CITATIONS

Local significance – Places recommended for Heritage Overlay

Locality:	**BOISDALE**
Place address:	**6 BOISDALE-VALENCIA CREEK ROAD**
Citation date	2016
Place type (when built):	Church, Memorial fence and gates, 3 memorial trees
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No
Place name:	**St George's Anglican Memorial Church**

4

Architectural Style:	Interwar Arts and Crafts
Designer / Architect:	Not known
Construction Date:	1924 (moved to current site in 1953)

Statement of Significance

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

What is significant?

St George's Anglican Memorial Church at 6 Boisdale-Valencia Creek Road, Boisdale, is significant. The original form, materials and detailing as constructed in 1924 are significant. The White Cedar tree (*Melia azedarach*), 1950s Camellia tree, Silver Birch (*Betula pendula*) and the 1950s memorial brick fence with mild steel vehicular and pedestrian gates, are significant. The interior of the porch, nave and chancel are significant.

Other parts of the interior and later alterations and additions to the building are not significant.

How is it significant?

St George's Anglican Memorial Church, Memorial fence and gates, and 3 Memorial trees are locally significant for their historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

St George's Anglican Memorial Church **is historically and socially significant at a local level** as a soldier's memorial church that was moved to Boisdale in 1953 and has continued to serve the Anglican community for over 90 years since its construction. It is significant as a soldier's memorial church, first constructed in 1924 on the Llowalong Soldiers' Settlement Estate, as St Patrick's Church of England. The church was funded by a donation in memory of 2nd Lieutenant Claude Mackay and other local soldiers who gave their lives in World War 1. The church was relocated to Boisdale in 1953, to land that was donated by the Harvey family at the northern extent of Boisdale township. Upon its relocation, the church was renamed St George's Anglican Church. Prior to this, the Anglican congregation had worshipped at the Public Hall, then at the Uniting Church. The 1950s brick fence and gates were erected on the front boundary in memoriam of local Trevor Harvey. A large camellia tree was donated in the 1950s by a parishioner leaving the district, the White Cedar tree (*Melia azedarach*) and its associated plaque commemorates the life of Gladys Tatterson (1899–1995), and the Silver Birch (*Betula pendula*) was first planted in front of the church in 1967 in memory of Mrs Ollie Clarkson. The church continues to hold service for the local community in 2015. (Criteria A & G)

St George's Anglican Memorial Church **is aesthetic significant at a local level** as a representative example of an intact Interwar Arts and Crafts church. The notable architectural features of the picturesque style include the steeply pitched gabled roof with ridge vents, weatherboard cladding, tall rectangular vents to the gabled ends and the timber framed and ledged doors. Also notable are the intricate coloured lead light windows of various designs, set in timber hopper and casement windows, in both pointed arched openings and semicircular-arched openings. The entrance door to the porch has a pointed-arch, as does the window on the east (rear) elevation, which has leadlight in a square pattern of coloured glass. The interior space and historic finishes of the nave are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. The unpainted timber lined walls gives the otherwise plain interior, a rich and warm character. (Criterion D)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundary as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes, White Cedar tree (*Melia azedarach*), 1950s Camellia tree, and Silver Birch (*Betula pendula*)
Outbuildings or fences which are not exempt under Clause 43.01-3	Yes, brick fence and gates
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay

KEY

Recommended for Heritage Overlay

Title boundary

St George's Anglican Church
6 Boisdale-Valencia Creek Road

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

History

Locality history

The following is based on information taken from the *Wellington Shire Thematic Environmental History* (Context 2005:7-8, 41), unless otherwise cited:

In 1842, New South Wales squatter Lachlan Macalister established the Boisdale Run in the region. Macalister named a sheep fold on the run 'Mafra' after one of Macalister's properties in New South Wales (which was named after a town in Portugal), from which the town to the south would take its name. The name Boisdale was derived from the Scottish Hebrides islands (Fletcher & Kennett 2005:60). In 1850, John Foster took over the lease of the Boisdale run, which was just one of the many runs in Gippsland for which he held the lease. After selection in 1861, Foster retained control of about 6,000 acres in Boisdale, by amalgamating the Boisdale Run pre-emptive right purchase with their adjoining runs on the Avon River, in Dargo and Castelburn, and by dummying adjacent land in different names. Boisdale formed part the Shire of Maffra when it was established in 1875.

Two sons, John and Askin Foster inherited the property, and in 1892 Askin Foster took over management of the grazing property. In the 1890s they promoted the policy of the intensive use of their land and converted their enterprise from grazing to dairying. They subdivided a large section of the Boisdale Estate into 35 dairy farms of 120-160 acres each. On each of the farms the Fosters built a house (those built before 1901 were weatherboard but later houses were built in brick after a kiln was established on the property), stables, milking shed and silos. In 1900, the Foster Brothers built a butter and cheese factory on the main street of Boisdale Estate to process the milk produced on the farms, and houses to accommodate the factory workers along the main street, creating the town of Boisdale, in essence an estate village. By 1901, there were 31 occupied farms, and eventually 35. This private settlement scheme brought an influx of population and the town soon had a general store and bakery, butchers, confectionary shop, stables, blacksmiths and wheelwrights, and a public hall. The Fosters built a large home designed by architect Guyon Purchas on the ridge overlooking their enterprise. Sale architect George Cain was engaged to help with the development, designing Boisdale buildings for the Fosters (Context 2005:7-8; Fletcher & Kennett 2005:60).

In 1911, the Closer Settlement Board (CSB) purchased 2,500 acres of the Foster's estate for a more intensive subdivision and carved the land into 57 allotments averaging around 40 acres, many of which were occupied quickly. Besides promoting intensive land use, the CSB had another motive - to assist the ailing sugar beet factory in Maffra, by compelling the new closer settlers to grow 10 acres of sugar beet on their allotments. There was a further transformation of the landscape: four roomed cottages were built, paddocks were prepared for cultivation and fences defined the new farms. The scheme was ill-conceived with the allotments being too small and the rainfall inadequate for beet growing. The solution was to build an irrigation scheme based on a weir at Glenmaggie on the Macalister River and irrigate extensive areas of the river flats around Maffra and Sale. The irrigation scheme was completed in the 1920s and ultimately supported the dairy industry.

Church services for local denominations were held in the public hall when it opened in 1904, before the Uniting church was built in 1921 and St George's Anglican church was relocated to the north of the town from Llowalong in 1953. By the 1940s, dairying had become the prime industry in the area and the Maffra beet sugar factory closed in 1946. A consolidated school, formed by the amalgamation of six small schools in Boisdale and the Boisdale Estate, opened in 1951 providing primary and secondary education with a focus on agriculture.

The process of closer settlement has formed a significant cultural landscape at Boisdale. Many of the farm houses and stables of the Foster subdivision dating from the late 1890s have survived, as have some of the closer settlement cottages. The cottages on Malcolm's Road, most of them extended into bigger houses, document the early twentieth century belief that small allotments could make viable farms. The factory workers' cottages, blacksmiths and stables remain in the village of Boisdale, and

the hall built by the Foster family in 1904 is still a prominent landmark and community hub. The Main Channel, an artery of the irrigation system taking water from the Glenmaggie Weir to the irrigation outpost of Clydebank, is suspended behind the farms on Boisdale's western boundary (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). Boisdale remains the small town centre of a closely settled farming community. The former dairy farms surrounding Boisdale now largely serve as vegetable farms (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

9. Developing Cultural Institutions and Way of Life

- 9.1 Religion

The following is based on information taken from the *Wellington Shire Thematic History* (Context 2005:45):

In many towns throughout the shire, churches occupy prominent sites, illustrating their importance to the community that built them. Complexes consisting of churches, halls, residences and schools have evolved. They are places where people have performed some of their most important ceremonies, and often contain memorials to local people through stained glass windows, monuments and plaques.

The first church services took place in private homes, schools and halls, held by travelling clergyman and parsons who travelled Gippsland and tended to all denominations. The Reverend E.G. Pryce, based in Cooma, made two sweeping journeys into Gippsland from the Monaro in the 1840s, conducting marriages and baptisms as he went. When Bishop Perry, the Anglican bishop of Melbourne, visited Gippsland in 1847, he chose a site for a church at Tarraville. The church, designed by J.H.W. Pettit and surveyor George Hastings, was opened in 1856. Still standing near the Tarra River, it is an evocative reminder of the early settlement period when settlers began transplanting the institutions that they knew from Britain, replicating the architecture.

Selection lead to many new settlements and reserves for churches were gazetted, or land was donated by local parishioners for the purpose. Churches were built throughout the shire in the Anglican and Catholic, and Presbyterian and Methodists (later Uniting) denominations. Building churches was the result of a significant community effort, often in the acquisition of land, and in the construction and furnishing of the churches.

Place history

The Anglican community of Boisdale first held services at the Public Hall, with the first service held on 16 July 1905 (Montague 2004:7). When the Uniting Church opened at the southern end of town in 1922, it also provided a building for Anglican services until an Anglican church was established in the 1950s (Montague 2004:8).

In 1953, a soldiers' memorial church, St Patricks Church of England, was relocated from Llowalong to its current site, on the northern outskirts of the Boisdale township. St Patricks was built in Llowalong in 1924 (Montague 2004:8; Barraclough), from funds donated for a church on the Llowalong Soldiers' Settlement Estate in memory of 2nd Lieutenant Claude Mackay and other local soldiers who gave their lives in World War 1. Following a decrease in the number of families at the Llowalong Estate in the 1950s, the church was re-located to Boisdale (St George's brochure).

The Harvey family donated the land for the Anglican Church at the north end of Boisdale, at the southern tip of 6 Boisdale-Valencia Creek Road. Upon its relocation to Boisdale, the church was renamed St George's Anglican Church (Montague 2004:8; Context 2005).

St George's held annual harvest festivals at the Public Hall in the 1950s and 60s, where Claude Tatterson would auction produce and supper would be served. The 50th anniversary of St George's was held in 2003, with a grand afternoon tea held at the Public Hall. The church continues to hold services in 2015 (Montague 2004:8). The furniture shown in Figure H1 is still used in the church in 2016 (MDHS).

A memorial brick fence with wrought iron vehicular and pedestrian gates remains along the front (east) boundary. A brass plaque on the fence commemorates that it was erected in memory of Trevor Harvey, who died on 9 December 1952. The church is set in grounds with a mature garden. A large camellia tree was donated in the 1950s by a parishioner leaving the district, the White Cedar tree (*Melia azedarach*) and its associated plaque commemorates the life of Gladys Tatterson (1899 – 1995), and the Silver Birch (*Betula pendula*) first planted in front of the church in 1967 was in memory of Mrs Ollie Clarkson. The Silver Birch was replaced when the 1967 one died (Louise Blencowe, Secretary of St George's, 12 May 2016).

Figure H1. St George's church furniture, made in Maffra and still in use in the church today. (. MDHS, ID. No. 02009VMFF).

Sources

Barraclough, Linda, Wellington Shire Heritage Network, personal communication, November 2015.

Context Pty Ltd (2005), *Wellington Shire Heritage Study & Thematic Environmental History*, prepared for Wellington Shire Council. Montague, Helen (2004), *Boisdale public hall 1904-2004, Bookings, Balls and Bazaars*, Maffra.

Louise Blencowe, Secretary of St George's, feedback received 12 May 2016

Maffra & District Historical Society (MDHS) collection: historical information and photos generously provided by Linda Barraclough, Pauline Hitchins & Carol Kitchenn, provided Nov 2015.

St George's Anglican Church Boisdale brochure, provided by Helen Montague, Boisdale History Group.

Description

This section describes the place in 2016. Refer to the Place History for important details describing historical changes to the physical fabric.

The St George's Anglican Church is located to the north of Boisdale township at the fork of Boisdale-Valencia Road and Maffra-Briagolong Road. The church was originally built in 1924 in Llowalong as St Patricks Church of England and was moved to the current site in Boisdale in 1953. The church dates to the Interwar period with Arts and Crafts stylistic traditions. The church fronts Boisdale-Valencia Road and is set back from the road in a lot comprising a mature garden, and is bound by a 1950s brick fence and gates on the front boundary. The 1924 church is in good condition, although some timber elements need to be repaired and the front elevation is in need of urgent painting, but church retains a high level of integrity.

Figure D1. The church is a weatherboard clad building with a rectangular plan and a steep gabled roof, with brackets to the eaves at the gabled-ends. The roof is clad with short sheets of corrugated iron (overpainted) with three long ridge vents and a cross at the apex of the gable to the façade. Tall rectangular louvered vents are located at the top of the gabled ends. The nave of the church has timber-framed semicircular-arched windows with the original coloured leadlight to the arched top and diaper-patterned to the casement windows below leadlight (there is replacement coloured glass to the one window of the façade).

Figure D2. A weatherboard entrance porch on the south elevation has a gabled roof and a timber framed and ledged entrance door with a pointed arch. The south elevation of the porch comprises a semicircular-arched window and vent to the gabled-end, both like the nave of the church. The cuts are evident on the weatherboards where the porch was detached to relocate it to the current site. The entrance is reached by a modern concrete ramp with a metal balustrade.

In front of the church is the Silver Birch (*Betula pendula*) first planted in 1967 in memory of Mrs Ollie Clarkson. To the right is the White Cedar tree (*Melia azedarach*) and its associated plaque that commemorates the life of Gladys Tatterson (1899–1995).

Figure D3. To the rear (east) of the church at the chancel end is a smaller section with a lower gabled roofline. This section is clad in weatherboard (same as the nave) and has a pointed-arch window (with simple, coloured leadlight in a rectangular pattern) facing east. The eaves to the gabled ends have the same finish as those of the nave, but this section has exposed rafter ends on the side elevations (it was probably part of the original 1924 church). A small modern water tank stands to the rear of the chancel.

To the east of the church is the significant mature camellia tree which was donated by a parishioner in the 1950s.

Figure D4. The north elevation of the chancel has a large square window with leadlight typical of the 1920s and a timber framed and ledged door. A similar timber door to the right provides access to the nave (a modern timber porch and balustrade provides access to these doors). A third timber (overpainted) door is located on the north elevation of the nave (without a step).

Figure D5. The interior of the church is lined with Baltic Pine to the walls and retains the original timber furniture (Helen Montague).

Figure D6. A 1950s brick fence with wrought iron vehicular and pedestrian gates remain along the front (east) boundary. A brass plaque on the pier to the right of the pedestrian gate records that the

fence was erected in memory of Trevor Harvey, who died on 9 December 1952. The fence and gates are in good condition and retain a very high level of integrity.

Figure D1. The weatherboard nave has a steep-pitched gabled roof clad in corrugated iron and semicircular-arched windows with coloured leadlight.

Figure D2. The entrance porch on the south elevation has a timber door with a pointed-arch on the west elevation. To the left is the Silver Birch (*Betula pendula*) first planted in 1967 was in memory of Mrs Ollie Clarkson. To the right is the White Cedar tree (*Melia azedarach*) and its associated plaque that commemorates the life of Gladys Tatterson (1899 – 1995).

Figure D3. The chancel at the east end of the church is clad in the same weatherboards as the nave of the church, but has a pointed-arch window with simple coloured leadlight. To the left is the camellia, which was donated by a parishioner in the 1950s.

Figure D4. The north elevation comprising the square leadlight window to the chancel. Two timber doors provide access to the chancel and nave, while the third appears to not be in use.

Figure D5. The interior of St George's looking towards the original timber furniture (see Fig H1) and the unpainted Baltic pine timber lined walls. (Helen Montague).

Figure D6. A 1950s brick fence and mild steel vehicular and pedestrian gates remain along the front (east) boundary. The brass plaque on the pier to the right of the gate states that it was erected in memory of Trevor Harvey, who died on 9 December 1952.

Sources

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

Maffra & District Historical Society (MDHS) collection: historical information and photos generously provided by Linda Barraclough, Pauline Hitchins & Carol Kitchenn, provided Nov 2015.

Comparative analysis

Arts & Crafts

During the Federation and Interwar eras (c1890 to 1944), the Arts and Crafts style was very popular in most small communities in Victoria, particularly for halls and churches, as it achieved an aesthetically picturesque building, using local materials, usually timber, for low cost. As many hand crafted embellishments as desired, or that could be afforded, could be applied to the basic rectangular plan forms with steeply pitched gable roofs. Furthermore, these decorative features were able to be created by local carpenter craftsmen or builders and therefore, they often took advantage of their particular individual skills. Earlier, in the Victorian era (1840s to 1890) similar picturesque styled churches and halls were built, but they are usually distinguished from the later eras, with gothic styled elements. The interiors of the Boisdale and Cowwarr timber churches are timber lined, and two of them have retained the unpainted linings, but the Boisdale one has been overpainted in white.

BOISDALE: There are only two church buildings in Boisdale, and both are timber Interwar Arts and Crafts buildings. St George's Anglican Church was originally built in 1924 as a memorial church in Llowalong and moved to Boisdale in 1953. Therefore the former 1921 Boisdale Uniting Church is the earliest church built in Boisdale; it is a typical example of an Interwar Arts and Crafts building but has unique timber framed round headed windows and it has very high level of integrity.

