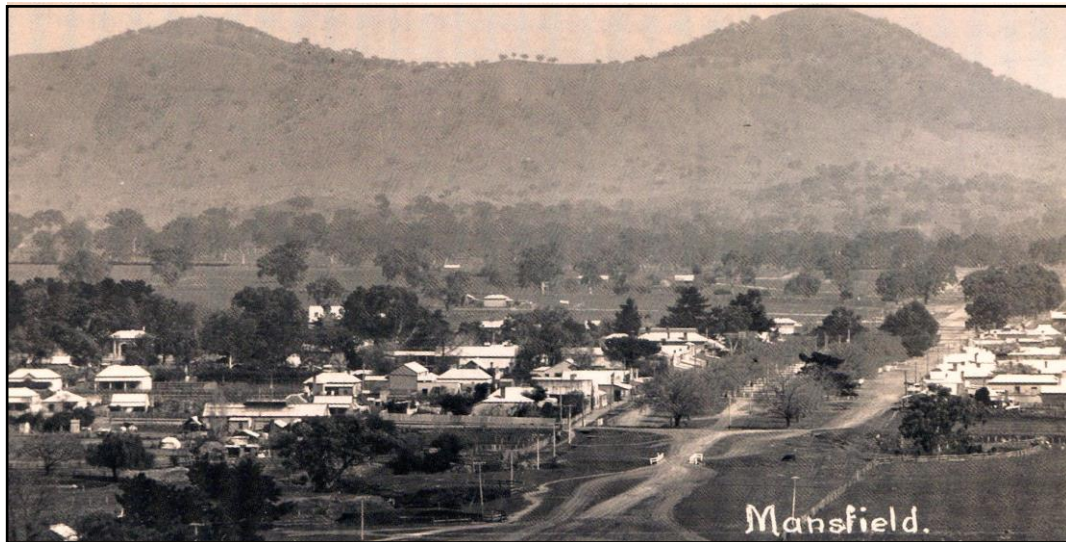
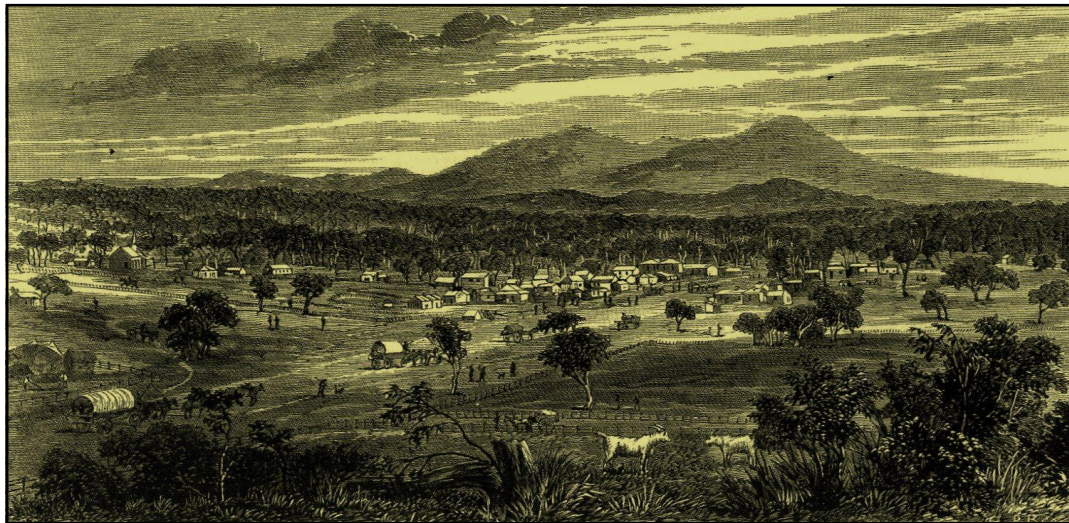


Shire of Mansfield Stage One Heritage Survey

10 June 2015

for
The Shire of Mansfield
PO Box 1000
Mansfield, Victoria 3724



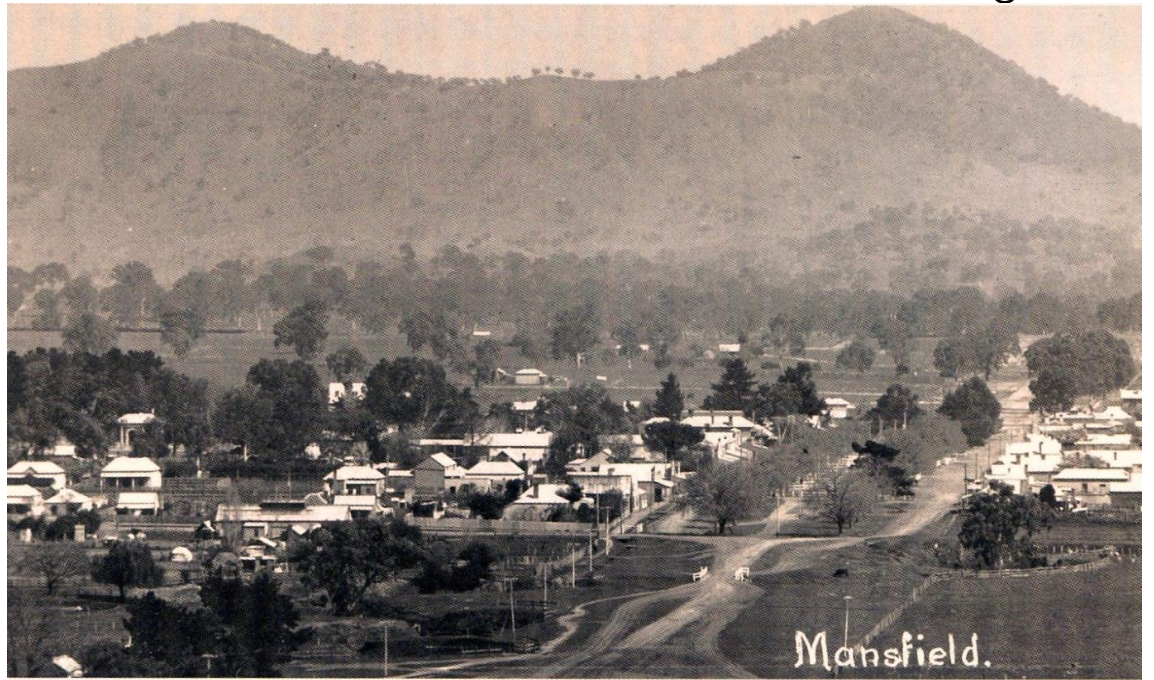
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1.0 Background



Photograph of Mansfield, Mansfield Historical Society

1.1 Local Government Heritage Studies

1.1.1 Model Consultants Brief

The following is an edited extract from Heritage Victoria's Model Consultants Brief for Heritage Studies.

"The purpose of a heritage survey is to identify, assess and document post-contact places of cultural significance within an area (possibly the municipality) and to make recommendations for their future conservation.

This includes recommendations for statutory protection, e.g. application of the most appropriate planning control, or inclusion in the Victorian Heritage Register.

1.1.2 State Planning Policy Framework

The preparation of this Heritage Survey responds to Clause 15.03-1 Heritage Conservation of the State Planning Policy Framework – itself part of the Mansfield Planning Scheme. The following is an edited extract from that Clause.

"Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the conservation and enhancement of those places which are of aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value."

1.1.3 Municipal Strategic Statement

The preparation of this Heritage Survey responds also to Clause 21.O3-4 Heritage – itself part of the Mansfield Planning Scheme. The following is an edited extract from that Clause.

"Overview

The character of Mansfield is linked to its heritage, which is expressed most clearly through its extant original buildings.

Issues

There is a lack of documentation and research into the significance of the extant building heritage of Mansfield."

1.2 Heritage Advisor's Indicative Heritage Survey

Since 2009, the author has been the Heritage Advisor for the Mansfield Shire Council. The Heritage Advisor has attended the Shire offices in Mansfield on a monthly basis.

As part of the Heritage Advisors other duties, an indicative heritage survey was begun to address in particular the statements made under 1.1.3 – Issues above. This endeavour was undertaken based upon the Advisor's experience in the identification and conservation of heritage places.

The existing Heritage Overlay has 31 places already protected - refer to Appendix 5.1. The origin of this list is unknown but it is clearly not complete or representative.

1.3 Heritage Victoria's Assistance

In 2013, Heritage Victoria offered the Mansfield Shire Council funding to progress the indicative heritage survey.

Along with the funding came a framework for such work – a Model Consultants Brief. As much of the work had been initiated with the Heritage Advisor, the Brief was amended and condensed – particularly to role of the Thematic History. The amended Project Brief is included as Appendix 5.2.

It was agreed with Heritage Victoria that as the Thematic History portion of the report was not as extensive as in other studies, this document would be distinguished by the term 'survey', rather than 'study'.

To match the funding, a limited number of places identified in the Indicative work have been selected for this Stage One. As such, this Stage One is not a complete Heritage Survey for the Shire.

1.4 Focus of This Document

This Stage One Heritage Survey is focusing on the townships of Mansfield and Jamieson. Further, within Mansfield and Jamieson this Stage One Heritage Survey further focuses on selected buildings/features. This focus represents a pragmatic decision based upon the funding available from Heritage Victoria. That decision does not imply the heritage places elsewhere in Mansfield, Jamieson or the Shire are any less relevant or important. Refer to the Recommendations identifying further surveys.

1.5 Responses to the Stage One draft

The Council provided copies of the draft Stage One Heritage Survey to those owners affected by its recommendations, requesting any comments. Of the 29 places recommended for the Heritage Overlay, 12 responses were received. Of those 12, 5 objected to their properties being listed. A further 6 did not object but had questions about specific impacts, and 1 encouraged the consideration of further properties. The author is not going to go into each response in this document – a formal response by the author has been provided separately to the Council.

The author has considered the responses and made contact with some owners to discuss specific issues. For some issues, the author had amended the following datasheets to lend clarity. The author has also introduced a new Guideline – *“It may be possible to prepare a ‘conservation agreement’ with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity”*. If the terms of such an ‘agreement’ are acceptable, it could be the formal basis for not having to apply for a Planning Permit for some works.

For those who objected to being included on the Heritage Overlay, the common theme was government interference and erosion of landowner’s rights. These are expressions of personal opinion – not heritage issues. The purpose of the Heritage Survey was to identify heritage in Mansfield Shire and make recommendations for its appropriate conservation.

Another common theme was the cost to individuals for conserving the community’s heritage. While that cost has never been quantified, there is the basis of an issue. In Recommendations 2.2.4, the author has identified some incentives which may be considered.

Another subject was the additional costs for insurance for the restoration of a building should it be destroyed. There is nothing in the Heritage Overlay which requires additional insurance (or any insurance for that matter), nor the restoration of the building should it be destroyed. There are degrees of destruction of course, but if the destruction is significant, the fabric is lost and along with it, much of the heritage values are lost.

Interestingly, only one of the respondents questioned the heritage value of the building. After a meeting with that respondent, the value was acknowledged and the author made amendments to the datasheet.

2.0 Recommendations



Main Street Mansfield, Mansfield Historical Society

2.1 Heritage Victoria's Criteria/Thresholds

2.1.1 HERCON Criteria

In undertaking heritage surveys, Heritage Victoria requires the use of the HERCON criteria for assessing heritage significance. Those criteria are:

- Importance to the course or pattern of our cultural or natural history.
- Possession of uncommon rare or endangers aspects of our cultural or natural history.
- Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Importance in exhibiting particular aesthetic characteristics.
- Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
- Special association with the life or works of a person, or group of persons, of importance in our history.

2.1.2 Heritage Victoria Thresholds

Heritage Victoria's Model Consultants Brief for Heritage Studies states the following regarding thresholds for places of potential significance.

"The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality."

The application of the thresholds is subjective. There is no mathematical formula to determine whether a place is of State or Local Significance. Unless there is an obvious and compelling State issue, the author has utilised Local Significance in undertaking this Stage One Heritage Survey.

2.2 Stage One Recommendations

2.2.1 State Significance

It is recommended that none of the places surveyed as part of this Stage One Heritage Survey were determined to be of State heritage value.

2.2.2 Local Significance

It is recommended the following places identified in this Stage One Heritage Survey, are of local heritage value and should be added to the Heritage Overlay of the Mansfield Planning Scheme. The datasheets for these places are in Section 3.O of this Stage One Heritage Survey.

a. Jamieson

- Diggers Exchange Hotel, 27 Bank Street
- Colonial Bank/Duck Inn, 39 Bank Street
- Memorial Hall 15 Perkins Street
- Post Office, 20 Perkins Street
- Primary School, 1 The Sideling
- School Residence, 5 The Sideling

b. Mansfield

- Mechanics' Institute, 66 Ailsa Street
- Herbert John Goodman Memorial, High Street
- Memorial Trough, High Street
- Samuel Reynolds MD Memorial, High Street
- Davies Building, 47-51,53, 55 High Street
- McKenzie's Building, 52 High Street
- National Australia Bank Building, 73 High Street
- Commercial Hotel, 83 High Street
- Mansfield Hotel, 86 High Street
- Post Office, 90 High Street
- Cahn's Shop, 91 High Street
- Bank of NSW, 1/93 and 24F High Street
- Hotel Delatite,95-97 High Street
- Mansfield Men's Club, 101 High Street
- Sartain Building, 105-109 High Street
- Farmers' Bank, 149 High Street
- Saw Dust Kiln, 177 High Street (Maroondah Highway)
- War Memorial Gates, Highett Street
- McMillan's Store, 23 Highett Street
- Masonic Hall,26 Highett Street
- Fire Station, 28 Highett Street
- RSL Hall, 30 Highett Street
- Convent of Mercy and Sacred Heart College, 39 Malcolm Street
- Carinya, 190 Mt Buller Road
- Saw Dust Kilns (2), Walker Street

2.2.3 Heritage Precincts/Character Overlay

In heritage surveys, the concept of heritage precincts as an Overlay is applied where there is a high degree of continuity of traditional buildings and/or intact streetscapes, usually reflecting a strong similarity to the precinct's earlier appearance.

The application of heritage precincts was considered for both Jamieson and on High Street in Mansfield. In neither case was it considered there justification for a precinct Heritage Overlay. While there are numerous traditional buildings in both locations, the degree of change in the integrity and appearance of both High Street and Jamieson generally did not warrant conservation as an entity. In High Street and Jamieson, the introduction of new buildings, the loss of others and changes to the landscape has altered their appearance and integrity to a significant degree.

Both Jamieson and High Street in Mansfield have their own distinctive - positive - characters. It is recommended that both Jamieson and High Street Mansfield be considered for the more appropriate Design and Development Overlay to manage the character of Jamieson and High Street Mansfield.

2.2.4 Incentives

Several of the responses to the Stage One draft document raised the issue of a financial burden on individual owners in looking after heritage buildings for the community good. The degree of burden was not quantified, but the costs for planning permits to undertake works on a listed building was mentioned.

It is recommended that the Council investigate and consider some form of incentive to owners of buildings included on the Heritage Overlay. Other shires have embraced this concept. Incentives frequently take the form of:

- a rate rebate (5-10%±) and/or
- waiving planning application fees
- a grants programme from the Shire to assist with conservation work.

This would be in addition to the availability of the Heritage Advisor to assist owners at no cost.

2.2.5 Further Survey Work

As noted previously, this Stage One Heritage survey is not complete. It is recommended that further survey and research be undertaken in order to identify and appropriately protect additional places within the Shire of Mansfield. The following lists identify further places to be considered for identification and protection.

In particular, within the townships of Jamieson and Mansfield the following places should be considered. Further places may be added. Those with an HO number are already included on the Heritage Overlay - but do not have a datasheet.

a. Jamieson

- Court House and Police Stables HO29 (datasheet only)
- Catholic Church (St John's)
- Church of England (St. Peter's)
- Ridges Cottage
- Matthew's Cottage
- Townsend's Cottage
- Wywurri
- Cemetery

c. Mansfield

- Railway Precinct HO37 (datasheet only)
- Court House HO33, H1474 (datasheet only)
- Police Stables (former) HO30, H1570 (datasheets only)
- Police Memorial, High Street HO32, H1538 (datasheets only)
- St John's Church and Hall
- Church of England
- Catholic Church
- Primary School
- Cemetery
- Shop, 85 High Street
- Shop, 35 High Street
- Shop (Alpine Blooms), High Street
- Shop (The Produce Store), 68 High Street

Stage One Heritage Survey – Shire of Mansfield, 10 June 2015

- Shop, 96 High Street
- Shop, 11 High Street
- Highton Manor

In addition, the following places outside the townships of Jamieson and Mansfield should also be considered. Further places may be added.

a. Boonie Doon

- Civic Precinct
 - Catholic Church
 - Uniting Church
 - Church of England
 - road alignment
- 'Orange Grove' (near the Hotel)
- War Memorial
- Mechanics' Institute
- Goods Shed Railway Bridge
- Road Bridge
- Railway Bridge

b. Merrijig

- Primary School
- War Memorial Plantation

d. Merton

- Uniting Church
- Catholic Church (former)
- Merton Hall
- Merton Hotel (name?)
- Merton Railway Group

d. Tolmie

- Sport Ground Precinct
- Mechanics' Institute/Hall
- Uniting Church
- Catholic Church
- Post Office (former)

e. Maindample

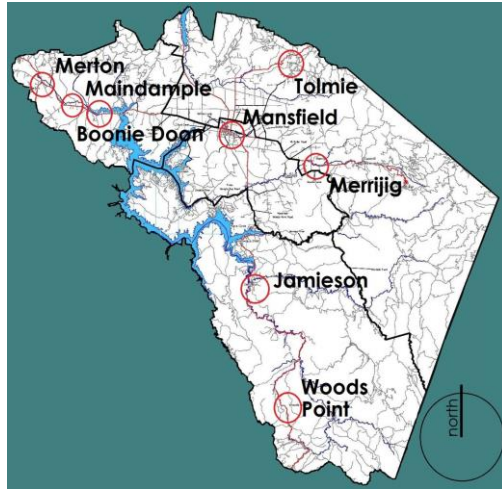
- Railway Building/Platform

f. Unincorporated Areas

- Hume and Hovell Memorials (near Merton and Tolmie)
- Brick House (near Bonnie Doon)
- A1 Settlement Area HO45 (datasheet only)
- 'Delatite' Homestead and Garden, Delatite Road HO64 (datasheet only)

g. Woods Point

- Conservation Area HO44 (datasheet only)
- Chinese Gardens
- Police Lock-up (former)
- Pre-1939 Fire Residences
- Petrol Station



Map of Mansfield Shire with main townships identified

3.0 Datasheets



Main Street Mansfield, Mansfield Historical Society

3.1 Notes

The terminology to identify the following places used either the earliest, most name for the business or building – e.g. Farmers Bank. Where that terminology is either lost or unfamiliar, a generic description is used- e.g. Shop.

The eastings and westings used to describe the following places are based upon Google Earth information at the centre of the relevant building or feature.

The Historical Information has been compiled by the Mansfield Historical Society and the Jamieson Historical Society. Particular thanks to Ann Ware and Peter Horan.

In the box below the photo of each place, is further information to identify the place and extent of significance, as well as the information required for the Heritage Overlay schedule. The **bolded** items are relevant.

3.2 Datasheets

Jamieson

- Diggers Exchange Hotel, 27 Bank Street
- Colonial Bank/Duck Inn, 39 Bank Street
- Memorial Hall 15 Perkins Street
- Post Office, 20 Perkins Street
- Primary School, 1 The Sideling
- School Residence, 5 The Sideling

Mansfield

- Mechanics' Institute, 66 Ailsa Street
- Herbert John Goodman Memorial, High Street
- Memorial Trough, High Street
- Samuel Reynolds MD Memorial, High Street
- Davies Building, 47-51, 53, 55 High Street
- McKenzie's Building, 52 High Street
- National Australia Bank Building, 73 High Street
- Commercial Hotel, 83 High Street
- Mansfield Hotel, 86 High Street
- Post Office, 90 High Street
- Cahn's Shop, 91 High Street
- Bank of NSW, 1/93 High Street
- Hotel Delatite, 95-97 High Street
- Mansfield Men's Club, 101 High Street
- Sartain Building, 105-109 High Street
- Farmers' Bank, 149 High Street
- Saw Dust Kiln, 177 High Street
- War Memorial Gates, Highett Street
- McMillan's Store, 23 Highett Street
- Masonic Hall, 26 Highett Street
- Fire Station, 28 Highett Street
- RSL Hall, 30 Highett Street
- Convent of Mercy and Sacred Heart College, 39 Malcolm Street
- Carinya, 190 Mt Buller Road
- Saw Dust Kilns (2), Walker Street

Jamieson

Diggers Exchange Hotel

27 Bank Street (and Mansfield-
Woods Point Road)

37°17'58.17S, 146°08'09.85"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg	Part Bldg Y	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? No		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The front portion of the existing building is the only portion of historic value. The rear of the building is a new addition which is quite sympathetic to the remains of the original.

Statement of Cultural Value:

- **What is significant?** The Hotel's cultural values are expressed by the brick portion of the current building and by its prominent position in Jamieson.
- **How is it significant?** The Hotel is significant for its architectural and historic values to the township of Jamieson.
- **Why is it significant?** The architectural values of the Hotel are a modest, representative expression of small town hotel designs. The expression supported by its simple scale and architectural composition. In a township where new buildings outnumber old ones, its architectural expression is an important in reinforcing Jamieson's age and origins. The historic values of the Hotel relate to the town's early gold rush origins, the prominence of hotel's generally in gold towns and as a visible expression of the town's history.

Guidelines:

- The Hotel must be retained and conserved, although its restoration, in the context of a 'house museum', is not required.
- The existing building envelope, architectural composition and remaining original fabric must be retained.
- The reinstatement of the earlier verandah is encouraged – if done authentically – but is not mandatory. Likewise, an authentic colour scheme is encouraged but not mandatory.
- The brickwork must not be painted.
- The existing extension to the rear is contemporary but probably similar to the original. It is sensitive and appropriate. Any further alterations should be similarly conceived and implemented, leaving the original portion intact.
- New structures, extensions, landscaping and other changes should not intrude upon the appreciation of the Hotel from the public realm, sited to the rear and separate from the Hotel, and/or designed with a similar simplicity/neutrality as the existing extension.
- There should be no restrictions on the interior of the building, although the retention and exposure of remnant traditional building features internally is encouraged.

Historical Information:

Built in 1870's (most likely 1874) for Henry Clayton, one of the very first Jamieson storekeepers and a member of the Shire Council, who had paid £81-1-0 for the site in 1863.

Henry Clayton moved on in 1894 and sold the hotel to John O'Neill, and then to Edward Edwards in 1896 for £711-5-0 and James Aaron Matthews in 1904. Edwards had just returned from a successful prospecting trip in WA and Matthews was a big property owner in the area.

The hotel changed hands several more times before being de-licensed by the Licence Reduction Board in 1911 when the then owner Robert Gray moved on.

There has been 9 pubs in Jamieson in 1866 but only 3 remained by the end of the 1800's including the Diggers Exchange. As a private house, it has changed owner many times since 1911. Next door was a store, Cuthbert Bros.

Gold in the Ranges by Dr Brian Lloyd; Copies of Title transactions at J&DHS



(JHS Photo, Diggers Exchange at left approximately 1880)



(JHS Photo, approximately 1995)

Jamieson

Colonial Bank/Duck Inn

39 Bank Street
37°18'0026"S, 146°08'10.07"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- There are two buildings associated with this place, the former Colonial Bank on the left and the building on the right.
- While the substantial trees to the south are imposing, there are no specific historical associations.

