An advertisement for the garage that operated at the north-west end of the building in 1921 (garage since removed but the openings to the left remain) (SDHS).



Figure H3. Workers standing in front of the north elevation of the corner shop, at the Christmas breakup at Grant Barnett Umbrella Factory. The verandah had been removed, the building painted, and security bars added to the rear window (SDHS).

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 Mercury [Sale, Vic.]

Gippsland Times

Maffra Spectator

Public Records Office Victoria (PROV), 'James B Kelly' Will & Probate, File number 65/089: VPRS 28/P0/Unit 832; VPRS 28/P2/Unit 464; VPRS 7591/P2/Unit 265.

Stratford & District Historical Society (SDHS) collection: historical information and photos generously provided by Judy Richards and Linda Barraclough, provided Nov 2015 & April 2016. Including memories written in the Historical Society Bulletin number 2, June 2005.

Township of Stratford Plan

Traralgon Record

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 corner shop and attached residence were built in 1889 in the Victorian Italianate style, on the south-west corner of Blackburn and Tyers Street, at the southern end of the main commercial street of Stratford. The shop sits on the northern title boundary, with a corner entrance, while the residence is attached to the rear (south) and has a small setback from Tyers Street which it fronts. The 1889 shop, residence and outbuilding are in good condition and retain a good level of integrity.

Figure D1 & Aerial. The large shop has a steeply-pitched hipped roof clad with galvanised corrugated iron (overpainted) and a number of recent round metal vents to the roof. The shop is constructed of handmade red-brick (all overpainted) with a small brick plinth. The main elevations of the brick shop front Tyers and Blackburn Street, with a chamfered corner entrance. These elevations have a simple smooth-rendered parapet with a small cornice at the top (it is evident where the original verandah was attached to the two facades below the render). The corner entrance has double timber panelled doors (which may be reduced in height) with a large highlight (covered, with a modern air conditioner installed). Either side of the entrance are two large timber windows with rendered sills (with later metal attachments to the lintels) which match the original openings, as seen in Figure H1 (the glass has been replaced; the vertical glazing bars are original lambs tongue profile). At the south end of eastern facade is a tall one-over-one double hung timber sash window with a rendered sill (with the top enclosed and security bars that date to c1950s). The north elevation has a standard-height one-over-one double hung timber sash window with a rendered lintel and radiating voussoirs above (also with security bars).

The west end of the north elevation has an aluminium framed window with a rendered sill that probably dates to the c1950s alterations.

Figure D2 & Aerial. The residence is attached to the south of the shop, fronting Tyers Street. The brick (overpainted) residence has a small brick plinth and an M-hip roof, and a projecting gabled-bay to the facade, all clad in galvanised corrugated iron (painted to most elevations). The residence retains two corbelled-brick chimneys and one simpler chimney to the rear (all unpainted). The facade has a projecting gabled-bay to the left, a decorative triangular opening to the bargeboards at the peak and a rectangular vent with brick arch voussoirs, to the gabled end with a decorative timber trefoil at the top. The bay has a one-over-one double hung timber sash window with a rendered sill and radiating voussoirs above. A slightly-concave verandah fills the recessed portion of the facade to the right and is clad with galvanised corrugated iron (overpainted).

The verandah has been in-filled to the right with fibro-cement cladding with louvered windows to the top half (probably c1950s). The verandah floor is laid with recent cement pavers. A modern timber fence runs along the front of the house (replacing the original low picket fence).

Figure D3. The Victorian entrance has a timber panelled door with sidelights above timber panels, and highlights with stained glass; above are radiating brick voussoirs (overpainted). An Art Nouveau styled nameplate near the entrance door reads 'Matoppo' (dating to the Carter's occupation). See Figure H1 for the original detail to the verandah of the residence.

Figure D4. Off the south elevation of the house is a skillion-roof verandah clad in galvanised corrugated iron (overpainted) with round-edged palings to the east end (and enclosed at this end with later fibro-cement sheet). A later addition extends off this at the east end, also enclosed with fibro-cement sheet.

Attached to the south of the residence at the west end is a large weatherboard building with a steeply-pitched hipped roof clad in corrugated iron (painted) with flush eaves. It has a timber ledged door to the east elevation (and other altered openings) and is a significant early outbuilding.

Aerial. Narrow additions with iron roofs project off the west elevation of the shop, residence and weatherboard addition to the south of the residence. Some of these may be early additions.



Figure D1. The large shop has a hipped roof clad with galvanized corrugated iron (overpainted) and a number of recent round metal vents to the roof. The shop is constructed of handmade red-brick (all overpainted) with a small brick plinth. The main elevations of the brick shop front Tyers and Blackburn Street, with a chamfered corner entrance and rendered parapet.



Figure D2. The residence is attached to the south of the shop, fronting Tyers Street. The brick (overpainted) residence has an M-hip roof, and a projecting gabled-bay to the facade, all clad in galvanized corrugated iron (overpainted). The facade has a projecting gabled-bay to the left and a slightly-concave verandah fills the recessed portion of the facade to the right.



Figure D3. The Victorian entrance has a timber panelled door with sidelights above timber panels, and highlights with stained glass; above are radiating brick voussoirs. The bricks have been painted.



Figure D4. View showing the significant shop, residence and early large hipped-roof outbuilding. Off the south elevation of the house is a skillion-roof verandah clad in galvanised corrugated iron.