BRIAGOLONG: There are three church buildings in Briagolong, two are red brick buildings while the 1874 Uniting Church is the only timber church in the town, designed in the Victorian Arts and Crafts style. The Briagolong Uniting Church was built almost 50 years earlier than the Boisdale Uniting Church (1921), but it is very altered in comparison to the timber church in Boisdale, which has very high integrity.

COWWARR: There are only two buildings built as churches in Cowwarr, one being the modest timber Christ Church built in 1901 which is now a privately owned interdenominational church. It is the only timber church in the town and retains a very high level of integrity, designed in the Federation Carpenter Gothic style. The interior of this building is lined entirely with unpainted red pine with excellent carpentry and integrity. The other building is a substantial brick rendered Catholic Church, with brick vestry and timber hall.

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, the guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to that place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

1. **Setting** (views, fencing, landscaping, paths, trees, streetscape)
   - 1.1. Retain clear views of the front section and side elevations from along Boisdale-Valencia Creek Road.
   - 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.
   - 1.3. New interpretation storyboards, should be placed to the side of the building not directly in front of it.
   - 1.4. Paving
     - 1.4.1. For Interwar era historic buildings, appropriate paving could be pressed granitic sand,

asphalt or concrete. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Arts and Crafts style.

2. **Additions And New Structures**

2.1. New structures should be restricted to the rear of the property as shown in the blue polygon on the aerial map.

2.2. Sympathetic extensions are preferred. E.g. New parts that are in the same view lines as the historic building as seen from Boisdale-Valencia Creek Road, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip roofs, rectangular timber framed windows with a vertical axis, but parts not visible in those views could be of any design, colours and materials.

2.3. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic timber building.

2.4. Avoid hard paths against the walls. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and the wall with very course gravel to allow moisture to evaporate from the base of the wall.

2.5. New garden beds

2.5.1. These should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

3. Accessibility

3.1. Ramps

3.1.1. Removable ramp construction

3.1.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor which will allow the wall structure to evaporate moisture and reduce termite and rot attack to the subfloor structure.

3.1.1.2. If it is constructed with the concrete next to brick walls this may cause damp problems in the future.

3.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.

3.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

3.2. Metal bannisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefor they are a suitable design for an accessible addition.

4. **Reconstruction and Restoration**

If an opportunity arises, consider restoring and reconstructing the following.

4.1. Roofing, spouting and down pipes

4.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.

4.1.2. Do not use Zincalume or Colorbond.

4.1.3. Use Ogee profile spouting, and round diameter down pipes.

4.2. Paint and Colours

4.2.1. It is recommended to paint the exterior of the building using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character. It is important that the brick fence remain unpainted.

5. Care and Maintenance

5.1. Key References

5.1.1. Further assistance is available from the Shire's heritage advisor.

5.2. Joinery

5.2.1. The original external timber doors and windows require careful repair and painting, as do the weatherboards, particularly those on the front facade. It is important to repair rather than replace when possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

5.3. Roofing, spouting and down pipes

5.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.

5.3.2. Do not use Zincalume or Colorbond.

5.3.3. Use Ogee profile spouting, and round diameter down pipes.

6. Water Damage

6.1. Various timbers are rotting and this is entirely due to a lack of timely maintenance. In particular, the peeling paint on the timber weatherboards and joinery.

6.2. Some down pipes are not properly plumbed, which allows a lot of water to splash and pool around the building,

6.3. The sub floor ventilation is very good around most parts of the building.

6.4. Ensure the subfloor ventilation remains clear of garden beds, shrubs, and build up of ground level, and ensure down pipes do not stop above ground, as it is important to direct the water away from the building, so they should run into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.

6.5. Damp would be exacerbated by watering plants near the walls. However, as the sub floor ventilation is very good around most of the building, watering the memorial camellia will not be a significant problem.

6.6. Ensure good subfloor ventilation is maintained at all times to reduce the habitat for termites and rot of the subfloor structure. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they will breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

7. Services

7.1. Ensure new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device.

8. **The following permit exemptions for the interior are recommended**.

8.1. Installation, removal or replacement of projection and sound equipment, providing they do not adversely impact on significant elements, or involve structural alterations.

8.2. Painting of previously painted walls and ceilings in appropriate heritage colour schemes, provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.

8.3. Installation, removal or replacement of carpets and/or flexible floor coverings.

8.4. Installation, removal or replacement of screens or curtains, curtain tracks, rods and blinds, other than where structural alterations are required.

8.5. Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art works.

8.6. Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.

8.7. Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.

8.8. Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like on plaster surfaces.

8.9. Installation, removal or replacement of bulk insulation in the roof space.

8.10. Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.

8.11. Installation of new fire hydrant services including sprinklers, fire doors and elements affixed to plaster surfaces.

8.12. Installation, removal or replacement of electrical wiring.

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

These following fact sheets contain practical and easy-to-understand information about the care and preservation of war heritage and memorabilia commonly found in local communities across Victoria. They can be downloaded at <http://www.dpc.vic.gov.au/index.php/veterans/victorian-veterans-virtual-museum/preserving-veterans-heritage/preserving-war-heritage-and-memorabilia>:

- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Useful-resources-and-contacts
- Medals-and-medallions for cleaning the metal plaques on the fence and building.
- Metal-objects: including swords and edged weapons for cleaning the metal plaques on the fence and building.

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

KEY

Recommended for Heritage Overlay

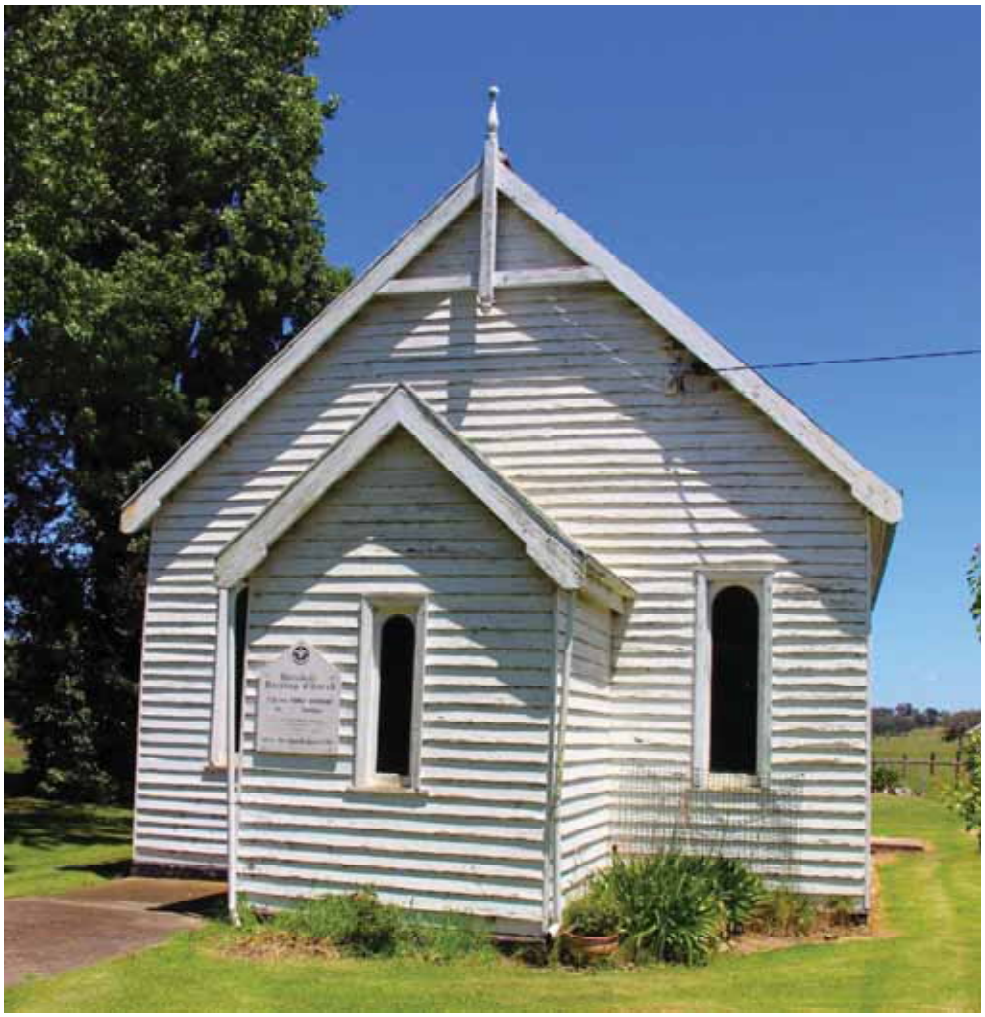
Title boundary

St George's Anglican Church
6 Boisdale-Valencia Creek Road

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

Locality:	**BOISDALE**
Place address:	**1 MAIN STREET**
Citation date	2016
Place type (when built):	Church
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No

Place name: **Boisdale Uniting Church (former)**



Architectural Style:	Interwar Arts and Crafts
Designer / Architect:	Not known
Construction Date:	1921

Statement of Significance

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

What is significant?

The former Boisdale Uniting Church at 1 Main Street, Boisdale, is significant. The original form, materials and detailing as constructed in 1921 are significant. The interior of the porch and nave are significant. The c1921 WC (building only) is also significant.

Later outbuildings and alterations and additions to the building are not significant, nor is the operating function of the WC.

How is it significant?

The former Boisdale Uniting Church is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

The former Boisdale Uniting Church **is historically and socially significant at a local level** as a timber church that was built in 1921 and has continually served the community for almost 100 years. It was the first church built in Boisdale, to serve both the Presbyterian and Methodist parishioners, and was officially opened in January 1922. Prior to this, the congregations had held services in the Boisdale Public Hall from its opening in 1904. The church represents the growth of Boisdale when, in 1911 the state government acquired and subdivided part of the Foster's Boisdale Estate for the purpose of Closer Settlement. Although the scheme was ill-conceived as the allotments were too small and the rainfall inadequate for beet growing, Boisdale did see an increase in population during this period. A further influx of residents occurred when a weir at Glenmaggie on the Macalister River was built to irrigate extensive areas of the river flats around Maffra and Sale. The irrigation scheme was completed in the 1920s. The church continued to hold services until recently, but early in 2016 it was sold into private ownershop. The timber WC building located near the rear boundary is an example of a once very typical and necessary facility provided at community meeting places such as churches and halls, prior to septic tanks or sewerage systems being built, but they are now rare. (Criteria A & B)

The former Boisdale Uniting Church **is aesthetically significant at a local level** as a representative architectural example of an intact Interwar Arts and Crafts church. The notable features of the picturesque style include the steep gabled roof, weatherboard cladding, the gabled-ends with their decorative lobed bargeboards and turned timber finials, pendants and cross beam, and the timber framed and ledged doors. Also notable is the unique design of the porch and nave windows. They are square-headed windows to with moulded frames and a plain sill; set within is a semicircular-arched window. The windows to the facade and porch have a single-pane of coloured glass. The windows to the nave have clear glass in three parts; the top portion being a round arched hopper window. The interior has timber lined walls and a timber-lined coved ceiling, with large timber brackets. The interior space and historic finishes of the nave are imbued with the rituals and aesthetics associated with worship, marriages, christenings and funerals. The interior of the nave is entirely lined with timber boards (overpainted in white) with a coved ceiling, metal trusses and decorative timber trusses. Round decorative cast iron (?) vents are located in the ceiling with the metal trusses supported through the middle of them. The aesthetics of the picturesque church and site is enhanced by the landscape setting of mature exotic trees. (Criterion D)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundary as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	Yes
Outbuildings or fences which are not exempt under Clause 43.01-3	Yes, WC building
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay

KEY

Recommended for Heritage Overlay

Title boundary

Boisdale Uniting Church
1 Main St, Boisdale

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

History

Locality history

The following is based on information taken from the *Wellington Shire Thematic Environmental History* (Context 2005:7-8, 41), unless otherwise cited:

In 1842, New South Wales squatter Lachlan Macalister established the Boisdale Run in the region. Macalister named a sheep fold on the run 'Mafra' after one of Macalister's properties in New South Wales (which was named after a town in Portugal), from which the town to the south would take its name. The name Boisdale was derived from the Scottish Hebrides islands (Fletcher & Kennett 2005:60). In 1850, John Foster took over the lease of the Boisdale run, which was just one of the many runs in Gippsland for which he held the lease. After selection in 1861, Foster retained control of about 6,000 acres in Boisdale, by amalgamating the Boisdale Run pre-emptive right purchase with their adjoining runs on the Avon River, in Dargo and Castelburn, and by dummying adjacent land in different names. Boisdale formed part the Shire of Maffra when it was established in 1875.

Two sons, John and Askin Foster inherited the property, and in 1892 Askin Foster took over management of the grazing property. In the 1890s they promoted the policy of the intensive use of their land and converted their enterprise from grazing to dairying. They subdivided a large section of the Boisdale Estate into 35 dairy farms of 120-160 acres each. On each of the farms the Fosters built a house (those built before 1901 were weatherboard but later houses were built in brick after a kiln was established on the property), stables, milking shed and silos. In 1900, the Foster Brothers built a butter and cheese factory on the main street of Boisdale Estate to process the milk produced on the farms, and houses to accommodate the factory workers along the main street, creating the town of Boisdale, in essence an estate village. By 1901, there were 31 occupied farms, and eventually 35. This private settlement scheme brought an influx of population and the town soon had a general store and bakery, butchers, confectionary shop, stables, blacksmiths and wheelwrights, and a public hall. The Fosters built a large home designed by architect Guyon Purchas on the ridge overlooking their enterprise. Sale architect George Cain was engaged to help with the development, designing Boisdale buildings for the Fosters (Context 2005:7-8; Fletcher & Kennett 2005:60).

In 1911, the Closer Settlement Board (CSB) purchased 2,500 acres of the Foster's estate for a more intensive subdivision and carved the land into 57 allotments averaging around 40 acres, many of which were occupied quickly. Besides promoting intensive land use, the CSB had another motive - to assist the ailing sugar beet factory in Maffra, by compelling the new closer settlers to grow 10 acres of sugar beet on their allotments. There was a further transformation of the landscape: four roomed cottages were built, paddocks were prepared for cultivation and fences defined the new farms. The scheme was ill-conceived with the allotments being too small and the rainfall inadequate for beet growing. The solution was to build an irrigation scheme based on a weir at Glenmaggie on the Macalister River and irrigate extensive areas of the river flats around Maffra and Sale. The irrigation scheme was completed in the 1920s and ultimately supported the dairy industry.

Church services for local denominations were held in the public hall when it opened in 1904, before the Uniting church was built in 1921 and St George's Anglican church was relocated to the north of the town from Llowalong in 1953. By the 1940s, dairying had become the prime industry in the area and the Maffra beet sugar factory closed in 1946. A consolidated school, formed by the amalgamation of six small schools in Boisdale and the Boisdale Estate, opened in 1951 providing primary and secondary education with a focus on agriculture.

The process of closer settlement has formed a significant cultural landscape at Boisdale. Many of the farm houses and stables of the Foster subdivision dating from the late 1890s have survived, as have some of the closer settlement cottages. The cottages on Malcolm's Road, most of them extended into bigger houses, document the early twentieth century belief that small allotments could make viable farms. The factory workers' cottages, blacksmiths and stables remain in the village of Boisdale, and

the hall built by the Foster family in 1904 is still a prominent landmark and community hub. The Main Channel, an artery of the irrigation system taking water from the Glenmaggie Weir to the irrigation outpost of Clydebank, is suspended behind the farms on Boisdale's western boundary (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). Boisdale remains the small town centre of a closely settled farming community. The former dairy farms surrounding Boisdale now largely serve as vegetable farms (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

Thematic context

The following is based on information taken from the *Wellington Shire Thematic History* (Context 2005:45):

In many towns throughout the shire, churches occupy prominent sites, illustrating their importance to the community that built them. Complexes consisting of churches, halls, residences and schools have evolved. They are places where people have performed some of their most important ceremonies, and often contain memorials to local people through stained glass windows, monuments and plaques.

The first church services took place in private homes, schools and halls, held by travelling clergyman and parsons who travelled Gippsland and tended to all denominations. The Reverend E.G. Pryce, based in Cooma, made two sweeping journeys into Gippsland from the Monaro in the 1840s, conducting marriages and baptisms as he went. When Bishop Perry, the Anglican bishop of Melbourne, visited Gippsland in 1847, he chose a site for a church at Tarraville. The church, designed by J.H.W. Pettit and surveyor George Hastings, was opened in 1856. Still standing near the Tarra River, it is an evocative reminder of the early settlement period when settlers began transplanting the institutions that they knew from Britain, replicating the architecture.

Selection lead to many new settlements and reserves for churches were gazetted, or land was donated by local parishioners for the purpose. Churches were built throughout the shire in the Anglican and Catholic, and Presbyterian and Methodists (later Uniting) denominations. Building churches was the result of a significant community effort, often in the acquisition of land, and in the construction and furnishing of the churches.