Statement of Cultural Value:

- What is significant?** The Colonial Bank and Duck Inn's cultural values are expressed by their intact building envelopes, early architectural details, materials and their architectural composition. This is complemented by their prominent location in the township. The interiors are not intact although elements remain.
- How is it significant?** The Colonial Bank and Duck Inn are significant for their architectural and historical values to the township of Jamieson.
- Why is it significant?** The architectural values of the buildings relate to their modest, representative expression of Victorian commercial and residential designs. The expression supported by their simple scale and architectural composition. In a township where new buildings outnumber old ones, its architectural expression is an important in reinforcing Jamieson's age and origins. The historic values of the buildings relate to the town's early gold rush origins, the variety of uses/associations for the two buildings and as a visible expression of the town's history.

Guidelines:

- The two buildings must be retained and conserved, although its restoration, in the context of a 'house museum' is not required. Neither is it prohibited if undertaken with authenticity.
- The existing building envelope, architectural composition and remaining original external fabric must remain.
- Unpainted brickwork should not be painted.
- A colour scheme which is more sensitive to its early treatment is encouraged. The present uniform white colour does not complement its design.
- New structures, extension and external changes should be focused at the rear, or less visible areas of the buildings – leaving the areas seen from the public realm relatively intact. Changes should be simple, neutral and sensitive to the existing buildings in terms of forms, colours, etc. Mock-Victorian designs are not encouraged.
- There should be no restrictions on the interior of the building, although the retention and exposure of remnant traditional building features internally is encouraged.

- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

Land was owned by T Walpole from September 1862 until purchased by Colonial Bank in 1867. Before being a bank building, it served as accommodation for the Junction Hotel nearby.¹ It was opened as an Agency in August 1867 under Edwin Fitzroy Lusignan before being converted to a branch on 1-Feb-1869. While WW Calvert was the first Branch Manager, he died only 2 months later. Lusignan then became manager and continued in that role until January 1885.

There were 5 more managers between 1885 and 1916 including Percy McWhinney who was an accomplished pianist and pipe-organist. The last manager of the Colonial Branch was Kenneth McLennan who became the first manager of the National Branch when the two banks merged on 30-Nov-1918.

The National had 2 more managers before the Jamieson Branch was closed down on 25-Nov-1925 and the business was transferred to Mansfield.² Next door in Lot 10 had been the Oriental Bank, but it closed in 1865. It served as the Post Office for some years.

After serving as a store-room and overflow accommodation for the nearby Junction Hotel for a number of years, it then housed the family of the Junction Hotel publican from 1948-1952, and then as a temporary bar from 1961-1965 after the Junction Hotel burned down. In 1965, the licensee (Dorothy Denholme) surrendered the 104-year-old licence which was transferred to the Kooroora which later became the Lakeside Hotel and is now the Jamieson Brewery. The building served as French's Restaurant for some years in the early 1990 when the rear of the building was renovated, before changing hands and operating as the Duck Inn for a short time³. It has been a private residence since that time.

The Colonial Bank Place ran as a Bed & Breakfast for a number of years, with an impressive collection of radio equipment housed in a building at the back. That collection is now housed at the Shepparton Motor Museum.⁴



(JHS Photo – undated)



(JHS Photo – C, 1918)



(JHS Photo – 1868)



(JHS Photo –

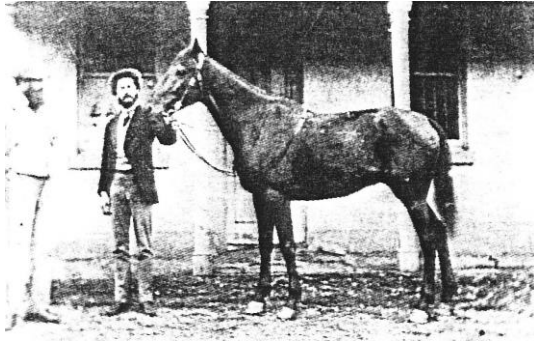
undated)

¹ Gold in the Ranges by Dr Brian Lloyd

² Records from National Australia Bank, copies of which are at J&DHS

³ Marion McRostie, President of J&DHS

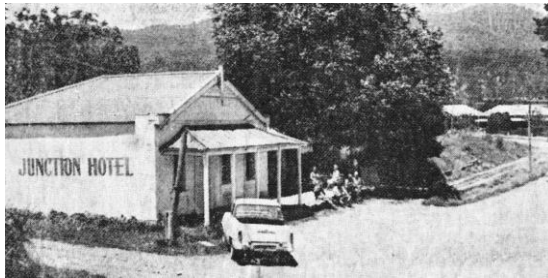
⁴ Chris Badrock, President of Jamieson Community Group



(JHS Photo - 1871)



(JHS Photo - undated)



(JHS Photo - 1965)



(JHS Photo - 1982)

Jamieson

Memorial Hall (Howqua Shire Offices)

15 Perkins Street
37°18'06.99"S, 146°08'16.26"E



Local Value Y	State Value	National Value	
Building Y Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y Part Bldg	Assoc Interior Y	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y	Internal Alteration Controls Apply? Y	Tree Controls Apply? N	
Outbuildings or Fences Not Exempt? Y	Included on VHR? No	Prohibited uses may be permitted? Y	
Aboriginal Heritage Place? N			

Comment:

- The Memorial Hall was restored and adapted in 1991.

Statement of Cultural Value:

- **What is significant?** The Memorial Hall's cultural values are expressed by its relatively intact and restored building envelope, early architectural materials and details and its architectural composition. This is complemented by traditional details and character of the interior and the reinstated fence. The building has undergone sensitive upgrading with modern amenities. The building's prominent location on the main commercial street of Jamieson also enhances its significance.
- **How is it significant?** The Memorial Hall is significant for its architectural, social and historical values to the township of Jamieson.
- **Why is it significant?** *The architectural merits of the Memorial Hall are associated with its ornate architectural expression, accentuated by the relatively sedate expression of the other remnant traditional buildings in Jamieson. Its visual impact is enhanced by its prominent corner location. The social values of the Memorial Hall are associated with its use as a community facility since the amalgamation of the Shires in 1919. Family and community celebrations have focused on the hall for many years. The historic values of the Memorial Hall are associated with it being the venue of the Howqua Shire Offices, numerous community groups and then as a memorial to the returned soldiers of the Great War.*

Guidelines:

- The building must be retained and conserved.
- The existing building envelope, original materials, architectural composition and remaining original external fabric must remain. – including the existing front fences.
- Brickwork should not be painted.
- The maintenance of the existing colour scheme is encouraged.
- New structures, extensions and external changes should be focused at the rear, or less visible areas of the building – leaving the areas seen from the public realm relatively intact. Changes should be simple, neutral and sensitive to the existing buildings in terms of forms, colours, etc.
- Changes to the interior of the building should retain and expose traditional building features, materials, etc in the main public rooms and elsewhere wherever possible.

- Due regard should be given to maintaining the building's function as a community hall when considering the impact of any changes.
- Landscaping should not intrude upon the building's visual contribution to Jamieson. The existing fence should be maintained.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

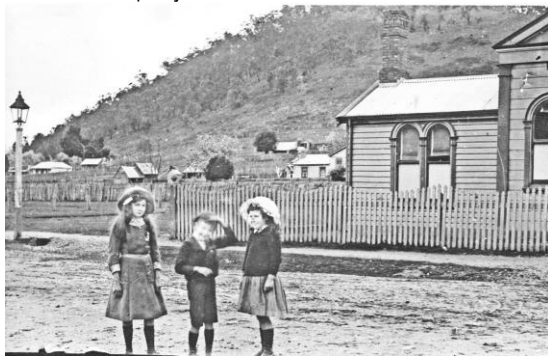
Historical Information:

Opened as the Howqua Shire Hall in July 1883. A grand ball marked the occasion of the opening. The President of the Shire at that time was Peter Gleeson a well-known local businessman and the Secretary was Tom Still who ran the local Chronicle newspaper. The Shire was reported to be 2000 residents at that time.

Before the Hall was built, the Howqua Shire Council used to meet at the Junction Hotel in Jamieson on the Monday evening nearest to the full moon. The moonlight was to reduce the risks associated with riding a horse home at night (especially after a few whiskies).⁵ During the 1890's it also housed the Jamieson Free Library. During the late 1800's and very early 1900's, it was the home of the Prince of Wales Lodge.⁶

In 1919 the Howqua Shire became the Howqua Riding of the Shire of Mansfield and the hall was renamed Memorial Hall to commemorate the soldiers who had fought from World War 1⁷.

The hall was the venue for occasional dances, not to mention Ron Dale's moving picture shows every few weeks during the 1930's and 1940's. Mick Shannon, husband of the then Postmistress used to carry an armchair across the street from the Post Office to better enjoy the picture shows⁸. Ron Dale's projector is still in the Jamieson Museum⁹.



(JHS Photo – 1910)



JHS Photo – 1910 – Howqua Shire Council



(JHS Photo – undated)



(JHS Photo – 1925)

⁵ Gold in the Ranges by Dr Brian Lloyd

⁶ Jamieson & District Historical Society

⁷ Jamieson Families by Dr Brian Lloyd

⁸ Jamieson Families by Dr Brian Lloyd

⁹ Jamieson & District Historical Society



(JHS Photo – undated)

Jamieson

Post Office

20 Perkins Street (corner of Perkins and Grey Sts
37°18'07.82"S, 146°08'15.29"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y	Internal Alteration Controls Apply? N	Tree Controls Apply? N		
Outbuildings or Fences Not Exempt? Y	Included on VHR? N	Prohibited uses may be permitted? Y		
Aboriginal Heritage Place? N				

Comment:

- The Post Office is unfortunately concealed from the public realm by overgrown vegetation. The fence and minor glimpses of the building give a hint of the public building behind.
- In the past, colonial government buildings were frequently and automatically considered as being of State heritage value. This building is a modest colonial government building which is important in its local physical and historic contexts, and not particularly outstanding at a State level.

Statement of Cultural Value:

- **What is significant?** The Post Office's cultural values are expressed by its building envelope, early architectural details, materials and its architectural composition. These features are primarily expressed at the front of the building, with its fence – the rear being less sensitive. The building's prominent location on the main commercial street in Jamieson, and its proximity to the Memorial Hall, contribute to a hint as to the early streetscape. Except for the large tree on the corner, the other vegetation is overgrown and detrimental to the appreciation and maintenance of the building.
- **How is it significant?** The Post Office is significant for its architectural, social and historic values to the township of Jamieson.
- **Why is it significant?** The architectural merits of the Post Office are a modest expression of rural public buildings of the gold era. Its essential integrity and remaining architectural details contribute to its value. Along with the nearby Memorial Hall and Court House, the Post Office is a contributing feature to Jamieson's role as an administrative centre. The social values of the Post Office relate to the role of post offices as a social hub for communications and personal interaction. The historic values of the Post Office relate to the recognition of Jamieson as an administrative centre for the gold fields. The presence of the State School and Court House also acknowledge Jamieson's importance.

Guidelines:

- The Post Office must be retained and conserved, although its literal restoration, in the context of a 'house museum' is not required. Neither is it prohibited if undertaken with authenticity.
- The existing building envelope, original materials, architectural composition and remaining original external fabric should remain, particularly as seen from the public realm – including the existing

front fence. Should circumstances require, a dark grey Colourbond roof would be an appropriate alternative, if the slates are retained for their future reinstatement.

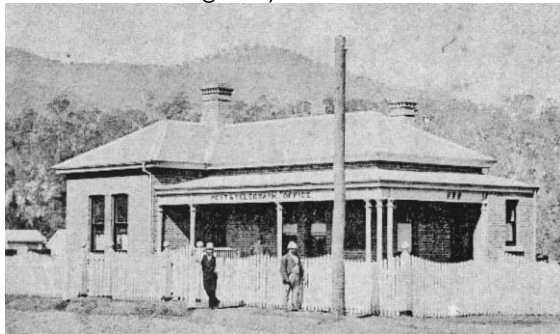
- The brickwork must not be painted.
- Should circumstances make the retention of the slate roof not viable, the slates should be stored for future reinstatement and a dark grey Colourbond roof would be acceptable.
- A colour scheme which is sensitive to its early appearance is encouraged.
- New structures, extensions and external changes should be focused at the rear, or less visible areas of the building – leaving the areas seen from the public realm relatively intact. Changes should be simple, neutral and sensitive to the existing buildings in terms of forms, colours, etc. Mock-Victorian designs are not encouraged.
- The restoration of the interior to any prior state is not required. However, changes to the interior of the building should retain and expose existing traditional building features, materials, etc wherever possible.
- Due regard should be given to maintaining the building's function as a Post Office when considering the impact of any changes.
- With the exception of the large tree on the corner, the existing vegetation conceals the building from public view and accentuates damp around the building. This overgrown vegetation should be removed as soon as possible to allow the building to breath and deter rising damp. Replacement vegetation should not be prohibited, but it should be well removed from the walls of the building and not inhibit views of the building from the public realm. The retention of the existing fence is encouraged.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

The telegraph line arrived to Jamieson in 1865 after the single line was constructed at a cost of £46 per mile. The Post Office had a number of locations, including the old Oriental Bank building before moving, under Postmaster Robert Kennedy, to the new brick building when it was erected in 1872¹⁰. This has continued to house the Post Office till this day.

Telephone was connected in 1890, which operated as a single-line party wire until after WW2. While there have been many postmasters and postmistresses, the role has been performed almost continuously by members of the Wray family since 1929¹¹. Mrs Mary Wray took on the role in 1929 and was succeeded by her daughters, first Vera and then Gladys. When Gladys retired in 1954, her niece, June Mason, became postmistress until she retired in 1984. After a number of years under the ownership of Paul and Sandra Gannon, June Mason's nephew, Wayne Rotherham, purchased the Post Office in 2001 and owns it to this day. Wayne is also the owner-operator of the Jamieson General Store.

The current postmistress is Julie Guppy, who is a well-known landscape artist in the area. There is a continuous art gallery within the Post Office and exhibitions are held from time to time.¹²



(JHS Photo – 1886)

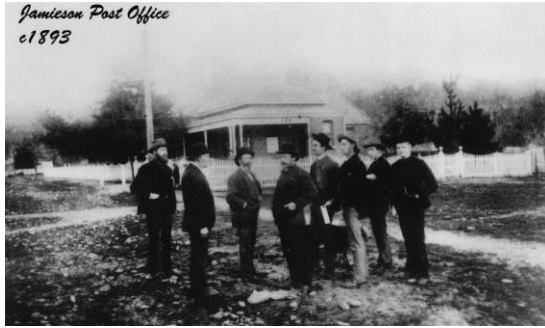


(JHS Photo – undated)

¹⁰ Gold in the Ranges by Dr Brian Lloyd

¹¹ Jamieson Families by Dr Brian Lloyd

¹² Wayne Rotherham and Julie Guppy



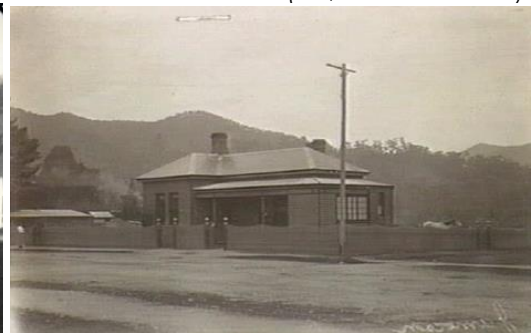
(JHS Photo - 1893)



(SLV, a31716 - C.1907)



(JHS Photo - undated)



(SLV, b24964 - 1907-1930)

Jamieson

Primary School

1 The Sideling
37°18'03.7S, 146°18'22.82" E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior Y	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? Y		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The present building is a series of buildings all of which are complementary with each other in terms of style and visual amenity.
- Like most schools, the interior of the building has evolved, although there is still an appreciable integrity to the past.
- In the past, colonial government buildings were frequently and automatically considered as being of State heritage value. This building is a modest colonial government building which is important in its local physical and historical contexts, and not particularly outstanding at a State level.

Statement of Cultural Value:

- **What is significant?** The School's cultural values are expressed by the early brick elements of the buildings and portions of their interiors. It does not extend to the landscaping, although further research may disclose some historical associations to individual plantings.
- **How is it significant?** The Primary School is significant for its architectural and historical values to the township of Jamieson.
- **Why is it significant?** The architectural values of the school reflect the evolving design of state school buildings in the nineteenth and early twentieth centuries. The design was unique to schools across Victoria, and even with variations, there was uniformity in the results. The historical values of the School relate to numerous generations in Jamieson who passed through the school, the recognition of Jamieson as an administrative centre by the Colonial government and the resulting recognition of Jamieson's development and importance.

Guidelines:

- The School must be retained and conserved, although its restoration, in the context of a 'house museum' is not required. Neither is it prohibited if undertaken with authenticity.
- The existing building envelope, original materials, architectural composition and remaining original external fabric must remain.
- Brickwork should not be painted.
- A colour scheme which is sensitive to its early appearance, is encouraged.
- New structures, extension and external changes should be focused at the rear, or less visible areas of the building – leaving the areas seen from the public realm relatively intact. Changes should

be simple, neutral and sensitive to the existing buildings in terms of forms, colours, etc. Mock-Victorian designs are not encouraged.

- The restoration of the interior is not required. However, changes to the interior of the building should retain and expose traditional building features, materials, etc wherever possible. False ceilings should be avoided.
- Due regard should be given to maintaining the building's function as a school when considering the impact of any changes.
- Existing vegetation around the school contributes to its presentation, and although no historical associations with individual trees, every effort should be made to maintain the trees, and the treed nature of the environs. The reinstatement of a traditional picket fence is encouraged, but not mandatory.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

Teacher Robert Goy taught classes in a slab hut from 1860's without proper facilities or official recognition. He did request aid in 1862 as a common school but it was turned down¹³. A School Committee was formed in 1864 to seek aid for the establishment of a Common School¹⁴. The Catholic Church was used for classes for some time at a tuition fee of 1 shilling per week per child.

Without consultation with the School Committee, Father Courtney asked for, and received, recognition as Roman Catholic School 788 in early 1865. As a result, the Common School application was rejected causing considerable bad feeling in the town. After a tense few months, the Government rescinded RC School 788 and officially recognised Common School 814 in September 1865¹⁵. Andrew Loughrey taught the first official class of 51 pupils.

The original school consisted of 1 room of 18x30 feet in a timber building, stone fireplace and shingle roof. This was completed for £150 in late 1867 by which time, Mr Loughrey has already left. The next year, a 20 foot extension was authorised at a cost of £60, but the old school was destroyed in a storm in early 1969 before the extension was even finished. The school was re-erected by J Anstey for £41 while classes continued in the Church of England.

In October 1876, a further extension was approved at a cost of £112 to house the 121 pupils then being taught by John Dunkerly and his wife Hannah. Dodson & Co of Mansfield were to erect a brick building of 50x50x25x20 with a galvanised roof capable of accommodating 150 pupils. Unfortunately, the survey plans had part of the school in the adjoining cemetery, which then had to be gazetted. The school was eventually finished in January 1878. The delays and costs forced Dodson & Co into bankruptcy.

The drama was not yet over because the opening ceremony was conducted solely by the new head teacher, Mr Joseph Webb, much to the annoyance of the School Council who felt that they should have been permitted to show their appreciation of the new building.¹⁶ The old timber school was dismantled in 1882 and re-erected on a 1 acre block in the Jamieson Valley purchased from Richard Gerrans for £1. This was to provide education to the many families then living in Jamieson Valley. The new school became Jamieson East 2499 but only lasted until 1891.¹⁷

One of the very early teachers was a 30 year old lady, Miss Anne Jane Cowan, who impressed, and surprised, many people by her ability to get the best out of the School Committee as well as out of the children¹⁸. Notable teachers included Mr Frank Wood who started the nearby Arboretum in 1910, to which Mr Bavington added in 1925, and Mr Padge Seymour (a local) further added in 1927. A less than academic teacher, Mr Haslam, was instrumental in introducing gardening to the children and together with his wife and other locals, conducted many music

¹³ Publicly released research by Barb Bateson in 1993

¹⁴ Woods Point *Mountaineer* 5 Dec 1864

¹⁵ Gold in the Ranges by Dr Brian Lloyd

¹⁶ School records at J&DHS

¹⁷ Gold in the Ranges by Dr Brian Lloyd

¹⁸ Justice & Lloyd (1992)

concerts in the local church. In the 1930's, Mr Lewis encourage pupils to grow their own vegetables on the river bank, and Mr Stocks formed a Young Farmers Club for students in 1946.

Genevieve Bolwell is the current Head Teacher at this school which has been in continuous operation ever since it's founding.

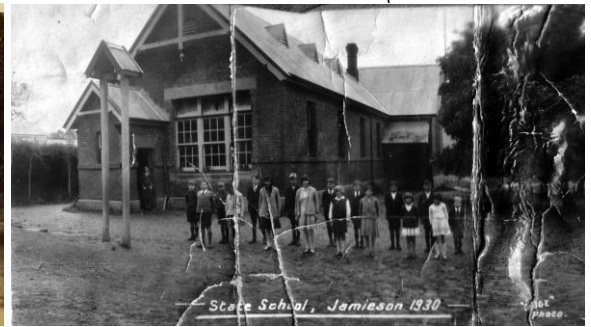
A time capsule was placed in the front wall of the school in 1985 as part of Victoria's 150th celebrations. The time capsule is to be opened in 2043.



(JHS Photo – C.1880)



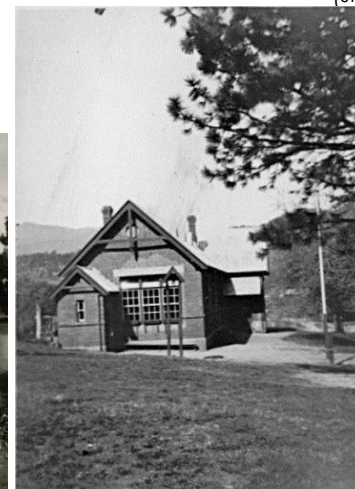
(JHS Photo – C.1920)



(JHS Photo – 1930)



(JHS Photo – 1948)



(JHS Photo – 1939)

Jamieson

School Residence

5 The Sideling
37°18'03.06"S, 146°08'24.22" E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y	Internal Alteration Controls Apply? N	Tree Controls Apply? N	Outbuildings or Fences Not Exempt? N	
Aboriginal Heritage Place? N	Included on VHR? N	Prohibited uses may be permitted? Y		

Comment:

- The building is substantially intact, if modest Victorian dwelling. It has been altered over time but changes have been either internal or away from the public realm.
- It does not appear to be a standard Public Works Department design.

Statement of Cultural Value:

- **What is significant?** The Residence's cultural values are expressed by its relatively intact building envelope, early architectural details, materials and its architectural composition. Neither the interior nor the rear of the building contributes to its value.
- **How is it significant?** The Residence is significant for its architectural and historic values to the township of Jamieson.
- **Why is it significant?** The architectural merits of the Residence are related to its modest and representative expression as a Victorian residence. This is supported by its essential integrity and intact details. The historical merits of the Residence are related to the town's gold era origins and the provision of educational facilities as part of the town's development and growth.

Guidelines:

- The building must be retained and conserved, although its literal restoration, in the context of a 'house museum' is not required. Neither is it prohibited if undertaken with authenticity.
- The existing building envelope, architectural composition and remaining original external fabric must remain.
- Unpainted brickwork should not be painted.
- A colour scheme which is more sensitive to its early treatment is encouraged but not mandatory. A scheme related to the adjacent school would enhance the pair.
- New structures, extension and external changes should be focused at the rear, or less visible areas of the buildings – leaving the areas seen from the public realm relatively intact. Changes should be simple, neutral and sensitive to the existing buildings in terms of forms, colours, etc. Mock-Victorian designs are not encouraged.
- There should be no restrictions to the interior of the building, although the retention and exposure of remnant traditional building features internally is encouraged.
- The retention of vegetation in the area of this building and the adjacent school is encouraged, although at this is more from a presentation point of view than any specific significance of that vegetation.

- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

Accommodation for teachers was not a high priority in the 1860's when the school was built. Teachers were expected to find their own accommodation. Joseph Webb made the first request for a school residence in 1877, but the Government was only prepared to spend £150 of the £257 required. Mr Webb tried again unsuccessfully in 1883.