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.

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.

Comparable places:

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.

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 good condition, and at first appearance they present as a very altered historic group of buildings, however, most of the historic fabric of the shop, house and outbuilding is intact.

Recommended is; the removal of the in-fill walling to the verandah of the residence, reconstruction of the missing components of the verandah (and detail) on both the residence and shop, and reconstruction of the picket fence to the residence, as shown in Fig H1. Chemical removal of the paint from all of the brickwork will greatly enhance the historic place. There are some recommendations below relating to sub floor ventilation and some guidelines for future development.

1. Setting

- 1.1. Retain clear views of the side elevations of the shop, outbuilding and residence, from the 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 Victorian 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 the Victorian style.
 - 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 area 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 the 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. 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. Accessibility

3.1. Ramps

3.1.1. Removable ramp construction

3.1.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor, which will allow the wall structure to evaporate moisture, reduce termite and rot attack to the subfloor structure and reduce rising damp in brick/stone walls.

3.1.1.2. If it is constructed of concrete next to brick walls this may cause damp problems in the future.

3.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.

3.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

3.2. Metal banisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefore they are a suitable design for an accessible addition.

4. Reconstruction and Restoration

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

4.1. Demolish the low timber fence to the verandah, which is not significant.

4.2. Demolish the c1950s in-fill walls of the verandah of the residence (the verandah roof is original).

4.3. Remove non significant roof vents on the shop.

4.4. Roofing, spouting and down pipes

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

4.4.2. Don't use Zinalume or Colorbond.

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

4.5. Restore the decorative timber barge boards and vent in the projecting gabled-bay of the brick residence and other original timber joinery that is visible from the streets.

4.6. Verandah

4.6.1. Reconstruct the original verandah on both the residence and shop as shown in Fig. H1 (retain the existing verandah roof to the residence).

4.6.2. Reconstruct the missing cast iron brackets, valance, on both verandahs as shown in Fig H3.

4.7. Fences

4.7.1. Reconstruct the timber picket fence in front of the residence, as shown in Fig H1.

5. Brick Walls

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

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

5.2.1. It is recommended to paint the exterior of the timber building using original colours

- (paint scrapes may reveal the colours) to enhance the historic architecture and character.
- 5.2.2. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow the walls to 'breathe'.
 - 5.2.3. Paint removal: It is strongly recommended that the paint be removed chemically from all the brickwork, (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. Never seal the bricks or render as that will create perpetual damp problems). Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
 - 5.3. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, alerting you to a damp problem (also see Water Damage and Damp)
 - 5.4. Modern products: Do not use modern products on these historic brickwork as they will cause expensive damage. Use lime mortar to match existing.
 - 5.5. **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.

6. Care and Maintenance

- 6.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.
- 6.2. Key References
 - 6.2.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen, Council maintenance staff and designers.
 - 6.2.2. Further assistance is available from the Shire's heritage advisor.
- 6.3. Roofing, spouting and down pipes
 - 6.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.
 - 6.3.2. Do not use Zinalume or Colorbond.
 - 6.3.3. Use Ogee profile spouting, and round diameter down pipes.
- 6.4. Joinery
 - 6.4.1. It is important to repair rather than replace where possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

7. Water Damage and Damp

- 7.1. Signs of damp in the walls include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork, existing patches with grey cement mortar, or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.
- 7.2. Always remove the **source** of the water damage first (see Care and Maintenance).
- 7.3. Water falling, splashing or seeping from damaged spouting and down pipes causes severe

and expensive damage to the brick walls.

- 7.4. Repairing damage from damp may involve lowering of the ground outside so that it is lower than the ground level inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.
- 7.5. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre away from walls.
- 7.6. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.
- 7.7. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they can breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.
- 7.8. Engineering: If a structural engineer is required, it is recommended that one experienced with historic buildings and the Burra Charter principle of doing 'as little as possible but as much as necessary', be engaged. Some of them are listed on Heritage Victoria's Directory of Consultants and Contractors.
- 7.9. Never install a concrete floor inside a solid masonry building, as it will, after a year or so, cause long term chronic damp problems in the walls.
- 7.10. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts for hundreds of years. When it starts to powder, it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.
- 7.11. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

8. Paint Colours and Paint Removal

- 8.1. A permit is required if you wish to paint a previously unpainted exterior, and if you wish to change the colours from the existing colours.
- 8.2. Even if the existing colour scheme is not original, or appropriate for that style of architecture, repainting using the existing colours is considered maintenance and no planning permit is required.
- 8.3. If it is proposed to change the existing colour scheme, a planning permit is required and it would be important to use colours that enhance the architectural style and age of the building.
- 8.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick, stone and rendered surfaces, revealing the original finish.
- 8.5. Chemical removal of paint will not damage the surface of the stone, bricks or render or even the delicate tuck pointing, hidden under many painted surfaces. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 8.6. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and

reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render as that will create perpetual damp problems.

9. Services

9.1. Ensure new services and conduits, down pipes etc, are not conspicuous. Locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them, or enclose them behind a screen the same colour as the building fabric that also provides adequate ventilation around the device. Therefore, if a conduit goes up a red brick wall, it should be painted red, and when it passes over say, a cream coloured detail, it should be painted cream.

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

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

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



KEY

- Recommended for Heritage Overlay
- Title boundary

Carter's Corner and residence 23 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.