

Locality: YARRAM
Place address: 287 COMMERCIAL ROAD
Citation date 2016
Place type (when built): Hotel
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Yarram Club Hotel



Architectural Style: Federation Free Style
Designer / Architect: Not Known
Builder: Casbolt and Avery
Construction Date: c1912

Statement of Significance

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

What is significant?

The Yarram Club Hotel at 287 Commercial Road, Yarram, is significant. The original form, verandah, materials and detailing as constructed in c1912 are significant.

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

How is it significant?

The Yarram Club Hotel is locally significant for its historical, social, 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?

The Yarram Club Hotel is **historically and socially significant at a local level** as it represents the early twentieth century development of Yarram, when it was established as a commercial centre servicing an extensive dairying and grazing district, when it was the seat of local government with the Alberton Shire offices, and when the town grew in the early 1900s. Charles Stockwell built the first Yarram Club Hotel on the site in 1893. From 1902, Stockwell's Hotel was occupied by hotelkeeper William Dwyer, followed by his wife Beatrice Dwyer from 1910 to 1914. In the 1910's, the hotel is referred to as Dwyer's Club Hotel by local newspapers. In c1912, Stockwell contracted builders Casbolt and Avery to build the existing Yarram Club Hotel and its verandah; this date is reflected on the parapet of the building. The rate books do suggest that the construction was staged between 1907 and 1912. Stockwell had the Yarram Club Hotel built with the same profile to the parapet and the same Classical details as the earlier Stockwell Building to the north (built 1908), together leaving a lasting effect on the town's skyline. The Yarram Club Hotel was retained by the Stockwell family until 1934, when it was sold to Florence E. Parkinson, who remained the owner for almost 40 years, until 1972. The hotel is significant for having continually served the local community as a social and entertainment venue for over 100 years, to present day. The hotel 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 Stockwell Building to the north (c1908). (Criteria A, G & H)

The Yarram Club Hotel is **aesthetically significant at a local level** as a highly intact Federation Free Classical building in the shire, and as a landmark building on the main commercial street in the township of Yarram, which has a large impact on the town's picturesque skyline. The substantial two-storey building has three main elaborate elevations with Classical details and prominent corner towers, and is visible throughout the town. The Free Classical style is illustrated in the symmetrical facade, textured the walls which are finished with roughcast render, the form of the parapet which conceals the large skillion roofs which slope towards a central, open courtyard (now built over with glass roof) 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 the dominant corner towers with domed roofs. Further illustrating the style are the five segmental-arch openings to the loggia at first floor level, opening to a recessed balcony, each with a projecting round balcony with sharply delineated holes in a 'latticework' pattern, and numerous semicircular openings, the Diocletian windows with timber-framed windows with coloured (green and red) glass, and the abstracted mouldings forming pediments to the windows of the first floor level of the towers. Also notable are the wide cantilevered verandah with large rounded corners, the words to the parapet reading 'YARRAM CLUB 1912

HOTEL' in relief, the layout of the entrances to the facade (at the base of the corner towers and at the centre) that have an alcove, original timber panelled doors and highlights, the glazed brown tiles to the dado level of the ground floor, the original casement and one-over-one timber sash windows, and the groupings of timber windows, comprising combinations of timber casement windows and highlights, with clear glass (most with a modern reflective screen) or coloured leadlight (predominantly green and red). Many of the windows retain coloured geometric and pictorial leadlight, reflecting an Art Nouveau influence. (Criterion E)

The Yarram Club Hotel is **scientifically significant at a local level** for the very early use of an elegant cantilevered verandah that sweeps around the corners in round edges. It is significant as one of the most intact early cantilevered verandahs on a commercial building in a rural town in Victoria, illustrating the bold adoption of new technology at the time of construction. (Criterion 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

Note: The aerial photo has a slight error in its position and is not a true depiction of the location of the building. The building is known to sit within the southern title boundary and is recommended to be covered in its entirety with a Heritage Overlay.



KEY

- Recommended for Heritage Overlay
- Title boundary

Yarram Club Hotel 287 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

Hotels were often one of the first buildings erected in a new settlement, as the social centre for the growing community, as a resting place on a coaching route and in the northern part of the Shire, en route to the goldfields. They provided lodgings and stables for travellers and before the establishment

of public, commercial and government buildings, the rooms could also serve as meeting rooms for local groups, public meetings and travelling doctors who periodically tended the community.

Some of the earliest remaining hotels in the study area are the Exchange Hotel, Rosedale (c1863), Macalister Hotel in Maffra (c1863, 1922 additions), Railway Hotel in Heyfield (1885, 1940 additions) and Briagolong Hotel (1874; altered). Later hotels appeared once the towns were further established and provided competition to the earlier hotels, such as the Maffra Hotel (1900). In the twentieth century, earlier buildings were replaced, or re-built due to fires, such as the Tinamba Hotel (1924), Cricket Club Hotel in Cowwarr (1929), and Commercial Hotel in Heyfield (1930). The hotels continue to serve as social and entertainment venues for the present communities.