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

9. Developing Cultural Institutions and Way of Life

- 9.1 Religion

Place history

The Boisdale Methodist Church commenced holding services c1900 in the school house on Football Lane (BHG) before both the Presbyterian and Methodist congregations held services at the Boisdale Public Hall when it opened in 1904 (*Gippsland Times*, 11 Sep 1933:6; *Maffra Spectator*, 10 May 1909:2; Vic Places). The Presbyterian and Methodist parishioners in Boisdale were joined in a united choir from at least 1911 (*Maffra Spectator*, 10 Aug 1911:3).

The existing church at the southern end of the town of Boisdale was built in 1921 on land donated by Mrs Askin Foster to the Presbyterian Church. Following a meeting with the Presbyterian and Methodist clergy and local parishioners, it was decided that the church would be built to serve both denominations, with both denominations funding the build (BDPA & BDHG, 2011). A 'standard plan' was prepared by the Assembly's Architectural Committee (*Maffra Spectator* 12 Jul 1920:4) and in June 1921, builder Leo Little won the tender to construct the church, which was officially opened on 25

January 1922 (BDPA & BDHG, 2011). The church appears to continue to hold services until recently, but was sold to a local artist in 2016 (MDHS facebook page).

Sources

Boisdale History Group (BHG), collection: historical information and photos generously provided by Helen Montague, provided April 2016.

Boisdale & District Progress Association Inc. (BDPA) & Boisdale & District History Group (BDHG) (2011), 'Historic Boisdale Township' pamphlet (duplicated on plaques in town). Sourced from Roy W. Powell (1968), *Back to Boisdale*.

Context Pty Ltd (2005), *Wellington Shire Heritage Study Thematic Environmental History*, prepared for Wellington Shire Council

Fletcher, Meredith & Linda Kennett (2005), Wellington Landscapes, *History and Heritage in a Gippsland Shire*, Maffra.

Gippsland Times

Maffra Spectator

Victorian Places (2014), 'Boisdale', <http://www.victorianplaces.com.au/>, accessed 12 Dec 2015.

Maffra & District Historical Society (MDHS) facebook page.

Description

This section describes the place in 2016. Refer to the Place History for important details describing historical changes to the physical fabric.

The 1921 church is located at the southern end of the main street of Boisdale. The church was built during the Interwar period and reflects the Arts and Crafts architectural style.

Figure D1. The church is set back in a small lot, with mature exotic trees on the southern boundary. The weatherboard church is rectangular in plan with an entrance porch at the centre of the facade. The 1921 church is in fair-poor condition but retains a very high level of integrity.

In the far north-west corner of the lot is a small weatherboard outhouse. The stumps of mature exotic trees (probably Monterey pines or cypresses) remain along the rear boundaries, indicating earlier landscaping elements since removed.

Figure D2. The gabled roof is clad with lapped corrugated iron with one long vent to the ridge. The gabled-ends have simple decorative lobed bargeboards, and a turned timber finial at the apex of the gable, which extends below to a pendant, attached to a cross beam. The small entrance porch has a gabled roof and a pair of timber framed and ledged doors on its south side. The unique windows to the nave and porch have square-headed, moulded frames with a plain sill; set within is a semicircular-arched window. The windows to the facade and porch have a single-pane of coloured glass.

Figure D3. The side elevations comprise three tall windows, with small vents in-between. The windows to the nave have clear glass in three parts; the top portion being a round arched hopper window (not all are original).

To the rear (west) of the church is a later skillioned-roof weatherboard addition (which is not significant) with groups of square-headed windows with one-over-one double hung sash windows. An entrance door is located off its north elevation.

Figure D4. The interior of the nave is entirely lined with timber boards (overpainted in white) with a coved ceiling, metal trusses and decorative timber trusses. Round decorative cast iron (?) vents are located in the ceiling with the metal trusses supported through the middle of them.

Figure D1. The church is set back in a small lot, with mature exotic trees on the southern boundary. The weatherboard church is rectangular in plan with an entrance porch at the centre of the façade and the WC is on the far right of the photo.

Figure D2. The gabled roof is clad with lapped corrugated iron and both the gabled-ends have simple lobed bargeboards, and a turned timber finial and pendant attaching to a horizontal member below. The entrance porch has a gabled roof and a pair of timber framed and ledged doors on the south side. The unique windows to the facade and porch have a single-pane of coloured glass.

Figure D3. The side elevations comprise three tall windows, with small vents in-between. The windows to the nave have clear glass in three parts; the top portion being a hopper window. The central window has an open hopper in the photo above (not all windows are original). To the rear of the church is the later skillioned-roof addition which is not significant.

Figure D4. The timber-lined interior of the church with its coved ceiling, metal trusses, decorative metal ceiling vents and decorative timber trusses. (BHG).

Sources

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

Boisdale History Group (BHG), collection: photos generously provided by Helen Montague, provided April 2016.

Comparative analysis

Arts & Crafts

During the Federation and Interwar eras (c1890 to 1944), the Arts and Crafts style was very popular in most small communities in Victoria, particularly for halls and churches, as it achieved an aesthetically picturesque building, using local materials, usually timber, for low cost. As many hand crafted embellishments as desired, or that could be afforded, could be applied to the basic rectangular plan forms with steeply pitched gable roofs. Furthermore, these decorative features were able to be created by local carpenter craftsmen or builders and therefore, they often took advantage of their particular individual skills. Earlier, in the Victorian era (1840s to 1890) similar picturesque styled churches and halls were built, but they are usually distinguished from the later eras, with gothic styled elements. The interiors of the Boisdale and Cowwarr timber churches are timber lined, and two of them have retained the unpainted linings, but the Boisdale one has been overpainted in white.

BOISDALE: There are only two church buildings in Boisdale, and both are timber Interwar Arts and Crafts buildings. St George's Anglican Church was originally built in 1924 as a memorial church in Llowalong and moved to Boisdale in 1953. Therefore the former 1921 Boisdale Uniting Church is the earliest church built in Boisdale; it is a typical example of an Interwar Arts and Crafts building but has unique timber framed round headed windows and it has very high level of integrity.

BRIAGOLONG: There are three church buildings in Briagolong, two are red brick buildings while the 1874 Uniting Church is the only timber church in the town, designed in the Victorian Arts and Crafts style. The Briagolong Uniting Church was built almost 50 years earlier than the Boisdale Uniting Church (1921), but it is very altered in comparison to the timber church in Boisdale, which has very high integrity.

COWWARR: There are only two buildings built as churches in Cowwarr, one being the modest timber Christ Church built in 1901 which is now a privately owned interdenominational church. It is the only timber church in the town and retains a very high level of integrity, designed in the Federation Carpenter Gothic style. The interior of this building is lined entirely with unpainted red pine with excellent carpentry and integrity. The other building is a substantial brick rendered Catholic Church, with brick vestry and timber hall.

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

1. **Setting** (views, fencing, landscaping, paths, trees, streetscape)
   1.1. Retain clear views of the front section and side elevations from along Main street.
   1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.

1.3. New interpretation storyboards, should be placed to the side of the building not directly in front of it.

1.4. Paving

1.4.1. For Interwar era historic buildings, appropriate paving could be pressed granitic sand, asphalt or concrete. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Arts and Crafts style.

2. **Additions And New Structures**

2.1. New structures should be restricted to the rear of the property as shown in the blue polygon on the aerial map. The skillion roofed extension at the rear is not significant and can be demolished.

2.2. The WC building could be adapted for a new purpose (e.g. a garden shed) and relocated on the site, if necessary.

1.1. Sympathetic extensions are preferred. E.g. New parts that are in the same view lines as the historic building as seen from Main Street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip roofs, rectangular timber framed windows with a vertical axis, but parts not visible in those views could be of any design, colours and materials.

1.2. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic timber building.

1.3. Avoid hard paths against the walls. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and the wall with very course gravel to allow moisture to evaporate from the base of the wall.

1.4. New garden beds

1.4.1. These should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

1. Accessibility

1.1. Ramps

1.1.1. Removable ramp construction

1.1.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor which will allow the wall structure to evaporate moisture and reduce termite and rot attack to the subfloor structure.

1.1.1.2. If it is constructed with the concrete next to brick walls this may cause damp problems in the future.

1.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.

1.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

1.2. Metal bannisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefor they are a suitable design for an accessible addition.

3. **Reconstruction and Restoration**

If an opportunity arises, consider restoring and reconstructing the following:

3.1. Roofing, spouting and down pipes

3.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.

3.1.2. Do not use Zincalume or Colorbond.

3.1.3. Use ogee profile spouting, and round diameter down pipes.

3.2. Fences

3.2.1. Construct a timber picket fence 1.4m high or lower, across the front boundary.

3.3. Paint and Colours

3.3.1. It is recommended to paint the exterior of the building using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.

1. Care and Maintenance

1.1. Key References

1.1.1. Further assistance is available from the Shire's heritage advisor.

1.2. Joinery

1.2.1. The original external timber doors and windows require careful repair and painting. It is important to repair rather than replace when possible, as this retains the historic fabric.

1.3. Roofing, spouting and down pipes

1.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.

1.3.2. Do not use Zincalume or Colorbond.

1.3.3. Use Ogee profile spouting, and round diameter down pipes.

4. Water Damage

4.1. Various timbers are rotting and this is entirely due to a lack of timely maintenance. In particular, the gutters are corroded which has allowed a lot of water to splash and pool around the building, the paint is peeling off and not providing protection for the timber, the sub floor ventilation is blocked by a build up of the ground level.

4.2. Always remove the **source** of the water damage first.

4.3. This may involve the lowering of the ground outside so that it is lower than the ground level inside the building under the floor, installation of agricultural drains, and running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.

4.4. Damp would be exacerbated by watering plants near the walls.

4.5. Ensure good subfloor ventilation is maintained at all times to reduce the habitat for termites and rot of the subfloor structure. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level

is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they will breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

5. Services

5.1. Ensure new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device.

6. **The following permit exemptions for the interior are recommended**.

6.1. Installation, removal or replacement of projection and sound equipment, providing they do not adversely impact on significant elements, or involve structural alterations.

6.2. Painting of previously painted walls and ceilings in appropriate heritage colour schemes, provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.

6.3. Installation, removal or replacement of carpets and/or flexible floor coverings.

6.4. Installation, removal or replacement of screens or curtains, curtain tracks, rods and blinds, other than where structural alterations are required.

6.5. Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art works.

6.6. Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.

6.7. Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.

6.8. Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like on plaster surfaces.

6.9. Installation, removal or replacement of bulk insulation in the roof space.

6.10. Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.

6.11. Installation of new fire hydrant services including sprinklers, fire doors and elements affixed to plaster surfaces.

6.12. Installation, removal or replacement of electrical wiring.

Resources

Wellington Shire Heritage Advisor

These following fact sheets contain practical and easy-to-understand information about the care and preservation of war heritage and memorabilia commonly found in local communities across Victoria. They can be downloaded at <http://www.dpc.vic.gov.au/index.php/veterans/victorian-veterans-virtual-museum/preserving-veterans-heritage/preserving-war-heritage-and-memorabilia>:

- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Useful-resources-and-contacts.

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

KEY

Recommended for Heritage Overlay

Title boundary

Boisdale Uniting Church
1 Main St, Boisdale

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

Locality:	**BOISDALE**
Place address:	**30 & 32-34 MAIN STREET**
Citation date	2016
Place type (when built):	Store, bakery, residence
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No
Place name:	**General Store, Bakery (former) and House**

Architectural Style:	Federation Free style
Designer / Architect:	George H. Cain
Construction Date:	1902

Statement of Significance

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

What is significant?

The General Store, Bakery and House at 30 & 32-34 Main Street, Boisdale, are significant. The original form, materials and detailing of each building as constructed in 1902 are significant.

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

How is it significant?

The General Store, Bakery and House are locally significant for their historical and aesthetic values to the Shire of Wellington.

Why is it significant?

The General Store, Bakery and House are **historically significant at a local level** as they illustrate the earliest period of Boisdale township, the private development of brothers John and Askin Foster. The brothers subdivided their land in Boisdale and created 35 dairy farms of 120-160 acres each. In 1900, Foster brothers built a Cheese and Butter Factory on the main street of Boisdale to process the milk produced on the farms, and then houses to accommodate the factory workers, creating the town of Boisdale, in essence an estate village. The general store, house and the bakery were some of the first buildings constructed in the town, designed by architect George Henry Cain, who called for tenders for the construction of a brick shop, dwelling and bakehouse in May 1902, which were subsequently built the same year. The general store had a number of occupants until it ceased trading in 1999 and became a private residence, while the associated house has continually served as a private residence. The bakehouse operated as part of the general store and is known to have closed for a period, but was reopened in 1928 by Alan Duffy as a separate business. It ceased operating as a bakehouse c1965. The bakery was built with an oven made by 'Small & Shattell, Bakery Engineers, Melbourne'. The three 1902 buildings are significant for their association with Sale architect George Henry Cain, who was engaged to design the Boisdale Estate dairy farm houses as well as various buildings and workers houses in the Boisdale village. (Criteria A & H)

The General Store, Bakery and House are **aesthetically significant at a local level** as an intact group of associated buildings comprising a general store, bakery and associated residence, designed by architect George H Cain in 1902 in the Federation Free style, to serve the Boisdale Estate. The brick (overpainted) general store is rectangular in plan with a hipped roof clad in corrugated iron. The Federation Free style is reflected in architectural details of the store, including the tall parapet to the facade which has simple Classical mouldings and a small pediment above the main entrance. The parapet has the (recently) painted words 'BOISDALE 1907 GENERAL STORE' over earlier text. Also significant are the engaged rendered pilasters (overpainted) which extend from the ground level to the cornice moulding above the verandah and continue to the parapet, the original highlights to the main entrance and the original elements of the verandah that includes the skillion-profile roof clad with corrugated iron (and its timber framework), and the vertical panelling to the top section of the sides (overclad). (Criteria D & E)

The significant architectural elements of the 1902 residence are the hip-and-gable roof clad in corrugated iron, the two corbelled brick (unpainted) chimneys, projecting gabled-bay to the right of the facade and the recessed section to the left comprising an entrance door (behind a modern security door) with a highlight, and six-over-six sash window with a segmental-arched opening. The significant architectural elements of the 1902 bakery are the retained face-brick walls and brick construction, the pitched roof clad in corrugated iron, corbelled brick chimney on the northern roof

plane and the original openings on the north elevation with radiating brick voussoirs above, and the retained six-paned sashes. Also significant is original oven structure and cast-iron doors made by 'Small & Shattell, Bakery Engineers, Melbourne'. The views of the complex of bakery, store and house from Main Street are significant and needs to be retained (Criteria D & E)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the boundaries as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes, oven and doors in bakery
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay

KEY

Recommended for Heritage Overlay

Title boundary

General Store, house and bakery
30-34 Main St, Boisdale

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

History

Locality history

The following is based on information taken from the *Wellington Shire Thematic Environmental History* (Context 2005:7-8, 41), unless otherwise cited:

In 1842, New South Wales squatter Lachlan Macalister established the Boisdale Run in the region. Macalister named a sheep fold on the run 'Mafra' after one of Macalister's properties in New South Wales (which was named after a town in Portugal), from which the town to the south would take its name. The name Boisdale was derived from the Scottish Hebrides islands (Fletcher & Kennett 2005:60). In 1850, John Foster took over the lease of the Boisdale run, which was just one of the many runs in Gippsland for which he held the lease. After selection in 1861, Foster retained control of about 6,000 acres in Boisdale, by amalgamating the Boisdale Run pre-emptive right purchase with their adjoining runs on the Avon River, in Dargo and Castelburn, and by dummying adjacent land in different names. Boisdale formed part the Shire of Maffra when it was established in 1875.

Two sons, John and Askin Foster inherited the property, and in 1892 Askin Foster took over management of the grazing property. In the 1890s they promoted the policy of the intensive use of their land and converted their enterprise from grazing to dairying. They subdivided a large section of the Boisdale Estate into 35 dairy farms of 120-160 acres each. On each of the farms the Fosters built a house (those built before 1901 were weatherboard but later houses were built in brick after a kiln was established on the property), stables, milking shed and silos. In 1900, the Foster Brothers built a butter and cheese factory on the main street of Boisdale Estate to process the milk produced on the farms, and houses to accommodate the factory workers along the main street, creating the town of Boisdale, in essence an estate village. By 1901, there were 31 occupied farms, and eventually 35. This private settlement scheme brought an influx of population and the town soon had a general store and bakery, butchers, confectionary shop, stables, blacksmiths and wheelwrights, and a public hall. The Fosters built a large home designed by architect Guyon Purchas on the ridge overlooking their enterprise. Sale architect George Cain was engaged to help with the development, designing Boisdale buildings for the Fosters (Context 2005:7-8; Fletcher & Kennett 2005:60).

