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

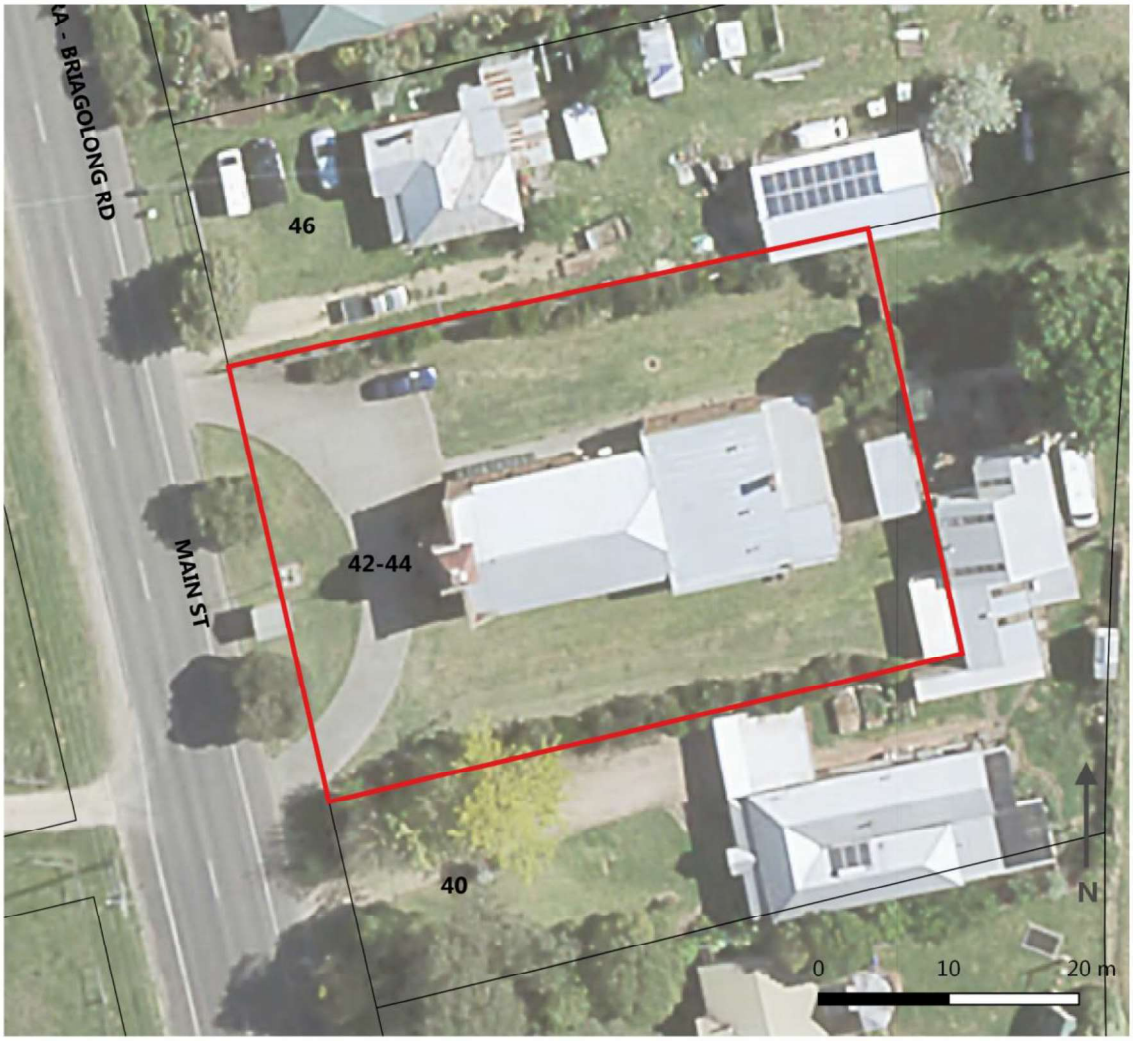
timber ledged entrance door has timber panelling to the semi-circular arch opening above and red brick voussoirs, similar to entrances on the side elevations. The porch and corners of the facade have decorative rendered quoining with alternating panels of vermiculation. The building has narrow four-paned 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).

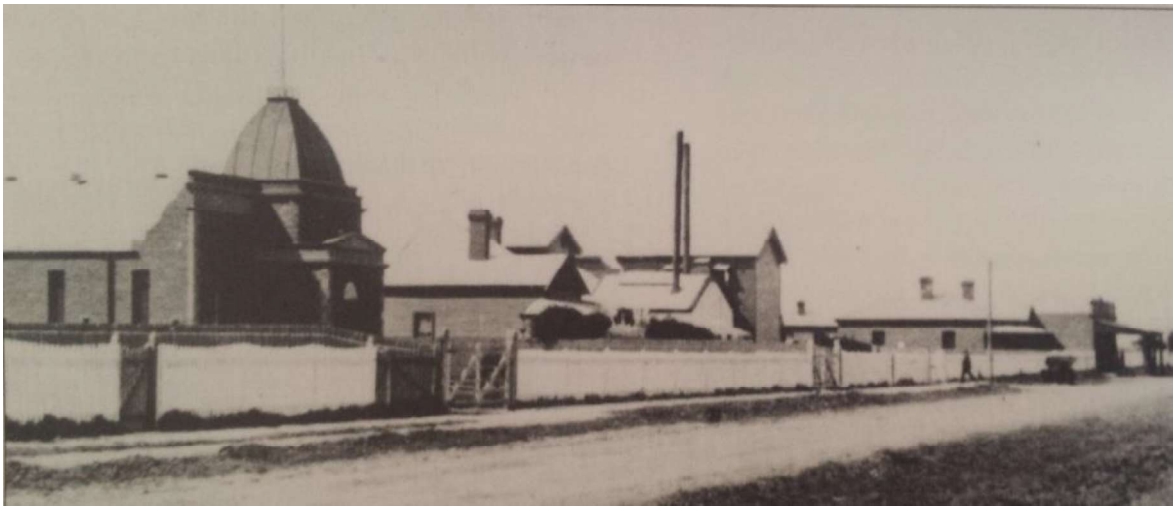


Figure H1. The Boisdale Public Hall in 1910 (Fletcher & Kennett, 2005:18).

