

Locality: YARRAM
Place address: 5 BUCKLEY STREET
Citation date 2016
Place type (when built): Church, Presbytery
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: St Mary's Catholic Church and Presbytery



Architectural Style: Federation Romanesque and Post War Romanesque Revival (church);
Postwar Moderne (presbytery)
Designer / Architect: A. A. Fritsch (church)
Construction Date: 1915, 1960s (church); 1954 (presbytery)

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?

St Mary's Catholic Church and Presbytery at 5 Buckley Street, Yarram, is significant. The original form, materials and detailing of the exterior and interior of the church as constructed in 1915 and the 1960s are significant. The original form, materials and detailing of the presbytery as constructed in 1954 are significant.

Later outbuildings, and alterations and additions to the buildings are not significant, including the c1960s fence to the boundary and the garage to the presbytery.

How is it significant?

St Mary's Catholic Church and Presbytery are locally significant for their historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

St Mary's Catholic Church and Presbytery are **historically and socially significant at a local level** as they represent the development of Yarram following the release of private land for sale in the town, which became a commercial and social centre for the surrounding dairying and grazing district and the seat of local government. The presbytery represents the further growth of the town in the 1950s, when the Housing Commission and several housing co-operatives built many new homes in Yarram. The first Catholic Church in Yarram opened on Church Road in November 1883 (since demolished), and the first presbytery built nearby (remains). On 13 April 1885, a school opened in association with St Mary's. The existing St Mary's Catholic Church was built in 1915, designed by Diocesan Architect A. A. Fritsch. The original 1915 building was five bays in length with a tower, but excluded a spire. A feature of the church is the statue of the Virgin Mary, inserted in the niche at the top of the facade, which was donated by J. J. O'Connor in memory of his wife. In 1954, the existing presbytery and garage were built, on the former site of the school which moved to the other side of Buckley Street at this date. Major additions to the 1915 church were built in the early 1960s, comprising the entire west end, projecting rooms off the centre of the side elevations and the spire to the tower. The boundary fence also appears to have been constructed at this date. The church is significant for its association with Diocesan Architect A. A. Fritsch, who was a proponent of the Romanesque style (Criteria A, G & H)

St Mary's Catholic Church is **aesthetically significant at a local level** as a substantial and very fine example of a 1915 Federation Romanesque church in the Shire. The style is evident in the simple massing, parapeted gables, large plains of face-brick to the walls and the semi-circular-arched openings, particularly the bold round-arches to the façade with alternating bands of render and face-brick. Also notable is the dominant tower and its details (to the 1915 extent), gabled roof clad with slate, tuck pointed red brickwork, two-tiered brick plinth, rendered dressings and coping to the exterior, the statue of the Virgin Mary in the niche to the façade, the bold engaged piers flanking the entrance, buttresses and the narrow round-headed windows with leadlight to the side elevations. Also significant is the small room projecting off the east end of the south elevation, with its round window. The 1960s extension is aesthetically significant for the successful and respectful integration of a massive extension to the 1915 church, which has retained the majority of the original fabric, whilst introducing new work which harmonises with the 1915 building by the use of similar materials, height, roof form, solid to void and window fenestration, yet it is clearly different to the original design on the exterior. However, the interior continues the original barrel vaulted ceiling and its decorative details through to the new apse and side chapels, creating a new and gracious space.

Subtle differences between the 1915 building and the 1960s additions can be seen in the interior, by way of the changes in the style of the lead light windows and openings. The interior of the church is significant. The interior space and historic finishes of the nave are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. The church is aesthetically significant as an architectural landmark in Commercial Road, which is the main street of Yarram. (Criterion E)

