

HAWTHORN BANK



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1 hawthorn bank pound round
yarram front view

Location

165 BLANDS ROAD YARRAM, WELLINGTON SHIRE

Municipality

WELLINGTON SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0256

Heritage Overlay Numbers

HO43

VHR Registration

October 9, 1974

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 3, 1999

What is significant?

Hawthorn Bank is a farmhouse complex (now in a ruinous state) apparently constructed in three main stages. The construction dates of the various stages are not known, though the earliest portion of the complex was possibly built in the early 1840's when Reeve's Special Survey was undertaken.

The first stage of the complex is a timber framed structure comprising round, timber posts and wattle and daub infill panels for walls. Wattle and daub is a form of construction employing a background of woven wattle branches, with an applied finish, typically consisting of mud and other additives, including in the instance of Hawthorn Bank, animal hair. The structure is roofed with a double gabled corrugated iron roof, probably replacing earlier timber shingles.

The second stage of the complex (now in a poor state of repair, due to the collapse of an adjacent mature tree in 1978) is also timber framed, with timber weatherboard cladding and a timber shingled gabled roof.

The third stage of the complex, constructed sometime in the late nineteenth century, also has weatherboard cladding, a gabled corrugated iron roof, and remnants of a returning concave profile roofed verandah.

There are a number of mature exotic trees surrounding the complex, including a large *Ficus macrophylla*, *Araucaria heterophylla* opposite the front entrance of the 1890s house, *Araucaria cunninghamii*, *Araucaria bidwillii*, *Cedrus atlantica* f. *glauca*, row of *Pinus radiata* along the west side of the former driveway, and 3 senescent *Pinus radiata* along the west side of the garden, and four pear trees in the former orchard. Scattered around the complex are several clumps of *Amaryllis belladonna*, and next to the *Araucaria bidwillii* there is a large old *Coprosma repens*.

Despite deterioration in the physical condition of the complex, due to the collapse of the tree, harsh weather conditions, and some poorly executed cement based repairs to the daub (undertaken approximately 20 years ago) the complex retains a high degree of integrity as a complex of simple, primitive vernacular buildings.

How is it significant?

Hawthorn Bank is of historical and architectural significance to the State of Victoria.

Why is it significant?

Hawthorn Bank is historically significant as a rare surviving rural complex, some of which would appear to pre-date 1850. The complex is strongly evocative of the early pastoral settlement and development of Gippsland. The large mature trees, comprising of *Araucaria cunninghamii*, *A. heterophylla*, *A. bidwillii*, *Cedrus atlantica* f. *glauca*, *Pinus radiata*, *Ficus macrophylla*, *Coprosma repens* and *Amaryllis belladonna* and pear trees are all species popular in the nineteenth century are of landscape and historic value.

Hawthorn Bank is architecturally significant as the oldest surviving example of wattle and daub construction in Victoria. The complex stands as an important document of changing traditions in rural vernacular architecture, from the 1840s through to the late nineteenth century.

[Online Data Upgrade Project 2001]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

RECOMMENDED PERMIT EXEMPTIONS

(Gabrielle Moylan, Online Data Upgrade Project 2001. Notional exemptions not yet submitted to Heritage Council)

It is recommended that the following works be exempt from the need for a permit, subject to prior consultation with the Shire's Heritage Adviser.

- 1.
2. Repairs and maintenance which replace like with like, including fences, gates, weatherboards, hand made bricks, roof claddings, cappings, flashings and guttering, but excluding repairs and maintenance to the wattle and daub walls.
3. Repairs and maintenance which preclude exposure of the fabric, especially the wattle and daub walls, to sun, moisture and damage by livestock.
4. Tree surgery by a qualified horticulturalist or tree surgeon necessary for the survival of mature trees.
4. Cleaning out gutters, drainage systems and other water storage and drainage areas

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates 1840,
Heritage Act Categories Registered place,
Hermes Number 1253
Property Number

History

Heritage Inventory History of Site:

Pound Rd, Yarram. Believed to be one of Victorias remaining true wattle and daub buildings. Built in 1850s originally with a bark roof.

Source: National Trust of Australia (Victoria)

".....the only unequivocal example of true wattle and daub construction so far identified in Victoria."

Source: File Note (Heritage Victoria-Financial Assistance Meeting) 11/11/1980

Importance

This building is purported to date from the 1840's ... and this alone makes it considerably important. The use of such vernacular building techniques and the substantial intactness also make it particularly important.

Plaque Citation

This simple structure is believed to pre-date 1850 and is the oldest surviving example of wattle and daub construction in Victoria. It is rare example of rural vernacular architecture dating from the early pastoral settlement of Gippsland.

Extent of Registration

Shire of Alberton. No. 256. Hawthorn Bank, Pound Road, Yarram.
[Victoria Government Gazette No 100 Wednesday, October 9 1974 p.3649]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>