In 1911, the Closer Settlement Board (CSB) purchased 2,500 acres of the Foster's estate for a more intensive subdivision and carved the land into 57 allotments averaging around 40 acres, many of which were occupied quickly. Besides promoting intensive land use, the CSB had another motive - to assist the ailing sugar beet factory in Maffra, by compelling the new closer settlers to grow 10 acres of sugar beet on their allotments. There was a further transformation of the landscape: four roomed cottages were built, paddocks were prepared for cultivation and fences defined the new farms. The scheme was ill-conceived with the allotments being too small and the rainfall inadequate for beet growing. The solution was to build an irrigation scheme based on a weir at Glenmaggie on the Macalister River and irrigate extensive areas of the river flats around Maffra and Sale. The irrigation scheme was completed in the 1920s and ultimately supported the dairy industry.

Church services for local denominations were held in the public hall when it opened in 1904, before the Uniting church was built in 1921 and St George's Anglican church was relocated to the north of the town from Llowalong in 1953. By the 1940s, dairying had become the prime industry in the area and the Maffra beet sugar factory closed in 1946. A consolidated school, formed by the amalgamation of six small schools in Boisdale and the Boisdale Estate, opened in 1951 providing primary and secondary education with a focus on agriculture.

The process of closer settlement has formed a significant cultural landscape at Boisdale. Many of the farm houses and stables of the Foster subdivision dating from the late 1890s have survived, as have some of the closer settlement cottages. The cottages on Malcolm's Road, most of them extended into bigger houses, document the early twentieth century belief that small allotments could make viable farms. The factory workers' cottages, blacksmiths and stables remain in the village of Boisdale, and

the hall built by the Foster family in 1904 is still a prominent landmark and community hub. The Main Channel, an artery of the irrigation system taking water from the Glenmaggie Weir to the irrigation outpost of Clydebank, is suspended behind the farms on Boisdale's western boundary (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). Boisdale remains the small town centre of a closely settled farming community. The former dairy farms surrounding Boisdale now largely serve as vegetable farms (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

2. Settling the Land

- 2.1 Phases of Land Settlement; Closer Settlement

Place history

The general store, house and the bakery were some of the first buildings constructed in the town, for A. M. (Askin Morrison) Foster, owner and developer of the Boisdale Estate. Architect G. H. Cain, of Sale, called for tenders for the construction of a brick shop, dwelling and bakehouse in May 1902 (BDPA & BDHG, 2011).

The bakery is located to the right and beyond the rear of the general store, while the residence is immediately to the north of the store. In 2015, the store and house are addressed as 32-24 Main Street, while the bakehouse is located at 30 Main Street.

General Store

The general store was built in 1902 for Askin Morrison Foster (BDPA & BDHG, 2011). In 1941, the 'brick general store and storeroom adjoining' was advertised for sale. The 'storeroom' was advertised with '6 living rooms attached, Bathroom, Brick Stable, Garage and Outhouses'. The Baker's Shop and Bake House with four rooms (presumably the house at 30 Main Street), was advertised for sale separately at this date (*Gippsland Times*, 9 Jan 1941:8). A modern aerial suggests that these early outbuildings do not remain. The shop front has been altered at a later date.

An early photo (Figure H1) of the general store and associated residence dates to c1910, not long after they were constructed in 1902. The general store was face-brick with two large windows either side the main entrance (since replaced with shorter, similar windows) and a second door at the right of the shopfront (since altered). To the right of the general store was a large timber gate, allowing access to the bakery to the rear (BHG).

A photo dating to 1970 (Figure H2) showed that the general store had been overpainted by this date and the shopfront openings altered. The words 'General Store' (and otherwise illegible words) were painted in the parapet. There is a hipped roof behind the parapet. The front of the verandah had a deeper sign board and the sides of the verandah were extended down to match the front sign board, and had the words 'Boisdale General Store' on the north side, with Shell slogans along the front. Two petrol bowsers were located to the left of the verandah, in front of the brick extension of the house, indicating it served as a petrol station. Signs were attached to the roof of the verandah. By this date, the verandah posts were altered, as Figure H2 showed that they had thick capitals just below the deep signboard, and were much wider than the original posts in Figure H1. The openings of the shop front had been altered by this date.

The store had a number of occupants until it ceased trading in 1999 and became a private residence (BDPA & BDHG, 2011). In 2015, the parapet of the store reads 'Boisdale 1907 General Store'.

House

The residence immediately to the north elevation of the general store was built in 1902, for Askin Morrison Foster (BDPA & BDHG, 2011).

An early photo (Figure H1) of the general store and associated residence dates to c1910, not long after they were constructed in 1902. The house was face-brick with a verandah that continued along the whole of the facade, stepping around the projecting gabled-bay to the right. The verandah had a simple, slightly arched timber valence between the timber posts. The gabled-end of the bay had vertical timber strapping and a wide timber bargeboards with a small finial at the peak. The front boundary was lined with a timber picket fence (BHG).

The photo dating to 1970 (Figure H2) showed that the brick addition constructed in front of the house gable-end to the house (that meets the front boundary) was constructed by this date. Two petrol bowsers were located in front of the addition. A brick fence along the front boundary continued from the addition (Vic Places). The store also served as a post office agency (NAA).

Later additions were built to the rear (east) of the house.

Bakery

The brick bakery was also built in 1902, for A. M. Foster (BDPA & BDHG, 2011).

The bakehouse operated as part of the general store and is known to have closed for a period, but was reopened in 1928 by Alan Duffy as a separate business. Other bakers who occupied the bakery included the McKernan Bros., Jim McKay, Monty Cameron and C. & L. Tobias (BDPA & BDHG, 2011). In 2015, the original oven remains within the bakery, made by 'Small & Shattell, Bakery Engineers, Melbourne'. The bakery ceased operating c1965.

An early photo of the bakery (Figure H3) showed the north elevation of the bakery in its original context and form. It had a hipped roof and two entrances and two windows on the north elevation (since altered). The oven section had the large braces to the exterior, which remain in 2015 and originally served to brace the walls from the weight of the sand above the oven (2015 owner of the bakery). The owner in 2015 noted that over 6 feet of sand was recently removed from on top of the bakery oven, which was the original insulation.

The bakery was later extended to the south, with the addition built with vermiculated concrete blocks made in Maffra. To allow for the addition, the original roofline was altered from a hipped to a gabled roof, and the southern roof plane extended. The original northern brick elevation was retained on the interior of the addition. Three of the openings on the north elevation have been altered (Figure H3).

George H. Cain, architect

George Henry Cain was educated at Gippsland College, Sale, and apprenticed with builders E & W Lyon of Prahran. He was later articled to architect J.H.W. Pettit of Sale before he commenced his own architectural practice at Sale in 1897 (AAI, record nos. 3686; 1446). A major commission was for the Foster brothers, owners and developers of the Boisdale Estate. Cain was engaged to design the Boisdale Estate dairy farm houses as well as buildings and workers houses in the Boisdale village, which included the general store, adjoining house and bakery (1902) and the Public Hall (1904).

Cain was also commissioned to design the workers cottages on Kilmaney Park in Sale (AAI, record no. 30538). Cain also designed St Mary's Church of England and Sunday School in Mirboo North (Helms & Westmore 2004), and the Carpenter Gothic Christ Church in Nilma in 1908, as the Diocesan Architect of Sale (Context 2006). He was elected as a Shire Councillor in 1911, but shortly after, he left Sale to form a partnership with other architects (*Gippsland Times*, 11 Dec 1911:3). By 1913, Cain had formed the firm Clegg, Miller and Cain (AAI, record no. 1448).

Figure H1. A photo of the general store and associated house c1910, soon after they were built, in their original forms (BHG).

Figure H2. A photo of the general store, dating to 1970, with the brick addition to the residence, to the left (Victorian Places).

Figure H3. An early photo of the bakery, viewed from the north. It had a hipped roof and two entrances and two windows on the north elevation. The oven section had the large braces to the exterior (2015 owner of the bakery).

Sources

Australian Architectural Index (AAI), Miles Lewis, <https://aai.app.unimelb.edu.au/>, accessed Jan 2016. Some records citing *Cyclopedia of Victoria.*

Boisdale & District Progress Association Inc. (BDPA) & Boisdale & District History Group (BDHG) (2011), 'Historic Boisdale Township' pamphlet (duplicated on plaques in town). Sourced from Roy W. Powell (1968), *Back to Boisdale*.

Boisdale History Group (BHG), photos generously supplied by Helen Montague.

Context Pty Ltd (2005), *Wellington Shire Heritage Study Thematic Environmental History*, prepared for Wellington Shire Council

Context Pty Ltd (2006), *Baw Baw Heritage Study Stage 1*, 'Christ Church (former)' at Bloomfield Road, Nilma.

Fletcher, Meredith & Linda Kennett (2005), Wellington Landscapes, *History and Heritage in a Gippsland Shire*, Maffra.

Gippsland Times

Helms, David & Trevor Westmore (2004), *South Gippsland Heritage Study*, 'St Mary's Church Of England & Parish Hall' at 112 Ridgway, Mirboo North.

Montague, Helen (2004), *Boisdale public hall 1904-2004, Bookings, Balls and Bazaars*, Maffra.

National Archives of Australia (NAA), 'NAA: B5919, 249', <http://recordsearch.naa.gov.au/>, accessed 15 Dec 2015.

Victorian Places, 'Boisdale, 1970', <http://www.victorianplaces.com.au/>, accessed 14 Dec 2015.

Description

This section describes the place in 2016. Refer to the Place History for important details describing historical changes to the physical fabric.

The general store, residence and bakery were built in 1902 in the Federation Free style. The general store is located on the front title boundary with the verandah extending over the pedestrian footpath. Immediately to the north is the associated residence, which has a small setback from the street. To the rear (south-east) of the store is the 1902 bakery built to serve the general store. In 2015, the store and house are addressed as 32-24 Main Street, while the bakery is part of 30 Main Street.

General Store

Figure D1 & Aerial. The brick general store is rectangular in plan with a hipped roof clad in corrugated iron. A tall parapet to the facade conceals the roof and has simple Classical mouldings and a small pediment above the main entrance. The parapet has the (modern) painted words 'BOISDALE 1907 GENERAL STORE' over remnants of earlier painted words. Engaged pilasters (rendered) extend from the ground level to a cornice moulding above the verandah, and continue onto the parapet. The main entrance to the store is in its original location (door behind a modern security doors) and retains its original highlight. The sections either side of the main entrance are rendered (an alteration) and contain large windows that were similar but shorter, than the originals they replaced. The brick wall at the right (south) of the facade, with its door, is a later alteration. The advertising boards hanging from the front of the verandah are a later addition and the verandah posts are altered. See Figure H1 for the original shopfront. Alterations to shopfronts are common place.

A large modern verandah has been constructed to the rear (east) of the store. Overall, the 1902 general store is in good condition (the paint to the parapet in poor condition) and retains a moderate-high level of integrity.

Figure D2. The general store is on the front title boundary and at the rear is the bakery (overpainted with a modern addition to the roof and to the right) painted white is to the rear (east). The south elevation of the store, is brick (overpainted) with no openings.

Figure D3. The verandah to the store retains the original skillion-roof clad with corrugated iron, supported by (later) larger stop-chamfered timber posts with timber capitals on a tall concrete base The verandah has vertical timbers to the top of the front and sides (overclad with sheets of fibro-cement sheet to the exterior) that form sign boards; the top section of cladding to the sides is original, the rest is a later addition (see Figure H1).

House

Figures D4 & D5. The residence has a hip-and-gable roof clad in corrugated iron and retains two corbelled brick (unpainted) chimneys. The 1902 building has a projecting gabled-bay to the right of the facade, with a recessed porch to the left, with an entrance door (behind a modern security door) with a highlight, and six-over-six sash window with a segmental-arched opening. A (later) flat-roofed verandah with brick piers and a brick balustrade dates to the Interwar period or later. See figure H1 for the original details of the facade.

A series of alterations and additions to the house, appear to have been an adaptation of the place to provide a petrol service (Fig H2). A small brick addition with a skillion roof (that projects off the store) and simple brick parapet projects from the south end of the facade, essentially extending the facade of the general store. The facade of this addition has an entrance door and window (this addition probably served as the office for the petrol bowsers, since removed). Extending from the addition along the front boundary of the house is a brick fence. The addition and fence date to the Interwar period or later.

The 1902 residence is in very good condition and retains a moderate-low level of integrity.

Bakery

Figure D6. The front elevation of the bakery, as seen from the street, unfortunately shows the large addition and painted 1902 elevation. The 1902 bakery is a brick construction with a roof clad in corrugated iron (originally hipped).

The bakery has a later addition to the south constructed of vermiculated concrete blocks. To allow for the addition, the 1902 hipped roof of the bakery was extended to form gables and skillion roofs, with the southern roof plane extended. The 1902 southern brick elevation was retained on the interior of the addition. The concrete block addition has small timber windows below the roofline. It also has aluminium-framed windows and entrances and modern porches at both ends.

Figure D7. A corbelled brick chimney remains on the northern roof plane. The north and east elevations of the bakery remain face-brick. The north end of the east elevation has recessed planes reinforced with early timber supports (that supported the weight of the sand on top of the oven). The north elevation originally had four openings, all with radiating brick voussoirs above and six-over-six sash windows (see Figure H3). Today, the two eastern window openings are original in size (one with a later window; one retaining an original six-paned sash). The eastern entrance door has been bricked up and the western entrance door has been replaced with a modern window and bricked up to the bottom section (see Figure H3).

The gabled-end on the east elevation is a later addition, as is the skillion roof below. Overall, the 1902 fabric of the bakery is in good condition, and retains a low medium-low of integrity.

Figure D8 & 9. The 1902 oven remains within with two original cast iron doors (painted over). The oven bears the name made by 'Small & Shattell, Bakery Engineers, Melbourne'.

Figure D1. The brick general store has a tall parapet to the facade conceals the roof and has simple Classical mouldings and a pediment above the main entrance. The parapet has the (modern) painted words 'BOISDALE 1907 GENERAL STORE' over remnants of earlier painted words.

Figure D2. The general store on the front title boundary and the bakery (overpainted with a modern addition) painted white to the rear (east).

Figure D3. The verandah to the store has a skillion-roof clad with corrugated iron, supported by large stop-chamfered timber posts with timber capitals (on a tall modern concrete base). The original timber frame is evident underneath. The top section of vertical timbers (sign board) to the sides of the verandah are original, the rest is a later addition.

Figure D4. The residence has a hip-and-gable roof clad in corrugated iron and retains two corbelled brick (unpainted) chimneys. A small brick addition with a skillion roof projects off the store, with a simple brick parapet to the south end of the facade, essentially extending the facade of the general store (dates to a later period).

Figure D5. The 1902 building has a projecting gabled-bay to the right of the facade, with a recessed porch to the left, with an entrance door (behind a modern security door) with a highlight, and six-over-six sash window with a segmental-arched opening. A flat-roofed verandah with brick piers and a brick balustrade probably date to the interwar period or later.

Figure D6. The front elevation of the bakery, as seen from the street, unfortunately shows the large addition and painted 1902 elevation. The addition to the south is constructed of vermiculated concrete blocks.

Figure D7. The north and east elevation of the 1902 brick bakery. A corbelled brick chimney remains on the northern roof plane. The north and east elevations of the bakery remain face-brick. The north end of the east elevation has recessed planes reinforced with early timber supports (that supported the weight of the sand on top of the oven). The north elevation originally had four openings, all with radiating brick voussoirs above.

Figure D8. The 1902 oven remains within with its original doors (painted over). The oven bears the name made by 'Small & Shattell, Bakery Engineers, Melbourne'.

Figure D9. The second opening of the 1902 oven.

Sources

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

Comparative Analysis

The three modest shops recommended for a Heritage Overlay in this study are all over 100 years old, located in small towns, Stratford and Boisdale, and although they all have some alterations (most are reversible) they are all highly visible in the street, and their form and detailing read as historic buildings in the streetscape. Other examples in the Shire that already have an individual Heritage Overlay include the much earlier shop and house in Port Albert (restored), and the very altered shop in York St, Sale. Importantly, all of these examples represent important historical commercial development in their respective towns. The larger city of Sale has several other modest historic shops protected as part of the Town Centre Heritage Precinct HO.

General Store, Bakery (former) and House, Boisdale – 1902 single-storey brick constructions in the Federation Free style. The verandah and shopfront to the store have been altered, while the house has a brick addition to the facade and has lost its original verandah and some detail to the gable end. The brick bakehouse retains its original oven and has a concrete block addition. While the three historically related buildings have undergone alterations, they are some of the earliest buildings built in Boisdale by the Fosters brothers. Recommended for the Heritage Overlay in this Study.

Comparable places:

Bakery (former), shop and residence, 20 Tyers Street, Stratford – c1880s Victorian Italianate timber house and c1890s-c1900 Federation Arts and Crafts shop and bakery. The brick bakehouse has some early alterations and additions. The timber house and attached corner shop are highly intact. The small corner shop retains its original verandah and shopfront windows which is unusual for a commercial building. Recommended for the Heritage Overlay in this Study.

Carter's Corner and Residence, 23 Tyers Street, Stratford - 1889 brick Victorian Italianate corner store with an attached residence and large contemporary outbuilding. The large corner shop has lost its original verandah but otherwise is intact. The attached house has lost its detail to the verandah (and has later infill) but is otherwise intact and in good condition. Recommended for the Heritage Overlay in this Study.