The next request, by the head teacher of 1888 Mr Ullyet, was met with a Department suggestion that the school be partitioned to provide accommodation. Mr Ullyet finally received approval to build a small residence, but he was to finance any additional space himself (he had a wife, 7 children and a housekeeper).

The School Residence was completed on 8 April 1891 but Mr Ullyet was transferred away from Jamieson the next year. The house remained empty and became uninhabitable. The next occupant was Mr Haslam who arrived in 1900 with his wife and 4 children. Mr Haslam obtained permission for a 2-room extension which was completed in early 1902.¹⁹

A request for a wash-house and bathroom by Mr Frank Wood was denied in 1909 and in 1944 the residence still had neither a bathroom nor any cooking facilities apart from an open fire and Mr Wood had to cart water from the river.

In 1945 the Department suggested that the building be plastered and the rent be increased, but without the provision of the requested washroom and cooking facilities. Mr Stocks, the then head teacher, refused to pay any extra until the requested facilities were provided. Eventually, the Department relented and provided ablution facilities. Mr Stocks later became a District Inspector Schools.²⁰

Electricity was connected in 1955 at a cost of £104-7-0²¹



(JHS Photo, undated)

¹⁹ Jamieson Families by Dr Brian Lloyd

²⁰ Vision and Realisation Vol 1

²¹ Jamieson Families by Dr Brian Lloyd

Mansfield

Mechanics Institute

66 Ailsa Street
37°03'16.15"S, E146°05'19.48"



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The building is currently used for storage by the Mansfield Historical Society.
- At an unknown date, the building was rendered and its floors were replaced by concrete.
- Only remnant elements of the building's original interior fabric remain.

Statement of Cultural Value:

- **What is significant?** The Mechanics Institute's cultural values are expressed by its architectural form, pattern of openings, external decoration and remnant joinery.
- **How is it significant?** The Mechanics Institute is significant for its architectural and historic values to the township of Mansfield.
- **Why is it significant?** The architectural values of the Mechanics Institute are the expression of loosely interpreted Classical motifs in an otherwise demure Victorian building. The use of those Classical motifs was intended to impart their associations with Classical learning traditions on this Institute. The historic values of the Mechanics Institute acknowledge widespread social change associated with mechanic institutes generally in the late 19th century. The Mechanics Institute is a localised reflection of social improvement.

Guidelines:

- Refer to the 2010 Conservation Strategy prepared this author for the Mansfield Shire Council.

Historical Information:

This building, known as the Mansfield Free Library, was erected by Mr W.P. Crockett commencing March 9th, 1892. The two rooms were constructed, one library and reading room, the second as an ore, fossil and natural history museum.

The reading room also functioned as the first Telephone Exchange for several months until moved to Mr I. Kelson's office in late 1892.

'Isaac Kelson was typical of the small band of strong radicals who came to Australia in the 'fifties seeing in the colony a chance to say the things they wanted to say and do things they wanted more easily than they could in England....In 1870 he travelled by coach to Mansfield; he liked the little town...he set up as an auctioneer, and had a long and successful practice.....In his time he was a bailiff of courts, Sherriff's officer, shire councillor, secretary or organizer or president of the many charitable activities of a small town, president of the Debating Society, master of ceremonies at the dances and balls, active committee member of the Mansfield Racing Club,

actor and producer of plays, conductor of the brass band, organizer of processions and public holiday festivities and master of ceremonies and toast master of banquets and farewells for district dignitaries. From his first years in the Town he had worked hard to get a good library; he regarded access to books as the essential right of every man, woman and child, rich or poor. Quite a good library was established early but there was no librarian and the library fell into neglect and finally it was closed. In 1887 it was revived by the Shire Council, housed in a better room with better lighting, and a reasonable supply of books was stacked on the shelves. Many of these books were borrowed and never returned and many were said to be stolen. Alarmed, the Council adopted security methods and locked the books away. This enraged Kelson, and he wrote "The library should be for the people....." The glass doors continued to be locked.....this was too much for Kelson....he marched into the library one day in 1889...he smashed the glass door.

The building was officially opened on July 18th, 1882, opening hours being Tuesday and Friday 3.00 – 4.00 pm; Monday, Wednesday and Saturday 7.30- 9.30 pm. The first Librarian was Mrs Dickens with a wage of £1/5/- per month.

(From Colonial Doctor and his Town, Joan Gillison, Cypress Books, 1974)

In January 1901 the Library received a donation of 120 books from Moodies Library in London. The building also functioned briefly as a Telephone Exchange. In 1985 the building became the Mansfield Preschool Annex and in 1990 the whole building became the headquarters for the Mansfield Historical Society



The Mansfield Library in Ailsa Street, circa 1910, showing the gas street light.
(MHS Photograph No. 711)

Mansfield

Herbert Goodman Memorial

High Street Median Strip
37°03'08.25"S, 146°05'21.87"E



Local Value Y		State Value	National Value	
Building	Feature Y	Landscape	Streetscape Y	Precinct
Whole Bldg	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y	Internal Alteration Controls Apply? N	Tree Controls Apply? N	Outbuildings or Fences Not Exempt? N	
Aboriginal Heritage Place? N	Included on VHR? N	Prohibited uses may be permitted? Y		

Comment:

The landscaping in the environs of the Memorial are modern and do not contribute to the cultural value of the Memorial.

Statement of Cultural Value:

- **What is significant?** The Memorial's cultural values are expressed by the existing granite monolith and its prominent location in the township of Mansfield.
- **How is it significant?** The Memorial is significant for its aesthetic and historical values to the township of Mansfield.
- **Why is it significant?** The aesthetic values of the Memorial are an expression of the traditional design of such memorials, its quality of construction and its contribution to the traditional quality of the High Street streetscape. The historic values of the Memorial acknowledge the sacrifice of a local individual to the Empire. As a memorial to an individual, rather than a collective, the Memorial is unusual. The Memorial is also a reflection of the strong ties of Australia to the Empire – even at the time of Federation.

Guidelines:

- The memorial should not be relocated.
- The landscaping around the memorial is not part of its cultural values and may be changed or enhanced – but must not intrude upon the visual prominence of the Memorial.

Historical Information:

This memorial in the form of an obelisk was erected in memory of Sgt Goodman in 1900. Herbert John Goodman served in the Australian Lighthorse- the Bushman's Contingent- at the Boer War. He was killed at Kostevo River, South Africa. Sixteen other men also offered their services to this foreign war. Col. Tom Price unveiled the monument in September, 1901

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)

Inscription

This Obelisk Was Erected By A Few Admirers To The Memory Of Herbert John Goodman Sergeant Victorian Bushmen Corps, Killed In Action At Kostevo River, South Africa 22nd July 1900 Whilst Honourably Upholding The Prestige Of Queen And Empire. "No Surrender".

Mansfield

Memorial Trough

High Street (in median strip)
37°03'07.90"S, 146°05'18.76"E



Local Value Y		State Value	National Value	
Building	Feature Y	Landscape	Streetscape Y	Precinct
Whole Bldg	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- It is unclear whether this is the original location of the Memorial Trough.
- The Memorial Trough is currently use as a planter box.

Statement of Cultural Value:

- What is significant?** The Memorial Trough's cultural values are expressed in its prominent location, granite material and form, simple inscription and functional use.
- How is it significant?** The Memorial Trough is significant for its aesthetic, streetscape and historic values to the township of Mansfield.
- Why is it significant?** The aesthetic value of the Memorial Trough is the simplicity of its form and inscription. The streetscape value of the Memorial Trough is its prominent location at the junction of the two main streets in Mansfield and in the central median of High Street along with several other memorials to citizens of Mansfield. The historic values of the Memorial Trough are reflected in its dedication to George Etteridge and his love for animals, combined with its functional associations with animals.

Guidelines:

- Preferably, the memorial should not be relocated, should this be necessary, it must be within the central median strip of High Street and in a visually prominent location, with pedestrian access.
- The landscaping around the memorial is not part of its cultural values and may be changed or enhanced – but must not intrude upon the visual prominence of the Memorial.

Historical Information:

This water trough was donated to the Mansfield Shire Council by Mrs Manby, in 1914, in memory of her brother George Fitzmaurice. It was sent out from London. George Fitzmaurice was the Hospital Secretary.

The inscription reads:

*"In memory of George Fitzmaurice, erected by his sister, 1914."
"He prayeth best who loveth best All things both great and small,
For the dear Lord, who loveth us, He made and loveth all."*

The following is a piece from the Mansfield Courier of August 1914:

"It will be remembered that, some months ago, the Mansfield Shire Council received a letter from Mrs Manby, of England, asking if she supplied a granite water trough would they erect it in the township to the memory of her brother, the late Geo. Fitzmaurice. The offer was unanimously accepted, that gentleman being held in the highest esteem throughout the district. The trough, which weighs 3 tons, has now arrived and been placed in position, between the Mansfield Hotel and the Bank of New South Wales, and should prove of the greatest convenience. It is of English granite, and is neatly and tastefully sculptured, and bears the following Inscription on one end, "In memory of George Fitzmaurice, erected by his sister, 1914." And along the front is engraved the following verse from Coleridge:—

*"He prayeth best who loveth best
All things both great and small,
For the dear Lord, who loveth us,
He made and loveth all."*

As a memento of the deceased gentleman, the drinking trough for animals is most appropriate, as he was a true lover of the horse, and at one time a capital horseman; in fact he was a lover of all dumb animals. We cannot do better than conclude with our paen of praise—

*"He was a friend to truth: of soul secure,
In action faithful, and in honour clear;
Who broke no promise, serv'd no private end,
Who gain'd no title, and who lost no friend."*



(Mansfield Historical Society 2051, C 1920)
The trough in its present location

Mansfield

Samuel Reynolds Memorial

High Street median strip (near the intersection of Highbett Street)

37°03'07.44"S, 146°05'15.89"E



Local Value Y		State Value	National Value	
Building	Feature Y	Landscape	Streetscape Y	Precinct
Whole Bldg	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- Early photographs of Mansfield show this memorial located on the edge of the central Police Memorial. The date it was relocated is unknown.

Statement of Cultural Value:

- **What is significant?** The Memorial's cultural values are expressed by the existing granite form, its plaque, its public function as a drinking fountain and its prominent location. The actual 'bubbler' is a modern replacement.
- **How is it significant?** The Memorial is significant for its aesthetic and historic values to the township of Mansfield.
- **Why is it significant?** The aesthetic values of the Memorial are an expression of traditional design of such memorials, its quality of construction and its contribution to the quality of the High Street streetscape. The historic values of Memorial acknowledge the importance of doctors in a rural community and in particular Dr Reynolds. Such a public recognition speaks for the doctor, the community and the cohesiveness of the Mansfield community.

Guidelines:

- The memorial should not be relocated, but if unavoidable, it should remain in a prominent location in the High Street centre median.
- Any future landscaping should not intrude upon the visual prominence of the Memorial.
- The function of the Memorial as a drinking fountain should be maintained.

Historical Information:

Doctor Reynolds (1825- 1901) was Mansfield's first resident medical practitioner. He was born in Debach, Suffolk England. He and his wife Eliza, came to Australia in the 1853 to try his hand at gold mining – first at Blackwood and then at Darlingford and at Enoch's Point. In 1863 a group of Mansfield residents encouraged him to come to Mansfield to practice as the Town Doctor. The family moved into a cottage in Highbett Street, and later into their own home. The Doctor became a much loved part of town life enjoying not only his medical practice, but also his home, his family and garden, and his place in the life of Mansfield. By 1871 he was able to open the Hospital with 2 wards, each with six beds, He remained the Resident Medical officer until his death in 1901. The question of what fees he should charge remained undecided throughout his practice. He believed that no-one should be denied medical attention for lack of money to pay fees.

(From *The Colonial Doctor and his Town* by Joan Gillison, Cypress Books, 1974)

This drinking fountain and trough was erected in 1907, in his honour, with water for the fountain coming from the tank at the back of the Court House. The Memorial was constructed by G Summers, North Carlton.

Inscription:

"Erected in Memory of Samuel Reynolds, M.D. who died 15th February 1901. A friend of the poor, esteemed by All."



MHS Photograph No 698



MHS Photograph No 2153 – Memorial's previous location

Mansfield

Davies Building

47-51, 53, 55 High Street
37°03'07.35"S, 146°05'24.4"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg	Part Bldg Y	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y	Internal Alteration Controls Apply? N	Tree Controls Apply? N	Outbuildings or Fences Not Exempt? N	Included on VHR? N
Aboriginal Heritage Place? N	Prohibited uses may be permitted? Y			

Comment:

- The building behind the verandah, façade and parapet has been redeveloped in recent years. The visual impact on the streetscape however has been maintained.

Statement of Cultural Value:

- **What is significant?** The Davies Building's cultural values are expressed by its parapet, copper shop fronts and highlights, and the verandah. It does not include the modern shop fronts or the shop/structure behind.
- **How is it significant?** The Davies Building is significant for its architectural, streetscape and historical values.
- **Why is it significant?** The architectural values of the Davies Building reflect the style of commercial development in the early twentieth century and the progression from Victorian to Federation, particularly with the tiled and decorated parapet. While much of the shop front has been altered, several windows in the west end are original. The streetscape value of the Davies building is also expressed in the profile of the parapet against the skyline and the verandah, which supporting the traditional character of High Street. The historic values of the Davies Building are associated with the naming of the building to commemorate the commercial contribution of the Davies Family.

Guidelines:

- The parapet, remnant façade elements and verandah of the building must be maintained and conserved. The literal restoration of the building back to a previous state is not required, although neither is it prohibited if undertaken with authenticity.
- If the opportunity should arise, a greater consistency with, and reflection of, the copper finished shop fronts should be reinstated.
- There should be no restrictions on the remainder of the building, internal or external – except that any further development should not intrude upon the appreciation of the parapet. Any roof changes or second storey should be pushed to the rear of the building.
- The return of an original or early colour scheme to the parapet and/or verandah is not required, although neither is it prohibited if undertaken with authenticity.
- Any new signage to the parapet must not obscure the central decoration and building name. Other new signage should be restricted to the verandah and windows.

Historical Information:

These buildings were the site of the first general storekeepers Player & Kitchen. After spending many years on the goldfields Henry Hambleton Kitchen came to Mansfield in 1859 and went into partnership with Henry Player. They sold all types of clothing, household goods, boots, musical items, ironmongery, furniture and groceries. A fire in the bakehouse section in 1871 caused some damage, but the big fire of 1823 destroyed it all. The shop was rebuilt in 1924, a new brick building covering an area of 2730 sq. feet. With a 45 feet frontage. Mr F.H. Nunn was the proprietor and announced in the Courier a "Great re-opening Clearing Summer Cash Sale of Drapery, Clothing and Boots".

After several other storekeepers, Fred and Edward Davies became the grocers in 1931. The building is named after them. They advertised in the Courier "Only the Best Brands Stocked, including the famous Gold Medal Yeringa Wines, with Groceries Always fresh and the Best at Lowest Prices (and promising) Prompt Delivery, Honest Value". The buildings continued to be owned by the Davies Family until purchased by the Marks Family in 1953. In 1953 Jas and Hazel Marks came to Mansfield from Broadford and purchased the business. Through the years, Marks' joined the Foodland Chain, the Foodmaster in 1974, then the SSW chain in 1985, and finally Festival IGA in 1992. In 1993 the shop saw a great refurbishing and extension programme in 1998, and the Marks family have continued to win prizes in supermarket competitions for their efforts, including "IGA Store of the Year".

(From *High Street Traders of Mansfield 1854-2000*, Mansfield Historical Society, 2004)



(Photograph from Marks' Family Collection, taken in 1955)

Mansfield

McKenzie Building

52 High Street
37°03'09.53"S, 146°05'23.41"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

Statement of Cultural Value:

- **What is significant?** The McKenzie Building's cultural values are expressed by its external building envelope – parapet, shop front, awning and walls and roof form. It does not include its interior.
- **How is it significant?** The McKenzie Building is significant for its architectural, streetscape and historical values to the township of Mansfield.
- **Why is it significant?** The architectural values of the McKenzie Building reflect the style of commercial development in the early twentieth century and the progression from Victorian to Federation, particularly with the tiled and decorated parapet. The streetscape value of the McKenzie Building is also expressed in the profile of the parapet against the skyline and the awning, which support the traditional character of High Street. The historic values of the McKenzie Building acknowledge the commercial focus of Mansfield on High Street and the contribution of individual investors and owners in Mansfield's success.

Guidelines:

- The parapet, shop front elements, awning and the form/materials of the rear of the building must be maintained and conserved. The literal restoration of the building back to a previous state is not required, although neither is it prohibited if undertaken with authenticity.
- Because of the corner site of the building, the side walls and roof form are visible and contribute to the presentation of the building. Behind the parapet and shop fronts the brick walls of the east wall and the gable form and galvanised iron of the roof must be maintained, although new openings in the wall should be permitted. No changes should intrude upon the appreciation of the parapet.
- There should be no restrictions on the rear of the building.
- There should be no restrictions on the interior of the buildings, except that the retention and exposure of remnant traditional elements is encouraged.
- The return of an original colour scheme which would complement the architecture of the building is encouraged but not mandatory.
- Any new signage to the parapet should be avoided in favour of using the awning and shop fronts. The building name on the parapet must not be obscured.

Historical Information:

These shops were built in 1923 after a fire had burnt most of the old Walker's Store, and broke both front windows. The McKenzie sisters, owners of the freehold, built a new store for their tenant, Peter Wardler Walker. *"It was modelled on the most up-to-date lines, roomy, commodious and well ventilated. The lighting by electricity is most unique, as well as shelving being well designed, the counters are all a convenient width, and the front windows lend themselves well to set off the goods displayed therein. The verandah is high and cantilevered, and the store is an ornament to the town"*- Mansfield Courier. Older people in the community remember the bag of lollies Bert would produce every time he called at a house to collect the weekly grocery order.

In 1945 'The Shirt Factory' managed by Joseph Boag occupied the shop. He advertised, "Returned men need clothes, Girls 15-18 years needed. Help them and yourselves by learning a good trade at your local industry"

The McKenzie building was built as one shop and remodelled into two shops in the 1950's. Peter Wardler Walker commenced business on this site in 1876, when he purchased the business from J.C. Brown. It was called Walker's Cheap Store. Over the years Peter Walker ran weekly advertisements in the Mansfield Newspaper, often with a catchy theme to attract customers to his store. In 1886 he had "received a large consignment of New Spring Goods, which he is selling at Prices RUINOUS O HIMSELF but of Incalculable Gain to any person who will visit the CHEAP STORE." Peter Wardler Walker's advertisements, which were most inventive and the graphics attention grabbing, continued to be keenly read. He carried on his business until 1923, when his son Bert Walker took over.

Father and son were regarded as solid citizens of the town. They were both actively involved in many of Mansfield's organizations. Peter Walker was the local Registrar Of Births, Deaths and Marriages for a number of years. He was one of the townfolk who assisted when the bodies of the policemen shot by the Kelly Gang at Stringybark Creek, were conveyed into Mansfield in 1878.

Bert Walker was a prominent member of St. Andrew's Presbyterian Church and the Agricultural and Pastoral Society. He had the distinction of being the youngest member of the Masonic Lodge in Victoria to be appointed a Worshipful Master. A keen skier, Bert encouraged members of the Melbourne Walking Club to walk up Mount Buller in the winter of 1923. He saw the potential of the mountain and instigated the formation of the Mansfield Progress Association, which built a corrugated iron hut there for skiers (the first of many buildings on the mountain).

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)

Mansfield

National Australia Bank

76 High Street
37°03'09.14"S, 146°05'20.37"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y	Internal Alteration Controls Apply? N	Tree Controls Apply? N		
Outbuildings or Fences Not Exempt? N	Included on VHR? N	Prohibited uses may be permitted? Y		
Aboriginal Heritage Place? N				

Comment:

- The interior and rear of the Bank have been heavily altered during numerous upgrades to maintain changing banking requirements.
- While it is the High Street elevation which make the greatest contribution to the building's presentation, any change must not present it as two dimensional façade in the sense of a 'movie set'.

Statement of Cultural Value:

- **What is significant?** The National Australia Bank's cultural values are expressed by its front façade and its architectural composition. Neither the interior, nor the rear of the building, contribute to its cultural values.
- **How is it significant?** The National Australia Bank is significant for its architectural and historic values to the township of Mansfield.
- **Why is it significant?** The architectural values of the National Australia Bank relate to a surprisingly urban design for a country town. The expectations of the bank for the townships future are obviously demonstrated. Its 'classical' two storey composition is unexpected in its context, even today. The subsequent alterations to the façade have all maintained its visual prominence and composition. The historic values of the National Australia Bank relate to the growth and development of Mansfield as a centre of commerce and a display of confidence in the community. The retention and exposure of remnant traditional building features internally is encouraged. The retention and exposure of remnant traditional building features internally is encouraged.

Guidelines:

- The building must be retained, conserved and preferably used as a bank into the future. The restoration of the building, in the context of a 'house museum', is not required.
- The front, High Street elevation is the extent of significant fabric. Its existing architectural composition, architectural detailing and remaining original fabric must be maintained.
- Due regard should be given to maintaining the building's function as a bank/business premises when considering the impact of changes.
- The reinstatement of the original smaller entry portico is not required, although neither is it prohibited. The retention of the existing porch is acceptable.

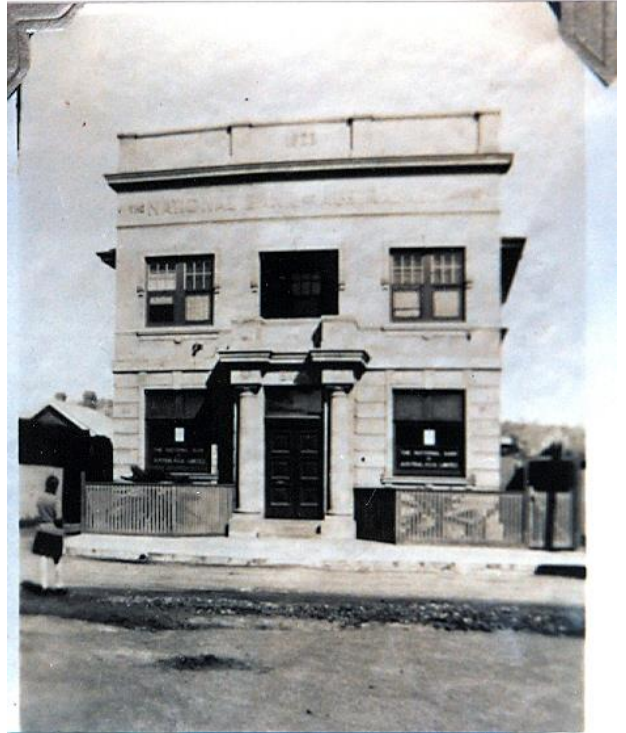
- Any new construction, or changes to the existing rear of the building, must leave the front façade intact, be visually recessive and must not visually dominate the façade.
- There should be no restrictions on alteration to the interior of the building or at the rear of the building. Because of the public exposure of the building's east elevation, care should be taken not to overwhelm the appreciation of the façade with changes.

Historical Information:

It is believed to be the site of the "Iron House" erected by Alfred Chenery, which became Mansfield's first Hotel. In 1856 this hotel with the inn keeper William Baker, incorporated the Post Office and Store. Some earlier occupants were Coachbuilder Daniel Ibbott in 1879, carpenter John Anstey in 1881 and carpenter William Aspen in 1882.

In 1890 the Colonial Bank bought this block of land with a 40 foot frontage to High Street. In 1918 The National Bank of Australasia Ltd. purchased the Colonial Bank. In 1923, the bank manager G.H.D. Tait moved into the new building that featured an impressive 'Banking' Chamber. The bank has since had some name changes: it became the National Australia Bank Ltd. (NAB) in the 1980's and in 1998 changed to the National Bank.