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.

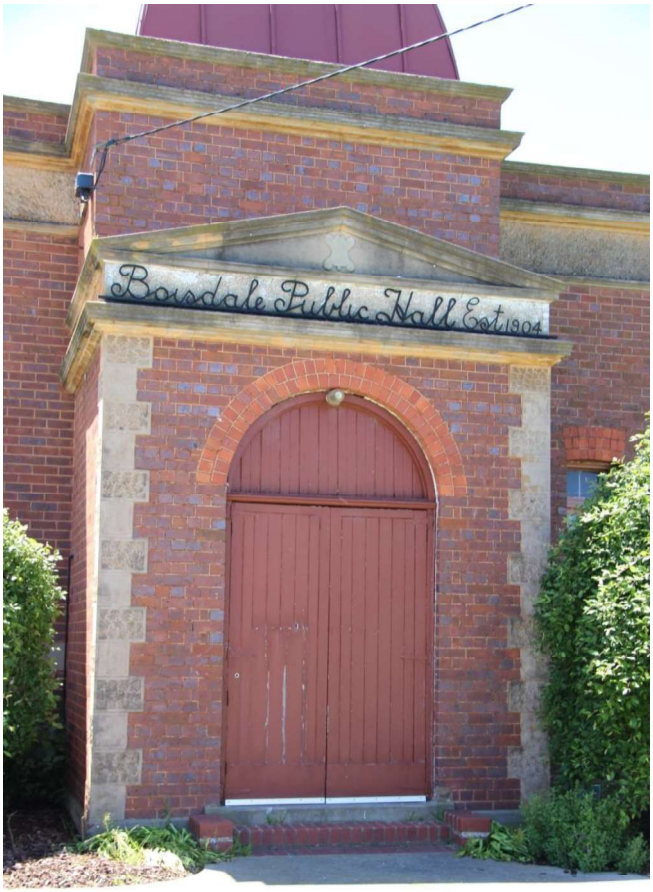


Figure D3. A detail of the original tuck pointed English bond entrance porch with its arched entrance, pediment, rendered dressings and metallic glazed bricks.

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

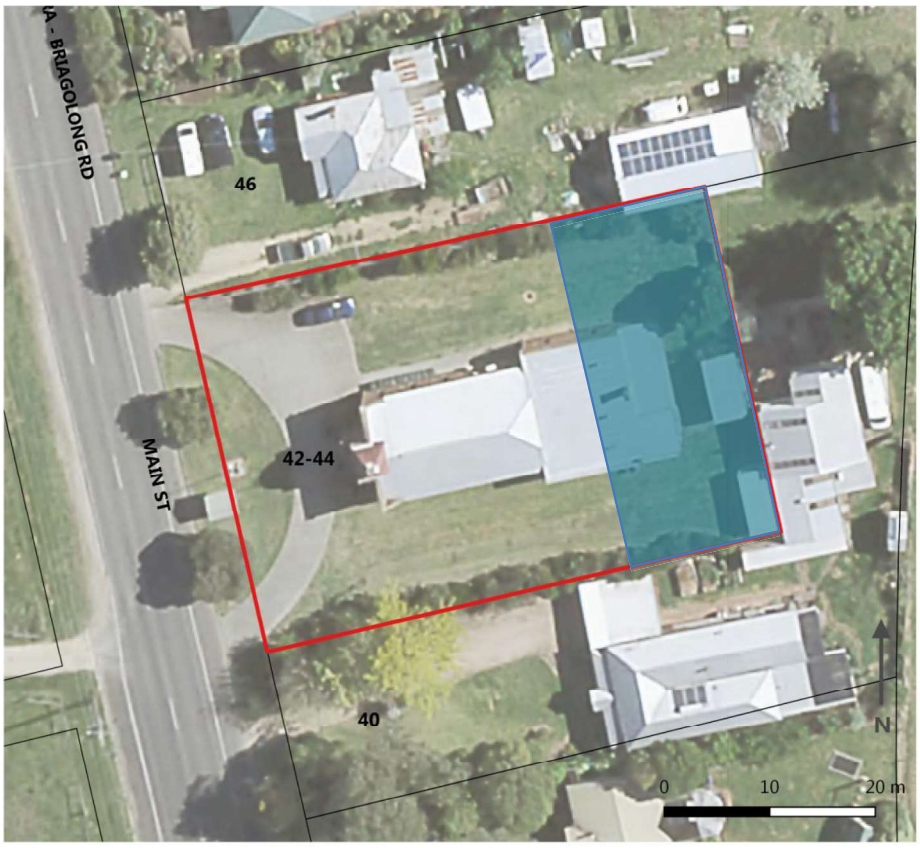
6.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

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:



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

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.