

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



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

## Statement of Significance

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

### *What is significant?*

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

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

### *How is it significant?*

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

### *Why is it significant?*

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

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

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

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

## Statutory Recommendations



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

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

## Map of recommended boundary for Heritage Overlay



### KEY

-  Recommended for Heritage Overlay
-  Title boundary

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

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

## History

### Locality history

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

In 1842, New South Wales squatter Lachlan Macalister established the Boisdale Run in the region. Macalister named a sheep fold on the run '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; Closer Settlement

## Place history

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

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

### *General Store*

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

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

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

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

### *House*

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

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

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

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

### *Bakery*

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

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

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

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

### **George H. Cain, architect**

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

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



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



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



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

### Sources

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

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

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

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

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

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

#### *Gippsland Times*

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

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

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

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

## Description

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

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

### *General Store*

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

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

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

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

### *House*

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

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

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

## Bakery

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

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

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

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

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



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



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



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



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



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



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



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



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



Figure D9. The second opening of the 1902 oven.

## Sources

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

## Comparative Analysis

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

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

Comparable places:

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

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

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

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

## Management Guidelines

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

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

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

## 1. **Setting** (Views, fencing, landscaping, paths, trees, streetscape)

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

## 7. **Additions and New Structures**

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

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

## 1. Accessibility

### 1.1. Ramps

#### 1.1.1. Removable ramp construction

- 1.1.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor, which will allow the wall structure to evaporate moisture, reduce termite and rot attack to the subfloor structure and reduce rising damp in brick/stone walls.
- 1.1.1.2. If it is constructed of concrete next to brick walls this may cause damp problems in the future.
- 1.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.
- 1.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

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

## 2. Reconstruction and Restoration

- 2.1. If an opportunity arises, consider restoring and reconstructing the following.
- 2.2. House, store and bakery: Remove the paint chemically from the walls. See below for details.
- 2.3. House: Demolish the non-significant small brick room (which extends from the gable end of the house to the street boundary, and
  - 2.3.1. demolish the front verandah and columns on the house and reconstruct the original design as seen in Fig. H1.
- 2.4. Bakery: Demolish the concrete block extension and reconstruct the hip roof on the bakery.
  - 2.4.1. Remove the silver paint from the oven doors, etc. Contact the Shire's Heritage Advisor about the methods and products to use.
- 2.5. Roofing, spouting and down pipes for all 3 buildings.
  - 2.5.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
  - 2.5.2. Don't use Zincalume or Colorbond.
  - 2.5.3. Use Ogee profile spouting, and round diameter down pipes.
- 2.6. Verandah of the Store:
  - 2.6.1. Remove the existing timber posts, capitals and concrete bases, and remove the paling boards which form the advertising extension under the verandah fascia board, around all three sides of the verandah. Reconstruct the original timber verandah posts. See Fig H1.
  - 2.6.2. Reconstruct the original windows as per Fig H1.
- 2.7. Fences

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

## 8. Brick Walls

- 8.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand.
- 8.2. Paint and Colours (also see Paint Colours and Paint Removal)
- 8.2.1. It is recommended to paint the exterior timber work of the buildings using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.
- 8.2.2. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow the brick walls to 'breathe'.
- 8.2.3. Paint removal: It is strongly recommended that the paint be removed chemically from all the brickwork, (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. Never seal the bricks or render as that will create perpetual damp problems). Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years. Haymes Peelaway is a suitable chemical product to remove the paint.
- 8.3. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, alerting you to a damp problem (also see Water Damage and Damp)
- 8.4. Modern products: Do not use modern products on these historic brick and render as they will cause expensive damage. Use lime mortar to match existing.
- 8.5. **Do not seal** the brick and render with modern sealants or with paint. Solid masonry buildings **must be able to evaporate water** when water enters from leaking roofs, pipes, pooling of water, storms, etc. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, painting, and sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

## 1. Care and Maintenance

- 1.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.
- 1.2. Key References
- 1.2.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen, Council maintenance staff and designers.
- 1.2.2. Further assistance is available from the Shire's heritage advisor.
- 1.3. Roofing, spouting and down pipes
- 1.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.
- 1.3.2. Do not use Zinalume or Colorbond.
- 1.3.3. Use Ogee profile spouting, and round diameter down pipes.
- 1.4. Joinery
- 1.4.1. It is important to repair rather than replace where possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

## 9. Water Damage and Damp

- 9.1. Signs of damp in the walls include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork, existing patches with grey cement mortar, or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.
- 9.2. Always remove the **source** of the water damage first (see Care and Maintenance).
- 9.3. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.
- 9.4. Repairing damage from damp may involve lowering of the ground outside so that it is lower than the ground level inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.
- 9.5. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre away from walls.
- 9.6. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.
- 9.7. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they can breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.
- 9.8. Engineering: If a structural engineer is required, it is recommended that one experienced with historic buildings and the Burra Charter principle of doing 'as little as possible but as much as necessary', be engaged. Some of them are listed on Heritage Victoria's Directory of Consultants and Contractors.
- 9.9. Never install a concrete floor inside a solid masonry building, as it will, after a year or so, cause long term chronic damp problems in the walls.
- 9.10. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts for hundreds of years. When it starts to powder, it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.
- 9.11. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

## 10. Paint Colours and Paint Removal

- 10.1. A permit is required if you wish to paint a previously unpainted exterior, and if you wish to change the colours from the existing colours.
- 10.2. Even if the existing colour scheme is not original, or appropriate for that style of architecture, repainting using the existing colours is considered maintenance and no planning permit is required.
- 10.3. If it is proposed to change the existing colour scheme, a planning permit is required and it

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

- 10.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick and rendered surfaces, revealing the original finish.
- 10.5. Chemical removal of paint will not damage the surface of the bricks or render. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 10.6. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render as that will create perpetual damp problems.

## **11. Services**

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

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

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

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



**KEY**

- Recommended for Heritage Overlay
- Title boundary

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

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

## Resources

Wellington Shire Heritage Advisor

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