

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



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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 Tattersson (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 (<i>Melia azedarach</i>), 1950s Camellia tree, and Silver Birch (<i>Betula pendula</i>)
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 'Maffra' 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 dummymy 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.

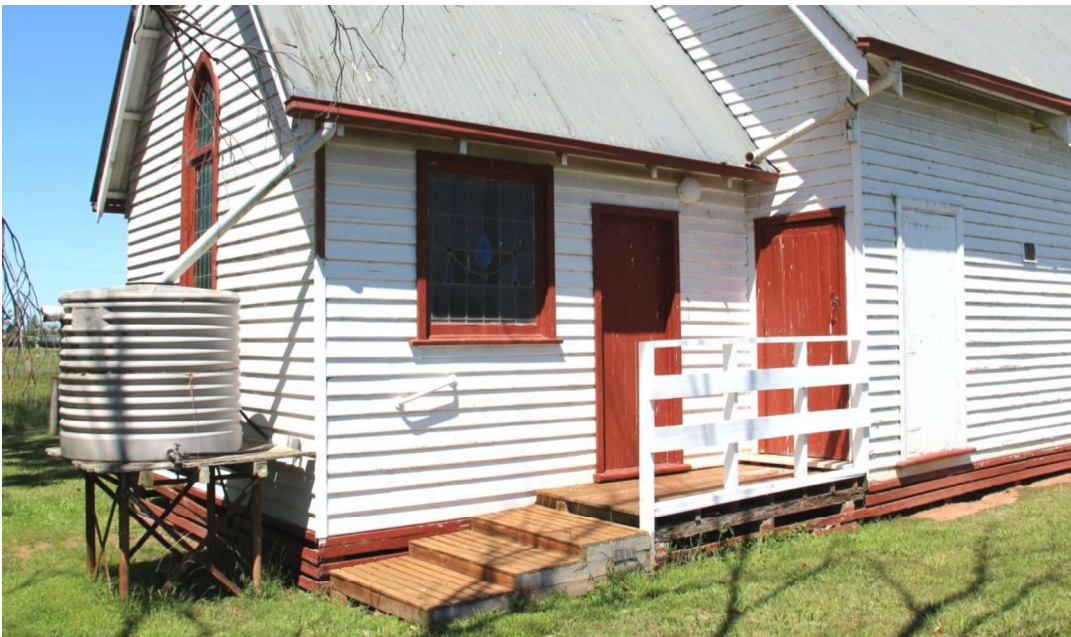


Figure D4. The north elevation comprising the square leadlight window to the chancel. Two timber doors provide access to the chancel and nave, while the third appears to not be in use.



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 coarse 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 therefore they are a suitable design for an accessible addition.

4. Reconstruction and Restoration

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

4.1. 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 Zinalume 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 Zinalume 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