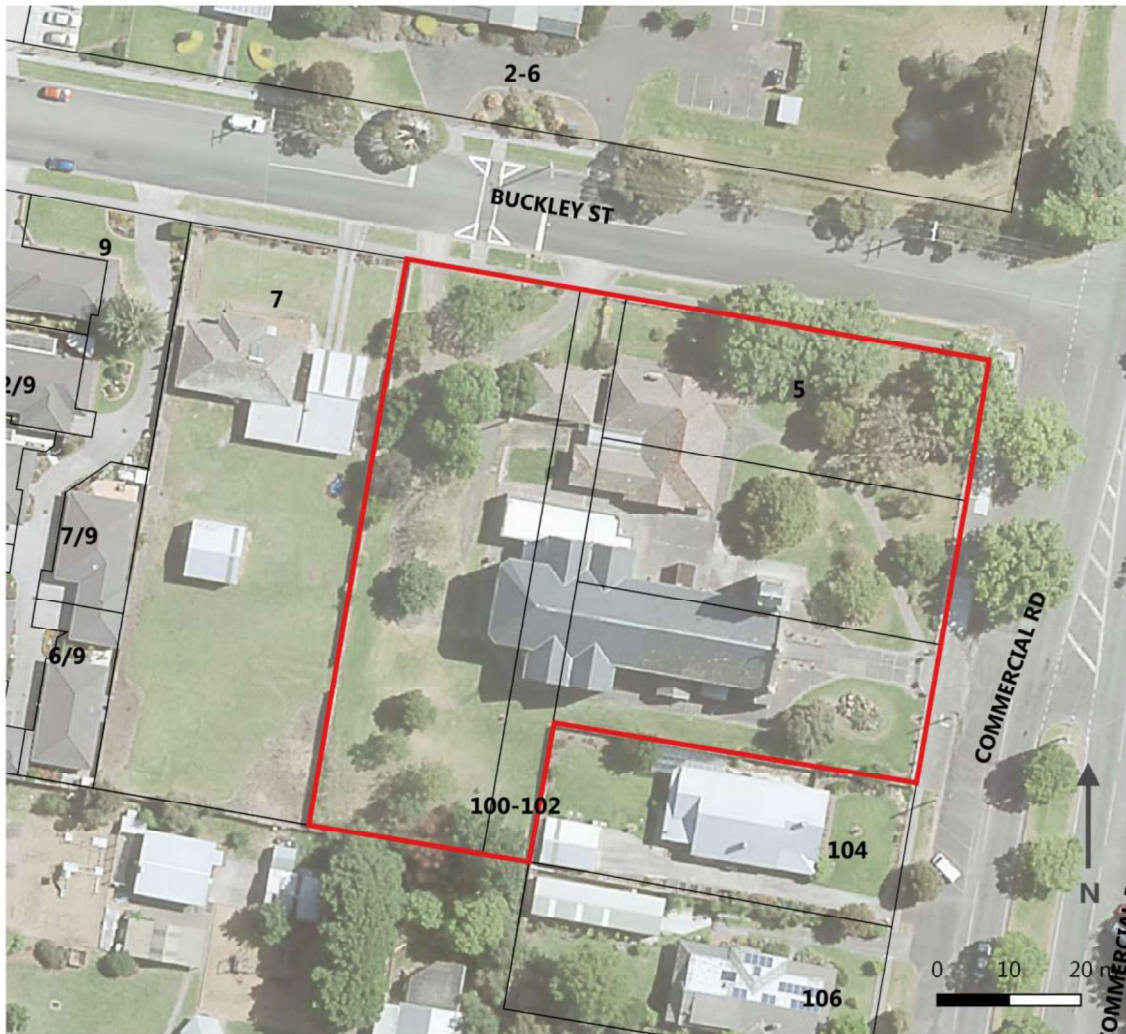
The 1954 Presbytery is **aesthetically significant at a local level** as a fine and intact representative example of a Postwar Moderne residence constructed of bold tapestry bricks, designed with a strong horizontal emphasis. The brickwork features dark brick quoining to the corners and openings and a dark brick plinth, below a shallow-pitched hip-and-gabled roof clad with terracotta tiles. The house has groups of windows with a horizontal emphasis, each with horizontal glazing bars to the top sashes. Also significant is the flat-roofed entrance porch with its wrought iron pillar. (Criterion D)

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	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

St Mary's Catholic Church and manse
5 Buckley St, Yarram

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

History

Locality history

The Tarra Creek pastoral run was taken up in the 1840s, in the area that now encompasses the Yarram township. In the early 1850s, John Carpenter built a flour mill and sawmill near the Tarra River, upon which a bridge was soon built. A small township began to develop on private land on the west side of the River, which was first named Barkly, after Victorian Governor Sir Henry Barkly. However, the small township soon became known as Yarram Yarram; the parish name. Yarram is an Aboriginal word though to mean 'plenty of water' or 'billabong'. The town would be called Yarram Yarram until 1924 (Fletcher & Kennett 2005:79; YDHS website)