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 4 (the northern half of 287 Commercial Road) to Charles John Stockwell, Yarram Yarram, mason, in September 1887 (LV:V1943/F443). Nicol sold Lot 3 (the southern half of 287 Commercial Road) to James J. Bowden in July 1888 (LV:V677/F323), which Stockwell must have obtained by 1912 to construct the existing building.

Charles J. Stockwell had been a stonemason for nine years before moving to Yarram (*Gippsland Times*, 27 Jun 1921:6). Stockwell was a brickmaker 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 (the site of the existing Stockwell Building), which was the first brick building in Yarram. Stockwell is also known to have built the old 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).

(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 very difficult to follow the development of his separate buildings.)

Charles Stockwell built the first Yarram Club Hotel at the current 287 Commercial Road in 1893 (YDHS; Adams 1990:159). In 1894, Stockwell was rated for the first time for a 'House & Club', on the one property in Yarram, with a combined Net Annual Value of 120 pounds (RB)

From 1902 (to 1910), Stockwell's Hotel was occupied by hotelkeeper William Dwyer, with a steady NAV of 140 pounds in 1902 (RB). Following Dwyer's death, his wife Beatrice Dwyer, Publican, was the proprietor until 1914 (RB; LV:V1943/F443; LV:V1943/F443; Adams 1990:159). In the 1910's, the hotel is referred to as Dwyer's Club Hotel by local newspapers (*Gippsland Standard*, 16 Apr 1915:2). A photo (Figure H1) prior to the construction of the two-storey Yarram Club Hotel showed single-storey buildings in the vicinity of the current 287 Commercial Road, two lots north of James Buckley's Federal Coffee Palace on the corner of James Street (Stone n.d.:20).

Adams (1990:159) states that c1912, Stockwell contracted builders Casbolt and Avery to build the existing Yarram Club Hotel (Stone n.d.:16 citing Adams 1990:159). The facade of the Hotel reads 'YARRAM CLUB 1912 HOTEL' confirming this date. However, rate books indicate that there was a major jump in value in both 1908 and 1913. In 1908, the NAV of Stockwell's Hotel occupied by Dwyer increased from 140 pounds to 215 pounds., and in 1913, the NAV of the Hotel again increased, from 215 to 300 pounds (RB). This may suggest that the existing building was erected in stages during this period, and completed by 1912. Stockwell had the Yarram Club Hotel built with the same profile to

the parapet and the same Classical details as the earlier Stockwell Building to the north (built 1908), leaving a lasting effect on the town's skyline. In March 1914, the *Gippsland Standard* (4 Mar 1914:2) reported that Stockwell's Club Hotel was recently finished and an 'ornament to the town'. A photo dating to 1914 (Figure H2), soon after it was completed, showed the facade and south elevation of the Club Hotel at a distance (SLV). The two-storey facade with its parapets, pediments, corner towers, recessed balcony to the first floor, and return verandah appeared as they do in 2015.

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 photo dating between c1920 and c1954 (Figure H3) showed the facade and north elevation of the Yarram Club Hotel in clear detail (SLV). The building above the wide cantilevered verandah appeared as it does in 2015. At ground level, there was an entrance at the north end (next to the corner entrance) that has since been closed, otherwise the openings were the same as those that remain in 2015.

In 1934, the Yarram Club Hotel was sold to Florence Eliza Parkinson, licensed victualler. Parkinson remained the owner until 1972, when it was sold to Bruno and Freda Carollo. The hotel has had a number of owners after this date (LV:V5956/F036).

In 2015, the parapet of the facade reads 'Yarram Club 1912 Hotel' and continues to serve as the Yarram Club Hotel, with a bar, bistro and accommodation.



Figure H1. The first Yarram Club Hotel, to the north of the James Buckley's Federal Coffee Palace on the corner of James Street, in the foreground. The first Yarram Club Hotel was a single-storey building two lots up from the Federal Coffee Palace (Stone n.d.:20).



Figure H2. This 1914 photo showed the facade and south elevation of the Yarram Club Hotel at a distance, soon after it was completed. The two-storey facade with its parapets, pediments, corner towers, recessed balcony to the first floor, and return cantilevered verandah appeared as they do in 2015, although one flag pole is missing and the application of light and dark colours is different. (SLV Id no. H92.150/354):



Figure H3. This photo dating between c1920 and c1954 showed the facade and north elevation of the Yarram Club Hotel in clear detail. The building above the verandah appeared as it does in 2015, although the colour application of light and dark is different. At ground level, there was an entrance at the north end (south of the corner entrance) that has since been closed, otherwise the openings were the same as those that remain in 2015 (SLV, H32492/4104).