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)



(MHS Photograph No. 1322)

Mansfield

Commercial Hotel

83 High Street
37°03'06.73"S, 146°05'20.61"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg	Part Bldg Y	Assoc Interior Y	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? Y		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The current building is wartime rebuild – as such there is still an uncovered storey about how sufficient resources were available in the dark days of WWII to undertake this project. More research could reveal additional historic values.
- The interior of the building has a mixture of details and features. The only ones which are consistent enough to contribute to the Hotel's significance are those from the WWII 'deco' era.

Statement of Cultural Value:

- **What is significant?** The Commercial Hotel's cultural values are expressed by the building's envelope décor details and by the 'deco' detailing and composition of the two storey portion of the building. The values of the exterior are complemented and supported by remnant 'deco' detailing inside, particularly the bar, overhead class racks, etched glass, and other details. It should be noted the interior as a whole is not intact. The rear portions of the building and the non-bar portions of the building do not make a significant contribution to the cultural values of the building.
- **How is it significant?** The Commercial Hotel is significant for its architectural, streetscape and historic values.
- **Why is it significant?** The architectural merits of the Commercial Hotel focus on the 'deco' treatment used in the partially reconstructed building, after the 1940 fire. The composition, detailing and overall effect is a competent interpretation of the 'deco' era, even if it is rather late in the style's realm. The 'deco' style extends to the interior with the rather rare bar and other details survive. The streetscape values of the Commercial Hotel are the result of its atypical two storey scale and the atypical quality use of its 'deco' composition and detailing. The historic values of the Commercial Hotel are related to the long duration of licensed premises on this site and the interesting connotations of this scale of wartime reconstruction – yet to be fully revealed.

Guidelines:

- The Commercial Hotel must be retained and conserved.
- The external two storey building envelope, its architectural composition and remaining 'deco' fabric must be retained.
- Unpainted brickwork must not be painted. The return of an authentic 'deco' colour scheme to the two storey portion is encouraged.

- There should be no restrictions on changes to the rear of the building, so long as they do not impact upon the appreciation of the building's 'deco' style and the visual appreciation of the building from the public realm.
- New structures, extensions, changes should be focused on the rear of the building and designed with simplicity and neutrality.
- The central bar portion of the interior is the most significant and should not be altered without considerable care to retain and express its important 'deco' elements (bar front, overhead glass rack, tiling, doors, etched glass, etc.) The retention and exposure of the remnant early and other 'deco' features is encouraged.
- There should be no other restrictions on the remains of the interior.
- Due regard should be given to maintaining the buildings viable function when considering the impact of changes.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information

The first Hotel on this site was the Star Hotel, with licensee J Moors in 1869.

The licensees following were:

Henry Yewers	1870	Henry Woods	1883
Julia Fitzpatrick	1875	Thomas J. Gardner	1890
Augustus Miller	1879	M. Hunter	1892
David Mills	1882	Alice R. Woolf	1893

In 1898 the Commercial (Star) Hotel was sold on behalf of Edwin Moorey. The Hotel being described as " being with Brick Front, the balance being wood with iron roof. Allotment 3 Subdivision of Crown Allotment 34. A 66ft frontage on High Street and a depth of 330 feet, and having 24 rooms exclusive of any out buildings." JJ Hemsley was the purchaser for £1500.

The licensees were:

Matthew Carew	1905	Mr Salvado	1923
James A. Matthews	1907	J. Lyons	1924
Chris Fagan	1912	B. Fitzgerald	1927
Minnie Fagan	1913	Eileen McCrea	1936
H.L. Gardner	1915	W & S Stevens	1938
E. Raff	1920	Alexander Rangott	1939
F. Smith	1923		

A vivid description of a destructive fire was published in the Mansfield Courier on the 5th July 1940: "The alarm was given shortly before 5.30 on Tuesday morning. The Mansfield Fire Brigade was on the scene promptly, but experienced great difficulty in getting at the heart of the fire owing to the brick walls. The building was an old one, which had recently been renovated, and a shingle roof under the corrugated iron added further to the difficulties of the firemen, for it burnt fiercely and was protected from water thrown by the hoses. It was soon realized that nothing could save the front portion of the building and the firemen concentrated on cutting off the spread of the flames to the bedrooms, kitchen etc at the rear, and protecting adjoining buildings. The bar, sitting rooms at the front were demolished, together with all their contents, and the flames got into the ceiling above the rooms further back. However, after a strenuous fight extending over two hours, the Fire Brigade succeeded in subduing the conflagration and saving the rooms at the rear, though these rooms were seriously damaged by water. The Boarders had time to save their belongings, but the owner of the building (W. Stevens) and the licensee (A.G. Rangott) suffered serious losses, which would run into several thousand pounds worth. The building and contents were insured." Shortly after the fire, the front of the hotel was rebuilt and the back section was remodelled.

The licensees then were:

Ray & Rene East		Bruce & Linda Lukie &	
& Alexander Rangott	1940	Ken & Carol Stewart	1984
Tim & Pearl Clifford	1942	Geoff Aldred	1992
Herbie Cameron	1946		
Bruce & Toni Auld	1979	Maurie Walsh &	
Bruce & Toni Auld	1979	Ray Robinson	1993
Evan & Erica Lowing	1982	George & Eileen Lawson	1999

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)



(MHS Photo 2055 - Gardner's Commercial Hotel Mansfield c1891)

Mansfield

Mansfield Hotel

86 High Street
37°03'08.95"S, 146°05'18.34"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features Y
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? Y
Outbuildings or Fences Not Exempt? Y		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The building as seen today is an altered building from the original. Its present external form reflects its Victorian corner hotel appearance, with the exception of its new verandah posts/handrails. The openings in the main elevations have had some alterations.
- Several upgrades and a recent fire have significantly altered the interior. The upstairs areas have some evidence of the earlier pub layout and materials, but again it is well beyond any integrity.
- The Hotel still has its earlier stable/outbuilding, although its specific integrity has been compromised.
- A very large (Oak?) tree in the court yard obviously has considerable age, although a specific historical association has not been established.

Statement of Cultural Value:

- **What is significant?** The Mansfield Hotel's cultural values are expressed in its two storey Victorian hotel building envelope, architectural composition and its remnant traditional architectural details and materials, including its verandah and stables building. Neither the Hotel's interior, its bottle shop area nor beer garden contributes to its cultural values.
- **How is it significant?** The Mansfield Hotel is significant for its architectural, streetscape and historic values to the township of Mansfield.
- **Why is it significant?** The architectural values of the Mansfield Hotel are expressed by its iconic corner Victorian hotel qualities - its two storey scale, expressed roof and verandah. While some alterations have been made, its earlier form and materials are still evident. The present verandah represents a later 'enhancement' to the Hotel, but does not disrupt the appreciation of the building's earlier form. The existence of the stables building complements the traditional architectural values of the Hotel. The streetscape values of the Mansfield Hotel are related to its corner location, two storey scale and imposing presence. These complement the same values of the Delatite Hotel and Tavistock Building. The historic value of the Mansfield Hotel are related to related to the economic and social values of such enterprises to the development of Mansfield.

Guidelines:

- The two storey portion of the Mansfield Hotel must be retained and conserved, acknowledging its enhanced Victorian form. The restoration of the building back to its original Victorian appearance is not mandatory, but if the opportunity presents itself, the reinstatement of a Victorian verandah should be encouraged. The roof form and building envelop as facing High

and Highett Streets, including the verandah should be maintained. Original openings in the main elevations should be maintained wherever possible. Where openings have been altered, they may be retained within the existing openings. The verandahs should not be enclosed.

- There are no restrictions on the interior, or the rear, of the building, although the retention and exposure of any remnant materials and details is encouraged.
- Unpainted brickwork should not be painted. The removal of the existing paint may be considered, but must not utilise aggressive methods such as sand blasting. The further painting of the brickwork is acceptable.
- A colour scheme complementing the building's post-WWI style is encouraged.
- Signage should not be painted onto the building. The use of freestanding signs on the building's elevations should avoid unnecessarily distracting from the building presence and appearance.
- The bottle shop portion of the business need not be retained for heritage reasons, although further changes should be permitted if they are sensitive to the appearance of the two storey building.
- The external building envelope, form, materials of the stables building must be retained, although sensitive modifications of the interior and openings may be considered to provide it with a viable function.
- New structures, extension or other external modifications to the Hotel should be restricted to the rear of the two storey building. The design of such changes should be simple, and avoid imitations of traditional buildings/elements.
- There should be no restrictions to changes to the landscaping and beer garden element, with the exception of the large (Oak?), which should be retained. While there are no specific historical or horticultural associations with this tree, it obviously shares in the building's age and is a significant character element complementing the Hotel's amenity.
- The stables at the rear is an outbuilding included in the Overlay.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

The first building near this site was called the Corner Hotel in 1860. It was built by William Aspen using hand cut red gum weather boards, but was burnt down in 1861. A two storied brick building was built here in 1862, by William J. Smith and called the Mansfield Hotel. In 1870 a new Billiards room, measuring 20feet by 27 feet, with 16 foot high ceiling was opened to the public. It had a lantern roof and plaster walls. The total expense of the room was £250. He advertised: *"This Hotel possess unrivalled advantages for Families and Travellers who may rely upon receiving every comfort and attention. Table D'Hote at 1pm Daily. Stabling for 20 horses, loose boxes for Race Horses"*

The Licensees of this hotel were:

William Aspen	1860	John R. Thomas	1908	Margaret Hall	1937
William J. Smith	1861	Elizabeth Johnston	1909	William & Mary Taylor	1942
George Powell	1871	Julius Plitsch	1910	Francis Fritzlaff	1962
Isaac H. Kelson	1872	J.B. Hamilton	1912	Frank Manchester	1962
Louisa Hardwick	1874	J. Cassidy	1913	Eric O. Bransden	1969
Isaac H. Kelson	1876	Fred Chenery	1914	Thelma Bretherton	1975
E. Robinson	1877	Elizabeth Chenery	1916	Alan Lucas	1977
Ralphe Ardene	1878	Avis Gamble	1917	Geoff & Cheryl Aldred	1977
Ernest A. Kelson	1879	Margaret Rennie	1920	Geoff & Phillippa Thomas	1990
J.B. May	1882	William H. Bailey	1923	Ken & Michelle Walker	1994
M/s A.B. May	1885	J.J. Kerr	1925	Sue Crow	
William J. Smith	1891	Avis Gamble	1926		
Thomas J. Gardner	1892	Lucy May Waugh	1931		
Mrs B.E. Gardner	1895	George Robertson	1934		
G.R. Bremner	1899	G. Ryan	1936		

(From *High Street Traders of Mansfield 1854-2000*, Mansfield Historical Society, 2004)



(MHS Photograph No.1196 circa 1915)

Mansfield

Post Office

90 High Street
37°03'08.08"S, 146°05'14.50"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y	Internal Alteration Controls Apply? N	Tree Controls Apply? N		
Outbuildings or Fences Not Exempt? N	Included on VHR? N	Prohibited uses may be permitted? Y		
Aboriginal Heritage Place? N				

Comment:

- The interior and rear of the Post Office has been heavily altered during numerous upgrades to maintain its function. Likewise, the front of eastern wing has been altered to accommodate private letter boxes.
- *The Post Office has been constructed within an early government reserve, together with the Court House, Police Station (modern), Police Stables, CFA (modern), Ambulance Station (modern) and Baby Health Care Centre (modern).*
- In the past, colonial government buildings were frequently and automatically considered as being of State heritage value. This building is a modest colonial government building which is important in its local physical and historical contexts, and not particularly outstanding at a State level.

Statement of Cultural Value:

- **What is significant?** The Post Office's cultural values are expressed by its relatively intact building envelope, early architectural details, materials and its architectural composition. Neither the interior, the rear portions of the building, nor the private letter boxes contribute to its cultural values.
- **How is it significant?** The Post Office is significant for its architectural, social and historic values to the township of Mansfield.
- **Why is it significant?** The architectural merits of the Post Office are a modest expression of rural public buildings of the time. Its essential intactness and remaining architectural details contribute to its value. Along with the adjacent Court House, the Post Office is a significant contribution of the streetscape of Mansfield. The historic values of the Post Office relate to the recognition of Mansfield as an administrative centre and along with the adjacent Court House are demonstration of Mansfield's development and importance. The social values of the Post Office are an acknowledgement of the importance of the building as a social hub for the communications and personal interaction – in the pre-digital communications era.

Guidelines:

- The Post Office must be retained, conserved and preferably used as a post office. The restoration of the building, in the context of a 'house museum' is not required.
- The existing building envelope, architectural composition and remaining original fabric must be maintained.

- Brickwork must not be painted.
- The existing traditional features on the building must be retained. The use of a traditional colour scheme is encouraged to complement the architecture.
- The replacement of the existing handrails at the front with a less visually intrusive design/colour is encouraged. Retaining the entrance at its present location is also encouraged. The further alteration of the walls with the private letter boxes may be considered but any change must be visually simple and unobtrusive.
- Significant change should be restricted to the rear and interior of the building. New buildings/development may be considered but it must be visually recessive and not intrude upon the appreciation of the Post Office building.
- Due regard should be given to maintaining the building's function of a post office when considering the impact of changes.
- The retention and exposure of remnant traditional building features internally is encouraged.
- The visual association of the Post Office and adjacent Court House should be strengthened – possibly with landscaping, fencing, colours and signage. This may also extend to include the adjacent contemporary Police Station. A softening of the extent of concrete paving at the front of the building would be beneficial to its presentation to the public realm.

Historical Information:

An early Post Office was conducted in a hotel near the site of the present National Australia Bank. It opened in 1856. In 1877 records show 9,308 letters and 7,524 newspapers were received and forwarded. William Baker was the first Post Master at the annual salary of £20. Money orders were introduced into the Post Office during 1867 and in 1868 telegraph facilities were installed.

The original section of the present structure was built in 1877 for £1,370. It was a brick structure of five rooms for use as the Post Office and a home for the Post Master, the first being George Newland. Natural resources of the district including lime, sand, stones and locally made bricks were used in the construction. Eventually the residence and the Post Office were joined under the one roof to form the Post Office building as we know it.

In 1907 a telephone Exchange opened with 20 subscribers. This telephone service continued to expand and was being manned by telephonists 24 hours a day until it ceased to operate in 1975.

The premises sold in 1990 for \$275,000. Since then Australia Post has leased the building and continues to provide full postal services together with some banking and payment of government accounts.

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)



(MHS Photograph No. 1332, circa 1920)



SLV Photo, c. 1972

Shire of Mansfield Stage One Heritage Survey

Mansfield

Cahn's Shop

91 High Street
37°03'06.77"S, 146°05'19/17"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg	Part Bldg Y	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The present verandah is not original. While the pressed metal underside of the verandah is of interest, it does not relate to its original era.
- The shop front is a total replacement
- The interior has been altered over time with only remnants elements remaining.
- The building's scale supports that of the original bank of NSW next door.

Statement of Cultural Value:

- **What is significant?** The cultural values of the Shop at 91 High Street are expressed by its main façade, its architectural composition and its remnant architectural details. Neither the interior, the present verandah, nor the rear of the building contribute to its cultural values.
- **How is it significant?** The Shop at 91 High Street is significant for its architectural, streetscape and historical values to the township of Mansfield.
- **Why is it significant?** The architectural values of the Shop at 91 High Street related to its typical, but competent expression of a Victorian shop front, including its two scale, symmetry and detailing. While some detailing on the parapet, cantilevered porch and shop front is missing, the essence of the design is intact and appreciable. The streetscape values of the Shop relate to its complementary scale to the adjacent Tavistock House and its architectural qualities which also complement other shops on High and Highett Streets in Mansfield. The historic values of the Shop are as a substantial commercial premises on the main commercial street in Mansfield, and the establishment of Mansfield as a centre for the district. It supports the numerous other shops, businesses and even government buildings in Mansfield which reflect the investment of endeavour in the township.

Guidelines:

- The building must be retained, maintained and conserved to enhance its traditional qualities. The literal restoration of the building (in the context of a house museum) is not required. However, the reinstatement of the parapet, cantilevered porch and a more sympathetic shop front is encouraged. Likewise, the removal of the present verandah and its replacement with a single storey (reflective of the original porch) is also encouraged.
- The retention and expression of traditional internal features, where they may exist, is encouraged.
- The removal of the paint from the brickwork is encouraged, but the reinstatement of a paint scheme complementary of the building's early appearance is an alternative.

- Changes behind the parapet should not visually dominate or distract from the appreciation of the building's presentation to the public realm.
- Signage should be sensitive to the building's composition and age and not distract from its traditional presentation to the public realm. It should reflect a traditional approach to the placement and nature of signage, but need not replicate traditional signage.

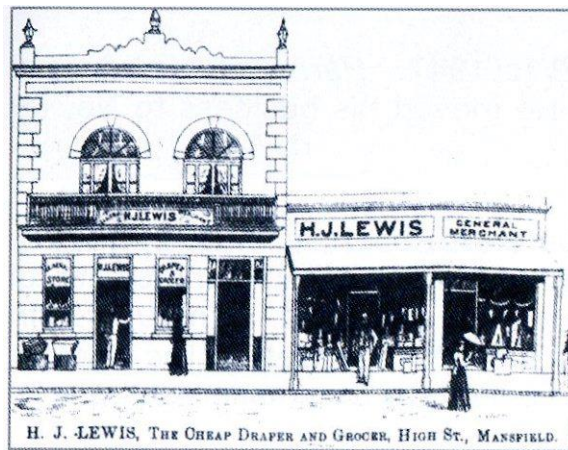
Historical Information:

This shop was built by Mr B. Cahn in 1873. It is of blue stone with the residence above and behind the shop. "A fine shop, fine residence, blue stone foundations, built of brick with free stone facings; iron pillars support a wooden balcony; the entire building stands on an allotment 110 by 21 feet; architecture a mix of Greek and Italian". William Wardell, architect of St. Patrick's Cathedral Melbourne and St. Mary's Cathedral Sydney, designed this building.

Mr Cahn advertised in the local paper to inform the inhabitants of Mansfield that he had received "a supply of Superior Summer Goods together with £300 worth of splendid Colonial Jewellery". By 1878 Mr Cahn owned stores in Mansfield, Jamieson and Bendalla. He died in 1904, aged 71 years. His son Charles took over after his father's death, but left Mansfield in 1909.

The Colonial Bank was established in Mansfield in 1892 in this building, the second bank in the town. It operated here until 1923 and after amalgamation with the National Bank, moved over the road to the present premises. The building subsequently became a drapery, a shoe store, a jewellery business and a lolly shop.

(From *High Street Traders of Mansfield 1854-2000*, Mansfield Historical Society, 2004)



(advertisement, *Mansfield Courier*, undated)



(MHS Photograph No. 210)



(from MHS, c1904)

Mansfield

**Bank of NSW
(Tavistock House)**

1/93 High Street and 24F Highett Street
37°03'06.48"S, 146°05'48.74"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- There are no remains of the bank related interior. There are individual elements of the interior existing but not as a total entity.
- The building's corner location accentuates its contribution to the street.
- There have been discussions regarding a contemporary addition at the rear, facing Highett Street. A complementary proposal was developed but no planning application has been received.

Statement of Cultural Value:

- What is significant?** Tavistock House's cultural values are expressed by its visual prominence on the main intersection of Mansfield, its building envelope, two storey scale, traditional materials and details and architectural composition. There are remnant elements still existing internally, but nothing relating to its original function of a bank. The rear of the building has been altered and does not contribute to its public prominence.
- How is it significant?** Tavistock House is significant for its architectural, streetscape and historic values to the township of Mansfield.
- Why is it significant?** The architectural and streetscape values of Tavistock House relate to its strong design qualities as a Victorian era bank building, including its composition and detailing and as a complement to the other dominant buildings on the corner of High and Highett Streets – Delatite Hotel, Mansfield Hotel and the Court House. The historic values of Tavistock House are its function as a bank – acknowledging and reflecting the growth and development of Mansfield as a commercial centre.

Guidelines:

- Tavistock House must be retained and conserved, although its literal restoration in the context of a house-museum is not required. Neither is it prohibited if undertaken with authenticity.
- The existing building envelope, architectural composition and remaining external fabric and details should be retained, expressed and enhanced wherever possible. The removal of the paint from the first floor brickwork is encouraged, or its expression in a different colour is acceptable.
- The reinstatement of an appropriate colour scheme to be encouraged.
- The rear of the building is less contributory and should be the focus of any changes or alterations.
- Likewise, the interior of the building is less contributory and there should be no restrictions except that the retention and exposure of remnant traditional building features is encouraged.
- Due regard should be given to maintaining the buildings viable function when considering the impact of changes.

- The vacant portion of land immediately to the north of the existing building represents an opportunity for development and/or extension of the building. Any such development should not intrude upon the appreciation of the existing building. Architecturally, it may reflect a traditional or contemporary design approach. The quality of the design of the existing building warrants quality in the design of a new building.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

It was on the 27 March, 1866 that the Bank of New South Wales first opened for business under the agent/management of F.C. Boulton. Records show that the present site was purchased in 1877 for £278 and the building was erected in 1879 for £2,788. The Buckland Family have had a long association with the bank. It was Sir Thomas Buckland who established a fund to assist Wales Officers in need, and the Buckland Fund is still in existence today. It was Betty Buckland, granddaughter of the early manager, F.J. Buckland who became the first lady teller ever appointed by the Bank.

In 1936 minor alterations were made both in the bank section and the residence on the first floor, giving more space. The next alteration occurred in 1961, when the banking chamber was modernized, and the dwelling upstairs refurbished. An automatic teller machine was added externally in 1995. Maurice Walsh was the manager from 1989 to 1993 and during that time the name changed to Westpac, with another change to the Bank of Melbourne in 1998. Jarrod Brierley was the last manager as the bank closed in July 1999, and banking operations were transferred to Mark's IGA. The freehold of the building was sold some months later. It now operates as a shop front and accommodation in Tavistock House

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)



(MHS Photograph No. 2153, circa 1920)



(photo of owner, date unknown)

Mansfield

Hotel Delatite

95-97 High Street
37°03'06.33"S, 146°05'16.27"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The building as seen today is a much changed building to its original. Starting out as a single storey pub, its present form reflects the early twentieth century prosperity of both the building and Mansfield. The specific date or rationale for this last incarnation is unknown, but along with several other buildings in Mansfield, it suggests a period of prosperity in the post-WWI era. This is worthy of further research.
- The interior has been almost completely lost over time.

Statement of Cultural Value:

- **What is significant?** The Delatite Hotel's cultural values are expressed in its post WWI building envelope, architectural composition and its traditional architectural details and materials, including the verandah. The Hotel's current bottle shop, extension on Highett Street, ground level openings and interior do not contribute to its cultural values.
- **How is it significant?** The Delatite Hotel is significant for its architectural, streetscape and historic values to the township of Mansfield.
- **Why is it significant?** The architectural values of the Delatite Hotel are as an evolved hotel, up to the post-WWI era which saw the architectural modifications reflected largely in the current fabric and composition of the building. The streetscape values of the Delatite Hotel are related to its corner location, two storey scale and imposing presence. This complements the same qualities on the nearby by Mansfield Hotel and Tavistock Building. The historic value of the Delatite Hotel are related to the expression of the current building as a demonstration of the economic vitality of Mansfield in the post-WWI era and the desire to create a new, non-Victorian character for the building and Mansfield.

Guidelines:

- The two storey portion of the Delatite Hotel must be retained and conserved, acknowledging it is not an intact building. The restoration of the building back to a previous (Victoria) era should not be undertaken and its present early twentieth century appearance should be maintained wherever possible.
- The bottle shop need not be retained for heritage reasons, although any changes should be sensitive to the appearance of the two storey building.
- The single story extension on north side of the building is sensitive to the two storey building and may be retained and/or altered in the same respectful style.

