

Locality: YARRAM
Place address: 275-281 COMMERCIAL ROAD
Citation date 2016
Place type (when built): Shops
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Stockwell's Building



Architectural Style: Victorian, Federation Free Classical
Designer / Architect: Not known
Construction Date: c1892, c1908

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?

Stockwell's Building at 275-281 Commercial Road, Yarram, is significant. The original form, verandah, materials and detailing as constructed in c1908 are significant. Remaining fabric from the c1892 structure is also significant.

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

How is it significant?

Stockwell's Building is locally significant for its historical, aesthetic and scientific values to the Shire of Wellington. The verandah may be of State significance but this requires further research to determine.

Why is it significant?

Stockwell's Building is **historically significant at a local level** as it represents the nineteenth and early twentieth century development of Yarram, when it established itself as a commercial centre, servicing an extensive dairying and grazing district in the 1890s, when it became the seat of local government with the Alberton Shire offices, and when the town grew in the early 1900s. Stockwell first built a single-storey coffee palace on the site c1892, constructed of bricks he made himself, which made it the first brick building in Yarram. In recent years, a sign 'Stockwell's Coffee Palace' was uncovered on the inside of the Stockwell Building to the ground floor, on a southern wall adjacent to the lane (indicating that fabric of the earlier single-storey building remains). Stockwell's Coffee Palace became the home of the Yarram Evening Club (established 1892) prior to 1906, when the club moved to James Buckley's Federal Coffee Palace on the corner of James Street. The existing two-storey Stockwell Building and verandah are thought to have been built in 1908. Later, Stockwell had the Yarram Club Hotel built (c1912) with the same profile to the parapet as the Stockwell Building. In 1915 and 1916, many advertisements were published in local newspapers for businesses that occupied Stockwell's Building. The building remained within the Stockwell family until 1983. It is also significant for its association with Charles J. Stockwell, a stonemason and brickmaker who opened a brickworks in Yarram and made his own bricks for the construction of his first buildings (the first building at 275-281 Commercial Road and the first Shire Hall). Stockwell also owned and built the landmark Yarram Club Hotel to the south (c1912). (Criteria A & H)

Stockwell's Building is **aesthetically significant at a local level** for its highly intact Federation Free Classical architectural style, for its modernist slim line cantilevered verandah, and as a landmark building on the main commercial street in the township of Yarram. The facade is dominated by the tall parapet, Classical details and very wide cantilevered verandah to the shopfronts. The Free Classical style is evident in the symmetrical facade, texture of the walls which are finished with roughcast render, the form of the parapet which conceals the roof form and creates a decorative accent on the skyline, the engaged pilasters which extend onto the parapet and stop with a small capital above the parapet and create a vertical emphasis to the facade, and the abstracted mouldings forming pediments to the windows of the first floor. Also notable are the one-over-one timber sashes with moulded sills, and the original shopfronts with timber panelling above the timber-framed windows and recessed entrances. (Criterion E)

Stockwell's Building is **scientifically significant at a local level** as it may be the earliest known construction of a cantilevered verandah on a commercial building in a rural town in Victoria, and as one of the most intact early cantilevered verandahs in Victoria, including Melbourne, illustrating the

bold adoption of new technology and design at the time of construction. The sleek and elegant modernist verandah is supported by an early, if somewhat crude, metal bracketed system. Stockwell was a brick maker and stonemason who made his own bricks with clay taken from a site in James Street, to construct the first building on the site c1892, which was the first brick building in Yarram. Part of this building is incorporated into the existing c1908 building. (Criteria B & F)

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

Stockwell Terrace 275-281 Commercial Rd, 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

Place history

In June 1874, James Nicol, farmer of Woranga, purchased 328 acres in Yarram (crown portions 43, 44, 45 & 51, Parish of Yarram Yarram). Nicol subdivided the land, creating the town lots east of Commercial Road, between (just north of) Gipps Street and James Street. This included the lots on the east side of Commercial Road, and lots on Nicol Street and Nicol Lane. Nicol sold lots from 1889, up until his death in 1922, when the remaining land was transferred to John Nicol, Robert P. Nicol and William J. Nicol (LV:V677/F323).