Sources

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 Standard

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

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

State Library of Victoria (SLV), picture collection, image nos. H92.150/354; H91.50/526; H32492/4104, <<http://www.slv.vic.gov.au/>>, accessed 22 January 2016.

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.

The Yarram Club Hotel was built c1912 and is a very large two-storey building reflecting the Federation Free Style. The hotel is located south of Stockwell's earlier development, Stockwell's Building (c1908); the Yarram Club was designed with similar Classical details. The Yarram Club Hotel is a landmark building at the centre of the main commercial street of Yarram, built in the Federation Free style. It is located on the front boundary, with an elegant cantilevered verandah that extends over the public footpath. The c1912 building and verandah are in very good condition and retain a very high level of integrity.

Cantilevered verandah

The Yarram Club Hotel is notable for the very early use of an extensive cantilevered verandah on a commercial building in a rural town in Victoria. It illustrates the bold adoption of new technology at the time of construction and is significant as an intact early example. Further research is required to determine if it 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 two-storey building has three main elaborate elevations with Classical details and prominent corner towers, and is highly visible throughout the town. The large skillion roofs slope towards a central, open courtyard (now built over with glass roof) and they are clad in corrugated iron and concealed behind the parapet. The walls are constructed of brick with roughcast render to the exterior (overpainted). The symmetrical facade has picturesque skyline created by a tall parapet with small pediments at the ends, before large round towers are imbedded in the corners to terminate each end of the facade. The round towers have domed roofs encircled by deeply projecting cornices, (the southern dome retains a flag pole but the one on the northern dome is missing). The round towers, at first floor level, have one-over-one timber sash windows with a moulding above that forms an abstracted Classical pediment.

The first floor has engaged pilasters which extend onto the parapet and stop above the parapet with a small capital. The parapet conceals the skillion roof form and undulates between these pilasters, with groups of three small openings to each bay. These groups of small rectangular openings repeat below the pediments and across the towers. The parapet reads 'YARRAM CLUB 1912 HOTEL' in relief.

At the centre of the facade there are five segmental-arch openings to a recessed balcony, each with a projecting round balcony with sharply articulated holes in a 'latticework' pattern. Either side are Diocletian windows with timber-framed windows, some with coloured (green and red) glass. Above the Diocletian windows are round-arched mouldings, with a thin narrow vertical moulding that reflects a keystone.

Figure D2. The form and detail to the facade is repeated on the side elevations, including the parapet and pediments, Diocletian windows and the balconies to openings.

Modern signage has been attached to the facade in various locations.

Figure D3. The wide cantilevered verandah runs across the facade and returns on part of the north elevation, with large rounded corners. It has corrugated iron cladding (overpainted) to the roof and retains the original metal support structure underneath. The ground floor has glazed brown tiles to the dado level with roughcast render to the top 2/3 of the wall (overpainted).

Figure D4. There are three entrances at the ground floor to the facade; two corner, angled entrances (at the base of the towers), and a third at the centre of the facade. Each entrance has an alcove (the corner entrances have timber-lined roofs), entered by original timber panelled doors (that have had the top panel of glazing covered over). Above the corner entrances are large groups of timber square windows with coloured glass. The central entrance has a highlight (with modern glass).

Figure D5. The ground floor (facade and north elevation) has large groups of windows, comprising combinations of timber casement windows and highlights, with clear glass (most with a modern reflective screen) or coloured leadlight. Many of the windows retain coloured geometric and pictorial leadlight, reflecting an Art Nouveau influence. Figure D5 shows the window group to the south (right) of the northern corner entrance. This is the only altered opening to the facade, as it originally had an entrance door in the right half (since closed over sympathetically). The leadlight to this window contains the words 'YARRAM CLUB HOTEL'.



Figure D1. The substantial two-storey building has three main elaborate elevations with Classical details and prominent corner towers, and is highly visible throughout the town.



Figure D2. The form and detail to the facade is repeated on the side elevations, including the parapet and pediments, Diocletian windows and the balconies to openings.



Figure D3. The wide cantilevered verandah runs across the facade and returns on part of the north elevation, with large rounded corners. It has corrugated iron cladding (overpainted) to the roof and retains the original metal support structure underneath. The ground floor has glazed brown tiles to the dado level with roughcast render to the top 2/3 of the wall (overpainted).



Figure D4. The southern entrance (left) at the base of the tower, and the central entrance to the facade (right). Both have the original timber panelled doors (that have had the top panel of glazing covered over).



Figure D5. This photo shows the leadlight window group to the south (right) of the northern corner entrance. This is the only altered opening to the facade, as it originally had an entrance door in the right half (since closed over sympathetically). The leadlight to this window contains the words 'YARRAM CLUB HOTEL'.