- A colour scheme which reflects or complements the building's post-WWI style is encouraged.
- Signage should not be painted on the building (except for the rendered lettering on the parapet). The use of freestanding signs on the building's elevations/fronfs must avoid unnecessarily distracting from the building's presence and appearance.
- The altered external openings on the ground floor are also respectful and may be retained/altered in the same manner.
- New structures, extensions or other external changes should be restricted to the rear, north of the two storey building or within the existing single storey building envelope. New designs should be simple, neutral and void imitations of Victorian buildings/features.
- There should be no restrictions on the interior of the buildings, although the retention and exposure of remnant traditional building features is encouraged.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

The first Hotel on this site was known as the Court House Hotel in 1869. This was bought in 1890 by Mr Salmon for £2,000, but in 1891 was burnt down. In 1892 a weatherboard building was erected for £1,000, which was bought by Messrs. Conlan who had a verandah added. In 1895 Mr Conlan made extensive additions, and in 1896 added a 17 roomed brick 2 storey building on the west side. In 1908 the Conlan's sold to Edward J. Kelly of Darlingford.

Court House Hotel Licensees:

Gardner, Thomas J.
 Hughes, TL
 McDonald, Donald
 Payne, Robert
 Salmon, Henry William

Delatite Hotel Licensees:

Allred , Stewart	Inglis, Bill & Kerry	Steele, Edith
Allender, Dale	Kelly, Edward J.	Taylor, Betty, Ian & John
Condon, M.E.	Leach, Brendon	Thomas, Bryan & Jan
Conlan, Patrick	Lucas,	Thomas, Geoff & Phillipa
Conlan, P.J. & J.	Noonan, Veronica	Ward
Conlan, P.W. & H.S.	Perkins, Colin C.	Williams, Arthur
Diaz, Domingo & Sandra	Perkins, Garry	Yule, John H. & Rosanna

The location of the bottle shop was originally a Barber's Shop and the young boys hated going there for a haircut because he nicked their ears with the scissors when cutting their hair.

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)



Delatite Hotel in its single storey state (MHS Photograph No.6)

Mansfield

Mansfield Men's Club

99-103 High Street
37°03'O5.97"S, 146°05'14.53"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior Y	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y	Internal Alteration Controls Apply? Y	Tree Controls Apply? N		
Outbuildings or Fences Not Exempt? N	Included on VHR? N	Prohibited uses may be permitted? Y		
Aboriginal Heritage Place? N				

Comment:

- The main interior of the building has been upgraded but in a sensitive manner which has retained building fabric and traditional character.
- The building's heritage values include only the main 'public' rooms and not the service areas.

Statement of Cultural Value:

- **What is significant?** The Shop's cultural values are expressed by its building envelope, architectural composition, decorative features, shop fronts, verandah and high level of integrity, including the lantern on the roof and the pressed metal ceilings.
- **How is it significant?** The Shop is significant for its architectural, streetscape and historic values to the township of Mansfield.
- **Why is it significant?** The architectural value of the Shop is reflected in decorative qualities, especially when compared to the adjacent Sartain Building. The Shop reflects the stylistic transition from Victorian to Federation, evident in the original pressed metal ceilings. The streetscape value of the Shop reflects its support of the traditional scale and character of High Street, and in particular the Sartain Shop and Delatite Hotel either side. The historic value of the Shop acknowledges Mansfield's commercial development and focus of that development on High Street.

Guidelines:

- The Shop must be retained and conserved. The high quality of its decorative treatment externally warrants a return of the building to its previous character and colour scheme.
- The roof profile and materials, roof lantern, parapet, verandah, shop fronts, and building materials, etc must be retained.
- The brickwork must not be painted.
- The visual appreciation of the building as an entity should remain intact with any adjacent development.
- The rear of the building does not contribute as much to the values of the building. The vacant land at the rear of the building represents an opportunity for development and/or extensions to the building. Any such development should be contemporary in design but should not adversely impact upon the appreciation of the building from the public realm.

- The front (public) rooms of the interior should be treated with care in terms of the retention of the pressed metal ceilings. There should be no restrictions of the rear (service) rooms.
- Due regard should be given to maintaining the buildings viable function when considering the impact of changes.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

In 1908 a significant building that started life as The Mansfield Men's Club, was built by the Conlan Brothers of the Delatite Hotel. It was constructed of locally made bricks, comprising two offices or shops, and the Club Room and Billiards Room, boasting "the largest billiards table in town" The marks were on the floor for more than fifty years to prove it. The rooms of the Club were decorated with Colt acetylene lighting and Wunderlich steel ceilings. One of the many Mansfield Courier advertisements for Wunderlich ceilings modestly declared them to be "exquisite in taste Unsurpassed in workmanship. They are seen in all the best buildings erected in Victoria in recent years as well as the beautiful railway carriages recently built at Newport by the Victorian Government". In 1908 Tailor Walter Calder snapped up the front shop, followed by S. Solomon, Tailor in 1911 advertising his "Stylish Suits". The ladies were catered for with "Plain Tailored-made Costumes, Fit Guaranteed, one fitting only required from £4/4/-." In 1912 he moved to premises at 37 High Street. During the First World War, The Mansfield Men's Club ceased to exist. In 1918 the Clubrooms and offices were offered for sale. From 1916-1921, solicitor Michael Francis Bourke occupied one office. In 1921, solicitor Mal Ryan from Shepparton took over the Bourke business: in 1923 he moved to No. 82 High Street. In 1921 T.G. Davis, builder and contractor moved into one of the offices, and J.B. Patmore, tailor, was occupying an office in 1926. In November 1924 Harry Vallance moved his Photographic Studio and Vallan Newsagency into the large shop formerly known as the Men's Club. When Harry Vallance left Mansfield in 1930 he left a priceless legacy of photographic records. In 1930 E&A Ship took over the Newsagency for a year. Chemist Gordon Ross set up his shop in 1931, which included a dispensary and a newsagency section which was conducted by Barbara Ross. Gordon was very popular in the community until his death in 1978. In 1975 it was a furniture store run by A.W. Baynes until 1982, when Mannilberg traded as "Genuine Junk and Antiques". In 1989 it was renovated by Domingo and Sandra Diaz to become a gallery restaurant called "Mingos".

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)

Mansfield

Sartain Building

105-109 High Street
37°03'06.03"S, 146°05'13.92"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The building's shop front under the verandah appears to have been changed over time. Two windows are possibly original.
- The front façade has unfortunately been sandblasted to remove paint. The verandah is now important to protect the damaged bricks.

Statement of Cultural Value:

- **What is significant?** The Sartain Building's cultural values are expressed in its traditional building envelope, materials, verandah and remnant architectural details. This does not include the building's interior or the rear of the building.
- **How is it significant?** The Sartain Building is significant for its architectural, streetscape and historic values to the township of Mansfield.
- **Why is it significant?** The architectural values of the Sartain Building relate to its simple form as a commercial building – typical of many buildings in rural townships. Its gable corrugated iron roof, skillion addition at the rear and full verandah across the front are not as self-proclaiming as other commercial buildings in Mansfield but it is a more conservative expression of architectural styling. The streetscape value of the Sartain Building relates to its proximity the Delatite Hotel, Post Office and Court House, as well as the main intersection of High and Highett Streets. It is a supporting building to those more visually dominant structures. The historic values of the Sartain Building as the premise for a series of business – though to today.

Guidelines:

- The Sartain Building must remain and be conserved, although its literal restoration, in the context of a house-museum, is not required. Neither is it prohibited if undertaken with authenticity.
- The distinctive profile of the building on the east end should be retained, along with the corrugated iron roofs and end parapet walls.
- The brickwork must not be painted.
- The verandah must be retained.
- Colour schemes should be traditional but not necessarily authentic. The following photograph gives an indication of colours.
- The portion of front wall under the verandah with the two double hung windows should remain intact. The newer, larger shop front windows may be altered/replaced within their openings. Sensitivity to the overall traditional character of the building's exterior should be exercised in changes.

- Due regard should be given to maintaining the buildings viable function when considering the impact of changes.
- New structures, extension or changes should be focused at the rear of the building but must not visually disrupt the gable profile to ridge line as seen from the public realm. There should be no restriction on new openings in the rear wall. Any extension should allow the single storey presence of the traditional building to visually dominate and utilise clean, contemporary design and materials. Extensions should not be mock-Victorian.
- There should be no restrictions on the interior of the building, although the retention of remnant traditional materials and features is encouraged.
- New signage must be sensitive to the form and composition of the building. Signage should be restricted to the verandah or windows. Signs must not be painted on the brick walls. The following photograph gives an indication of signage and colours.

Historical Information:

Sartain Building- this building was built as a grain store for the Delatite Hotel in 1866. Over the years several businesses traded here. In 1869 a new newspaper named "Mansfield Guardian and North East Advocate", and operated by John Goodall, publisher. It was the forefather of today's "Mansfield Courier", and in 1871 the Amor Bros. became the owners before they moved their business up High Street.

A splendid motto was nailed to the masthead "Let justice be done though the heavens may fall"; in those days it appeared only in Latin: *Fiat justitia ruat caelum*. Harrie G. Amor as the proprietor of the Mansfield Courier recorded Mansfield History, moving in fine style in the good years, limping a little in the bad years, greatly helped as time went on by seven sons who all joined the staff. The courier survives happily to this day though somewhere along the line *Fiat justitia ruat caelum* has left the masthead.

Henry Joseph Sartain was here as a saddler in 1900. He added a brick residence to the shop in 1908, and remained till 1935. He used the very popular Wunderlich metal ceiling to beautify the residence. Harry's saddler shop delighted small children who would stand and watch saddles taking shape with needles, awls, clamps, horsehair and the wonderful smell of leather. Harry Sartain decided to go out of business in 1935.

Harry's son-in-law, Don McLean, followed, converting this to a grocery business. The premises were bought in 1954 by the Marks Family who transferred the grocery business further up High Street to their present location. Pat Parker opened the Delatite Beauty Salon, followed by June Mathieson until 1998. It is now an accountancy business.

The Façade was used during the filming of "The Man From Snowy River".

(From *High Street Traders of Mansfield 1854-2000*, Mansfield Historical Society, 2004)



(MHS Photograph No. 3522, circa 1911)

Mansfield

Farmers' Bank

149 High Street
39°03'05.23"S, 146°05'08.59"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The building is composed of the front two story section and a single storey (residence) behind. The front portion makes the greatest contribution. Due to its height though the building's presence is not just manifested in its front façade, but the roof form and side walls too.
- The interior of the building has been altered and changed over time. Only remnant elements still exist.

Statement of Cultural Value:

- **What is significant?** The Farmers' Bank's cultural values are expressed by the building's envelope, early architectural details and materials and architectural composition. It does not include the interior or rear of the building.
- **How is it significant?** The Farmers' Bank is significant for its architectural, streetscape and historical values to the township of Mansfield.
- **Why is it significant?** The architectural values of the Farmers' Bank reflect an almost generic style for banks around Federation. Its distinctive design is not that of a shop, hotel, or even a public service building – it is a bank. The building's facade is heavily decorated with Federation motifs. The streetscape values of the Farmers' Bank reflect its atypical (for most of Mansfield) two storey scale, its decorative composition and its profile against the sky. The historic values of the Farmers' Bank are reflected in its very name – targeting a specific demographic – and for its reflection of the development and progress of Mansfield as a centre.

Guidelines:

- The building must be retained and conserved. The literal restoration of the building, in the context of a 'house museum' is not required, although neither is it prohibited if undertaken with authenticity.
- The decorative façade should remain intact, including the entrance through the original asymmetrical progression, the entire roof form and the upper portions of the side walls.
- Unpainted brickwork must not be painted. The reinstatement of an original colour scheme is not required, but any changes to colours must be sensitive to the style and modest in expression.
- Signage should not be painted on the building. A more sensitive alternative to the existing illuminated sign is encouraged.

- New structures, extensions or other external changes should be restricted to the rear of the building and should not intrude upon the appreciation of the building from the public realm. The profile of the building's roof against the sky should not be intruded upon.
- There should be no restrictions on the interior of building, although the retention and exposure of remnant traditional features internally is encouraged.

Historical Information:

In 1914 Fred J. Buckland sold this block of land situated next to the Railway Coffee Palace, with a 66ft. frontage to High Street to the State Savings Bank of Victoria.

The first State Bank opened in Mansfield on December 1, 1911. However, the premises at 149 High Street were not built until 1917. Architects for this building were Sydney, Smith and Ogg and the cost was £1,946. The Bank Chamber fittings were undertaken by H.W. Seabrook. This bank was known as The Farmer's Bank and offered "Special Terms for Returned Soldiers, Dependents, Red Cross and Transport Workers". Interest Rate was 5¼%. After conducting business here for fifty-five years, the bank moved to new premises at No.78 High Street.

The building became a family residence for some years and is now a commercial ski hire premises, opened only during the winter months.

(From High Street Traders of Mansfield 1854-2000, Mansfield Historical Society, 2004)



Farmers Bank at right (From MHS Photograph No. 2114)

Mansfield

Saw Dust Kiln

177 High Street (Maroondah Highway)
37°O2'54.34"S, 146°O4'55.35"E



Local Value Y		State Value	National Value	
Building Feature Y		Landscape	Streetscape	Precinct
Whole Bldg	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- This is one of three kilns remaining in Mansfield.
- The accumulation of saw dust at timber mills are known to have caused many mills to be destroyed by fire.
- The kilns are brick equivalents to timber and corrugated iron McCashney Burners, most of which have subsequently been destroyed or demolished. Similar timber and iron structures were common features at saw mills in Australia, USA, Canada and the UK.
- This kiln is on public land and the other two are on private land.
- The location of the kilns near the railway illustrates the functional and economic connection between milling and transport.

Statement of Cultural Value:

- **What is significant?** The Saw Dust Kilns' cultural values are expressed by their unique form and function as well as their locations both the former timber mills but the railway as well.
- **How is it significant?** The Saw Dust Kilns are significant for their functional, aesthetic and historic values to the Mansfield district.
- **Why is it significant?** The functional and aesthetic values of the Saw Dust Kilns are an expression of their important role to keep timber mills safe and their associated unique shape and construction, including the patterned brickwork and built-in dates. The historic values of the Saw Dust Kilns are a visual and physical recognition that industry to the development of the area and the township of Mansfield.

Guidelines:

- The three Saw Dust Kilns should be retained, conserved and maintained.
- The display and setting of each Saw Dust Kiln should demonstrate a degree of visual continuity to unite their common origins and heritage values.
- Visual access from the public domain to each Sawdust Burner should be retained, and wherever possible public access and interpretation is encouraged.
- The brickwork must not be painted.

- Development and landscaping should not intrude upon the visual appreciation of the Sawdust Burners nor compete with them for visual prominence. It would be preferable to retain an open space context around each of at least 5-10 metres.

Historical Information:

"The burning of Saw dust & edging waste from the sawmill was a common practice at the sawmills in Mansfield. These 3 burners are the only remaining signs of this today. The waste was originally burnt in Burner holes in the ground, which was a dangerous practice as people could step on hot ground or fall into the fire hole. Then it was transferred from the mill to the brick burner by conveyor. Each January the kilns were cleaned out and fire bricks checked and replaced, whilst the mills were closed for the annual holidays of four weeks."

(From oral interview with Bill Ward, former mill worker at these mills)

"Mansfield became a Timber Town in the 1940's when the Forest Commission opened up areas of bush for obtaining sawmilling logs to service the growing need for timber for housing in Melbourne. The Mills of the town were: Marbut Gunnersens, Burwood Timber, Bell Sawmills, Feiglins, D.S.M. ,Mansfield Timber Products, J.Ryan and Sons, J.D. Walker & Sons, Richard & Buzzard." (

(From Sawmilling in the Mansfield District, Mansfield Historical Society, 1985)

Mansfield

War Memorial Gates

Highett Street (entry to sports ground)
37°03'12.12"S, 146°05'15.68"E



Local Value Y		State Value	National Value	
Building	Feature Y	Landscape	Streetscape Y	Precinct
Whole Bldg	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- Although there is reference to the design of the Memorial being based upon the Menin Gates in Ypres, Belgium, this is not borne out by comparison. There is a generic similarity – but not an architectural one. The Menin Gates is a memorial to those allied troops killed in the Great War.
- The Mansfield Wall Memorial has been extended to either side to accommodate wars subsequent to the Great War.

Statement of Cultural Value:

- **What is significant?** The cultural values of the War Memorial are expressed in its architectural form, plaques and ironwork including the additional portions to the side, and its location at the entrance to the Mansfield sports ground.
- **How is it significant?** The War Memorial is significant for its architectural, historic/spiritual values to the Mansfield district.
- **Why is it significant?** The architectural values of the War Memorial are expressed by a relatively rare use of an arch as a memorial to the Great War – particularly in a small agricultural community. While it is not truly based upon the Menin Gate, its execution architecturally is competent and pleasing. Its location at the entry to the Mansfield sports ground creates a unique piece of civic art and streetscape. The historic/spiritual values of the War Memorial acknowledge the post-Great War commemoration of Australia's considerable loss of young men in the defence of the Empire. It is also a demonstration of Australia's considerable ties with the Empire, even after Federation.

Guidelines:

- The visual dominance of the gates in their location must be maintained and not overwhelmed by landscaping, seats or signage.
- The continued use of the arched opening as an entry to the Sports Grounds should be maintained, although this need not include vehicle entry.
- Subsequent memorial plaques should be accommodated on the lower additions and not the original main fabric.
- A green background to the Memorial should be maintained, although not necessarily the retention of these particular trees.

Historical Information:

The Opening Ceremony as reported by the Mansfield Courier in 1921:
An Impressive Ceremony

Depressing Weather

Large Attendance

*On Fame's eternal camping ground
Their silent tents are spread,
And glory guards with solemn round
The bivouac of the dead.*

On Saturday afternoon last, Major-General Tivey, C.B., C.M.G., D.S.O., V.D., performed the ceremony of unveiling the above Memorial, there being a large attendance of the general public, which, no doubt, would have been considerably augmented had the weather not been so unpropitious. The service only lasted about three quarters of an hour, owing to General Tivey having to return to Melbourne by the same train as he came by, and he also had to inspect the local detachment of the Australian Light Horse.

The Mansfield Town Band played several tunes until the arrival of the General.

The service opened with the singing of the National Anthem.

Mr W. Parsons, Chairman of the Mansfield Memorial

General Tivey, after unveiling the tablets on the memorial, said he was pleased to be there that day to unveil the splendid tribute they had erected to the men who had served their country in its time of need. They had reason to be proud of their magnificent memorial, but they had reason to be still more proud of those splendid men whose names were engraved on the tablets just unveiled—men who had given their lives that those who were left might live. Having had charge of many of the men from Australia he could not speak too highly of their achievements, their cheerfulness under the most trying circumstances and their wonderful performances on the fields of battle. It would be just as well to see what was said of them by the enemy. Ludendorf, a prominent German general and writer, in his book, said that the 8th August was the darkest day of the German Army, and it was the brightest day for the Australians. That speaks for itself. It was the turning point of the war, and obtained for us an inheritance we should try to live up to. Still he deeply sympathized with those who had lost their dear ones, who gave their lives for their native land. If the need should arise again he felt sure that the men and women of Australia would arise to the occasion. Selfishness did not count with them. The future of Australia was bound up in the disarmament question; the only thing that would save Australia was a virile race. The Light Horse of Mansfield that he had inspected that day are portion of the 2nd unit of the 3rd Cavalry Brigade, which he had the honour of commanding. In conclusion, he thanked them for the reception they had accorded him, and he only wished he could stay at least a fortnight, instead of only an hour, in their beautiful town and country. (Applause)

Lieut. F. Greenway then read the names of the fallen men.

The band played The Dead March in "Saul" in a most impressive manner. This was followed by the singing of "O, God Our Help Of Ages Past," with band accompaniment.

"Courier" November 12, 1921

It is believed the design of the Gates are based on the Menin Gates in France.



(MHS Photograph No. 699- photographer:
Mr H.J. Vallance .Circa 1921)



Menin Gates today

Shire of Mansfield Stage One Heritage Survey

Mansfield

McMillan's Store

23 Hightett Street
37°03'04.51"S, 146°05'16.69"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The current shop fronts are modern changes to the building.
- There appears to be no original features in the interior, although a modern false ceiling may hide a timber ceiling.

Statement of Cultural Value:

- **What is significant?** Shop's cultural values are expressed by its external building envelope and particularly its parapet and verandah. This includes its roof form and materials and its exposed side walls to the extent that they define the building as a whole. It does not include the interior of the building.
- **How is it significant?** The Shop is significant for its architectural and historical associations to the township of Mansfield.
- **Why is it significant?** The architectural values of the Shop reflect the style of the commercial development of the late nineteenth century, the necessity of a verandah to shade the shop front and the decorative parapet to draw attention to the building. The historical associations of the Shop acknowledge the commercial role of Mansfield to the district and the contribution of individual investors and owners to Mansfield's success.

Guidelines:

- The Shop building must be retained and conserved to the extent of its presentation to the street and in particular its decorative parapet and verandah. The literal restoration of the building back to a previous state or appearance is not required although not prohibited if undertaken with authenticity.
- The existing roof form and materials, as well as the brick side walls, where visible from the public realm should be retained. New openings in the side walls may be considered. Changes to the roof must not intrude upon the appreciation of the parapet profile from the public realm.
- The restoration of the previous shop fronts is not required.
- The return of an original colour scheme which would complement the architecture of the building is encouraged but not mandatory.
- Due regard should be given to maintaining the buildings viable function when considering the impact of changes.
- New signage should focus on the verandah and the dedicated panels in the parapet. The detailing of the verandah should not be obscured.

- There are no restrictions on the interior of the building, except that the retention and exposure of remnant traditional elements (timber ceiling above the false ceiling?) is encouraged.

Historical Information:

This building was originally owned by J.P. Nolan and built by him in 1891. James McMillan was the next owner in 1892, and it remained in the McMillan family until 1950.

It was then operated by Lester & Amelia Dalton- 1950

Cliff Coats & Ian Llewellyn – 1951

Len Parsons & James Murphy- 1955

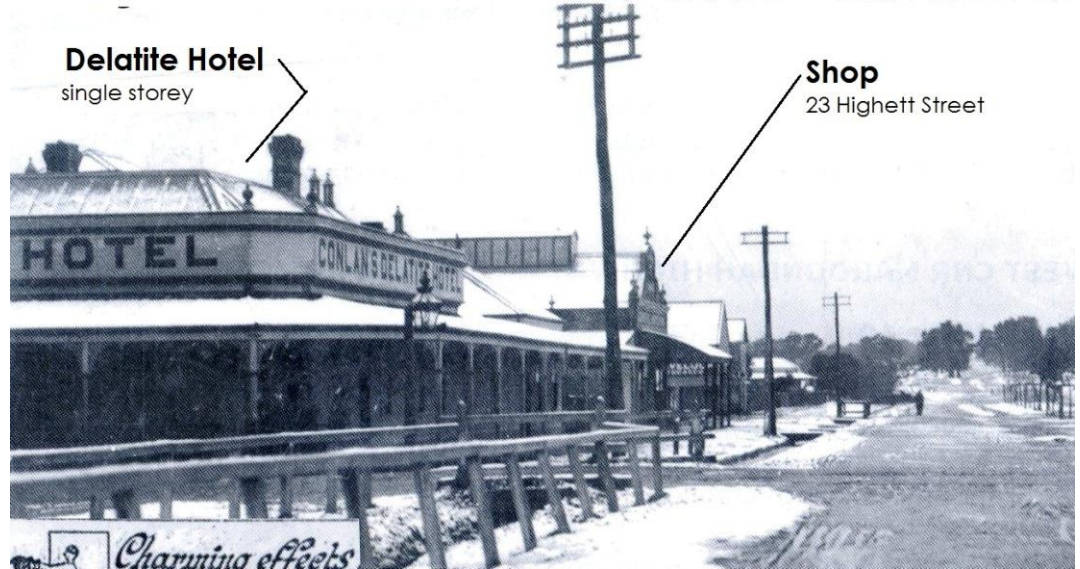
Fred & Sandra Wintle – 1970

Betty & Berto Rekers – 1981

Michael & Jill Lanyon - 1983

It had always been a general/grocery store until around 2000 when it became motor bike shop, then the current owners opened it as the Provedore café.