Yarram was part of the first Shire established in Gippsland – Alberton Shire established 1864 – where a District Road Board was formed in 1855 (Context 2005:38). In 1857, the first store was opened in the town of Yarram Yarram by Charles Devonshire. Soon other stores were established as the town grew, including a shanty on the site of the Yarram Hotel. The development was a result of the marketplace located in Yarram, which served local farmers who preferred the location over the more distant Port Albert (YDHS website). The first mechanics' institute was built in 1860 and a school opened in 1861. All communication during this period was via Port Albert to the south (Fletcher & Kennett 2005:80).

Yarram's growth was constrained by the release of private land for sale. Development within the town gained momentum from the 1880s, with town allotments purchased from private landholders (Fletcher & Kennett 2005:80). One such developer was James Nicol, who owned the land east of Commercial Road, between (just north of) Gipps Street and James Street. Nicol subdivided the land and sold town allotments from 1889. By the 1890s, Yarram had established itself as a commercial centre, servicing an extensive dairying and grazing district. The Yarram Butter Factory (1891) was a major component of the industry in this area of the Shire (Context 2005:12, 38). The township of Yarram Yarram was gazetted in 1893 and in 1897 the Alberton Shire offices were relocated to Yarram, establishing the southern town as a seat of Government (Context 2005:38; YDHS website).

From the early 1900s, large areas of land were selected in the Strzelecki Ranges to the north and west of Yarram for dairying, supplying cream to the butter factory. By 1903, Yarram Yarram also had a Shire hall, four churches, the Commercial and Yarram hotels, Masonic and Rechabite Lodges and a state school. At the centre of the pastoral district, Yarram remained the cattle market for southern Gippsland (*Australian handbook* 1903). The Yarram courthouse opened in 1908, the hospital was officially opened in 1914 and a higher elementary school was established in 1918. In 1921, the Great Southern railway Line from Melbourne reached Yarram (Context 2005:30, 41, 44). The Forests Commission established an office in Yarram in 1945 to manage the reforested lands in the region. From the 1950s, the Housing Commission and several housing co-operatives built many new homes in Yarram. However, the town was affected by the decline of rural industries in the 1970s. The milk factory and railway line closed in 1987 (Fletcher & Kennett 2005:80).

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). The town continues to serve as an important regional centre. It is also the location of the regional headquarters for the Department of Natural Resources and Environment (Fletcher & Kennett 2005:80).

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 led 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

Church

The first Catholic Church in Yarram opened on Church Road in November 1883, designed by architect James Campbell (since demolished). A Catholic presbytery was built to the west of the church (remains at 25 Tarra Valley Road). On 13 April 1885, a school opened in association with St Mary's (Adams 1990:124).

The existing St Mary's Catholic Church was built in 1915 on land donated by Patrick Brennan. The construction cost 3,000 pounds, with a cost of 2,000 pounds for furnishings. A feature of the church is the statue of the Virgin Mary, inserted in the niche at the top of the facade, which was donated by J. J. O'Connor in memory of his wife (YDHS). A memorial stone on the facade of the church states that it was blessed by The Most Reverend Patrick Phelan D. D., Bishop of Sale, on 10 October 1915. It notes that the Pastor at this date was the Reverend P. Sterling, that the architect of the church was A. A. Fritsch F.R.V.I.A and the builders were F. & E. Deague.

The church was completed and officially opened on 27 February 1916, by the Bishop of Sale (Adams 1990:200). The church and tower was initially constructed with a five bay nave, built of local bricks with a slate roof. The spire of the tower at the north end of the facade was built at a later date. Californian pine was used on the interior for the sanctuary, communion rails and confessionals (YDHS; Adams 1990:200).