Nicol sold Lot 5 (the current No. 275-281) to George Frederic Lindsay, Port Albert draper, in September 1887. In May 1888 the land was sold to Mary A Hill, St Kilda widow, whose executors then held ownership. Lot 5 remained land (without any buildings) under both Lindsay's and Hills ownership (RB). In November 1892, Charles John Stockwell purchased Lot 5 (the current site of Stockwell's Building) from Hill. Stockwell had also purchased Lot 4 (the northern half of No. 287) prior, in September 1887, upon which he would build the first Yarram Club Hotel on the site in 1893. (LV:V1943/F443; YDHS; Adams 1990:159).

Charles J. Stockwell had been a stonemason for nine years before moving to Yarram (*Gippsland Times*, 27 Jun 1921:6). Stockwell was a brick maker and stonemason and when he was unable to find a good brickyard in Yarram, he made his own bricks with clay taken from a site in James Street, to construct the first building at 275-281 Commercial Road, which was the first brick building in Yarram. Stockwell is also known to have built the first Shire Hall (demolished; was at 265 Commercial Road), which he leased to the Alberton Shire Council from March 1897 (*Gippsland Times*, 27 Jun 1921:6; *Traralgon Record*, 23 Feb 1897:3). In 1912 Stockwell opened a brickyard on Duke Street where he had been obtaining clay (Adams 1990:141).

While local histories agree that Stockwell first opened a Coffee Palace on the current site of the Stockwell Building, they do not agree on a built date of this first building. (N.B. The rate books do not always provide lot numbers or clear or consistent descriptions for Stockwell's different buildings during this early period, which makes it difficult to follow the development of his separate buildings.)

One history states that the Coffee Palace was built in 1892 (Stone n.d.:13), while a second states that it was opened earlier in 1887 (Adams 1990:120). Adams (1990:120) notes that Charles Stockwell opened the Yarram Coffee Palace, an accommodation house with nine bedrooms, on 19 October 1887. A single-storey building did exist on the site by 1892. In December 1892, the *Gippsland Times* (7 Dec 1892:3) reported that the newly formed Yarram Club had applied for a club license for the Yarram Coffee Palace, proposed to be rented from proprietor C. J. Stockwell. At the licensing court, the solicitors representing the Yarram Club produced a list of paid members and also 'an agreement wherein Mr Stockwell undertook to erect a second storey immediately on issue of the license, and to accept £50 per annum for use of club rooms and billiards room and his services as steward.' The three magistrates determining the club license decided that 'the proposed additions to the Coffee Palace must be erected before issue of the club license'. Stockwell's Coffee Palace (the first building) did become the home of the Yarram Evening Club (established 1892), prior to 1906, when the club moved to James Buckley's Federal Coffee Palace on the corner of James Street, with Jack Stockwell as secretary. The Clubs had paid membership for access to private club facilities at Stockwell's Coffee Palace (YDHS; Adams 1990:159).

The rate books record that in 1897, Charles Stockwell, house keeper, was rated for the 'Coffee Palace' (the first use of this name). The Coffee Palace had a Net Annual Value (approx. 10% of the total value) of 130 pounds at this date (RB). The first Coffee Palace was a single-storey building, and was the first brick building in Yarram (Adams 1990:120; YDHS). An early photo (Figure H1) showed the single-storey building on the site of the existing Stockwell Building (James & McAlpine 1993). The building comprised shopfronts with ornate parapets and a bull-nosed profile verandah extending over the footpath. To the north was a set-back house with a verandah. To the left (north) was a two-storey residence with a two-storey verandah (this remains in 2015, highly altered). In recent years, a sign

'Stockwell's Coffee Palace' was uncovered on the inside of the Stockwell Building to the ground floor, on a southern wall adjacent to the lane (YDHS). This indicates that Stockwell's later building built upon, or retained parts of the earlier construction.

In 1902, the *Morwell Advertiser* reported that C. J Stockwell was granted a 'hotel license' for the Yarram Coffee Palace (over W. Dwyer for 'a new building in Yarram') (*Morwell Advertiser*, 17 Jan 1902:3). The existing two-storey Stockwell Building is thought to have been built in 1908 (Stone n.d.:17, 25). Later, Stockwell had the Yarram Club Hotel built (c1912) with the same profile to the parapet as the Stockwell Building. A photo dating to 1914 (Figure H2) confirmed that the second storey had been added to the Coffee Palace by this date, with similar architectural details to the c1912 Yarram Club to the south (right of the picture) (SLV). In 1915 and 1916, many advertisements were published in local newspapers for businesses that occupied Stockwell's Building. The earliest notice found dated to 23 December 1914, in which John Avery was described as having opened a fish shop in Stockwell's buildings (*Gippsland Standard*, 23 Dec 1914:2).