(from High Street Traders, MHS , 2004)



(from High Street Traders, MHS)

Mansfield

Masonic Hall

Odd Fellows Hall, RSL Hall

Fowlers Pictures

26 Highett Street

37°03'11.59"S, 146°05'18.04"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior Y	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? Y		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The existing building represents an enhanced structure, having a new 'deco' front and entry added to an earlier Victorian building. Although the exact date of the 'deco' addition has not yet been identified, it is likely to have been in the 1920's when that style and picture shows were popular.
- Access was not available to the interior. Comments on the interior are thus conservative in nature.
- Further research into Gordon and Gordon, the architects is required to identify any potential merit.

Statement of Cultural Value:

- **What is significant?** The Masonic Hall's cultural values are expressed by its external building envelope and architectural composition (including both its Victorian and 'deco' portions) and the associated architectural details – with particular emphasis on those portions appreciated from the public realm. It is likely there are also associated internal spaces and details which reflect its significance.
- **How is it significant?** The Masonic Hall is significant for its architectural, streetscape, social and historic values to the township of Mansfield.
- **Why is it significant?** The architectural values of the Masonic Hall are two fold – the original Victorian building and its 'deco' addition at the street front. Both are significant and intact expressions of their respective styles in a rural community. The clarity of their respective styles complements each other and allow for the appreciation of both. The relative merits of the architects, Gordon and Gordon has not been established. The streetscape value of the Masonic Hall is related to the visually striking 'deco' extension on the front, including the porch which projects into the public realm. Its scale and uniqueness or the 'deco' portion imposes itself on the street. The social and historic values of the Masonic Hall are related to its variety of civic/community functions of assembly – both for select groups and the township generally. It is truly public facility without being a 'civic' building.

Guidelines:

- The Masonic Hall must be retained and conserved as a part of Mansfield's heritage. The restoration of the whole building, in the context of a 'house museum' is not required.
- Both the Victorian and 'deco' portions should be retained and expressed as an evolved building, including their building envelopes, roofs forms, chimney's, parapet, architectural composition and

remaining fabric. The metal skillions at the rear are not part of the architectural value of the building and may be removed or altered.

- The unpainted brickwork should not be painted. The use of colours reflecting the respective ages of the two parts of the building is encouraged. Any colour scheme should allow each portion to be appreciated individually.
- The sensitivity to change should reflect the location of the changes to the public realm – less sensitive towards the rear. Changes must not visually dominate, or distract from, the existing building visually from the public realm. Changes should be contemporary to their time.
- The main public spaces of the building should be retained and expressed, particularly where there is an integrity of remnant architectural features. Sensitive changes to the interior generally, to accommodate a viable and functional future, should be permitted. Minor rooms may be altered more extensively, although the retention and expression of any remnant features is encouraged generally.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

Smith Bros. of the Mansfield Hotel donated this land on which the original M.U.I.O.O.F building was erected. Peter Wardler Walker (a self-made and self-educated man) was a founder of the M.U.I.O.O.F. in Mansfield. The Lodge was formed in 1866 and met at first in homes of members.

'Mansfield was fortunate to have one such man in Peter Wardler Walker. To this day the full extent of all that he did for Mansfield is not recorded. His father, James Walker from Ratho, Scotland, was one of the earliest pioneers of the district and for a number of years managed the old Loyola Estate. Peter was born in 1852 and like many of those pioneer children had little chance for schooling, but again like so many, educated himself. For a time he was a printer's messenger for the local paper and then turned to farming. He was employed by Thomas McMillan on his 'Logan Falls' farm and he learned a great deal. He was an expert ploughman. In the seventies he was employed in a store then run by J.C. Brown and in 1876 was in a position to buy the store himself. He showed a great aptitude for business and devised a self-taught but very efficient system of book keeping. He was regarded as one of the most honest men in the district; he was compassionate and extended credit to impoverished settlers to his limit'

(Colonial Doctor and His Town by Joan Gillison, Cypress Press, 1974)

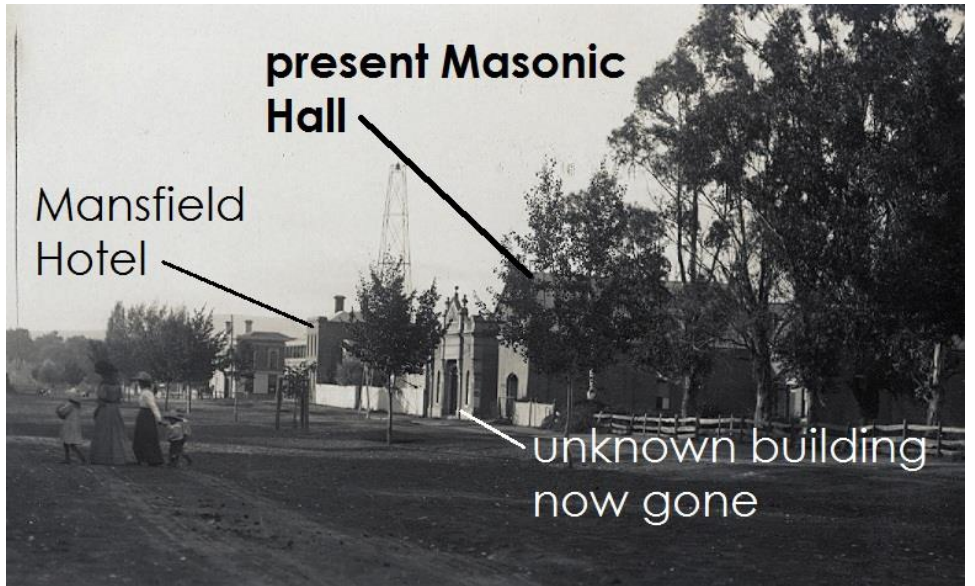
In 1892 the foundation stone was laid by Thomas McMillan for this building called 'The Oddfellows Hall', and built for the Manchester Unity Independent Order of Oddfellows.

The land was donated by W.P. and R.P. Smith of the Mansfield Hotel. The architects were Gordon & Gordon, and contractor Thos. Carison. The building is of brick, tuck pointed with cement facings. In November 1892 the hall was crowded to the doors to hear the first phonograph play back to them a piece they had heard rendered a few minutes before by the Benalla Brass Band.

After the first war the R.S.L. had their meetings here and gradually it became known as the R.S. L. Hall. Fowlers Pictures came to Mansfield in the 1920's and showed 'Silents' here. Later the 'Talkies' were shown by Rod Quinn and Doug Burns.

In 1950 the Masonic Lodge (situated at 30 Highett Street) exchanged halls with the R.S.L. and built within this larger building, their Temple and refectory.

(From Historical Buildings of Mansfield, Mansfield Historical Society, 1983)



(MHS Photo 2313, looking north along High St towards High Street)

Mansfield

Fire Station

28 Hightt Street
37°03'11.98"S, 146°05'17.70"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- This is one of three 'public' buildings on Hightt Street which form a small streetscape group, which in turn complement the more numerous traditional buildings on High Street.
- The front of the building has been unfortunately sandblasted to remove previous paint and has left the bricks exposed to moisture.
- The infill below the rendered beam does not appear original.

Statement of Cultural Value:

- **What is significant?** The Fire Station's cultural values are expressed in the building envelope, materials and architectural composition including the façade details. While there are remnant elements internally, they do not strongly reflect the values of the building. Neither does it include the present infill under the rendered beam.
- **How is it significant?** The Fire Station is significant for its architectural, streetscape and historic values to the township of Mansfield.
- **Why is it significant?** The architectural value of the Fire Station is as a modest public building of the turn of the twentieth century. Its distinctive parapet profile and detailing give in presence, although the building envelope is a simple gable brick building. The streetscape values of the Fire Station relate to its neighbours on both side – Masonic Hall and RSL Hall – and the small group of public buildings with a presence which commands attention. Although they are different eras and styles, their proximity to each other complement the greater number of traditional buildings on High Street. The historic values of the Fire Station relate to its use as a fire station and the provision of 'public services' to Mansfield. The provision of a dedicated fire station acknowledges Mansfield's growth and success as a township.

Guidelines:

- The Fire Station must be retained and conserved, although its literal restoration in the context of a house-museum is not required, although neither is it prohibited if undertaken with authenticity.
- The brickwork must not be painted.
- The architectural composition and details of the building's façade must remain intact. The infill below the rendered beam is not original and there should be no restrictions on replacement infills, so long as the opening visually reads as one opening. The reinstatement of the original curved opening is not required, but neither is it prohibited if done authentically.

- While the side walls and roof form/material does not make the same contribution to the value of the building as the façade, they do help it 'read' as a whole building. The existing brick side walls should be retained but may have new openings or changes. The roof galvanised iron and gable form should be retained. Any increase in height should be set back to the rear of the site and not intrude upon the appreciation of the building in its existing form.
- Likewise, new structures, extension and changes should be focused at the rear of the site.
- There should be no restrictions on the interior of the buildings, except that the retention and exposure of any remnant traditional building features (timber ceiling) is encouraged.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

In 1902 tenders were called for the building of a new brick fire station in Hightett St. Mr W. Bedford was the successful contractor for the erection of the building at a cost of £106.

The following is a report from the Mansfield Courier, by Mr T.S. Marshall, chief officer, on the local fire brigade station, dated March 30th:

"The Fire Station which is just approaching completion is a fine substantial brick structure, as far as the interior goes, built in accordance to the board's plans. The front elevation is plain yet pretentious enough to make the building an ornament to the town, the original plan was somewhat departed from in so much as where the two front doors were provided for, one only has been made but as this is more than ordinarily wide, it will be sufficient for the requirement of the brigade.

The building stands on land, the property of the board, having a frontage of thirty feet and a depth of one hundred and ninety feet within a stone's throw of the main street.

The main room is a commodious one, being fifty feet by twenty two feet in the clear, and the accommodation thus provided being ample for drill and indoor practice and consequently great boon to the firemen especially in wet weather during winter months.

A combination of bath and storeroom, eight feet by ten feet , and a committee room, ten feet by twelve feet, have also been provided."

The building was completed and the opening was June 1, 1903. Shire President Mr J. Pike was invited to perform the ceremony. The hall was lighted by two chandeliers, one of which was a gift of Mr S. Gray. It was the intention of the brigade to hold socials throughout the winter. A number of socials were held to raise money for the project, most of which were successful and generally lasted until the early hours of the morning as reported in the Courier. A list of donors was printed also at that time.



(Mansfield Historical Society, No 3961, c 1940)

Mansfield

RSL Hall
(Masonic Hall)

30 Highett Street
37°03'12.26"S, 146°05'17.85"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape Y	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? Y		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The C.1915 photo below indicates a more conservative gable front to the existing building. The present façade is stylistically and materially different from rear of the building. It has a modest 'deco' feel but it's exact date is unknown. The façade stylistically dates from around the WWII era.
- The interior of the building is very conservative as well in terms of decoration and features with the exception of the beaded boarded ceilings.
- Together with the adjacent Fires Station and Masonic Hall, the RSL Hall for a small streetscape group of 'public' buildings.

Statement of Cultural Value:

- **What is significant?** The RSL Hall's cultural values are expressed in its presence from the public realm – its setback and façade, fence posts and to a lesser extent the limited views of the side walls and roof and the interior.
- **How is it significant?** The RSL Hall is significant for its architectural, streetscape and historical cultural values to the township of Mansfield.
- **Why is it significant?** The architectural values of the RSL Hall reflect a modest 'deco' design for its façade, which in turn appears to be an addition to enhance and update an older hall. This is complemented by the fence posts in front and the set back of the building which enhance its visual presence. The streetscape values of the RSL Hall relate to its grouping with the former Fire Station and present Masonic Hall which are in turn adjacent to the major intersection of High and Highett Streets. Their presence and appearance expands the traditional feel of the High Street commercial area. The historic values of the RSL Hall relate to its use by the RSL and the Masons – both important community groups in rural Victoria.

Guidelines:

- The RSL hall must be retained and conserved to its present appearance. The restoration of the Hall to any previous state or appearance should be avoided. The restoration of the building in the context of a 'house museum' is not required.
- The existing façade, porch, setback, and fence posts must be maintained. The use of a traditional colour scheme is encouraged to complement the architecture.
- The retention of the rear building in its external form and materials is encouraged although alterations are permitted to facilitate its ongoing use. Any increase in height should be set back

to the rear of the site and not intrude upon the appreciation of the building in its existing form. Likewise, new structures, extension and changes should be focused at the rear of the site.

- Unpainted brickwork should not be painted to allow the façade to visually dominate.
- There should be no restrictions on the interior of the building, except the retention of the timbered ceilings and remnant early joinery and features is encouraged.
- Due regard should be given to maintaining the buildings viable function when considering the impact of changes.
- Landscaping at the front must retain the fence posts which are part of the building's significance and should be relatively restrained in order to facilitate views of the building's façade.

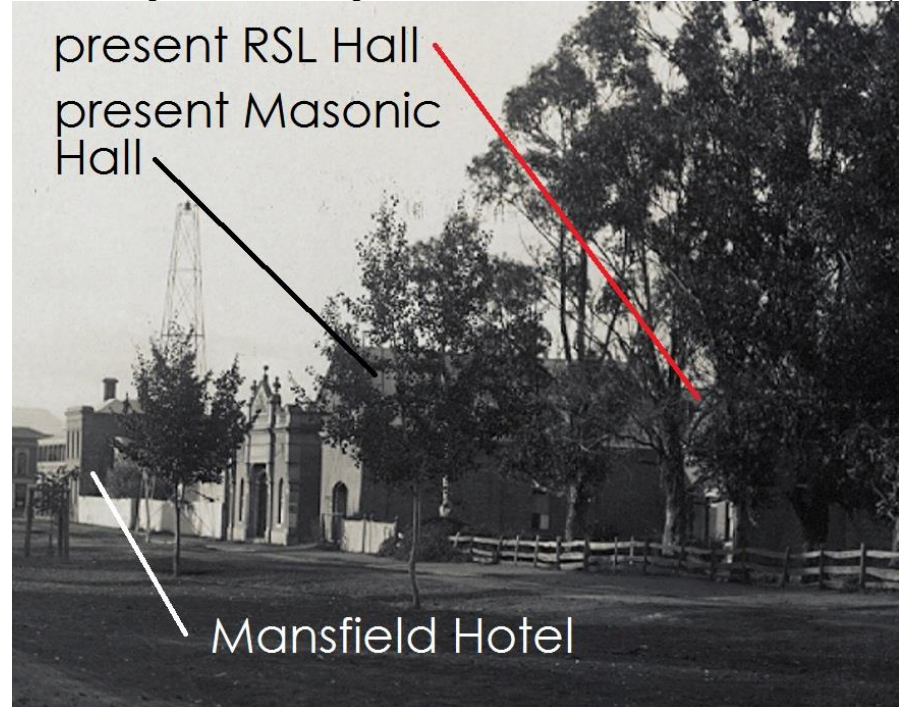
Historical Information:

After the Masonic Lodge was formed in 1890, With Brother Henry Wheeler appointed as Worshipful Master, the Lodge dedicated and opened their temple in this Hall on the 23rd October, 1904 - designed and built under the supervision of Mr J.F. Cleeland, with Mr J. Coates of Jamieson being the contractor.

Since the 1950's the Hall has become the R.S.L. Hall.



(MHS Photograph No.2313 -Highett St. and the original RSL, Fire Station and Masonic Lodge circa 1915)



Detail of above

Mansfield

Convent of Mercy and Sacred Heart College
(Alzburg Comfort Resort)

39 Malcolm Street
37°03'28.62"S 146°05'18.61E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape	Streetscape	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior	Assoc Landscape Y	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- The overall integrity of the Convent as an entity has been compromised over time by progressive change. Its values are expressed by the remaining architectural presence of the main two storey brick building. While elements of the original single storey building remain – they have no integrity or context. Only individual elements of the interior remain.
- While new development has occurred in the environs of the building, its physical presence and presentation remains. There a Magnolia tree at the front which contributes to the presentation of the main building.

Statement of Cultural Value:

What is significant? The Convent's cultural values are expressed by the architectural presence of the remaining two storey brick building plus remnant traditional elements of the interior and minor buildings. The rear of the main building has been altered beyond retrieval. The two verandahs are intact but have acceptable alterations.

How is it significant? The Convent is significant for its architectural and historical values to the township of Mansfield.

Why is it significant? The architectural values of the Convent are its substantial late Victorian design with overtly institutional elements. Its external integrity from the public realm, including some established trees, contributes to its value as do the remnant elements in the environs and internally. The historic values of the Convent relate to its original religious accommodation function, the development of Mansfield as a township and its associations with the Catholic faith and its associated infrastructure.

Guidelines:

- The main two storey building of the Convent must be retained and conserved, although its literal restoration, in the context of a 'house museum' is not required.
- The existing two storey brick building envelope, architectural composition, original materials and details, and remaining verandah fabric must remain – particularly as seen from the public realm. The rear service areas of the building and ancillary buildings at the rear are not as contributing or sensitive.
- Unpainted brickwork must not be painted.

- The reinstatement of the original verandah handrails is desirable. The existing enclosure of the side verandah is acceptable.
- A colour scheme which is sensitive to its early appearance is encouraged.
- Generally there should be no restrictions to the interior of the building, except the main hall and staircase and remaining features where they exist. Sensitive changes to support the buildings viable use should be permitted.
- The retention of the remnant earlier building is not mandatory.
- New structures, extensions and external changes should avoid the two main facades of the two storey building and let the architectural expression of these two elements to visually dominate those environs.
- While the established trees at the front of the two storey building have no established historical associations, they do contribute to the appreciation and presentation of the building. Their retention is encouraged. The existing garden area in the environs of those trees has no established values and there should be no requirement for its retention in its existing form. A sensitive garden to support the presentation of the building is encouraged.
- It may be possible to prepare a 'conservation agreement' with the owner providing more detailed certainty and clarity for the owner in terms of restriction/opportunity.

Historical Information:

In 1891 two Sisters of Mercy arrived in Mansfield (originally from Carrick-on-Suir, Ireland). They temporarily lodged at the Catholic Presbytery, and on October 6th, 1891 Archbishop Carr laid the foundation stone of the Convent. The first section cost £700, and was built of Mansfield Bricks. With the introduction of Boarders, considerable extensions were needed quickly. It was completed in 1892 with day students and boarders being taught from primary level to matriculation at Sacred Heart College. The Sisters of Mercy also taught at St. Mary's Primary School, in an old wooden building, formerly the original Church.

The building and grounds were sold in 1980's and is now known as "Alzburg Comfort Resort"

(From Historical Buildings of Mansfield, Mansfield Historical Society, 1983)



Convent of Mercy Mansfield Circa early 1900's (MHS Photograph No.1125)



Convent of our Lady of Mercy, Mansfield, date unknown (Pasquale Bono)

Mansfield

Carinya
(Amors Home, Magnolia))

190 Mount Buller Road
37°03'44.67"S, 146°06'02.01"E



Local Value Y		State Value	National Value	
Building Y	Feature	Landscape Y	Streetscape	Precinct
Whole Bldg Y	Part Bldg	Assoc Interior Y	Assoc Landscape Y	Assoc Bldg/Features ?
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? Y		Tree Controls Apply? Y
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- This building is distinctly unusual in its building form and origins. It's particularly steep roofs, ornate chimneys strong symmetrical composition are distinctive.
- There have been numerous changes and additions at the rear of the building although it must be noted these are generally sensitive and complementary.

Statement of Cultural Value:

- **What is significant?** Magnolia's cultural values are expressed in its building envelope, architectural composition, strong symmetry and building details. The similar symmetry internally, its principle rooms and its numerous architectural details support the exterior. The rear of the building and service areas, outbuildings and numerous (sensitive) alterations are not contributory. The substantial Magnolia tree and palm at the front are notable and while the gardens are complementary, they do not appear to have any authenticity to building.
- **How is it significant?** Magnolia is significant for its architectural and historic values.
- **Why is it significant?** The architectural values of Magnolia are outstanding for their unusually strong reflection and authenticity of the late Victorian style, with its almost gingerbread style associated more with the North American expression of the style. The building's decorative details are relatively scarce, particularly in rural areas. Its architectural values are complemented and supported by the principal rooms and associated gardens and substantial trees, although the gardens are not authentic.

Guidelines:

- The main building of Magnolia must be retained and conserved, although its literal restoration in the context of a 'house museum' is not required. Neither is it prohibited if undertaken with authenticity.
- The existing building envelope, architectural composition, strong symmetry and architectural details of the exterior, particularly as seen from the public realm, must be retained. There should be a greater level of flexibility at the rear and in less visible areas.
- The main rooms of the house, with their architectural detailing should be treated sensitively although considered changes to ensure a viable use should be permitted.

- There should be no restrictions on other portions of the interior, although retention and exposure of remnant details is encouraged.
- Unpainted brickwork must not be painted.
- A colour scheme which is sensitive to its style and earlier appearance is encouraged.
- Significant changes, new structures and extension should be focused at the rear, or less visible areas, of the main building, leaving the areas seen from the public realm relatively intact. Due regard should be given to maintaining the building's viable function when considering changes.
- The building's landscaped setting should be maintained, although particular care for the Magnolia and large single palm should be exercised. Care should be taken to ensure vegetation at the front does not obscure the architectural presentation of the building. A complementary garden, as opposed to an authentic one, is encouraged.

Historical Information:

Built on the site of the first house "Belle View", of Harry George Amor and his wife Harriet, this building originally known as "Carinya", was copied from an American Magazine with many of the materials being imported from America. Due to many brick buildings in the Mansfield District encountering foundation problems at the time, Mr Amor used heavy red gum timber previously seasoned underground in wet clay. Another feature of the building was the heavy stonework under the front verandah. The stone was made available because of a change of building plans by the Mansfield Public Hospital. The building was built by James Thompson, with Harry Amor doing much of the woodwork himself. It was completed in 1908. The building is now a restaurant and was named after the only original tree remaining in the garden – a magnolia tree.

(From Historical Buildings of Mansfield, Mansfield Historical Society, 1983)

The Magnolia tree in the courtyard hides no secrets of the restaurant's namesake, it has just turned 150 years old, coming here by boat from England with four other Magnolia Grandiflora's in 1864. The actual building was constructed in 1907 and has been home to several Mansfield families over the years. In the early 1980's it became a well-known restaurant (known at the time as The Magnolia Tree). In the mid 1990's after being closed for several years, it became a Bed & Breakfast and Restaurant after extensive renovations. It again changed hands in 2001 with new owners, Kim and Christian Bergmoser who operated for nine years as a Restaurant, Bed & Breakfast, Function Venue and Caterer. After selling in 2010, and having a well-earned 'holiday', one year later they found themselves buying back The Magnolia which they then ran as a Bed & Breakfast, Function Venue, and Caterer for another two years.

(From the Magnolia website)



(MHS Photograph No.4056 circa 1920)

Mansfield

Saw Dust Kilns (2)

Walker Street
37°O2'57.26"S, 146°O4'24.58"E
37°O2'59.99"S, 146°O5'OO.55"E



Local Value Y		State Value	National Value	
Building	Feature Y	Landscape	Streetscape	Precinct
Whole Bldg	Part Bldg	Assoc Interior	Assoc Landscape	Assoc Bldg/Features
Ext Paint Controls Apply? Y		Internal Alteration Controls Apply? N		Tree Controls Apply? N
Outbuildings or Fences Not Exempt? N		Included on VHR? N		Prohibited uses may be permitted? Y
Aboriginal Heritage Place? N				

Comment:

- These are two of three saw dust kilns existing in Mansfield.
- The accumulation of saw dust at timber mills are known to have caused may mills to be destroyed by fire.
- The kilns are brick equivalents to timber and corrugated iron McCashney Burners, most of which have subsequently been destroyed or demolished. Similar timber and iron structures were common features at saw mills in Australia, USA, Canada and the UK.
- One of the kilns is on public land and the other two are on private land.
- The location of these kilns near the railway illustrates the functional and economic connection between milling and transport.