A souvenir postcard (SLV) dating to the opening of the church on 27 February 1916, showed Fritch's architectural drawings of the church at its intended full extent (Figure H1). The sketch showed the facade of the church and entrance (as built) with the tower (the base of which was initially built) and Fritch's design for the spire (which was never built), but a different design was later constructed. The nave shown was seven bays long (only five were constructed), with projecting rooms (vestries) off the rear of the side elevations and a chancel at the west end (not built). The side elevation comprised narrow bays with tall semicircular-arched windows and decorative render (as was constructed).

An early photo (c1915; Figure H2) showed people posing in front of the church, and on top of the entrance porch, even looking out of the window where the glass had apparently not yet been installed

(SLV). The facade appeared as it does in 2015, except that the Virgin Mary and glazing had not yet been installed. The small projecting room was evident on the south elevation (just behind the facade) with its round window. The tower had been constructed to the height of the roof by this date (tower spire built at a later date). A cross was evident at the peak of the roof, above the niche for the Virgin Mary. The property remained unlandscaped at this date.

A second early photo (c1916; Figure H3) showed the original extent of the church (PROV). The facade and north elevations were evident in the photo. The original lead light arrangement in the large window was evident (since replaced). The nave consisted of five bays, with a timber addition constructed at the apse end. The fourth bay on the north elevation comprised a small round window above an entrance door (a small room was later constructed off this bay).

In 1918, land was purchased for a convent (location not known), which was probably associated with the opening of the new St Mary's Catholic School in 1918 (YDHS). In 1951, the Catholic Church in Yarram celebrated the centenary of the first service held in Yarram (Adams 1990:270).

Major additions to the church were constructed in the early 1960s. A stone noted that the 'extensions to this church were blessed by his Lordship The Most Reverend Patrick Francis Lyons, D. D., Bishop of Sale on 16 June 1963. It notes that the Parish Priest at this date was the Reverend E. Hynes. These later additions comprised the construction of the entire west end of the church (beyond the five original bays) large projecting rooms, and the small projecting rooms off the centre of each side elevation (as evident in the brickwork). A ramp and metal balustrade has been constructed at the entrance of the church. The front leadlight window was replaced. It is thought that the spire to the existing tower was also constructed at this date (St Mary's Parish 1992:17).

The interior of the church comprises a large barrel vault ceiling. It appears that the original decorative plasterwork was carried through to the 1960s additions.

Presbytery

A new St Mary's Primary School was established in 1918, by the Sisters of St Joseph of the Sacred Heart, on the site that is now occupied by the Catholic presbytery. In 1954, when the presbytery was built, the school was moved to its current site, on the north side of Buckley Street. The original school buildings (moved to the new site) were destroyed in a fire in 1992 (St Mary's PS).

The large presbytery and garage north of the church, both built in the same style, were built in 1954. The foundation stone of the presbytery notes that it was blessed by the Most Reverend R. Ryan D. D., C. M., Bishop of Sale on 19 December 1954. The Parish Pastor at this date was Reverend E. Hynes. H. C. Hodson was the builder of the presbytery.

Mature trees are located within the grounds of the church and presbytery, some of which appears to date to the 1960s.

The property is bound by a c1960s red brick and wrought iron fence, to the north and east boundaries, with pedestrian and vehicular gates at the entrance to both the church and presbytery.

A. A. Fritsch, architect

Augustus Andrew Fritsch (1866-1933) was the son of Augustus G. Fritsch and Christina Holzer, whose respective fathers had co-founded a prominent Hawthorn brickworks. Fritsch was articled to architect John Beswicke (of Wilson & Beswicke) and travelled Europe and the United States before he returned to Melbourne and opened his own office in 1888. Fritsch first commissions were residential projects, before a commission for a Roman Catholic presbytery in Malvern (1894) begun his long association with the Catholic Church (Reeves 2012:264).

Fritsch designed mostly in red brick and developed what has been described as a 'vigorous but crude' style, influenced by Baroque, Romanesque and Byzantine sources, he became Victoria's premier Catholic architect. As the Diocesan architect, Fritsch designed Catholic buildings at Rochester (1909), Kyabram (1910), Bairnsdale (1913), Yarram (1915), Heyfield (1916), Cowwarr (1918), Flemington (1923) and Elwood (1929). He designed churches, presbyteries, schools and convents throughout Victoria and elsewhere (Reeves 2012:264).