In June 1921, Charles Stockwell died and the Lots 3, 4 & 5 (current 275-287 Commercial Road), including the Stockwell Building and Yarram Club, were transferred to John Ray Stockwell, grazier, and James Smith, retired grazier. From May 1924, the property (lots 3, 4, 5 and part of lot 2 which is the current 295 Commercial Road) was owned by John Stockwell and Charles R. L. Stockwell, graziers (LV:V1943/F443; V4864/F737).

A c1930 photo (Figure H3) showed the Stockwell Building in a single light colour like the Yarram Club (which may have been the original colour of the render, without paint on top) except for the smooth render dado along the ground floor level and side wall. The cantilevered verandah appeared as it does in 2015 (SLV). A photo dating between c1945 and 1954 (Figure H4) also showed the Stockwell Building from the south, now painted and in darker tones, with the parapet painted in a contrasting colour. Both of these photos showed that the original shopfronts had large panels of glazing between large piers (SLV H91.50/526).

Upon the death of John R. Stockwell in 1958, his portion was transferred to his executors Frances Stockwell, widow, Kathleen Macmeikan and Margaret Rogers, married woman, in March 1960 (LV:V4864/F738-9). Charles Stockwell died in 1967, and his portion was transferred to Nell Jones, married woman, Reginald Stockwell, retired, and Mollie Rednell, widow, in November 1968 (LV:V4864/F738-9). In 1983, the property was sold to Ionnis and Efstathia Pyrgolios. At this date the property comprised the current 275-281 Commercial Road (LV:V9361/F548).

The interior and exterior were renovated c2005 and the upstairs serves as accommodation (Stone n.d.:17). In 2015, a sign erected on top of the verandah reads 'Stockwell Terrace'.

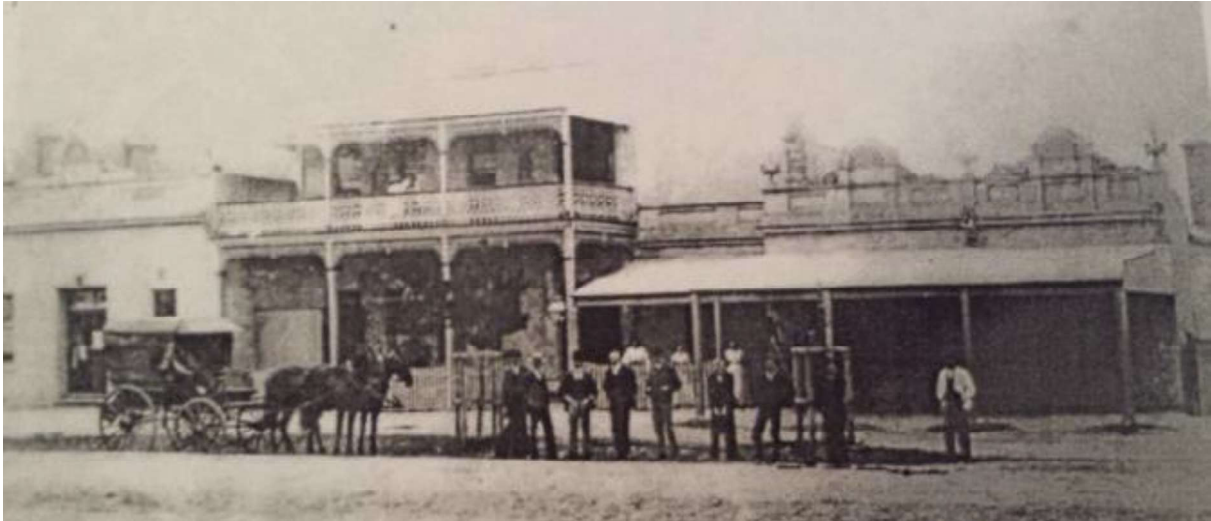


Figure H1. This early photo showed the single-storey building Stockwell built c1892 as the Yarram Coffee Palace. The building comprised shopfronts with ornate parapets and a bull-nosed profile verandah and a recessed residential section to the left (north). Immediately to the left was the building that served as the Yarram Men's Club (remains in 2015, highly altered). At the far left are the Council Chambers built by Stockwell, which were leased by the Council (James & McAlpine 1993):



Figure H2. A photo dating to 1914 that showed that the second-storey had been built onto the Coffee Palace by this date (SLV Id no. H92.150/354)



Figure H3. A photo dating to c1930 (by the date of the cars), shows the Coffee Palace was predominantly a single light colour like the Yarram Club (which may have been the original colour of the render without paint) except for the smooth render dado along the ground floor level and side wall (SLV: H32492/5527).