Robert's Drapers Shop (former), 63-65 Tarraville Road, Port Albert– c1860 Victorian weatherboard house with rendered brick shop with a later weatherboard parapet, and alterations including the removal of the parapets to the side elevations, slight alterations to the verandah and probably the shopfront windows. (HO119)

Shop, 184 York St, Sale – simple brick shop with an intact roof form and side walls visible from the street, and parts of the original shop front, although the verandah has been removed, the windows replaced and the brickwork overpainted. It is significant as one of three 19th century shops remaining in York Street. (HO202)

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when

considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

The main concern with the bakery building is that the sub floor vents are being blocked by grass and a build up the soil level, which creates a bridge for damp to bypass any damp proof course and be sucked up the brickwork by capillary action. Such seemingly minor matters will create chronic and very expensive and damaging consequences such as rising damp, mortar falling out, bricks disintegrating, and internal timber floor failure.

1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)
   - 1.1. Retain clear views of the front sections of all three buildings, and side elevations from along Main Street.
   - 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.
   - 1.3. New interpretation storyboards should be placed to the side of the buildings not directly in front of them, unless they are small such as the recently installed plaques.
   - 1.4. Paving
     - 1.4.1. For Federation era historic buildings, appropriate paving could be pressed granitic sand or asphalt. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Federation style.
     - 1.4.2. Ensure the asphalt or concrete does not adhere to the building itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the plinth, to ensure concrete does not adhere to it, and to allow expansion and joint movement and prevent water from seeping below the building.

7. **Additions and New Structures**
   - 7.1. New structures should be restricted to area shown in the blue polygon on the aerial map below.
   - 7.2. Sympathetic extensions are preferred. E.g. New parts that are in the same view lines as the historic building as seen from Main Street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip roofs, with rectangular timber framed windows with a vertical axis. But the parts that are not visible in those views could be of any design, colours and materials.
   - 7.3. Where possible, make changes that are easily reversible. E.g. The current needs might mean that a doorway in a brick wall is not used, or located where an extension is desired. Rather than bricking up the doorway, frame it up with timber and sheet it over with plaster, weatherboards, etc.
   - 7.4. To avoid damage to the brick walls, signs should be attached in such a way that they do not damage the brickwork. Preferably fix them into the mortar rather than the bricks.
   - 7.5. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic brick building.
   - 7.6. Avoid hard paths against the walls. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and wall with very coarse gravel to allow moisture to evaporate from the base of the wall. See section 7.
   - 7.7. New garden beds
     - 7.7.1. These should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden

bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

1. Accessibility

1.1. Ramps

1.1.1. Removable ramp construction

1.1.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor, which will allow the wall structure to evaporate moisture, reduce termite and rot attack to the subfloor structure and reduce rising damp in brick/stone walls.

1.1.1.2. If it is constructed of concrete next to brick walls this may cause damp problems in the future.

1.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.

1.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

1.2. Metal banisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefor they are a suitable design for an accessible addition.

2. **Reconstruction and Restoration**

2.1. If an opportunity arises, consider restoring and reconstructing the following.

2.2. House, store and bakery: Remove the paint chemically from the walls. See below for details.

2.3. House: Demolish the non-significant small brick room (which extends from the gable end of the house to the street boundary, and

2.3.1. demolish the front verandah and columns on the house and reconstruct the original design as seen in Fig. H1.

2.4. Bakery: Demolish the concrete block extension and reconstruct the hip roof on the bakery.

2.4.1. Remove the silver paint from the oven doors, etc. Contact the Shire's Heritage Advisor about the methods and products to use.

2.5. Roofing, spouting and down pipes for all 3 buildings.

2.5.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.

2.5.2. Don't use Zincalume or Colorbond.

2.5.3. Use Ogee profile spouting, and round diameter down pipes.

2.6. Verandah of the Store:

2.6.1. Remove the existing timber posts, capitals and concrete bases, and remove the paling boards which form the advertising extension under the verandah fascia board, around all three sides of the verandah. Reconstruct the original timber verandah posts. See Fig H1.

2.6.2. Reconstruct the original windows as per Fig H1.

2.7. Fences

2.7.1. Reconstruct the timber picket fence and gates in front of the house and bakery as per Fig H1.

8. Brick Walls

8.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand.

8.2. Paint and Colours (also see Paint Colours and Paint Removal)

8.2.1. It is recommended to paint the exterior timber work of the buildings using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.

8.2.2. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow the brick walls to 'breathe'.

8.2.3. Paint removal: It is strongly recommended that the paint be removed chemically from all the brickwork, (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. Never seal the bricks or render as that will create perpetual damp problems). Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years. Haymes Peelaway is a suitable chemical product to remove the paint.

8.3. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, alerting you to a damp problem (also see Water Damage and Damp)

8.4. Modern products: Do not use modern products on these historic brick and render as they will cause expensive damage. Use lime mortar to match existing.

8.5. **Do not seal** the brick and render with modern sealants or with paint. Solid masonry buildings **must be able to evaporate water** when water enters from leaking roofs, pipes, pooling of water, storms, etc. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, painting, and sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

1. Care and Maintenance

1.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.

1.2. Key References

1.2.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen, Council maintenance staff and designers.

1.2.2. Further assistance is available from the Shire's heritage advisor.

1.3. Roofing, spouting and down pipes

1.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.

1.3.2. Do not use Zincalume or Colorbond.

1.3.3. Use Ogee profile spouting, and round diameter down pipes.

1.4. Joinery

1.4.1. It is important to repair rather than replace where possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

9. Water Damage and Damp

9.1. Signs of damp in the walls include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork, existing patches with grey cement mortar , or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.

9.2. Always remove the **source** of the water damage first (see Care and Maintenance).

9.3. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.

9.4. Repairing damage from damp may involve lowering of the ground outside so that it is lower than the ground level inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.

9.5. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre away from walls.

9.6. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.

9.7. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they can breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

9.8. Engineering: If a structural engineer is required, it is recommended that one experienced with historic buildings and the Burra Charter principle of doing 'as little as possible but as much as necessary', be engaged. Some of them are listed on Heritage Victoria's Directory of Consultants and Contractors.

9.9. Never install a concrete floor inside a solid masonry building, as it will, after a year or so, cause long term chronic damp problems in the walls.

9.10. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts for hundreds of years. When it starts to powder, it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.

9.11. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

10. Paint Colours and Paint Removal

10.1. A permit is required if you wish to paint a previously unpainted exterior, and if you wish to change the colours from the existing colours.

10.2. Even if the existing colour scheme is not original, or appropriate for that style of architecture, repainting using the existing colours is considered maintenance and no planning permit is required.

10.3. If it is proposed to change the existing colour scheme, a planning permit is required and it

would be important to use colours that enhance the architectural style and age of the building.

10.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick and rendered surfaces, revealing the original finish.

10.5. Chemical removal of paint will not damage the surface of the bricks or render. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.

10.6. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render as that will create perpetual damp problems.

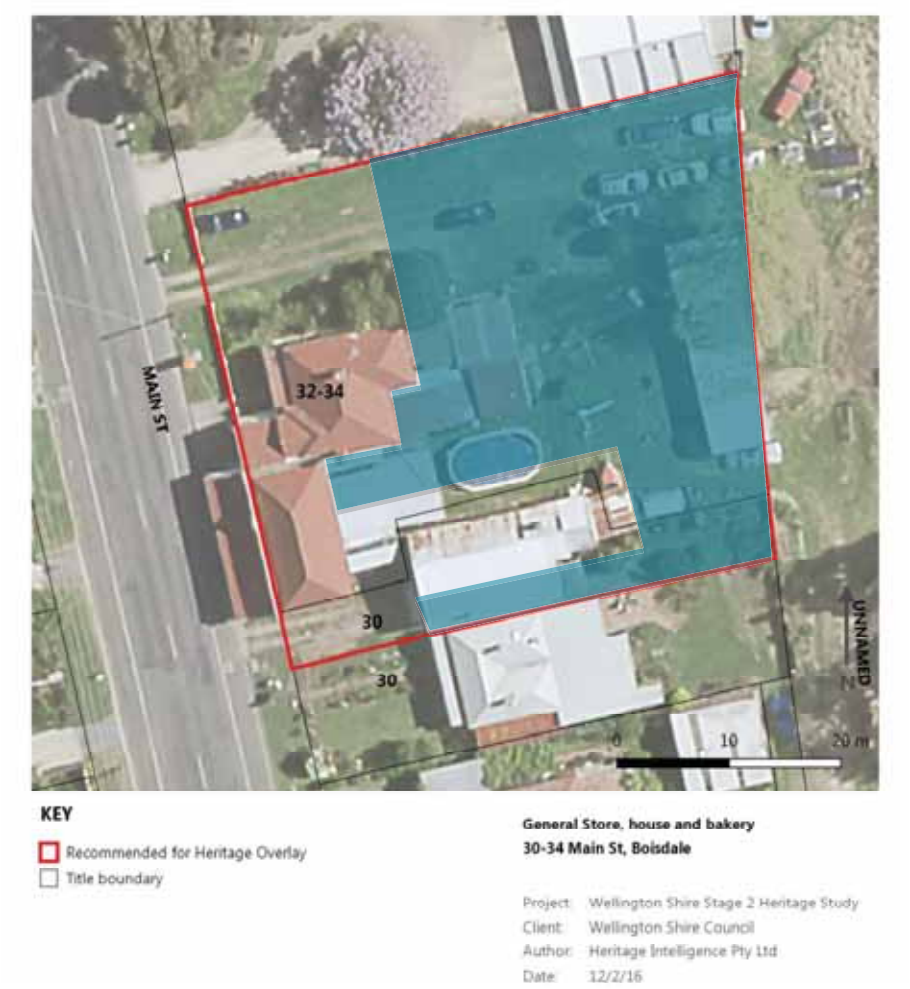
11. Services

11.1. Ensure new services and conduits, down pipes etc, are not conspicuous. Locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them, or enclose them behind a screen the same colour as the building fabric that also provides adequate ventilation around the device. Therefore, if a conduit goes up a red brick wall, it should be painted red, and when it passes over say, a cream coloured detail, it should be painted cream.

12. **Signage** (including new signage and locations and scale of adjacent advertising signage)

12.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

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



Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria. Download from their web site or ask Wellington Shire's heritage advisor to email a copy to you.

Locality:	**BOISDALE**
Place address:	**35-39 MAIN STREET**
Citation date	2016
Place type (when built):	Stables, blacksmiths, wheelwrights, residence
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No
Place name:	**Stables, Blacksmiths & Wheelwrights and Blacksmith's House (former)**

Architectural Style:	Federation Bungalow (residence), Federation vernacular (stables and blacksmith's)
Designer / Architect:	George Henry Cain (attributed)
Construction Date:	C1907 (blacksmiths & residence), c1910 (stables)

Statement of Significance

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

What is significant?

The former Stables (c1910) at 39 Main Street, the former Blacksmiths & Wheelwrights (c1907) at 37 Main Street and the former Blacksmith's House (c1907) at 35 Main Street, Boisdale, are significant. The original form, materials and detailing, as originally constructed, are significant. The timber picket fence in front of the blacksmith's house at 35 Main Street is significant.

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

How is it significant?

The former Stables, former Blacksmiths & Wheelwrights and former Blacksmith's House at 35-39 Main Street, Boisdale, are locally significant for their historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

The former Stables (c1910), former Blacksmiths & Wheelwrights (c1907) and former Blacksmith's House (c1907) are **historically significant at a local level** as they illustrate the early development of Boisdale, the private development of brothers John and Askin Foster. The brothers subdivided their land in Boisdale and created 35 dairy farms of 120-160 acres each. In 1900, Foster brothers built a Cheese and Butter Factory on the main street of Boisdale to process the milk produced on the farms, and then houses to accommodate the factory workers, creating the town of Boisdale, in essence an estate village. The former Blacksmiths & Wheelwrights building and former Blacksmith's House were built c1907 for blacksmith Bob Fraser. Fraser tended the horses for the Cheese and Butter Factory, originally sited opposite. The building served as a blacksmiths, and the house at no. 35 was occupied by the blacksmith, from their construction until 1951. As Boisdale lacked a hotel, the blacksmith's became the local's meeting place in town and along with the hall, was a popular social destination. The Stables was originally one of a pair of stable buildings, built for Askin M. Foster c1910, to serve the Cheese and Butter Factory opposite. (Criterion A & H)

The former Stables are **socially significant at a local level** as a community-owned building that was donated to the Boisdale community by the Fosters in 2007. The stables are being restored by the community through local working bees. (Criterion G)

The former Stables, former Blacksmiths & Wheelwrights and former Blacksmith's House **are aesthetically significant at a local level** as a row of historically related Federation era buildings located in their original context opposite the original site of the Foster's Cheese and Butter Factory. The visual link and views between the three buildings is significant and needs to be retained. (Criterion E)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundaries as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	Yes, fence at no. 35 Main St
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay

KEY

Recommended for Heritage Overlay

Title boundary

Stables, Blacksmiths & Wheelwrights and blacksmith's house
35-39 Main St, Boisdale

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

History

Locality history

The following is based on information taken from the *Wellington Shire Thematic Environmental History* (Context 2005:7-8, 41), unless otherwise cited:

In 1842, New South Wales squatter Lachlan Macalister established the Boisdale Run in the region. Macalister named a sheep fold on the run 'Mafra' after one of Macalister's properties in New South Wales (which was named after a town in Portugal), from which the town to the south would take its name. The name Boisdale was derived from the Scottish Hebrides islands (Fletcher & Kennett 2005:60). In 1850, John Foster took over the lease of the Boisdale run, which was just one of the many runs in Gippsland for which he held the lease. After selection in 1861, Foster retained control of about 6,000 acres in Boisdale, by amalgamating the Boisdale Run pre-emptive right purchase with their adjoining runs on the Avon River, in Dargo and Castelburn, and by dummying adjacent land in different names. Boisdale formed part the Shire of Maffra when it was established in 1875.

Two sons, John and Askin Foster inherited the property, and in 1892 Askin Foster took over management of the grazing property. In the 1890s they promoted the policy of the intensive use of their land and converted their enterprise from grazing to dairying. They subdivided a large section of the Boisdale Estate into 35 dairy farms of 120-160 acres each. On each of the farms the Fosters built a house (those built before 1901 were weatherboard but later houses were built in brick after a kiln was established on the property), stables, milking shed and silos. In 1900, the Foster Brothers built a butter and cheese factory on the main street of Boisdale Estate to process the milk produced on the farms, and houses to accommodate the factory workers along the main street, creating the town of Boisdale, in essence an estate village. By 1901, there were 31 occupied farms, and eventually 35. This private settlement scheme brought an influx of population and the town soon had a general store and bakery, butchers, confectionary shop, stables, blacksmiths and wheelwrights, and a public hall. The Fosters built a large home designed by architect Guyon Purchas on the ridge overlooking their enterprise. Sale architect George Cain was engaged to help with the development, designing Boisdale buildings for the Fosters (Context 2005:7-8; Fletcher & Kennett 2005:60).

In 1911, the Closer Settlement Board (CSB) purchased 2,500 acres of the Foster's estate for a more intensive subdivision and carved the land into 57 allotments averaging around 40 acres, many of which were occupied quickly. Besides promoting intensive land use, the CSB had another motive - to assist the ailing sugar beet factory in Maffra, by compelling the new closer settlers to grow 10 acres of sugar beet on their allotments. There was a further transformation of the landscape: four roomed cottages were built, paddocks were prepared for cultivation and fences defined the new farms. The scheme was ill-conceived with the allotments being too small and the rainfall inadequate for beet growing. The solution was to build an irrigation scheme based on a weir at Glenmaggie on the Macalister River and irrigate extensive areas of the river flats around Maffra and Sale. The irrigation scheme was completed in the 1920s and ultimately supported the dairy industry.

Church services for local denominations were held in the public hall when it opened in 1904, before the Uniting church was built in 1921 and St George's Anglican church was relocated to the north of the town from Llowalong in 1953. By the 1940s, dairying had become the prime industry in the area and the Maffra beet sugar factory closed in 1946. A consolidated school, formed by the amalgamation of six small schools in Boisdale and the Boisdale Estate, opened in 1951 providing primary and secondary education with a focus on agriculture.

The process of closer settlement has formed a significant cultural landscape at Boisdale. Many of the farm houses and stables of the Foster subdivision dating from the late 1890s have survived, as have some of the closer settlement cottages. The cottages on Malcolm's Road, most of them extended into bigger houses, document the early twentieth century belief that small allotments could make viable farms. The factory workers' cottages, blacksmiths and stables remain in the village of Boisdale, and

the hall built by the Foster family in 1904 is still a prominent landmark and community hub. The Main Channel, an artery of the irrigation system taking water from the Glenmaggie Weir to the irrigation outpost of Clydebank, is suspended behind the farms on Boisdale's western boundary (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). Boisdale remains the small town centre of a closely settled farming community. The former dairy farms surrounding Boisdale now largely serve as vegetable farms (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

2. Settling the Land

- 2.1 Phases of Land Settlement; Village Settlements

Place history

The stables, blacksmiths and wheelwrights, and blacksmiths house are situated in a row on the east side of Main Street, Boisdale.