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

It is common, in many parts of the State, for many of the historic posted verandahs to have been removed from this type of building, (often due to road safety concerns of Shire engineers around the State, during the 1960s) and this comparative analysis illustrates that it does not impact the overall significance of the place in Wellington Shire, especially as the verandahs are being reconstructed when finances permit (eg Maffra Hotel verandah 2016) and engineers have found innovative ways such as moving the kerb further from the posts or installing low concrete bollards, to ensure cars do not crash into the posts.

Yarram Club Hotel, 287 Commercial Rd, Yarram – c1912 rendered brick Federation Free Style hotel. A highly intact and elaborately detailed dominant building that is a landmark in the Yarram streetscape. The c1908 Stockdale Building and the c1912 Yarram Club Hotel are notable for the very early use of an extensive cantilevered verandah on a commercial building in a rural town, illustrating the bold adoption of new technology of the time. This compares with Geelong where the earliest use of a cantilevered verandah is a small shop built in 1912 on the NE corner of Gheringhap and Ryrie Streets and designed by Geelong architects Tombs and Durran for Norris Macrow. The Federation Free Style

building is also comparable with the exuberant design of the 1909 Provincial Hotel, in Lydiard St North, Ballarat, by architect P S Richards. Recommended for the Heritage Overlay as part of this Study.

Comparable places:

Exchange Hotel (former), 2-10 Prince St, Rosedale – 1863 two-storey rendered brick hotel on a corner lot that addresses two streets, in the Victorian Georgian style. The two storey timber verandah structure probably dates to 1911, with a modern balustrade. The hotel is highly intact except for slight alterations to the openings on the ground floor. It is a landmark building located on a prominent site in Rosedale and significant as an early building in the town, and for its association with local builder William Allen. Recommended for the Heritage Overlay as part of this Study.

Metropolitan Hotel (former), 95 Johnson St, Maffra – 1889-90 two-storey brick hotel built in the Victorian Filligree style with elaborate Classical details. The two-storey verandah structure was rebuilt, but retains the original cast iron work. The building has been incorporated into a large supermarket building, but retains the two highly intact main elevations which are dominant elements in the Maffra streetscape. Recommended for the Heritage Overlay as part of this Study.

Maffra Hotel, 122 Johnson St, Maffra – 1900 (with a 20th century addition at the north end of the facade) two-storey brick hotel in the Federation Queen Anne style. The elaborate Queen Anne verandah had been removed, but it was recently reconstructed using early photographs for historical accuracy. The hotel and its corner tower are intact, with some alterations to the openings on the ground floor. Recommended for the Heritage Overlay as part of this Study.

Victoria Hotel, 53 Turnbull St, Alberton – 1889 two-storey Victoria hotel is Classical in style originally with Second Empire influences. It is significant as one of the best examples of a boom style hotel in the Gippsland region, historically associated with the railway, and one of the few remaining 19th century commercial buildings in Turnbull Street. The building is rendered (overpainted), the doors replaced, the two-storey cast-iron verandah has been removed and the tower and widows walk appears to have been removed (a dominant element). (HO10)

Rosedale Hotel, 29-31 Lyons St, Rosedale – built as a single-storey building in 1858 with additions dating to 1927. A two-storey brick construction with a facade, roof form and parapet that dates to the Interwar period. It is significant as an important early hotel complex in Gippsland, for its association with builder William Allen (and others), for the plan of the complex, and for their contribution to the townscape. Retains 1858 stables and a two-storey kitchen and staff quarters dating to 1863. (VHR H645)

Criterion Hotel, 90-94 Macalister Street, Sale – 1866 two-storey rendered brick hotel with simple Classical detailing, located on a corner lot that addresses two streets. It is significant as one of the oldest and largest, intact, 19th century hotels in Victoria, with a two-storey cast iron verandah which is amongst the largest in Victoria. The two-storey cast iron verandah dating to c1877 was restored (or reconstructed) c2008, probably with the original cast-iron re-installed. (VHR H215)

Star Hotel, 173-85 Raymond St, Sale – 1888-89 two-storey (overpainted) brick hotel with rendered Classical details. Located on a corner lot, the hotel addresses two streets. It is significant for representing one of the finest architectural expressions of the period in the work of Sale architect J.H.W. Pettit and as a landmark corner building in the town centre precinct. The two-storey timber verandah (early but not original) has been removed. (HO277)

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 the three 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. Remove the excessive signs, which clutter the views of the magnificent architecture of this building.

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 sandwich board sitting on the top 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. The thin fascia sweeps around the curved corners creating a very streamlined appearance, but the signs hanging off it compromise this. See Fig H3, which illustrates the way it looked and operated without too many signs cluttering the building.

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 Fig 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 and dark application seen in Fig H3.
- 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.
 - 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

Yarram Club Hotel
287 Commercial Rd, Yarram

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