Figure H4. A photo dating between c1945 and 1954 also showed the Stockwell Building from the south, now painted, and in darker tones, with the parapet in a contrasting tone. The photo (as does Figure H3) showed that the original shop fronts had large panels of glazing between large piers, and the piers had a dark coloured dado, the same height as the one on the Yarram Club Hotel. (SLV H91.50/526).

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.

Gippsland Times

Land Victoria (LV), Certificates of Title, as cited above.

Morwell Advertiser [Vic.]

Peter Stone 'a history of the Federal Coffee Palace, Yarram', <<http://yarrampa.customer.netspace.net.au/fcp-hist.html>>, accessed 22 Jan 2016.

Rate Books (RB), Shire of Alberton, South Riding, Central Riding; 1886-1914.

State Library of Victoria (SLV), picture collection, image nos. H32492/5527; H92.150/354; H91.50/526; Rose series; P. 2870, <<http://www.slv.vic.gov.au/>>, accessed 22 January 2016.

Traralgon Record

Wunderlich Limited (1919), *Ceilings for Every Room in Every Home*, Sydney, pp 2, 32. Cited by Miles Lewis 2016.

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

Yarram & District Historical Society (YDHS) 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.

Stockwell's Building was built c1908, and retains parts of the earlier single-storey building constructed c1892, at the ground floor. Stockwell's Building is a large two-storey building at the centre of the main commercial street of Yarram. It is a landmark building, built in the Federation Free Classical style. It is located on the front boundary, with a wide cantilevered verandah that extends over the public footpath. It is located north of Stockwell's other major, but more flamboyant development, the Yarram Club Hotel (c1912), which has similar architectural details to the parapet to Stockwell's Building. The c1908 building and verandah are in very good condition and retain a very high level of integrity.

Cantilevered verandah

This may be the earliest known construction of a cantilevered verandah on a commercial building in a rural town in Victoria, and one of the most intact early cantilevered verandahs in Victoria, including Melbourne, illustrating the bold adoption of new technology of the time. Further investigation is required to determine if this is of state significance.

The following information was provided by Professor Miles Lewis (personal communication, April 2016):

The Melbourne City Council supplemented its standard verandah design with a curved metal bracketed type, probably in 1893, which is the date of an architectural drawing illustrating the construction and design. They were also made wider, like a proper verandah. An example of this style remains in Gertrude Street, Fitzroy. But it is believed that very few were built, which was probably due to the Depression in the 1890s. Although the example in Yarram is visually different it is essentially the same structural principle. "The standard modern verandah is of course stayed from above rather than supported from below. From memory there is a third type - a true cantilever in reinforced concrete - at Terang, by W P Knights, but later in date, perhaps 1920." It is unclear when cantilevered verandahs or pseudo-cantilevered verandahs became the norm, but they are illustrated in a Wunderlich brochure of 1919, when they seem to be regarded as normal (Miles Lewis, pers. comm., April 2016; Wunderlich 1919:2, 23).

Figure D1 & Aerial. The substantial building has a two-storey facade with a single-storey section to the rear (east). It is a brick structure with a roughcast render applied to the exterior (overpainted). The roof, clad in corrugated iron, has three very wide skillion roofs, carrying water to an open courtyard near the centre of the building. The symmetrical facade is dominated by the tall parapet, Classical details and the very wide cantilevered verandah to the ground floor. The first floor and parapet are divided into eight bays by engaged pilasters which extend onto the parapet and stop with a small capital above the parapet, creating a strong vertical emphasis. The parapet conceals the roof form and undulates between these pilasters, with groups of three small openings to each bay. Between the first floor and parapet is a bold horizontal cornice mould.

Modern signs have been attached to the verandah.