Statement of Cultural Value:

- **What is significant?** The Saw Dust Kilns' cultural values are expressed by their unique form and function as well as their locations both the former timber mills but the railway as well.
- **How is it significant?** The Saw Dust Kilns are significant for their functional, aesthetic and historic values to the Mansfield district.
- **Why is it significant?** The functional and aesthetic values of the Saw Dust Kilns are an expression of their important role to keep timber mills safe and their associated unique shape and construction, including the patterned brickwork and built-in dates. The historic values of the Saw Dust Kilns are a visual and physical recognition that industry to the development of the area and the township of Mansfield.

Guidelines:

- The three Saw Dust Kilns should be retained, conserved and maintained.
- The display and setting of each Saw Dust Kiln should demonstrate a degree of visual continuity to unite their common origins and heritage values.
- Visual access from the public domain to each Sawdust Burner should be retained, and wherever possible public access and interpretation is encouraged.
- The brickwork must not be painted.
- Development and landscaping should not intrude upon the visual appreciation of the Sawdust Burners nor compete with them for visual prominence. It would be preferable to retain an open space context around each of at least 5-10 metres.

Historical Information:

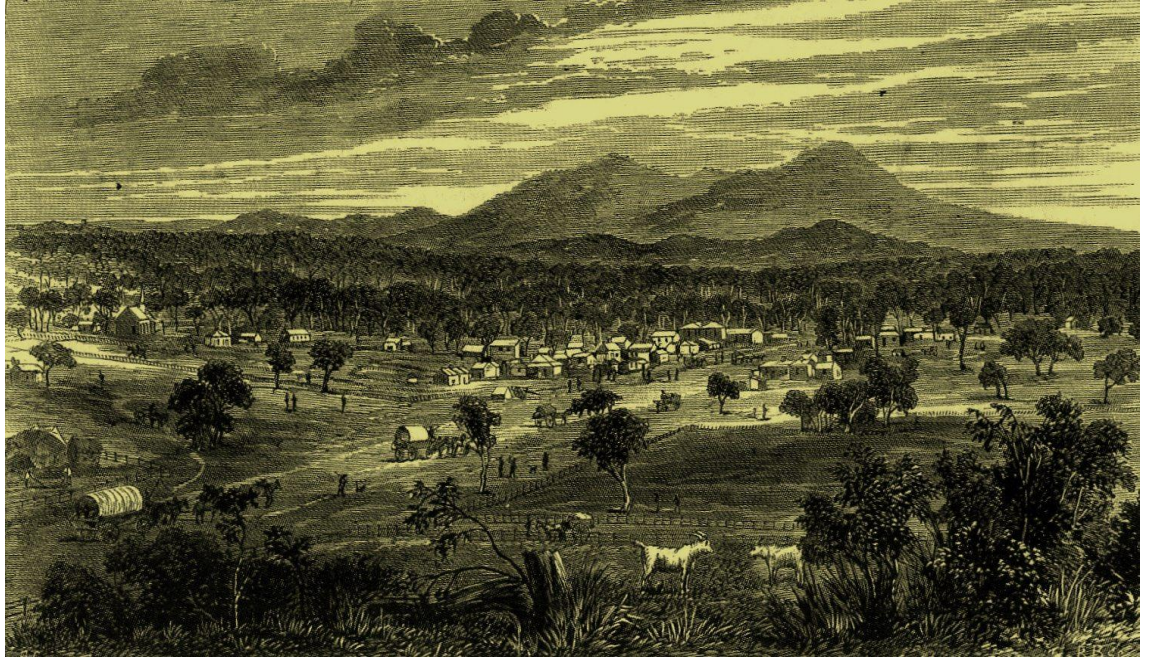
"The burning of Saw dust & edging waste from the sawmill was a common practice at the sawmills in Mansfield. These 3 burners are the only remaining signs of this today. The waste was originally burnt in Burner holes in the ground, which was a dangerous practice as people could step on hot ground or fall into the fire hole. Then it was transferred from the mill to the brick burner by conveyor. Each January the kilns were cleaned out and fire bricks checked and replaced, whilst the mills were closed for the annual holidays of four weeks."

(From oral interview with Bill Ward, former mill worker at these mills)

"Mansfield became a Timber Town in the 1940's when the Forest Commission opened up areas of bush for obtaining sawmilling logs to service the growing need for timber for housing in Melbourne. The Mills of the town were: Marbut Gunnersens, Burwood Timber, Bell Sawmills, Feiglins, D.S.M., Mansfield Timber Products, J.Ryan and Sons, J.D. Walker & Sons, Richard & Buzzard." (

(From Sawmilling in the Mansfield District, Mansfield Historical Society, 1985)

4.0 Thematic Framework



Etching of Mansfield, Mansfield Historical Society

4.1 Background to Historical Themes

4.1.1 A Thematic History

A Thematic History has traditionally been the initial stage of a local government heritage survey. A Thematic History is a non-chronological history of an area (usually a municipality) which sets out the key themes that have influenced the historical development of that area since first contact between Aboriginal and non-Aboriginal people.

A Thematic History usually has the following roles:

1. a tool to ensure that identified places reflect and represent the historical development of the area
2. a tool in identifying places of historical importance
3. a tool in undertaking comparative assessments of the significance of particular places – it is a research tool usable by across Victoria beyond the survey area.

In the context of this Stage One Heritage Survey, it was agreed the traditional Thematic History background document was not required because of the extensive work already undertaken by the author as Heritage Advisor for Mansfield Shire over the last 5 years. Rather, with the author's knowledge, the Victorian Framework of Historical Themes would be used to identify the major themes associated with the Shire as, "a tool to ensure that identified places reflect and represent the historical development of the area" – focusing on role 1 above.

Thus this Stage One Heritage Survey has not prepared a Thematic History of the Shire. The following 4.3 has an abbreviated historical summary. A history of the Shire is an additional project which may be useful to promote heritage generally and for roles 2 and 3 above.

4.1.2 Victoria's Framework of Historical Themes

Heritage Victoria developed *Victoria Framework of Historical Themes* in 1997 ([dtpli.vic.gov.au/heritage/local government/heritage studies](http://dtpli.vic.gov.au/heritage/local%20government/heritage%20studies)). The selected themes correlate with the *Australian Historic Themes* framework, and built upon comparable models developed by other State and Territory government agencies.

Specifically, the thematic framework assists to fulfil the relevant key direction set out in the Victorian Government's strategy, *Victoria's Heritage: Strengthening our communities* (July 2006):

0.1 Recognise the richness of Victoria's cultural and natural heritage

and the related strategy to achieve this direction:

1.1.1 Recognise and celebrate the diversity of Victoria's heritage and acknowledge the places and objects which are special to Victorians.

4.1.3 Main Headings

The following main headings (and numbers) have been identified in Victoria's Framework of Historical Themes.

1. Shaping Victoria's environment
2. Peopling Victoria's places and landscapes
3. Connecting Victorians by transport and communications
4. Transforming and managing land and natural resources
5. Building Victoria's industries and workforce
6. Building towns, cities and the garden state
7. Governing Victorians
8. Building community life
9. Shaping cultural and creative life

Each Heading has sub-headings, not all of which may be applicable. There is also some duplication of sub-headings. Refer to [dtpli.vic.gov.au/heritage/local government/heritage studies](http://dtpli.vic.gov.au/heritage/local%20government/heritage%20studies) for a fully summary of headings and sub-headings.

4.2 Application of Thematic Framework to Mansfield Shire

4.2.1 Relevant Themes and Examples

Using Victoria's Framework of Historic Themes, the following significant events and developments relevant to Mansfield Shire have been identified against their relevant thematic headings. These events and developments should be used as a 'cross-check' during the subsequent stages of the Mansfield Heritage Survey to ensure places associated to those themes are considered and represented.

The list of events and developments is not exhaustive. In the course of future survey work, additional events and developments may be identified. It is a work in progress.

1.0 Shaping Victoria's Environment

"...covers how Victoria's distinctive geology, landscapes, flora and fauna have evolved over millions of years. It traces the factors that have made Victoria's natural variety an important part of Australia's biodiversity, and includes Aboriginal people's traditions about how the land and its features were created - stories that are unique to Victoria, and of great cultural significance."

Relevant events and developments:

- 1939 Bushfires
- National Parks and Reserves

2.O Peopling Victoria's Places and Landscapes

"... is a key theme for understanding the many ways in which people have arrived and settled in Victoria, and the successive waves of migration that have created a multicultural society expressed in the built fabric of our towns and cities. The high points of migration were the gold rush generation that influenced social and economic development until the First World War, and the post- World War II migration, when Victoria had more migrants than any other state. This has had an enormous influence on the state's, and also the nation's economic, social and political development"

Relevant events and developments:

- Hume and Hovell Monuments
- early homesteads
- settlements/townships
- gold fields/mines and gold towns
- The Kelly Gang and political equality issues
- Chinese terrace gardens at Woods Point

3.O Connecting Victorians by Transport and Communications

"Early European routes often followed the pathways by which Aboriginal people moved through country over thousands of years. This theme traces the networks of routes and connections by which goods and people were moved and linked. In the 19th and early 20th centuries, Victoria used overseas technologies to build an ambitious rail system serving the entire state. Since the 1950s, cars and road transport have had a huge impact on Victoria's rural and urban landscapes"

Relevant events and developments:

- Merton Railway Complex
- Boone Doon Railway and Road Bridges
- Railway generally to Mansfield
- Railway Complex, Mansfield
- Post Offices - Mansfield, Tolmie and Jamieson
- Railway and Road Bridges over Lake Eildon

4.O Transforming and Managing Land and Natural Resources

"... is critical to understanding how occupation and use of the land, and exploitation of its natural resources have changed Victoria and produced its varied cultural landscapes. Important aspects are the evidence of a continuing Aboriginal occupation across the state, and the European exploitation of grasslands, minerals and forests, a source of wealth reflected in Victoria's colonial and post-Federation heritage. This theme also illuminates the historical development of Victoria's distinctive areas of rural development, from the pastoral estates of the Western District to the family farms of Gippsland and the Mallee, and irrigation settlements."

Relevant events and developments:

- Gold mining
- Forestry and Saw Dust Kilns
- Early homesteads and farms
- Cattle and grazing
- Business centres and Shops
- National and regional parks, forest and other Reserves
- Lake Eildon and its impact – flooding and alternative transport links
- Railways

5.O Building Victoria's industries and workforce

"... embraces the development of Victoria's industrial and manufacturing base, and the development of service industries such as banking and finance. This has left a rich architectural and historical legacy, for example banks in every Victorian town and in Melbourne, and also the industrial complexes, large and small, throughout Victoria."

Relevant events and developments:

- Business centres and shops
- Farmers Bank, National Bank and Bank of NSW in Mansfield
- Forestry and timber industry
- Cattle and horse industry

- Farming industry

6.0 Building towns, cities and the garden state

"... covers the development of goldrush cities and agricultural service centres, as well as the emergence of Melbourne as a world leader in suburban development and the expression of this in the range and variety of Melbourne's suburbs. Victoria's areas of ethnic and cultural diversity, and the distinctive heritage of our country towns, are also important under this theme."

Relevant events and developments:

- Business centres and Shops
- Hotels in Mansfield, Jamieson and Woods Point
- Townships of Mansfield, Jamieson, Woods Point, Boonie Doon and Tolmie

7.0 Governing Victorians

"... covers the phases of government in Victoria's history, as well as the varied heritage associated with defence, law and order and local government. It features the role Victoria played as a centre for reform campaigns, including reform of Aboriginal policies in the 20th century."

Relevant events and developments:

- Court Houses, post offices, police buildings in Mansfield, Tolmie, Jamieson and Woods Point
- Police stables, Mansfield and Jamieson
- Parks and Reserves
- The Kelly Gang

8.0 Building community life

"... highlights the role of churches, schools, hospitals and community halls in transferring old-world belief systems, ideals and institutions to the new colonial offshoot. This includes the range and influence of women's organisations; for example the Country Women's Association had a larger membership in Victoria than any other state and was a major political force. Victoria's pioneering role in providing for women's secondary school education is also an important aspect of this theme."

Relevant events and developments:

- Churches in Mansfield, Bonnie Doon, Jamieson, Tolmie, Woods Point
- School buildings in Mansfield, Jamieson, Merrijig
- Mechanics Institutes, Mansfield and Boonie Doon
- Masonic Hall, Mansfield
- Memorial Hall, Jamieson and Merton
- Memorials in Mansfield to individuals
- Police Memorial in Mansfield
- War Memorials in Mansfield and Bonnie Doon
- Merrijig War Memorial Reserve

9.0 Shaping cultural and creative life

"... covers the rich legacy of places and strong interconnecting creative culture, supported locally, which is highly valued by the community as part of its history and identity. Victoria's cultural life in its many facets: sport, arts, popular culture and science."

Relevant events and developments:

- Tolmie Sports Ground
- Skiing facilities
- Mechanics Institutes, Mansfield and Boonie Doon
- Masonic Hall, Mansfield
- Memorial Hall, Jamieson and Merton

4.2.2 Future Survey Work

The identification of themes from the Thematic Framework is a work in progress. As further survey work progresses in the Shire of Mansfield, the above

themes should be used to ensure the places identified as potential heritage places are representative of the themes. They may be added to and expanded as required.

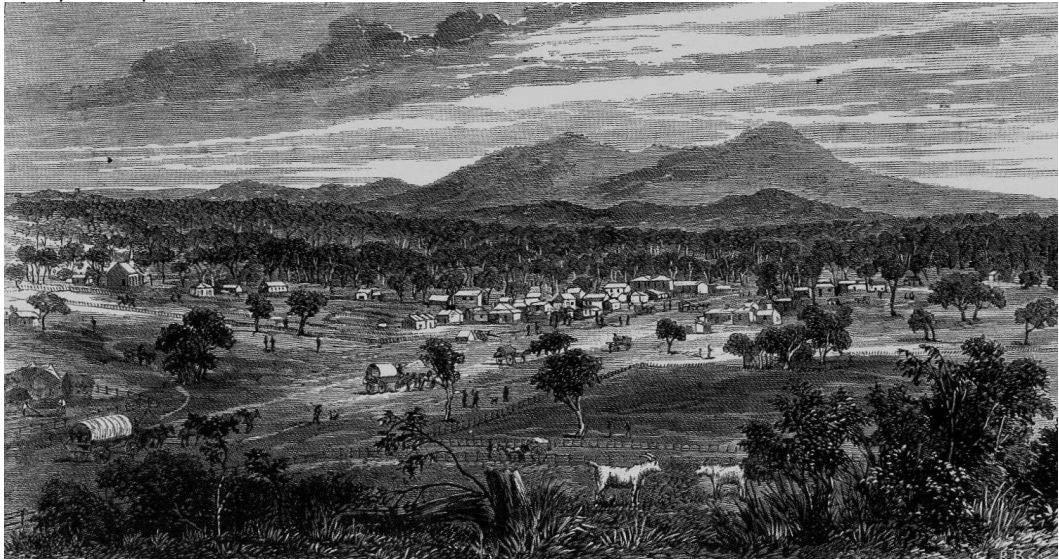
4.3 Abbreviated Historical Summary – Shire of Mansfield

Pre-European

The first inhabitants of what is now Mansfield Shire were the Taungurung people. They had inhabited the Delatite area for at least 10,000 years before Europeans arrived. They held alliances with several other clans and language groups in Victoria who together are known as the Kulin Nation.

Their lives changed when, during the 1840s, settlers occupied land west of Mansfield. By the end of the decade, occupation had spread eastwards.

Early European Settlement



(Mansfield Historical Society)

In 1824, Hume and Hovell became the first Europeans to pass through the Bonnie Doon area.

"The first European settlers came during the squatting boom of the late 1830's. Because there was no pasture improvement in place, large runs were needed, and squatters were always in search of good grazing land. In 1838 a company was formed in Scotland headed by the Marquis of Ailsa, and also included George Watson and a lawyer named Alexander Hunter Snr. In 1839 Watson and Alex Hunter Jnr. were sent as company representatives to take up land in Van Diemen's Land. However, they were quickly attracted to Port Phillip where they found good land at Keilor, and subsequently at 'Ballowra' at Seven Creeks near Euroa. Later in 1839 it is reported that an employee, Andrew Ewan, was despatched from 'Ballowra' to search for strayed horses. He crossed the Strathbogie Range, came down Merton Creek, found the horses, but more importantly recognised a green lush valley fed by some good streams. Immediately John "Howqua" Hunter and Hunter Campbell came to investigate. The legend has it that they camped overnight below the Paps, close to the junction of the Delatite River and Brankeet Creek, and at night were so frightened by sounds of a corroboree being conducted nearby, that they called the spot Devil's River. As 'Ballowra' was already overstocked, the Hunters moved cattle and horses to this new run which they called 'Wappan' (after the Aboriginal name for the Delatite River, Wappang).

By 1846 several other squatters had moved into Devil's River country including Chenery and Goodman on the other side of the Delatite River; David Waugh in the Piries area; Edward Bell a friend of the Hunters at Mimamaluke south of Mr Waugh's run; Wardrop & Clarke of Change; W.F. Arundel of Barjarg, (a cousin of the Hunters). (The Mansfield Valley, 150 Years of History).

By the 1850s, a few station owners had taken up large tracts of land from Government leasehold. The owners had to employ shepherds to mind their sheep as there were no fences or roads. The sheep were yarded at night as the wild dogs were numerous. As more settlers arrived the land was further sub-divided into sizeable properties under the *Close Settlement Act*.

Shire Government

Mansfield Shire was first proclaimed on 31 December 1866, when the township had two schools, two hotels, a court house, a steam flour mill and a hospital. In 1919 part of the Howqua Shire was added to Mansfield Shire, increasing its area by 50%. As well as adding mining areas to the Shire, Howqua had large forest areas.

The Mansfield Shire was amalgamated with the City and Shire of Benalla and part of Violet Town Shire on 18 November 1994 to form the Delatite Shire. After the de-amalgamation of the Delatite Shire on 28 October 2002, Mansfield once again became its own Shire.

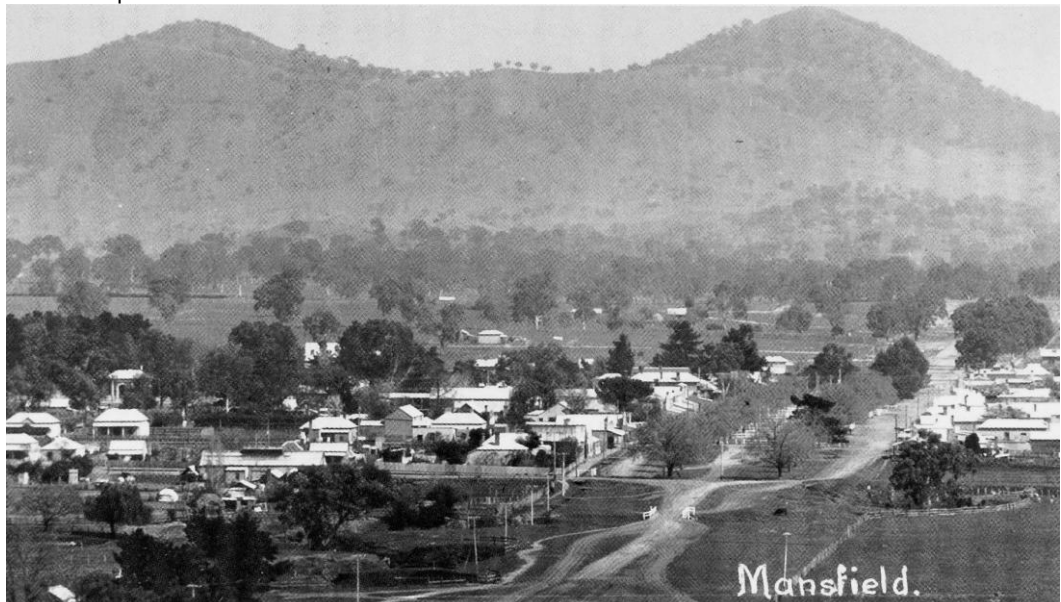
Mansfield township is the major service centre for the Shire. It is central to many unique towns and villages, such as Jamieson, Tolmie, Kevington, Woods Point, Bonnie Doon and Merrijig.

Tourism, farming and lifestyle living now underpin the viability of these unique, picturesque and desirable locations.

Mansfield Shire is renowned for its natural beauty and alpine mountains. Significant landscape features include Mount Buller, Mount Stirling and the Great Dividing Range. Natural environment features include parts of Lake Eildon and Alpine National Parks. Valleys of the Howqua, Delatite and Goulburn Rivers are also significant landscape features in the Shire. The areas are in high demand for recreation and lifestyle activities.

Due to variations in terrain, there are several microclimates within the Shire. The average annual rainfall is in excess of 800mm in the elevated areas. The major water feature within the area is Lake Eildon, with Brankeet and Fords Creeks, Delatite, Howqua, Jamieson, Big and Goulburn Rivers contributing to the catchment of Lake Eildon.

Township of Mansfield



(Mansfield Historical Society)

In 1850 local station holder, Alfred Chenery, built a blacksmith's forge near the intersecting boundaries of four pastoral stations at Fords Creek, providing a convenient stopping place for travellers. The following year, land was set aside there for a surveyed township – Mansfield.

Originally named Mount Battery, the name was changed to Mansfield in 1856 at the prompting of a local station manager who apparently had fond memories of Mansfield, near Sherwood Forest, Nottinghamshire, England.

"In 1851 the township and agricultural reserve of Mansfield began to emerge at the foothills of the Victorian North East ranges near Mt. Battery. The land selected for the township bordered Fords Creek at the junction of four of the main Pastoral Runs of this area: Mount Battery Run, Maindample Run, Banumum Run and Loyola Run. An area was excised from the junction of these runs, and a survey into one acre allotments followed. This, together with a survey of two cross roads, each three chains in width, allowed space for bullock wagons and horse drawn coaches to turn with ease. The main road running East/West was named High Street, and the cross road running North/South was given the name of Highett Street, after William Highett who held a pastoral licence for the Maindample Run at that time.

The first town lots were sold at the public auction in Benalla in June 1854. Alfred and George Chenery of Delatite Station purchased four allotments, and built an iron structure that incorporated Mansfield's first Hotel, Store and Post Office - the initiation of Mansfield traders." (Mansfield High Street Traders 1854-2000 and early Highett Street Traders).