Stables

The corrugated iron clad stables building at 39 Main Street was originally one of a pair of stable buildings, built for A. M. Foster c1910, to serve the Cheese and Butter Factory opposite. The remaining stables held up to 30 horses which were used to cart milk for the factory. During the peak production period of the factory, Stan Edge was in charge of the stables (BDPA & BDHG, 2011).

A photo dating to c1910 (Figure H1) showed the Cheese and Butter Factory and horse-drawn milk carts in the foreground, and part of the existing stables building in the background. The photo showed the stable with a large opening in the centre of the southern elevation and the clerestory along the ridge line (Pearce 1980:22).

A second larger stables building (located to the north of the existing building) housed the stallion, hay and grain for the horses. The building was also used by plumber Tom Johnstone, who was contracted by the Fosters to serve the local farms and houses, to store his plumbing supplies. This building was removed in the 1970s (BDPA & BDHG, 2011).

Between 1947 and 1952 Geoff Foley conducted a motor repair business from the existing stables (BDPA & BDHG, 2011). The words 'Motor Garage' and 'Shell Motor Spirit' can still be seen on the facade (the paint mostly worn away) in 2015.

Later photos, one of which dates to the 1980s (Figures H3 & H4), showed the facades of the two stables building (the northern building since removed) and the blacksmiths building. The stables building that was removed in the 1970s was a gabled roof weatherboard building with sliding doors to the facade. The roof and walls of the existing stables were clad in corrugated galvanised iron and a gabled-roof gallery level with louvered vents to the sides, and a large entrance door at the centre of the facade.

In 2007, the building was donated to the Boisdale community by the Fosters and is being restored by the community (BDPA & BDHG, 2011). The corrugated iron roof cladding was replaced in 2015, following a storm in 2014 which removed half the roof. The stables door have been replaced (and re-used internally). Internally, some red gum mangers and horse stalls remain intact. The floor is constructed of bricks made at Fosters Hill, the Foster property.

Blacksmiths & Wheelwrights

The corrugated-iron clad building at 37 Main Street was built in c1907 for Bob Fraser, the first blacksmith in the town. An article in November 1907 confirmed that by this date Boisdale included a blacksmith's shop, along with a public hall, store and a 'dozen or so' workmen's cottages (*Gippsland Times*, 25 Nov 1907:3). At the same date, a residence for Fraser was built on the same property, to the south (remains at no. 35 in 2015) (BDPA & BDHG, 2011).

Fraser looked after the horses for the Cheese and Butter Factory, originally sited opposite. He also built and repaired farm machinery, tools and wagons (BDPA & BDHG, 2011). A photo dating to c1910 (Figure H1) showed the factory and horse-drawn milk carts in the foreground, and the blacksmith's shop and residence in the background. The blacksmith's shop had a large shallow-pitched roof, vent to the gable-end and the door opened to the left. An opening was on the left of the facade. Immediately to the left of the shop was the small blacksmith's residence (BSP).

The blacksmith's was later run by Norman Folkes, then Thomas Pritchett who ran the business for a number of years, before it was sold to Scotty McCabe. Bob Bennet was the last 'Smithy' to own and run the shop from 1924. The shop ceased to serve as a blacksmiths in 1951 (BDPA & BDHG, 2011).

The building then served as a cartage business for many years, run by Killeens, followed by Kevin Smyth, Ameys and Madsens & Whelans. Following this, it was occupied by local resident Les Baker, who ran a machinery repair business. As Boisdale lacked a hotel, the blacksmith's became the local's meeting place in town (BDPA & BDHG, 2011). The hall and local blacksmiths were popular social destinations, as the town did not have a hotel as a result of a caveat placed on Boisdale by the Foster brothers, which deemed that no establishment selling alcohol could operate within the township (Montague 2004:4).

An iron shed adjacent to the building (exact location not known) served as George Ballard's men's hairdressers, boot repairs and grocery shop in the 1920s (BDPA & BDHG, 2011). Later photos, one of which dates to the 1980s (Figures H3 & H4), showed the facades of the two stables building (the northern building removed) and blacksmiths building. The blacksmiths and wheelwrights building appeared as it does in 2015, with a gabled roof and large triangular vent to the gabled-end, double sliding doors to the facade and two louvered openings either side. The building had a masonry plinth. At this date, a different fence (what appears to be a metal pole and wire fence) was located to the north of the building.

In 2015, an early timber picket fence remains along the front (east) and north boundaries (also remains in front of the blacksmith's house); as it was not evident in the c1980 photo (Figure H4), it is likely that the early fence was relocated here.

Blacksmith's House

The brick house at 35 Main Street was built c1907 for Bob Fraser, the first blacksmith in Boisdale who also built the blacksmith's and wheelwrights shop on the property at the same date. The house was constructed with bricks made at the brick kiln on the Foster property, Fosters Hill (BDPA & BDHG, 2011). The house was occupied by a number of blacksmith's (who ran the blacksmith's shop) including Normal Folkes, Thomas Pritchett, Scotty McCabe and Bob Bennett, the last blacksmith, from 1924 to 1951. Following this, the Stockdales occupied the house (BDPA & BDHG, 2011).

A photo dating between c1907 and c1910 (as the stables have not yet been built to the north) showed the blacksmith's shop with its gabled bay to the street and chimney on the southern roof plane (Figure H2). The blacksmith's house had what appears to be two brick chimneys and jettied timberwork to the facade's gable-end (since removed) (BSP). A photo dating to c1910 (Figure H1) showed the factory and horse-drawn milk carts in the foreground, and the blacksmith's shop and residence in the background. The blacksmith's shop was located to the right of the blacksmith's residence with its hipped roof, tall chimney (at least one apparent in this photo) and decorative timber-work to the projecting bay's gable-end (since removed), above a single window. A verandah

covered the right side of the facade (since replaced or extended to return along the north elevation). Along the front boundary of the house was a fence (BSP).

In 2015, an early picket fence remains along the front (east) boundary (as seen on the boundary of the blacksmith's shop). The house remains in a garden setting.

It is likely that the house, stables and blacksmith's were designed by Sale architect George H. Cain, as he was engaged by the Foster brothers to design the Boisdale Estate dairy farm houses as well as buildings and workers houses in the Boisdale village. The blacksmith's house is very similar to many other houses in Boisdale.

George H. Cain, architect

George Henry Cain was educated at Gippsland College, Sale, and apprenticed with builders E & W Lyon of Prahran. He was later articled to architect J.H.W. Pettit of Sale before he commenced his own architectural practice at Sale in 1897 (AAI, record nos. 3686; 1446). A major commission was for the Foster brothers, owners and developers of the Boisdale Estate. Cain was engaged to design the Boisdale Estate dairy farm houses as well as buildings and workers houses in the Boisdale village, which included the general store, adjoining house and bakery (1902) and the Public Hall (1904).

Cain was also commissioned to design the workers cottages on Kilmaney Park in Sale (AAI, record no. 30538). Cain also designed St Mary's Church of England and Sunday School in Mirboo North (Helms & Westmore 2004), and the Carpenter Gothic Christ Church in Nilma in 1908, as the Diocesan Architect of Sale (Context 2006). He was elected as a Shire Councillor in 1911, but shortly after, he left Sale to form a partnership with other architects (*Gippsland Times*, 11 Dec 1911:3). By 1913, Cain had formed the firm Clegg, Miller and Cain (AAI, record no. 1448).

Figure H1. The Boisdale Cheese and Butter Factory and horse-drawn milk carts in the foreground, with the stables with skylights, blacksmiths and blacksmith's house in the background. Photo dates to c1910 (Boisdale Stables Project).

Figure H2. Photo dating to c1907-c1910 (before the construction of the stables to the north) showed the blacksmith's residence (with jettied gable end decoration since removed) and blacksmith's building on the front boundary (Boisdale Stables Project).

Figure H3. The blacksmith's shop on the far left, and pair of stables buildings on the right (date not known; stables building on far right removed in 1970s) (Boisdale Stables Project).

Figure H4. The blacksmith's shop and pair of stables buildings c1980 (the building on the far right has been removed). (Pearce 1980:22).

Sources

Australian Architectural Index (AAI), Miles Lewis, <https://aai.app.unimelb.edu.au/>, accessed Jan 2016. Some records citing *Cyclopedia of Victoria.*

Boisdale & District Progress Association Inc. (BDPA) & Boisdale & District History Group (BDHG) (2011), 'Historic Boisdale Township' pamphlet (duplicated on plaques in town). Sourced from Roy W. Powell (1968), *Back to Boisdale*.

Boisdale Stables Project (BSP), photos published on the Facebook page, <https://www.facebook.com/1618411435078242/>, accessed 12 Dec 2015.

Context Pty Ltd (2005), *Wellington Shire Heritage Study Thematic Environmental History*, prepared for Wellington Shire Council

Context Pty Ltd (2006), *Baw Baw Heritage Study Stage 1*, 'Christ Church (former)' at Bloomfield Road, Nilma.

Fletcher, Meredith & Linda Kennett (2005), Wellington Landscapes, *History and Heritage in a Gippsland Shire*, Maffra.

Gippsland times

Helms, David & Trevor Westmore (2004), *South Gippsland Heritage Study*, 'St Mary's Church Of England & Parish Hall' at 112 Ridgway, Mirboo North.

Montague, Helen (2004), *Boisdale public hall 1904-2004, Bookings, Balls and Bazaars*, Maffra.

Pearce, Florence (1980), *Boisdale from squatter to settler : a pictorial history of the Boisdale closer settlement scheme*, Maffra.

Description

This section describes the place in 2016. Refer to the Place History for important details describing historical changes to the physical fabric.

The three historically related buildings on the eastern side of Main Street were built opposite the Foster's Cheese & Butter Factory (built 1900, now removed) at the north end of the main street of Boisdale. From the north, the stables is located at no. 39 Main Street, the blacksmiths and wheelwrights building at no. 37 and the blacksmith's house is located at no. 35. While the house is set back within a fenced garden, the two industry buildings are positioned on the front title boundary.

Figure D1. The stables building is one of a pair of buildings that originally occupied the site (the stables building to the north was removed in the 1970s). The stables are a large timber-framed (with large sleepers) building with a brick plinth (with rendered coping) and walls clad with corrugated

galvanised iron. A clerestory projects from the ridge, with a gabled roof also clad with corrugated iron. The words 'Motor Garage' and 'Shell Motor Spirit' can still be seen on the facade (the paint mostly worn away). Double timber doors are located at the centre of the façade (which are recent reconstructions of the original timber doors.).

Figure D2. On the side elevations, there are timber louvered vents to the clerestory. There is one large opening on both of the side elevations (with recent cladding), but no other openings otherwise.

Internally, some red gum mangers and horse stalls remain intact. The floor is constructed of bricks made at Fosters Hill, the Foster property. The original entrance doors are retained inside.

The roof cladding was replaced with galvanised corrugated iron in 2015. Conservation and adaptive use works are being carried out on the building; the rafters to the roof have been replaced and the original skylights have been replaced with laser light, in the larger roof planes. Overall, the c1910 stables are in good condition and retain a medium level of integrity.

Figure D3. The blacksmiths and wheelwrights building is a gabled-roof building with the walls and roof clad with corrugated galvanised iron. The building has a brick plinth with rendered coping. The gabled-end to the façade has a large triangular timber-louvered vent. Timber sliding doors (probably original) are located at the centre of the façade with the original sliding mechanism on the exterior of the facade. To the right is a timber-louvered window; this has been replaced on the left of the façade with a later glazed window.

Figure D4. The north elevation of the blacksmiths and wheelwrights building comprises one large door near the rear of the building. A skillion-roof verandah is located on the west (rear) elevation (the date of this is not known). A weathered timber picket fence is located on the eastern and northern boundaries of the building (although it appears to be an early fence, it was not evident in this location in a photo dating to c1980, which indicates that it may have been relocated to this location). The blacksmiths and wheelwrights building is in fair to good condition and retains a high level of integrity.

Figure D5. The blacksmith's house is a typical Federation era brick construction with a hip-and-gabled roof clad with corrugated iron. The house was constructed with bricks made at the brick kiln on the Foster property. A tall corbelled brick chimney remains on the southern roof plane (Figure D6). To the left of the façade is a projecting gabled-bay (the decorative timberwork to the gabled-end, as evident in Figures H1 & H2, has been removed) with a one-over-one timber sash window, with red-brick voussoirs radiating above and a rendered (overpainted) sill. A bull-nosed profile verandah is located to the right of the façade and returns on the north elevation (the verandah appears to be a later construction, replacing the original which was only located on the facade). Modern extensions have been added to the rear (west) of the building. Overall, the c1907 house is in very good condition and retains a medium to high level of integrity. The blacksmith's house is set back within a garden setting, behind what is probably the original timber picket fence.

Figure D6. Detail of the corbelled chimney made of the bricks from the Foster family kiln. The chimneys on other Foster sponsored homes in Boisdale are very similar.

Figure D1. The former stables building at the north end of the row, at no. 39 Main Street.

Figure D2. The northern elevation of the stables, with the galvanised corrugated iron walls sitting on the brick plinth, the timber-louvered vents to the clerestory level, and modern skylights to the roof planes below. One large opening is located on this side elevation.

Figure D3. The blacksmiths and wheelwrights building at 37 Main Street. The gabled roof building retains it original sliding timber door, galvanised iron cladding and brick plinth and some timbered louvered openings.

Figure D4. The north elevation of the blacksmiths and wheelwrights with one large opening near the rear of the building and a skillion-roof verandah off the rear elevation. The timber picket fence appears to be an early construction and may have been relocated to this location post-c1980.

Figure D5. The blacksmith's house is a typical Federation era brick construction with a hip-and-gabled roof and projecting gabled bay to the left of the facade, and (modern) return verandah to the right. It is located in a garden setting with an early (possibly original) timber picket fence.

Figure D6. Detail of the corbelled chimney made of the bricks from the Foster family kiln. The bricks and chimneys on other Foster sponsored homes in Boisdale are very similar.

Sources

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

Comparative analysis

The c1907 blacksmith's and stables buildings are excellent examples of a building form and function that is now very rare in Wellington Shire, especially in the main street of Boisdale town. Together with the original blacksmith's house they are a remarkable collection of a lifestyle that was common over 100 years ago.

The c1907 blacksmith's house is a good example of a Federation brick house in the Shire. It is similar to many of the other contemporary houses built by the Fosters along Main Street, Boisdale, which are comparable in size and style, although most have some variations, and are built of either brick or timber. They are all in very good condition. The blacksmith's house has significant associations and proximity to its related building and is an intact example of the style.

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

1. Setting

1.1. House: Retain views of the garden setting over a low picket fence from Main Street.

1.2. Blacksmith's and stables: Maintain the industrial frontage without front fences. Consider removing the grass and replacing with pressed granitic sand.

2. Alterations, additions and new buildings

2.1. New structures should be restricted to the rear of the property and concealed behind the heritage fabric when viewed from Main Street, as shown on the aerial below.

2.2. Additions to the house may be in any style if they are single storey and not visible from Main Street.

2.3. Additions to the stables and blacksmiths should be at the rear, with similar roof style and pitch, with galvanised and wall roof cladding (not Colorbond or Zincalume). The new buildings can be of modern construction methods, insulated, energy efficient, etc.

2.4. If it is desired to make the stables and blacksmith's more energy efficient, this should be done from the inside, in such a way that it cannot be seen from the street, leaving the old cladding on the walls, timber louvres in place etc.

2.5. If solar panels are required, it would be better if they are placed on a new structure at the rear , but if necessary, could be placed on the existing roof as they are reversible, and easily removed in future, leaving the original building intact.

2.6. It is best not to install spouting or down pipes on the blacksmith's or stables. A more appropriate way to manage the water off the large roofs is to create shallow spoon drains, possibly lined with bricks, along each side and drain the water away from the building. However, if spouting and downpipes are required for various reasons, e.g. to collect water in a tank, they should be galvanised iron, half round profile spouting and round spoutings (not Colorbond or Zincalume).

3. Reconstruction and Restoration

3.1. Never sand, water or soda blast the brick parts of the buildings as this will permanently damage the bricks, blast out the mortar and render.

3.2. Never seal the bricks or render as that will create perpetual damp problems in the walls.

3.3. If an opportunity arises, consider restoring and reconstructing:

3.3.1. On the house: new galvanised iron spouting and down pipes, in ogee profile and downpipes should be round profile.

4. Care and Maintenance

4.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen and Council maintenance staff. Further assistance is available from the Shire's heritage advisor.

4.2. Damp

4.2.1. Signs of damp include lime mortar falling out of the joints. It is imperative that the drainage is fixed first or expensive works like repointing will be wasted as the problems will continue to recur. Repointing must be done with lime mortar, not cement mortar. Traditional mortar mixes were commonly 1:3, lime:sand.