Fritsch worked with Walter Burley Griffin on the design of Newman College at the University of Melbourne (1915-1918), although it is said that Fritsch made little contribution to the project. However, Griffin's use of rough stonework may have inspired Fritsch in his design of one of his most key designs, the large domed church of Our Lady of Victories in Camberwell (1918). Fritsch's son, Augustus Alfonso Fritsch (1882-1973) joined his office c1918 and became a partner in 1932. After Fritsch's (senior) death in 1933, the practice Fritsch & Fritsch continued successfully into the 1940s as Victoria's key architectural office for the Catholic denomination (Reeves 2012:264).



Figure H1. A souvenir postcard dating to the opening of the church on 27 February 1916, showed Fritsch's architectural drawings of the church at its intended full extent. The sketch showed the facade of the church and entrance (as built) with the tower (the base of which was initially built) with a different spire as to what was later constructed (SLV, Image No: pc000175).



Figure H2. An early photo (c1915) showed people posing in front of the church, and on top of the entrance porch, even looking out of the window where the glass had apparently not yet been installed. The statue of the Virgin Mary has not been placed in the niche. The spire of the tower had not yet been constructed (SLV, Image No: pc000176).



Figure H3. A second early photo (c1916). The original stained glass arrangement in the large window was evident (since replaced). The statue of the Virgin Mary has not been placed in the niche. The nave consisted of five bays, with a timber addition constructed at the apse end (PROV VPRS 12800 P1 H 5534).

Sources

- Adams, John (1990), *From these beginnings, History of the Shire of Alberton, Yarram* [Vic.]
- Australian handbook* (1903), as cited in Victorian Places 'Yarram', <<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*.
- Public Records Office Victoria (PROV), 'Roman Catholic Church At Yarram' VPRS 12800/P1 H 5534, accessed via <<http://trove.nla.gov.au/>> 25 Jan 2016.
- Reeves, Simon, 'A. A. Fritsch' in Goad, Philip & Julie Willis (2012), *The Encyclopedia of Australian Architecture*, Port Melbourne [Vic.].
- State Library of Victoria (SLV), picture collection, image nos. pc000175 & pc000176, <<http://www.slv.vic.gov.au/>>, accessed 25 January 2016.
- St Mary's Parish (1992), *Companions on the journey, 1892-1992*, Yarram [Vic.].
- St Mary's Primary School (PS), 'Our school', <<http://www.stmyarram.catholic.edu.au/>> accessed 25 Jan 2015.
- Victorian Places, 'Yarram', <<http://www.victorianplaces.com.au/>>, accessed 16 February 2016.
- Yarram & District Historical Society (YDHS) collection: historical information and photos generously provided by Cate Renfrey, Nov 2015. Including the booklet 'Heritage Trail along Commercial Road, Yarram' & website, 'The history of Yarram & District', <<http://home.vicnet.net.au/~ydhs/history%20of%20yarram.htm>>, 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.

St Mary's church and presbytery are located on the west sides of Commercial road, north of the main town centre of Yarram. The buildings front Commercial Road and are set back within a landscaped setting. A number of the trees on the grounds appear to date to the early 1960s. St Mary's church was built in 1915 and reflects the Federation Romanesque style, with substantial brick additions constructed in the Post War Romanesque Revival style in the early 1960s. The tapestry brick presbytery and garage were built in 1954 in the Postwar Moderne style.

Church

Figure D1. St Mary's Catholic Church is a very large church constructed of tuck pointed red brick walls, steep slate clad roof, with a two-tiered plinth to the original 1915 building. The facade comprises a parapeted gable with a niche at the top of the gabled end holding a statue of the Virgin Mary. The church has decorative rendered details and coping to the parapeted gables, forming horizontal bands across the facade and side elevations, and to the openings. A dominant element of the facade is the two semi-circular arches; the first is at the centre of the facade containing (modern, probably 1960s) leadlight. The second smaller arch is formed over the entrance below, framed by two large engaged columns with bold rendered caps. The two large arches have alternating bands of render and face-brick to the arch, reflecting the Romanesque style. To the right of the facade is a large square tower, with narrow openings to each face. The central portion of the tower has a recessed

section with brackets to the top, essentially forming engaged piers to the corners. The spire (above the bold cornice moulding) was constructed in the early 1960s in Post War Romanesque Revival.