Figure D2. A single window appears in each bay (formed by the pilasters) to the first floor. The windows are one-over-one timber sashes with a moulded sill and moulding above that forms an abstracted Classical pediment.

Figure D3. The parapet continues on the side elevations, reducing to single-storey height at the rear of the building. At ground level is a dado of smooth render, which was originally a darker colour on the side and front elevations. A small shopfront window is located on the south elevation, as appears in the historic photos (Figures H3 & H4).

Figure D4. The shopfronts are covered by a wide cantilevered verandah (with modern steel deck cladding), which retains the original metal structure underneath which is highly significant. The shopfronts at ground level are the early timber-framed windows, with timber panelling above. There are two recessed entrances to the shopfronts. Between the shopfronts are smooth-rendered pilasters (that don't match up to those at the first floor).



Figure D1. The symmetrical facade is dominated by the tall parapet, Classical details and very wide verandah to the ground floor. The first floor and parapet are divided into eight bays, created by engaged pilasters, which gives the building a strong vertical emphasis.



Figure D2. A single window appears in each bay (formed by the pilasters) to the first floor. The windows are one-over-one timber sashes with a moulded sill and moulding above that forms an abstracted Classical pediment.



Figure D3. The south elevation. The parapet continues on the side elevations, reducing to single-storey height at the rear of the building. At ground level is a dado of smooth render which was originally a darker colour than the rest of the building. A small shopfront window is located on the south elevation, as appears in the historic photos



Figure D4. The shopfronts are covered by a wide cantilevered verandah with a skillion-roof (with modern cladding), which retains the original metal structure underneath. The shopfronts at ground level are early timber-framed windows with recessed entrances.

Sources

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

Wunderlich Limited (1919), *Ceilings for Every Room in Every Home*, Sydney, pp 2, 32. Cited by Miles Lewis 2016.

Miles Lewis, personal communication, April 2016.

Comparative analysis

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

Comparable places:

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

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

Shop, 75 Johnson St, Maffra – 1908. Small and Victorian in style, compared with the Yarram examples above, but highly intact two-storey brick shop and residence with tuckpointing, timber windows and the two-storey verandah with cast iron details and posts. A bakehouse and oven remains on the property. (HO73).

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

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also

identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

This building is in very good condition and well maintained, however, there are some recommendations below especially relating to some guidelines for signage and heritage enhancement.

1. Setting

- 1.1. Retain clear views of front elevations that can be seen from Commercial Road.
- 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 and the magnificent architecture of this building.
- 1.3. Paving
 - 1.3.1. For Federation era historic buildings, appropriate paving could be pressed granitic sand, or asphalt. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Federation style.
 - 1.3.2. 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 Commercial Road, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, roofs hidden behind parapets, 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. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic brick building.
- 2.5. 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.
- 2.6. New garden beds at the rear.
 - 2.6.1. 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.

4.1.1. Remove the internally lit light boxes and use signs designed with a Federation era style, which are lit with external spot lights, particularly on the façade above the verandah.

4.1.2. Remove the signs hanging off the fascia area of the verandah.

4.2. Let the magnificent architecture do the advertising, by using it on branding, and discretely install uplighting above the verandah to highlight the architectural features. Use more subtle atmospheric lighting under the verandah to highlight the architecture and special functions provided by this hotel.

4.3. Verandah

4.3.1. The original verandah is an example of a very early use of cantilever supports and this structure must be retained. Replace the steel cladding and install galvanised corrugated iron (not Zinalume or Colorbond).

5. Brick and Stucco 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 building using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character. Refer to Figs H2 and H3 for guidance.

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 recommended to investigate if the paint finish is original or if the roughcast stucco was unpainted. If it is decided to remove the paint from the stucco, this must be done chemically (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. Never seal the bricks or stucco 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.

- 5.2.4. However, if it is decided to repaint the stucco, it should closely resemble the light application seen in Figs H2 and H3 and the joinery a darker colour.
- 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 brick and stucco walls as they will cause expensive damage. Use lime mortar to match existing.
- 5.5. **Do not seal** the brick and stucco walls 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 or steel deck.
 - 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.
 - 6.4.2. The original external timber doors and windows require careful repair and painting.

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.

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.

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



KEY

- ▭ Recommended for Heritage Overlay
- Title boundary

Stockwell Terrace

275-281 Commercial Rd, Yarram

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