4.2.2. The cause of the damp problems in this case is certainly that the ground level is too high and not draining away the water from the roof (it appears that the ground and grass has been landscaped up to the edge of the brick plinths).

4.2.3. Do not construct concrete around the base of the building. Pressed granitic sand would be preferable.

4.2.4. Refer to the manual, by David Young, listed below for a full explanation of the problem and how to fix it.

4.2.5. Do not paint the exterior of the building.

4.2.6. Never install a concrete floor inside the solid masonry plinth as it will, after a year or so, cause long term chronic damp problems in the walls. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

4.2.7. Never seal the solid masonry plinth, they **must be able to evaporate water** which enters from leaking roofs, pipes, pooling of water, storms, etc

4.2.8. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts hundreds of years. When it starts to powder it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.

4.3. Landscaping

4.3.1. It is recommended that the garden beds, bushes, etc, are not planted within 500mm of the walls, and the ground lowered so that the ground level is a minimum of 250mm lower than the ground level inside the building and slope it away from the building, and the gap can be backfilled with very coarse gravel up to the level of the path. The course gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate.

5. Signage

5.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

6. Services

6.1. Ensure existing and new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device.

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

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

Locality:	**BOISDALE**
Place address:	**42-44 MAIN STREET**
Citation date	2016
Place type (when built):	Hall
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No
Place name:	**Boisdale Public Hall & Memorials**

Architectural Style:	Federation Free Classical
Designer / Architect:	George Henry Cain
Construction Date:	1904

Statement of Significance

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

What is significant?

The Boisdale Public Hall at 42-44 Main Street, Boisdale is significant. The original form, materials and detailing, externally and internally, as constructed from 1904, using the hand made metallic glazed bricks and red brick voissours and parapeted walls, are significant.

The World War I and II Honour Boards held within the hall are significant.

Later outbuildings are not significant. The modern addition (without any parapet) attached to the rear (east elevation) of the hall, and the two modern buildings on the rear (east) boundary are not significant.

How is it significant?

The Boisdale Public Hall is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

The Boisdale Public Hall **is historically significant at a local level** as it illustrates the private development of Boisdale Estate by the Foster brothers, John and Askin Foster. In the 1890s the brothers promoted the policy of making more intensive use of their land and converted their enterprise from grazing to dairying. They subdivided a large section of their land into 35 dairy farms of 120-160 acres each. In 1900, Foster Brothers built a butter and cheese factory on the main street of Boisdale Estate to process the milk produced on the farms, and then houses to accommodate the factory workers, creating the town of Boisdale, in essence an estate village. By 1901, there were 31 occupied farms, and eventually 35. This private settlement scheme brought an influx of population and the town soon had a general store and bakery, butchers, confectionary shop, stables, blacksmiths and wheelwrights, and a public hall. The hall was built by owner Askin Foster as a recreation hall with a library, at the direct request of the increasing local population, who desired a building for meetings, social activities, education and worship, for which it was subsequently used. In 1911, the Closer Settlement Board (CSB) purchased 2,500 acres of the Foster's estate for a more intensive subdivision and carved the land into 57 allotments averaging around 40 acres, further increasing development of the town. The hall retains World War I and II Honour Boards. The Public Hall is significant for its association with Sale architect George Henry Cain, who was engaged to help with the development, designing Boisdale buildings for the Fosters. (Criteria A & H)

The Boisdale Public Hall **is socially significant at a local level** for its continual use as a multi-purpose public hall, serving the local and wider community since its opening in 1904. The hall has continued to serve as a community building for local groups and events for the past 112 years, and continues to operate as a community hall today. (Criterion G)

The Boisdale Public Hall **is aesthetically significant at a local level.** The architectural qualities of the hall are a highly intact and very fine example of a hall constructed in the Federation Free Classical style. Its fine elements include the rendered dressings, tuck pointed brickwork and red brick voissours, and the parapet with bands of roughcast render and moulded cornices which conceals the broad hipped roof of the front section and the lower roof concealed behind the parapet, of the wider section at the rear. The square dome, clad with metal tiles, iron cresting and a flagpole at the peak dominates the design and the streetscape, and it is particularly rare in Wellington Shire. The projecting entrance porch has a small pediment (with a symbol that looks like a hide) above a band of roughcast render, which has the name 'Boisdale Public Hall Est. 1904' attached in wrought iron. The

timber ledged entrance door has timber panelling to the semi-circular arch opening above and red brick voussoirs, similar to entrances on the side elevations. The porch and corners of the facade have decorative rendered quoining with alternating panels of vermiculation. The building has narrow four-paned timber casement windows with hoppers above, and red-brick voussoirs to the segmental-arched openings. Hopper vents with a decorative render border appear between each window on the side elevations. To the rear of the hall is a larger room, built in the same style, which is significant. A tall corbelled-brick chimney remains. The hand made bricks are particularly significant, especially the use of metallic glazing to create a decorative effect. (Criterion E)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundary as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes - entry, stage and hall only
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay

KEY

Recommended for Heritage Overlay

Title boundary

Boisdale Public Hall
42-44 Main St, Boisdale

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

History

Locality history

The following is based on information taken from the *Wellington Shire Thematic Environmental History* (Context 2005:7-8, 41), unless otherwise cited:

In 1842, New South Wales squatter Lachlan Macalister established the Boisdale Run in the region. Macalister named a sheep fold on the run 'Mafra' after one of Macalister's properties in New South Wales (which was named after a town in Portugal), from which the town to the south would take its name. The name Boisdale was derived from the Scottish Hebrides islands (Fletcher & Kennett 2005:60). In 1850, John Foster took over the lease of the Boisdale run, which was just one of the many runs in Gippsland for which he held the lease. After selection in 1861, Foster retained control of about 6,000 acres in Boisdale, by amalgamating the Boisdale Run pre-emptive right purchase with their adjoining runs on the Avon River, in Dargo and Castelburn, and by dummying adjacent land in different names. Boisdale formed part the Shire of Maffra when it was established in 1875.

Two sons, John and Askin Foster inherited the property, and in 1892 Askin Foster took over management of the grazing property. In the 1890s they promoted the policy of the intensive use of their land and converted their enterprise from grazing to dairying. They subdivided a large section of the Boisdale Estate into 35 dairy farms of 120-160 acres each. On each of the farms the Fosters built a house (those built before 1901 were weatherboard but later houses were built in brick after a kiln was established on the property), stables, milking shed and silos. In 1900, the Foster Brothers built a butter and cheese factory on the main street of Boisdale Estate to process the milk produced on the farms, and houses to accommodate the factory workers along the main street, creating the town of Boisdale, in essence an estate village. By 1901, there were 31 occupied farms, and eventually 35. This private settlement scheme brought an influx of population and the town soon had a general store and bakery, butchers, confectionary shop, stables, blacksmiths and wheelwrights, and a public hall. The Fosters built a large home designed by architect Guyon Purchas on the ridge overlooking their enterprise. Sale architect George Cain was engaged to help with the development, designing Boisdale buildings for the Fosters (Context 2005:7-8; Fletcher & Kennett 2005:60).

In 1911, the Closer Settlement Board (CSB) purchased 2,500 acres of the Foster's estate for a more intensive subdivision and carved the land into 57 allotments averaging around 40 acres, many of which were occupied quickly. Besides promoting intensive land use, the CSB had another motive - to assist the ailing sugar beet factory in Maffra, by compelling the new closer settlers to grow 10 acres of sugar beet on their allotments. There was a further transformation of the landscape: four roomed cottages were built, paddocks were prepared for cultivation and fences defined the new farms. The scheme was ill-conceived with the allotments being too small and the rainfall inadequate for beet growing. The solution was to build an irrigation scheme based on a weir at Glenmaggie on the Macalister River and irrigate extensive areas of the river flats around Maffra and Sale. The irrigation scheme was completed in the 1920s and ultimately supported the dairy industry.

Church services for local denominations were held in the public hall when it opened in 1904, before the Uniting church was built in 1921 and St George's Anglican church was relocated to the north of the town from Llowalong in 1953. By the 1940s, dairying had become the prime industry in the area and the Maffra beet sugar factory closed in 1946. A consolidated school, formed by the amalgamation of six small schools in Boisdale and the Boisdale Estate, opened in 1951 providing primary and secondary education with a focus on agriculture.

The process of closer settlement has formed a significant cultural landscape at Boisdale. Many of the farm houses and stables of the Foster subdivision dating from the late 1890s have survived, as have some of the closer settlement cottages. The cottages on Malcolm's Road, most of them extended into bigger houses, document the early twentieth century belief that small allotments could make viable farms. The factory workers' cottages, blacksmiths and stables remain in the village of Boisdale, and

the hall built by the Foster family in 1904 is still a prominent landmark and community hub. The Main Channel, an artery of the irrigation system taking water from the Glenmaggie Weir to the irrigation outpost of Clydebank, is suspended behind the farms on Boisdale's western boundary (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). Boisdale remains the small town centre of a closely settled farming community. The former dairy farms surrounding Boisdale now largely serve as vegetable farms (Context 2005:7-8, 14; Fletcher & Kennett 2005:60).

Thematic history

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

2. Settling the Land

- 2.1 Phases of Land Settlement; Closer Settlement

Place history

Public meetings and gatherings in Boisdale Estate were first held in Freshwater's Barn. But with an increasing population and more families moving to the area, it became evident that a new building was needed for meetings, social activities, education and worship. An article in a local paper on 2 March 1903 reported that A. M. Foster had offered to build a school for the local children, but the Committee recommended a hall would be more useful, which could also serve as a school. On 18 February 1904 an article reported that it was decided, that A. M. Foster was going to erect a recreation hall in Boisdale near the factory (Montague 2004:3).

The Boisdale public hall was built in 1904 by Askin Foster, constructed of dark bricks from the Boisdale quarry. The hall was officially opened on 27 October 1904, with the Boisdale Footballers' Ball which 80 couples attended (Baragwanath & James 2015; Montague 2005:4). The hall was designed by architect George Henry Cain, who designed many buildings and houses in Boisdale (RNE). The builder was a Mr Buttery (BDPA & BDHG, 2011).

A photo dating to 1910 (Fletcher & Kennett, 2005:18) showed the hall from the north (Figure H1). The part of the facade and north elevation visible in the photo appeared as they do in 2015. Along the front boundary was a painted timber picket fence, similar to the other properties on the east side of Main Street.

The hall originally held a lending library (plaque outside the building) and served briefly as a school until 1910, when the Education Department built the state school in Boisdale, and held church services for a number of local denominations until 1921, when the uniting Church was built at the southern end of the town (RNE). It was also the location for balls, card evenings, weddings and community meetings. It held a small lending library for many years, rendering it the name Boisdale Mechanics' Hall in local papers during this period (Baragwanath & James 2015; *Maffra Spectator* Nov 1918). A librarian and caretaker was appointed to look after the hall and its bookings (RNE). The piano was donated c1910 by Mr Foster (Context 2005).

Both the hall and local blacksmiths were popular social destinations. This may have been due to the fact that the town did not have a hotel as a result of a caveat placed on Boisdale by the Foster Bros. which deemed that no establishment selling alcohol could operate within the township (Montague 2004:4).

In September 1931, a public meeting was held to discuss the community taking on the lease of the hall. As a result, subscriptions were promised as a guarantee towards the hall funds, a Committee of Boisdale citizens was elected (to take over management) and the Foster Bros. Estate Trustees terms of lease were accepted. The lease included the option to purchase and funds were raised for this

purpose. In December 1937, the Trustees of Fosters Estate offered to sell the hall to the community for 750 pounds. In 1937 a Queen Carnival raised 550 pounds and on 21 April 1938 the Committee purchased the hall for 600 pounds, after negotiations. In celebration of the sale, a ball was held on 9 August 1938. In the 1930s and 40s, the hall held regular functions, Euchre parties, dances and balls (RNE; Baragwanath & James 2015).

In the 1970s and 80s the interior of the hall was painted, the stage remodelled and new toilets added (to the rear). Figure H2 shows the painted interior. Externally, the iron roof cladding was replaced (Baragwanath & James 2015; Context 2005). Other later alterations include a window on the southern elevation being altered (opening made smaller), and the construction of a brick addition to the rear, next to the toilet block.

In 1978, the Maffra Shire took over management of the hall and a local Committee of Management was appointed in 1979, who continued day to day management (Baragwanath & James 2015; Context 2005). In the 1990s, the hall consisted of an auditorium, stage area, kitchen, two meeting rooms and toilets, with a ticket box near the entrance door. Internally, the hall was lined with pine lining dado boards, above which was painted. The floor had been replaced (RNE).

The centenary of the hall was celebrated in 2004. Further renovations were carried out during this period (details not known), after which the hall was officially reopened on 30 May 2007 (Baragwanath & James 2015).

In 2015, the hall continues to serve as a place for community exercise classes, meetings for the Red Cross, Progress Association and other organisations, as well as private functions, district meetings and community celebrations (see Figure H2) (Baragwanath & James 2015).

Wrought iron lettering above the entrance reads 'Boisdale Public Hall Est. 1904'. A flagpole stands on the lawn in front of the hall.

In the 1990s, the hall held World War I and II Honour Boards (RNE). In 2015, the hall is known to hold the World War I Honour Board (Vic War Heritage Inventory)

G. H. Cain, architect

George Henry Cain was educated at Gippsland College, Sale, and apprenticed with builders E & W Lyon of Prahran. He was later articled to architect J.H.W. Pettit of Sale before he commenced his own architectural practice at Sale in 1897 (AAI, record nos. 3686; 1446). A major commission was for the Foster brothers, owners and developers of the Boisdale Estate. Cain was engaged to design the Boisdale Estate dairy farm houses as well as buildings and workers houses in the Boisdale village, which included the general store, adjoining house and bakery (1902) and the Public Hall (1904).

Cain was also commissioned to design the workers cottages on Kilmaney Park in Sale (AAI, record no. 30538). Cain also designed St Mary's Church of England and Sunday School in Mirboo North (Helms & Westmore 2004), and the Carpenter Gothic Christ Church in Nilma in 1908, as the Diocesan Architect of Sale (Context 2006). He was elected as a Shire Councillor in 1911, but shortly after, he left Sale to form a partnership with other architects (*Gippsland Times*, 11 Dec 1911:3). By 1913, Cain had formed the firm Clegg, Miller and Cain (AAI, record no. 1448).

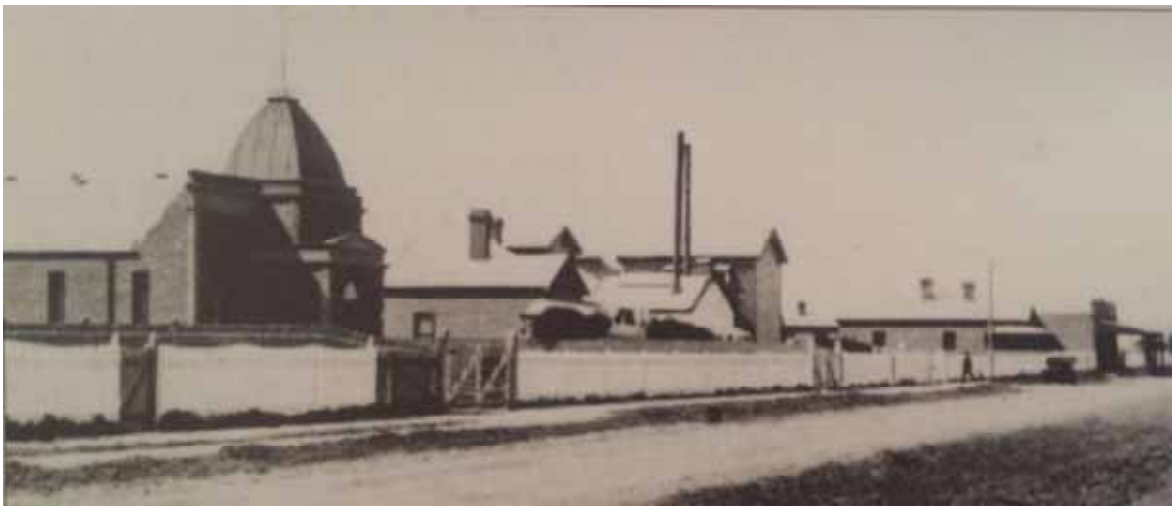


Figure H1. The Boisdale Public Hall in 1910 (Fletcher & Kennett, 2005:18).

Figure H2. A photo of the interior of the hall illustrating the interior finish, the Honour Board on the wall, and hall being used for a community event (MDHS ID No. 02525VMFF).

Sources

Australian Architectural Index (AAI), Miles Lewis, <https://aai.app.unimelb.edu.au/>, accessed Jan 2016. Some records citing *Cyclopedia of Victoria.*

Baragwanath, Pam & Ken James (2015), *These Walls Speak Volumes : a history of mechanics' institutes in Victoria*, Ringwood North.

Boisdale & District Progress Association Inc. (BDPA) & Boisdale & District History Group (BDHG) (2011), 'Historic Boisdale Township' pamphlet (duplicated on plaques in town). Sourced from Roy W. Powell (1968), *Back to Boisdale*.

