

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 '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):

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 its 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 Zinalume). 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 Zinalume).

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:



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

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.