The south elevation has a small room just behind the facade with a parapeted gable, slate roof and round window to the east side. This room was constructed in 1915.

The 1915 church is in very good condition and retains a high level of integrity, and the 1963 additions are in excellent condition and have a very high level of integrity.

Figure D2 & D4. The gabled-roof is clad with slate, with a row of bold brackets at the eaves on the side elevations. The extent of the 1915 building comprises the five bays to the side elevations. The side elevations are divided into bays by buttresses with rendered coping, each bay with a tall narrow round-headed window with leadlight.

Figures D3 & D4. To the rear of the 1915 church, at the west end, is very large brick addition constructed in the early 1960s in the Romanesque Revival style. This later addition is identifiable by the later brickwork and single-tiered brick plinth. The 1960s addition comprises the tall double-gabled transepts, the chancel end, and the flat-roofed addition off the north elevation. The two smaller gabled-roof rooms projecting off the centre of the side elevations were also constructed in the early 1960s.

Figure D5. The interior of the church has a large barrel-vaulted ceiling lined in plaster. The 1915 extent of the church extends to the round-arched windows. The west end appears to have continued the interior design of the earlier section (unless the interior was remodelled in the early 1960s also).

Presbytery

Figure D6. The large presbytery is constructed of tapestry bricks with dark brick quoining to the corners and openings, and a dark brick plinth. The shallow-pitched hip-and-gabled roof is clad with terracotta tiles. The house has groups of windows with a horizontal emphasis, each with horizontal glazing bars to the top sashes. The flat-roofed entrance porch is supported by a wrought iron pillar and the entrance is reached by two concrete steps. A foundation stone of the presbytery notes that it was blessed on 19 December 1954. The 1954 presbytery is in very good condition and retains a very high level of integrity.



Figure D1. St Mary's Catholic Church is a very large church constructed of tuckpointed red brick, with a two-tiered plinth to the original 1915 building. A dominant element of the facade is the two semi-circular arches. To the right of the facade is a large square tower, with narrow openings to each face. The spire (above the bold cornice moulding) was constructed in the early 1960s.



Figure D2. The gabled-roof is clad with slate, with a row of bold brackets at the eaves on the side elevations. The extent of the 1915 building comprises the five bays to the side elevations.



Figure D3. The north elevation. To the rear of the 1915 church, at the west end, is very large brick addition constructed in the 1960s. This later addition is identifiable by the later brickwork and single-tiered brick plinth. The 1960s addition comprises the tall double-gabled transepts, the chancel end, and the flat-roofed addition off the north elevation.



Figure D4. The two smaller gabled-roof rooms projecting off the centre of the side elevations were also constructed in the early 1960s.



Figure D5. The interior of the church has a large barrel-vaulted ceiling lined in plaster. The 1915 extent of the church extends to the round-arched windows. The interior space and historic finishes of the interior are imbued with the rituals and aesthetics associated with worship, marriages, christenings, confirmation, and funerals.



Figure D6. The large presbytery is constructed of tapestry bricks with dark brick quoining to the corners and openings, and a dark brick plinth. The shallow-pitched hip-and-gabled roof is clad with terracotta tiles. The house has groups of windows with a horizontal emphasis, each with horizontal glazing bars to the top sashes.

Sources

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

Comparative analysis

St Mary's Catholic Church and Presbytery, 5 Buckley St, Yarram – a highly intact complex comprising a substantial Federation Romanesque Revival brick church with decorative render to the dominant round arches of the facade and a corner tower (spire dates to 1960s), with substantial Post War Romanesque Revival additions built in the 1960s at the rear of the church. The 1915 church was designed by architect A.A. Fritsch and is highly comparable to his design at St Mary's, Maffra (1924), which is also Romanesque in style. The site also includes a Postwar Moderne presbytery built in 1954 of bold tapestry bricks. The highly intact buildings retain their historical setting with an interwar brick fence and landscape.