Context Pty Ltd (2005), *Wellington Shire Heritage Study Vol 1 & Wellington Shire Heritage Study Thematic Environmental History*, prepared for Wellington Shire Council.

Context Pty Ltd (2006), *Baw Baw Heritage Study Stage 1*, 'Christ Church (former)' at Bloomfield Road, Nilma.

Fletcher, Meredith & Linda Kennett (2005), *Wellington Landscapes, History and Heritage in a Gippsland Shire*, Maffra [Vic].

Gippsland Times

Helms, David & Trevor Westmore (2004), *South Gippsland Heritage Study*, 'St Mary's Church Of England & Parish Hall' at 112 Ridgway, Mirboo North.

Montague, Helen (2004), *Boisdale public hall 1904-2004, Bookings, Balls and Bazaars*, Maffra.

Register of the National Estate (RNE), citation for D18844 'Boisdale Public Hall, Maffra Briagolong Rd, Boisdale, VIC, Australia', <http://www.environment.gov.au/cgi-bin/ahdb/>, accessed 15 Dec 2015.

The Maffra Spectator, as cited in Baragwanath & James (2015).

Victorian War Heritage Inventory, Victorian Heritage Database entry for 'Boisdale Hall Honour Roll (First World War)', <http://vhd.heritagecouncil.vic.gov.au/places/189104>, accessed 15 Dec 2015.

Description

This section describes the place in 2016. Refer to the Place History for important details describing historical changes to the physical fabric.

The Boisdale Public Hall was built as a multi-purpose hall in 1904, designed by architect George Henry Cain in the Federation Free Classical style, with Second Empire influences in the square dome. The single storey hall is located on the east side of Main Street, at the northern end of Boisdale township. The hall constructed from 1904 of hand made bricks from the Boisdale quarry, is in very good condition and retains a very high degree of integrity.

Figure D1 & Aerial. The hall has a medium setback from the footpath, in a lawn setting, with a semi-circular concrete driveway that reaches the front door. A flagpole stands on the front lawn. A town information board was recently installed outside of the title boundary, on the road reserve. To the rear of the hall on the eastern title boundary are two small modern buildings which do not contribute to the significance of the hall.

The hall is constructed of local hand made and glazed brick. The front façade is particularly decorative, using tuck pointed English bond in which the headers have been glazed and then fired in the kiln, providing a blue metallic finish on the projecting entry porch. The round-arched doorway has contrasting tuck pointed red-brick voussoirs. The brickwork of the remainder of the front façade is tuck pointed stretcher bond, and some of these bricks also feature the glazed metallic blue finish. The segmental arches above the narrow windows are made with tuck pointed red-bricks similar to the round arched entry. All of the decorative render is unpainted, which is the original finish. There are narrow window openings with red brick voissours along both sides of the building. The hall widens on both sides about two thirds of the way back, and this may have been built later, as the roof structure is different, however, the wall and window detailing matches the front section. At the rear, there is a more recent addition, using different wall materials although the chosen colour helps these additions to blend in with the original building- these additions are not significant.

Figure D2. The hall is rectangular in plan, being wider towards the rear, with a projecting entrance porch to the symmetrical façade which has rendered dressings and tuck pointed bricks. The façade has a high parapet, which conceals the hipped roof clad with corrugated iron (replaced in the 1980s without the Federation style roof vents which can be seen in Fig H1), with moulded cornices and bands of rough cast render to its sides. The parapet steps forward around a dominating square dome

clad with metal tiles, iron cresting and a flagpole at the peak, suggesting a Victorian Second Empire influence. The porch and corners of the facade have decorative rendered quoining with alternating panels of vermiculation. Either side of the porch are narrow four-paned timber casement windows with hoppers above, and red-brick voussoirs to the segmental-arched openings. A band of smooth render runs under the windows at sill level. The façade and side elevations have hopper vents with a decorative render border. The 1904 hall is in very good condition and retains a very high degree of integrity.

Figure D3. The projecting entrance porch has a small pediment (with a symbol that looks like a hide) above a band of roughcast render, which has the name 'Boisdale Public Hall Est. 1904' attached in wrought iron. The timber ledged door has timber panelling to the semi-circular arch opening above, and red brick voussoirs. The porch is entered by a red-brick step.

Figures D4 & D5. The parapet of the façade extends and steps down on the side elevations, concealing the roof form from the street. The windows to the side elevations have the same treatment as the façade. Hopper vents with a decorative render border appear between each window. Double ledged timber doors are located on the north elevation.

To the rear of the hall is a larger wing, built with the same architectural details and is also probably built in 1904. This section of the hall is significant. Timber doors are placed where the building steps out on the side elevations. This rear section has a parapet with a band of roughcast render, framed in mouldings (like the façade) and maintains the same style windows and vents. A tall corbelled-brick chimney stands on the eastern end of this section.

A concrete ramp has been built to allow access to the rear section of the building on the north elevation. A window on the south elevation (at the east end) has been altered and the opening reduced in size to create a smaller window and low concrete wing walls built up to the south wall. To the rear of the hall is a 1980s toilet block constructed of cement blocks next to a modern brick addition. There are modern concrete paths along the north side leading to the concrete ramp, and a concrete ramp leading to the door on the south elevation, as well as the sweeping concrete path at the front of the building.

Figure D6. The interior of the hall has painted walls, a coved timber lined ceiling and decorative trusses. The hall retains World War I and II Honour Boards.

Figure D1. The hall setback in the lawn setting, reached by the circular driveway, with the flagpole on the front lawn. The town information board is outside of the title boundary, on the road reserve.

Figure D2. The brick hall with its dominating square dome with iron cresting and a flagpole, set behind the parapet. The building has red brick and smooth and roughcast rendered dressings.

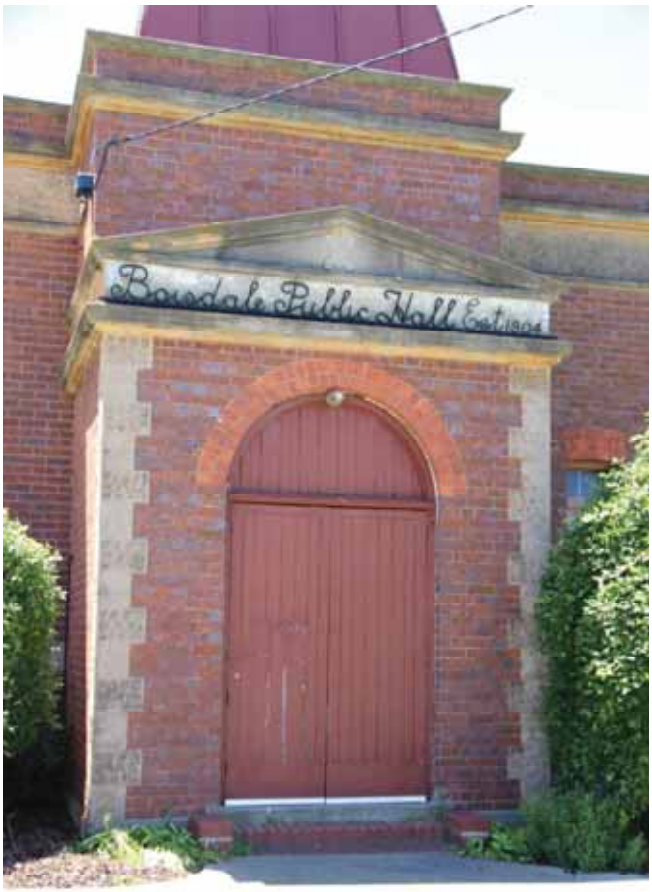


Figure D3. A detail of the original tuck pointed English bond entrance porch with its arched entrance, pediment, rendered dressings and metallic glazed bricks.

Figure D4. The south elevation showing the rear of the parapet which continues onto the side elevations. The windows have the same treatment as those on the facade. The rear section of the 1904 building has a parapet with a band of roughcast render.

Figure D5. The north elevation with the double doors to the north elevation, and the single doors which enter the rear section of the 1904 building.

Figure D6. The interior of the hall, recently painted, showing the coved timber lined ceiling and decorative trusses. The World War I and II Honour Boards remain (MDHS, Helen Montague).

Sources

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

Comparative analysis

Boisdale Hall plan and roof form is representative of many halls in small towns in Victoria, however, it is rare in Wellington Shire as the only hall commissioned by a private owner for use as a community facility in his private town, for its handmade bricks from the local quarry, and the use of a Second Empire style square dome. It remains highly intact and in very good condition. It was designed by architect George Henry Cain, who is not known to have designed any other community halls, but he was engaged by the Foster brothers, owners and developers of the Boisdale Estate, to design the Boisdale Estate dairy farm houses as well as buildings and workers houses in the Boisdale village, which included the general store, adjoining house and bakery (1902) and the Public Hall (1904).

The complex of halls and memorials at Maffra, was the largest in the Maffra Shire, and it remains the largest in the towns (outside the Sale), in Wellington Shire. The 1892 Federation Free Classical design of the Mechanics Institute is a typical example of a well proportioned and detailed design. The 1922 Great War Peace Memorial Hall however, is unique in the Shire, with its inter war Free Classical design especially with the Mannerist overtones. The plain inter war stripped classical design of the 1925 hall made up for a lack of decoration, by the generous size of the hall and associated facilities. The 1990s extensions at the rear of the complex of buildings are the most sympathetically designed extensions, compared those on the other historic halls in the Shire.

Many mechanics institute halls survive in the shire and most of them were originally independent community built and funded halls, with a free library. One of the earliest mechanics institute buildings in the shire is the Rosedale mechanics institute, a brick structure that opened in 1874 and extended in 1885. The Briagolong mechanics institute also opened in 1874 and since extended, is on the Victorian Heritage Register as a place of significance to the State. At Newry, the original mechanics institute and a newer hall stand side by side. The Stratford mechanics institute is still popularly called 'the mechanics', and continues to function as the town's hall. The Glenmaggie mechanics institute was moved to higher ground and survived the town's drowning when the Glenmaggie Weir was built. It is an important reminder of the little town that once served its farming community. When their mechanics institutes were burnt at Binginwarri and Gormandale, the residents rallied and built new ones. At Maffra, the mechanics institute building has been incorporated into the town's library. The Sale mechanics institute, a two storey building dating from 1891, has had a long association with education, first accommodating the Sale School of Mines, Art and Technology, and later becoming part of the Sale Technical School, and is now amalgamated with Sale High School to form the Sale College.

The 1885 Yarram Mechanics Institute hall is larger and more elaborate than many of the simple rectangular timber halls in some of the smaller villages in Wellington Shire, however, it's architectural design has an unusual classical simplicity for the late Victorian era. Internally, the large hall space is accentuated by a flat timber lined ceiling with coved edges, giving the room a spacious and elegant feeling. There are no other halls in the Shire of similar design.

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

1. Setting

1.1. Retain clear views of the front section of the building (back to where the building widens) from Main Street.

2. Alterations, additions and new buildings

2.1. New structures should be restricted to the rear of the property and concealed behind the heritage fabric when viewed from Main Street, within the blue polygon, shown on the aerial map below.

2.2. However, together with 1.1, appropriately designed and sympathetic extensions could be built to the sides if necessary. Eg. Parts that are in the same view lines as the historic building should be parallel and perpendicular to the existing building, single storey, similar proportions, height, wall colours, rectangular timber framed windows with a vertical axis, but parts not visible in those views could be of any design, colours and materials.

2.3. Many small changes can accumulate over time into lot of things which, together, have a very detrimental impact on the fine architecture of the historic building. Altering the building should be done is such a way that it is easily reversible (when user needs change with different uses, and different life styles). For example, the window on the north side wall that was shortened has resulted in disfiguring the historic wall with a patched infill of brickwork, and the original timber window has been destroyed, and replaced with a single pane of glass. An alternative option would be to clad over the lower section of the original window on the inside, outside or both, with a light framed structure. Whilst this would also be a patch on the wall, it can be easily removed later, and the original window will be intact.

3. Accessibility

3.1. The existing ramp has minimal impact on the aesthetics of the hall, as it is set back and not very long. However, it is constructed with the concrete next to the brick wall and this may cause damp problems in the future. If so, the ramp should not be solid concrete, rather, a metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor which will allow the wall structure to evaporate moisture and reduce termite and rot attack to the subfloor structure and damp in the brick walls. Ensure water drains are away from the subfloor vents, and walls and the gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

3.2. Metal banisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefore they are a suitable design for an accessible addition.

4. Reconstruction and Restoration

4.1. Never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render.

4.2. Never seal the bricks or render as that will create perpetual damp problems in the wall.

4.3. If an opportunity arises, consider restoring and reconstructing:

4.3.1. New spouting should be ogee profile and downpipes should be round profile.

4.3.2. Reconstruct the picket fence and gates.

5. Care and Maintenance

5.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen and Council maintenance staff. Further assistance, and a copy, is available from the Shire's heritage advisor.

5.2. The roofs were originally unpainted galvanized corrugated iron (not Zincalume or Colorbond) and this cladding should be used for repairs and replacement, when required.

5.3. Damp:

5.3.1. There are signs of damp in the north wall, particularly where the grass abuts the wall, but also near the air conditioner and double doors, and the front of the building, and they include: lime mortar falling out of the joints, it is imperative that the drainage is fixed first or expensive works like repointing and injecting a damp proof course will be wasted as the problems will continue to recur.

5.3.2. The cause of the damp problems in this case is certainly that the ground level is too high and it has resulted in the subfloor vents being blocked, as well as bridging any damp proof course that exists (it appears that the ground and grass has been landscaped up to the edge of the north wall). It is clear on the south side that the ground level is sensibly below the sub floor vents and this is how far the ground needs to be lowered on the north side. This will involve the lowering of the ground outside so that it is lower than the ground inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the mortar falls out, the bricks start to crumble, and the building smells musty.

5.3.3. Refer to the manual by David Young, listed below, for a full explanation of the problem and how to fix it. Water falling or seeping from damaged spouting and down pipes is will also cause severe and expensive damage to the brick walls.

5.3.4. Ensure good subfloor ventilation is maintained at all times to reduce the habitat for termites and rot of the subfloor structure. Subfloor ventilation is critical with solid masonry buildings. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they will breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

5.3.5. After the ground has been lowered, and graded away from the wall, allow the bricks to dry out, and then repoint with lime mortar (not cement mortar). Traditional mortar mixes were commonly 1:3, lime:sand.

5.3.6. Landscaping

5.3.6.1. It is recommended that the garden beds around the front porch are moved out from the walls by 500mm and the ground lowered so that the ground level is a minimum of 250mm lower than the ground level inside the building and slope it away from the building, and the gap can be backfilled with very course gravel up to the level of the concrete path. The course gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate. The weeping trees may be far enough away from the walls, but it would be preferable to relocate them, to avoid the temptation by the next generation to put garden beds around them, again. The garden beds could be on the other side of the wide concrete paving, either side of the flagpole. The reason is they will cause damp in the walls, by a combination of: watering around the base of the wall, ground level builds up above a safe level, and due to mulching and leaf litter and root swelling. The wall is difficult to visually monitor on a day to day basis, due to foliage in the way. The ground level has already started to build up on the south wall of the porch such that the wood chips are partially covering the air vent.

5.4. Never install a concrete floor inside a solid masonry building as it will, after a year or so, cause long term chronic damp problems in the walls. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

5.5. Never seal solid masonry buildings, they **must be able to evaporate water** which enters from leaking roofs, pipes, pooling of water, storms, etc. Use appropriate cleaning materials, agents and methods, as recommended by the Shire's heritage advisor. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, agents and methods. Sand and water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages.

5.6. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts hundreds of years. When it starts to powder it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.

5.7. Do not paint or seal the unpainted render or brickwork. If there is a desire to remove the discolouration on the render (most likely algae and fungi), contact the Shire's Heritage Advisor for advice on how to do this without damaging the historic fabric.

6. Signage

6.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

7. Services

7.1. Ensure existing and new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device. Therefore if a conduit goes up a dark brick wall, as is the case with the conduits associated with the recent air conditioner on the north side, it should be painted a red-brown colour to match the wall, and when it passes over say, a cream coloured detail, it should be cream.

8. **The following permit exemptions for the interior are recommended**.
   8.1. Installation, removal or replacement of projection and sound equipment, providing they do not adversely impact on significant elements, or involve structural alterations.
   8.2. Painting of previously painted walls and ceilings in appropriate heritage colour schemes, provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.
   8.3. Installation, removal or replacement of carpets and/or flexible floor coverings.
   8.4. Installation, removal or replacement of screens or curtains, curtain tracks, rods and blinds, other than where structural alterations are required.
   8.5. Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art works.
   8.6. Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.
   8.7. Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.
   8.8. Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like on plaster surfaces.
   8.9. Installation, removal or replacement of bulk insulation in the roof space.
   8.10. Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
   8.11. Installation of new fire hydrant services including sprinklers, fire doors and elements affixed to plaster surfaces.
   8.12. Installation, removal or replacement of electrical wiring.

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

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.