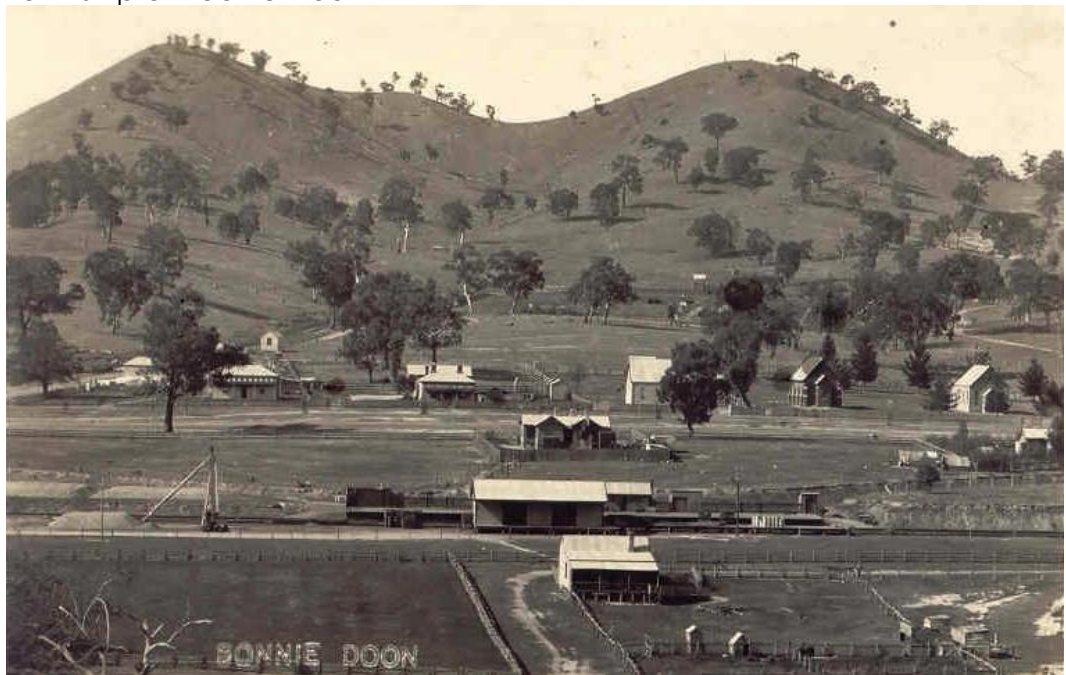
The gold rush struck around 1856 after gold was discovered in the Jamieson River, and later at Woods Point. Small amounts of gold were also discovered around Mansfield. The most suitable route for transporting mining machinery was through Mansfield.

After more than a decade of lobbying, a branch railway line was opened in 1891 from Tallarook to Mansfield. The line provided improved access for agricultural products to the Melbourne markets.

The township has a unique and colourful character stemming from the early settlers of Devil's River Country, the bushrangers, timber mills, grazing properties and the magnificent landscape of the high country.

Mansfield's town census population was recorded as 385 for 1871 and 1,110 for 1911.

Township of Boonie Doon



The Bonnie Doon was established as a result of [gold](#) discoveries in the area in the early 1860s beside the Brankeet Creek. The township was a centre for surrounding farms and the post office opened on 1st October 1866.

The region continued as a pastoral area until 1869, when six Chinese workers purchased a mining claim in the Dry Creek area. The men netted 19 ounces of gold in one week. Gold was soon found in the California and Growlers' Gullies. Several hundred men arrived to mine the surrounding hills and creeks. A canvas town sprang up with hotels and stores. They called the township Doon.

Doon boasted a butter factory, two general stores, two bakers, two blacksmiths, two butcheries, a saddler, boot maker, harness shop, Mechanics Institute, Public Hall, and a billiard saloon. The first school was officially established and the first church built in 1885

In early 1891, many locals turned up to watch the first steam train deliver a load of sleepers, rails and livestock. Later that year, the town changed its name to Bonnie Doon.

Throughout the early twentieth century, Bonnie Doon continued to grow. A racecourse was developed where the bridge now stands; a soldiers' memorial was erected in 1921; the Bonnie Doon Bush Fire Brigade was founded in 1928; and the Public Library was opened on 27 February 1931.

However, the most historical event of this era occurred on 31 January 1941, when a gala ball was held in the Public Hall to celebrate the "switching on" ceremony, as Bonnie Doon was now connected to the SEC network.

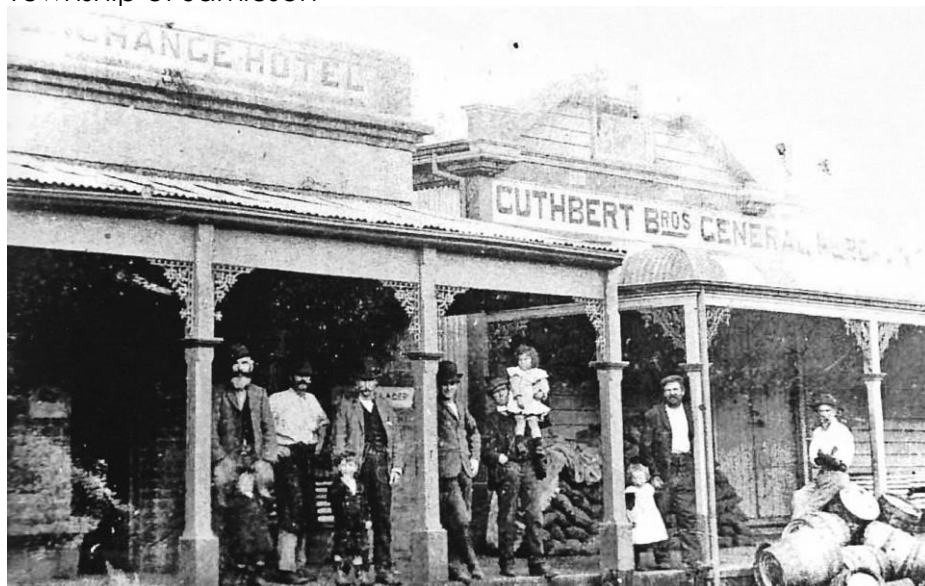
As northern Victoria expanded as a farming area, demand for irrigation soared. Immediately after the Second World War the Bonnie Doon branch of the Victorian Country Party proposed to either raise the current weir a hundred feet or to have a chain of smaller storages. Raising the weir meant the town of Bonnie Doon would be submerged.

At the largest ever public meeting ever held in the area, 400 residents of the district formed a common voice in favour of subsidiary weirs, but the cost of this alternative worked against the residents. The town was then divided into those who felt they had to relocate and rehabilitate, and those who wished to stay and rebuild.

By November 1953, State Rivers' workers, railway gangs and C.R.B crews were shifting the town further up the hill, while the railway line deviation, new bridges and a new highway were also under construction. Most buildings were demolished and many residents had moved.

However, with the new town and lake came tourism opportunities - boating, fishing, skiing and other water recreational activities. A caravan park was built, then boat ramps, picnic areas, stores, hotels, motels, garages, cafes, and holiday houses.

Township of Jamieson



(Jamieson Historical Society)

Jamieson is located at the junction of the Goulburn River and Jamieson River. The name is believed to have been derived from George Jamieson, a shepherd who grazed sheep in the area in the 1850s. This was to all change with the discovery of gold in Victoria and particularly in North East Victoria. Gold was discovered in 1854 at Casheen's Flat. By 1861 there were approximately 300 people working the goldfields in the area.

The town site was surveyed in 1862, and a borough council was established in 1864. By 1865 the town had a Post Office, Catholic chapel, an Anglican church, a school, a court house and police station, two banks, two insurance offices, five hotels and several stores. Jamieson reached its peak in the 1870s, but a sharp decline soon followed. Most mining operations had ceased by the beginning of the First World War, and Black Friday bushfires destroyed many mine workings in 1939.

Township of Woods Point

The first official discovery of gold on the Woods Point gold field was made by William Gooley in 1861, in the creek that would be named after him. In 1864 his partner Colin McDougall had a small battery constructed in pieces, to be transported to the claim. Unable to get a carrier they were forced to pack the machinery themselves, it took 3 long, hard months to get it to the site.

The town began as a general store built by Henry Wood (thus Woods Point), to service the gold diggings around the recently discovered Morning Star Reef. Wood's Point Post Office opened on 1 December 1862. By 1864, only three years after the discovery of the gold reef, the area had become a thriving town with 36 hotels. The town was subdivided into numerous suburbs, such as Waverly, Piccadilly, Killarney, Richmond, and Morning Star Hill.

Woods Point had about 30 hotels, dozens of grog shanties, Perkins Brewery, a Courthouse, a Police Station with a log lock up, a Hospital, several doctors, a chemist, 6 banks, Post and Telegraph Office, business offices, stores, livery stables, churches, dancing saloons, a newspaper, The Mountaineer, soap factory, ginger beer & cordial factory, abattoirs & slaughterhouse, a Town Band and Mr H. Richy the Town Crier.

Communication was established via a telegraph line to Jamieson, and two local papers were in circulation.

By 1865 Woods Point had become a Borough, Patrick (Paddy) Perkins, late of Jamieson, was the first Mayor. Paddy was a brewer and entrepreneur, he later moved to Queensland where he became a member of the Queensland Parliament.

From the 1870s to 1890s, mining activity declined, and the population dropped to between 100 and 200. The mining industry was revived in the 1890s, and the population grew once again, with four hotels servicing the town.

As is the fate of all boom towns Woods Point went into decline until the Morning Star was the last operating goldmine, but it too finally closed in December 1927, it was worked sporadically after that but with very little result.

Much of Woods Point as you see it today is the new town built in 1940, the Black Friday fires of 1939 swept through Woods Point leaving devastation in its wake, incredibly only one person, Miss Nellie O'Keefe, lost her life but most of the town was destroyed.

Events

The Kelly Gang

About 25 km north of Mansfield, near Tolmie, a party of Mansfield police were searching for the Kelly gang in October, 1878. When two of them camped at Stringybark Creek they were bailed up by the outlaws. One of the police made a break for freedom and was killed. Two other policemen were also killed. A monument to the three policemen was erected the following year (through public donations) at the intersection of Mansfield's two main streets. The monument stands at the front of a wide central plantation which runs down the main commercial street. The three policemen are buried in the Mansfield Cemetery.

This event was the start of the long running debate – murder, self-defence, ruthless killer or hero of the downtrodden underclass?

The 1939 Bushfires

Fire had been managed carefully for thousands of years by the local Indigenous population, but in 1939 – after a century long build-up of potential fuel, disaster struck. The Mansfield Courier called it the “blackest day in the region's history”. The fires of course were not limited to the North East and whole State was affected. Many lives were lost and entire towns were wiped out, abandoned mining villages decimated and mountain huts destroyed. Woods Point was particularly hard hit.

Gold

As an extension to the other gold rushes in Victoria and New South Wales, gold was eventually discovered on the Upper Goulburn River in 1854. This sparked finds elsewhere in the Shire environs and with it new townships, businesses and technology. While in comparative terms, gold fields elsewhere in Victoria were larger, the generic impact of gold on the settlement of Victoria is immense and long lasting.

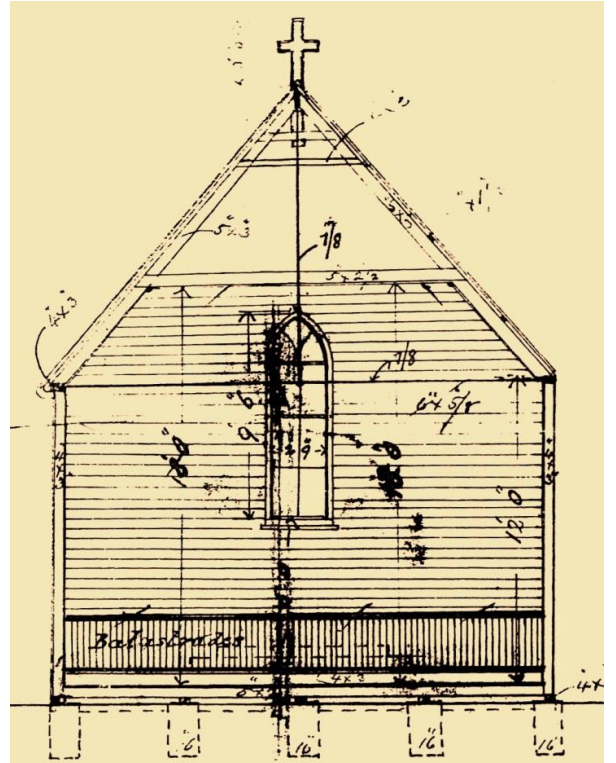
Snowfields/Skiing

In the early 1920's the Ski Club of Victoria explored Mt Buller. The first chalet was built in 1929 and by 1953 Mt Buller had 26 club lodges. The first ski lift appeared in 1949 to replace long walks up the mountain or drives up the logging roads.

Lake Eildon

The lake was created in several stages. The first dam was constructed between 1915 and 1929, creating what was then known as Sugarloaf Reservoir. The storage was enlarged to 377,000 megalitres in 1935.

As farming expanded in north east Victoria the demand for irrigation water grew, and immediately after WWII Bonnie Doon was inundated by enlarged water storage. Despite the loss of farm land, the enlargement by constructing a single dam wall at Eildon proceeded, and by 1953 the physical transfer of houses and buildings to higher ground near the Anglican and Presbyterian churches took place. The local population more than doubled for a few years while the dam works were under way.



Catholic Church, Tolmie

5.1 Existing Heritage Overlay Places

5.1.1 State Significance

- HO30 Former Polices Stables and Lock-Up, Mansfield
- HO32 Police Memorial, Mansfield
- HO33 Court House, Mansfield
- HO34 Stockyard Creek Mining Diversion Sluice, Howqua
- HO35 Howqua United Gold Works, Howqua
- HO36 Royal Standard Gold Battery Site, Woods Point
- HO74 Leichardt Gold Crushing Battery, Pemburthy
- HO75 Spring Creek Sawmill, Bridge Creek

5.1.2 Local Significance

- HO29 Former Court House and Stables, Jamieson
- HO31 Former Railway Station (and other items), Mansfield
- HO38 Woodfield Railway Trestle Bridge, Woodfield
- HO39 Matlock Hill Conservation Area, Matlock
- HO40 Mt Matlock Geodetic Cairn, Matlock
- HO41 Sir John Franklin Mine Workings, Woods Point
- HO42 Standers Creek Mines, Woods Point
- HO43 Fry's Bridge, Howqua River
- HO44 Woods Point Conservation Area, Woods Point
- HO45 A1 Settlement Conservation Area, A1 Settlement

HO46	Knockwood Conservation Area, Knockwood
HO47	Tunnel Bend Township Conservation Area
HO48	Enoch's Point Conservation Area
HO49	Luck' All Mines Conservation Area
HO50	Old Kevington Township and Sailor Bill's Creek Mines Conservation Area, Kevington
HO64	Delatite Homestead and Garden, Mansfield
HO65	Gaffney's Creek Conservation Area, Gaffney's Creek
HO68	Howqua Hills Historic Area, Howqua
HO69	Howqua Quarries, Howqua
HO70	McMillan's Track, Woods Point
HO71	Howqua Track, Howqua
HO72	Knockwood to Woods Point Track, Woods Point
HO73	Woods Point to Standers Creek Track, Woods Point

5.2 Project Brief

This is the Project Brief as agreed with Heritage Victoria in 2013. Some of the building terminology has been refined/altered for this, final, document.

Mansfield Shire Heritage Survey (part one) Brief

4 December 2013

1.0 Introduction

This heritage survey is to identify, assess and document post-contact places of cultural significance within Mansfield Shire and to make recommendations for their future conservation and appropriate statutory protection.

This heritage survey builds upon the indicative assessment work already undertaken by the Shire's Heritage Advisor, Ivar Nelsen. In that indicative work, approximately 70 places have been identified as having potential significance. This brief (part one) covers only those indicative places within Mansfield and Jamieson townships. The remaining, and others, will be dealt with in future survey work to cover additional townships and the municipality as a whole.

2.0 Objectives

The objectives of this survey are to:

- provide recommendations for appropriate statutory protection to the post-contact places of cultural value within Mansfield and Jamieson townships identified in the indicative assessment work already undertaken (refer to Appendix 4)
- make recommendations regarding further research/studies.

3.0 Background

- This heritage survey will be prepared in accordance with the *Australia ICOMOS Burra Charter, 1999* and its Guidelines.
- Where a place of potential cultural heritage significance is identified, a coherent and coordinated assessment against the HERCON criteria is required. Thresholds applied in the assessment of places shall include 'State Significance' and 'Local Significance'
- *Victoria's Framework of Historical Themes* will be used in preparing the Abridged Thematic History.
- Statements of Significance will be prepared using the Heritage Victoria format of 'What is Significant?'; 'How is it significant?' and 'Why is it significant?'
- Opportunities will be provided for local communities, community groups (such as historical societies) and interested individuals to assist with the identification of potential places of significance.

4.0 Steering Group

The Steering group will consist of Jacqui Bright for the Shire and Ian Wight for Heritage Victoria.

5.0 Tasks

5.1 Preparation of Project Plan

The consultant will develop a Project Plan with an agreed timetable; payment schedule with related milestones, suggestions as to meeting dates for the Steering Committee and completion details.

5.2 Identification of places of potential cultural significance

Using the indicative assessment works already undertaken, the consultant will identify a short list covering Mansfield and Jamieson townships (part one). The remaining places identified in the indicative assessment works will be the subject of future survey work.

5.3 Research, assessment and documentation of places of post-contact cultural heritage significance

Research and some limited comparative analysis will be required to substantiate and document the significance of each place on the short list. These places will be assessed against the HERCON criteria to establish their cultural heritage significance (see [Appendix 1](#)). A comparative analysis should consider other places already included in a heritage register or overlay, the HERMES database and the consultant's own knowledge. Places of potential State significance shall undergo limited analysis on a broader (i.e. State wide) comparative basis and will be subject to peer-review by Heritage Victoria.

The research, assessment and documentation will be summarised in datasheets for each place recommended for appropriate statutory protection. The historical research will be assisted by the Mansfield and Jamieson Historical Societies.

5.4 HERMES Database

The consultant will enter place datasheet information into the Heritage Victoria's HERMES database.

5.5 Abridged Thematic History of post-contact settlement and development of Mansfield Shire

In more typical heritage studies, a thematic history is prepared first to provide a context for the comparative assessment of places of cultural significance. In the case of Mansfield Shire where the indicative assessment work has already been undertaken, an Abridged Thematic History will be prepared to act as a cross-check for the appropriateness of those places identified in the short list.

The Abridged Thematic History should be integrated with the survey report. While the key themes will be identified, the Abridged Thematic History itself will be informed by discoveries in the field, research, assessment and community input. For this reason the Abridged Thematic History will be treated as a draft document through this and future heritage studies.

The Abridged Thematic History will be concise and analytical. It must not be a comprehensive history. It will clearly define the key themes that will provide an historical explanation of the existing physical fabric and land use patterns of the survey area. These themes will be applied in the identification and evaluation of individual components of the survey area's heritage.

5.6 Summary Heritage Survey (part one) Report

The background to the Heritage Survey, its recommendations, datasheets, and Abridged Thematic History will be summarised in a single written Summary Report.

Appendices

Appendix 1 - HERCON Criteria

- Importance to the course or pattern of our cultural or natural history.
- Possession of uncommon rare or endangers aspects of our cultural or natural history.
- Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

- Importance in exhibiting particular aesthetic characteristics.
- Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
- Special association with the life or works of a person, or group of persons, of importance in our history.

Appendix 2 - Statements Of Significance Template

- It is likely that as a consequence of the Advisory Committee's Review of Heritage Provisions in Planning Schemes, a standard format for a statement of significance will be agreed. Until then, consultants are required to use the Heritage Council format as described below.
- **What is significant?** - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place (eg house, outbuildings, garden, plantings, ruins, archaeological sites, interiors etc) as a guide to future decision makers. Mention could also be made of elements that are not-significant.
- **How is it significant?** - A sentence should be included to the effect that the place is of aesthetic, architectural, historic and/or scientific interest or other nominated special value. This reflects the terminology to be found in Section 4(1) of the *Planning and Environment Act 1987*. Other nominated special values could include social, spiritual and/or any other cultural or natural heritage value.
- **Why is it significant?** - This should elaborate upon the heritage values (eg aesthetic, architectural, historic, scientific, social or spiritual interest or other special value) used in the assessment of significance and address the criteria.

Appendix 3 - Guidelines for Abridged Thematic Histories

The Abridged Thematic History is based on Victoria's Framework of Historical Themes. *Victoria's Framework of Historical Themes* was prepared by Heritage Victoria and published by the Heritage Council in 2010. The framework identifies and describes the themes that are significant and distinctive to the natural and cultural heritage of the State of Victoria.

The Abridged Thematic History sets out the key themes that have influenced the historical development of the municipality or survey area since first contact between Aboriginal and non-Aboriginal people.

A Thematic History is not a chronological account of everything that happened in the municipality or survey area. A Thematic History is not a record of all the individuals, events, schools, sporting clubs, institutions etc that may have left their mark on the municipality or survey area. The Thematic History is not a substitute for a municipal or local history.

The Abridged Thematic History as a tool

- to ensure that identified places reflect and represent the historical development of the area
- in identifying places of historical importance
- in undertaking comparative assessments of the significance of particular places

Appendix 4 – Indicative List of Places of Heritage Value

The following is an indicative list of places of potential heritage value within Mansfield Shire as of January 2012. The list is not final and may be added to. It is the product of the Heritage Advisor's (Ivar Nelsen) experience and current work within the Shire.

- | | |
|-----------------------------------|------------------------|
| Boonie Doon | ▪ Railway Bridge |
| ▪ Civic Precinct | ▪ Hotel (?) |
| ▪ Catholic Church | ▪ Mechanics' Institute |
| ▪ Uniting Church | ▪ Goods Shed |
| ▪ Church of England | |
| ▪ 'Orange Grove' (near the Hotel) | Jamieson |
| ▪ War Memorial | ▪ Ridges Cottage |

- Diggers Exchange Hotel
- Matthew's Cottage
- Colonial Bank/Duck Inn
- Townsend's Cottage
- Wywurri
- Police Stables (former)
- Primary School
- School Residence
- Catholic Church (St John's)
- Court House (former)
- Post Office
- Memorial Hall (Town Hall and Howqua Shire Offices)
- Church of England (St. Peter's)

Maindample

- Railway Building/Platform

Mansfield

- Railway Precinct
- Saw Dust Kilns
- Mechanics' Institute and Library (former)
- War Memorial Gates
- Sartain Building
- Shop, 91 High Street
- Shop, 101 High Street
- Tavistock House
- Hotel Delatite
- Masonic Hall
- RSL Hall
- Court House
- Police Stables (former)
- Samuel Reynolds MD Memorial, High Street
- Post Office
- State Bank, High Street (Ski Centre) (former)
- Police Memorial, High Street
- Commercial Hotel, High Street
- Davies Building, High Street
- McKenzie's Building, High Street
- Herbert John Goodman Memorial, High Street
- National Australia Bank Building, High Street
- Mansfield Hotel

- Shop, Highett Street (new cafe)
- Alzburg Comfort Resort, Malcolm Street
- St John's Church
- Church of England
- Catholic Church
- Hall/Church/School (±St Johns)
- Primary School, Apollo Street

Merrijig

- Primary School
- War Memorial Plantation

Merton

- Uniting Church
- Catholic Church (former)
- Merton Hall
- Merton Hotel (?)
- Merton Railway Group

Tolmie

- Sport Ground Precinct
- Mechanics' Institute/Hall
- Uniting Church
- Catholic Church
- Post Office (former)

Unincorporated

- Hume and Hovell Memorial
- Brick House, near Bonnie Doon
- A1 Settlement Area ??
- 'Delatite' Homestead and Garden, Delatite Road

Woods Point

- Conservation Area
- Chinese Gardens
- Police Lock-up (former)
- Residence
- Residence/Shop
- Residence
- Residence
- Residence
- Petrol Station

Appendix 5 – Short List of Indicative Places for part one of the Heritage Survey

Jamieson

- Diggers Exchange Hotel
- Colonial Bank/Duck Inn
- Primary School
- School Residence
- Post Office
- Memorial Hall (Town Hall and Howqua Shire Offices)

Mansfield

- Saw Dust Kilns
- Mechanics' Institute and Library (former)
- War Memorial Gates
- High Street

- Sartain Building
- Shop, 91 High Street
- Shop, 101 High Street
- Tavistock House
- Hotel Delatite
- Post Office
- Commercial Hotel, High Street
- Davies Building, High Street
- McKenzie's Building, High Street
- Herbert John Goodman Memorial, High Street
- National Australia Bank Building, High Street
- Shop, Highett Street (new cafe)

- Mansfield Hotel
- Samuel Reynolds MD Memorial, High Street
- Masonic Hall
- RSL Hall
- Farmers' Bank, High Street (former)
- Alzburg Comfort Resort, Malcolm Street
- House (Magnolia). Mt Buller

