

Place name Boisdale Homestead**Survey Date:****Other name** Boisdale House**Id:** 721**Street** 494 Maffra-Briagolong Road**Last Update** 1/07/2007**Locality** Maffra**Postcode** 3860**Official Locality****Property No** HO75**Local Government Area** Wellington Shire**Property Info****Precinct:** Not in precinct**Easting****Northing****Map****Workshop number****Workshop votes****Field survey number****Community priority****Designer** R.G.W. Purchas**Builder****Ownership****Built Date** 1892**Change Date****Description** Boisdale Homestead is situated on the Maffra-Briagolong Road, about 5km north of Maffra.

It is an impressive single storey brick residence with a steep broken pitch roof clad with marseille tiles and capped with a monitor skylight. There are tall brick chimneys. The V-plan form and exterior form reflect American influences in the design. The homestead is in excellent condition and there appears to have been little change from early photographs of the building. There are number of early outbuildings that are also in good condition.

Structurally and materially it reflects the grander residences that were erected on squatting runs later in the nineteenth century and is no way indicative of early squatting architecture which often relied on locally available materials. The Hawthorn pressed bricks and Marseilles roof tiles present a modernism that is not found at other squatting sites. Similarly, the prominent skylight creates an unusual feature in the front entrance hall. The ornamental front garden reflects a gentility confined to later years, a true reflection of the European influence on the landscape.

The garden was presumably laid out when the house was built in the 1890s. It is located on top of a hill with spectacular views. The garden is divided by curving paths into segments. The paths are sunken and lined with large rocks. Part of the garden extends through an arbour into a ridge falling away on 3 sides. Unlike most large homestead gardens this one has never had a reliable source of water and is essentially a 'dry' garden.

REFERENCES

Aitken, Richard, 'Macalister Landscapes: History and Heritage in the Maffra Shire', 1994
 Register of the National Estate (RNE), Place ID # 004725
 Victorian Garden Inventory: Draft

Feature	Style	Wall Materials	Roof Materials
House	Victorian	Brick	Clay tile

Condition Excellent**Integrity** Intact

Residential/Rural	Buildings Garden
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National Themes	Local Themes
	2. SETTLING THE LAND 2.1 Phases of land settlement

History Boisdale Homestead, near Boisdale, was erected in 1892 for Askin Morrison who leased the run in 1850. R.G.W. Purchas, a Melbourne architect, designed the single storey brick residence with a steep broken pitch roof clad with marseille tiles and capped with a monitor skylight. The V-plan form and exterior form reflect American influences in the design. The garden was presumably first laid out when the house was constructed and developed in the following years (RNE).

Boisdale has long been associated with grandeur, one that encompasses both the settlers and the land alike. Lachlan Macalister and John Foster were both leaders in the squatting era, and it is perhaps fitting that two such prominent figures should be associated with one of the earliest Gippsland runs. Boisdale's historical value lies in

the vast and commanding view from the present homestead, as well as the river flats. The new homestead, built by Askin Foster in 1892, is now a prominent part of the Maffra Shire landscape, and importantly looks over the old homestead site which formerly sat opposite Bush Park (Aitken 1994:35).

Thus the present Boisdale house exemplifies the squatting generation rather than the squatting era itself. Taken over in 1850 by John Foster, a squatting empire was built which only faded when his sons, John and Askin decided to lease some of the estate to farmers. The descendants of the squatters were considered pioneers in the establishment of dairy farming, which ultimately culminated in the development of Boisdale township (Aitken 1994:35)

REFERENCES

Aitken, Richard, 'Macalister Landscapes: History and Heritage in the Maffra Shire', 1994

Register of the National Estate (RNE), Place ID # 004725

Note: Corrections made by Marion Le Cheminant, August 2001

Heritage Protections Register	Reference	Zoning	Status
National Trust Register	B606		Listed
Planning Scheme	HO75		Listed
Register of the National Estate	004725		Listed
Victorian Heritage Register	600950		File only

National Estate

Research Required

Recommendations

Fieldwork priority?

Stage 1 Ranking Assessed & protected **Stage 2 priority** No Action: Already include

Final Ranking **Final Recommendation** Amendment C26

Statement of significance Boisdale comprising the homestead, designed by R.G.W. Purchas and constructed in 1892, early outbuildings and the associated mature garden is of local historic and aesthetic significance to Wellington Shire. Historically, Boisdale is significant for its associations with an early settled pastoral run and illustrates the grander residences that were erected as the squatting runs became more profitable and the homestead, garden and outbuildings are among the finest examples of a large country estate in the Gippsland region. Aesthetically, the homestead including its finely crafted interior is architecturally significant as a distinctive and notable example of the work of R.G.W. Purchas, an innovative architect working in the late nineteenth century. The style of Boisdale is clearly derived from contemporary American developments and contrasts with Purchas's revivalist work, of which his own house, 'Tay Creggan' in Hawthorn, is the most important. The homestead is dramatically situated on a granite outcrop overlooking the Avon River. The mature garden at Boisdale, which is largely intact, is aesthetically significant as one of the few large country gardens on the eastern side of Victoria. It is associated with an important house and provides a superb setting. (RNE A.4, D.2, & F.1)

Extent of designation

Informant

Notes

Follow up

Bibliography Aitken, R., (1994), Macalister Landscapes: History and Heritage in the Maffra Shire, Kapana Press, Bairnsdale, 35
Pearce, Florence, (1980), From Squatter to Settler