Comparable places:

St Mary's Catholic Church Complex, Maffra – modest 1871 brick Victorian Free Gothic church (the first church), two-storey brick 1916 Federation Queen Anne presbytery and a substantial Interwar Romanesque brick church built in 1924. The three buildings are in very good condition and retain a very high level of integrity. The 1924 church was designed by architect A.A. Fritsch and is highly comparable to his design at St Mary's, Yarram (1915), which is also Romanesque in style. The first church is encompassed within school grounds, while the setting of the presbytery and 1924 church is highly intact, retaining mature Canary Island Palms. 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.

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 excellent condition and well maintained, however, there are some recommendations below especially relating to sub floor ventilation, down pipe outlets into drainage pits, and some guidelines for future development and heritage enhancement.

1. Setting

- 1.1. Retain clear views of the front section and side elevations from along Buckley 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. Appropriate paving could be pressed granitic sand, asphalt or concrete. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Romanesque 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, and the 1963 extensions are a good example of this. E.g. New parts that are in the same view lines as the historic building as seen from Commercial Road, 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, and similar solid to void. 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. 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. Tuck pointing is now a rare craft and expensive to repair or reconstruct, which makes caring for the existing remnants particularly important.
- 4.3. Paint and Colours (also see Paint Colours and Paint Removal)
 - 4.3.1. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow the walls to 'breathe'.
 - 4.3.2. Paint and other modern sealants. Never seal the bricks or render as that will create perpetual damp problems.

- 4.4. 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)
- 4.5. Modern products: Do not use modern products on these historic brick walls as they will cause expensive damage. Use lime mortar to match existing.
- 4.6. **Do not seal** the brickwork 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.
 - 5.2.3. Do not use Zinalume or Colorbond on the buildings. Use, slate on the church and terra cotta tiles on the residence.

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.

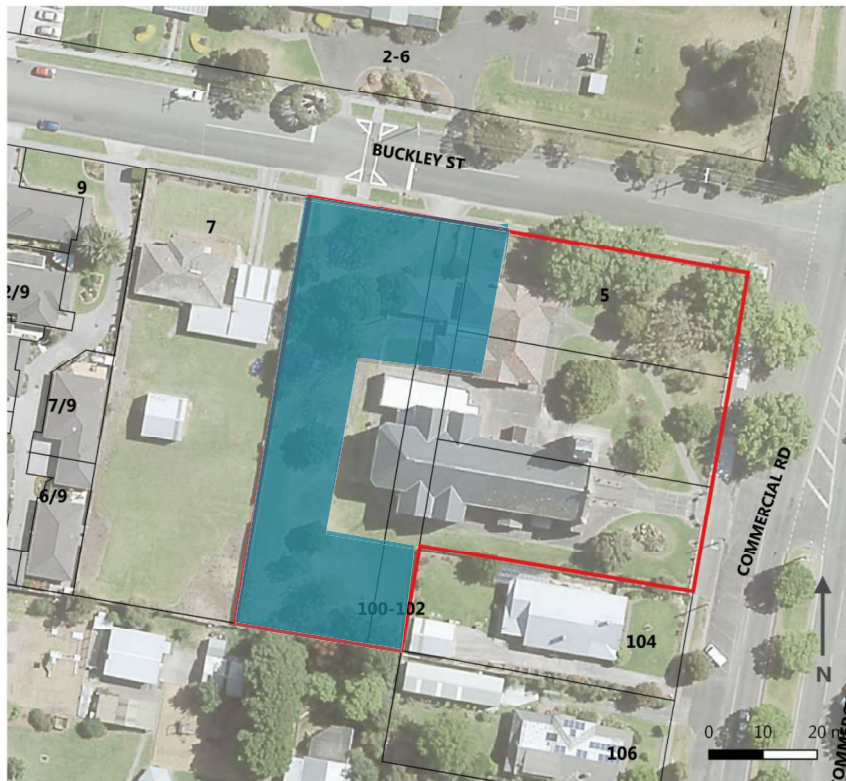
8. Services

- 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

St Mary's Catholic Church and manse
5 Buckley St, Yarram

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.

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>:

- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Honour-rolls (wooden)
- Uniforms-costumes-and-textiles
- Useful-resources-and-contacts.