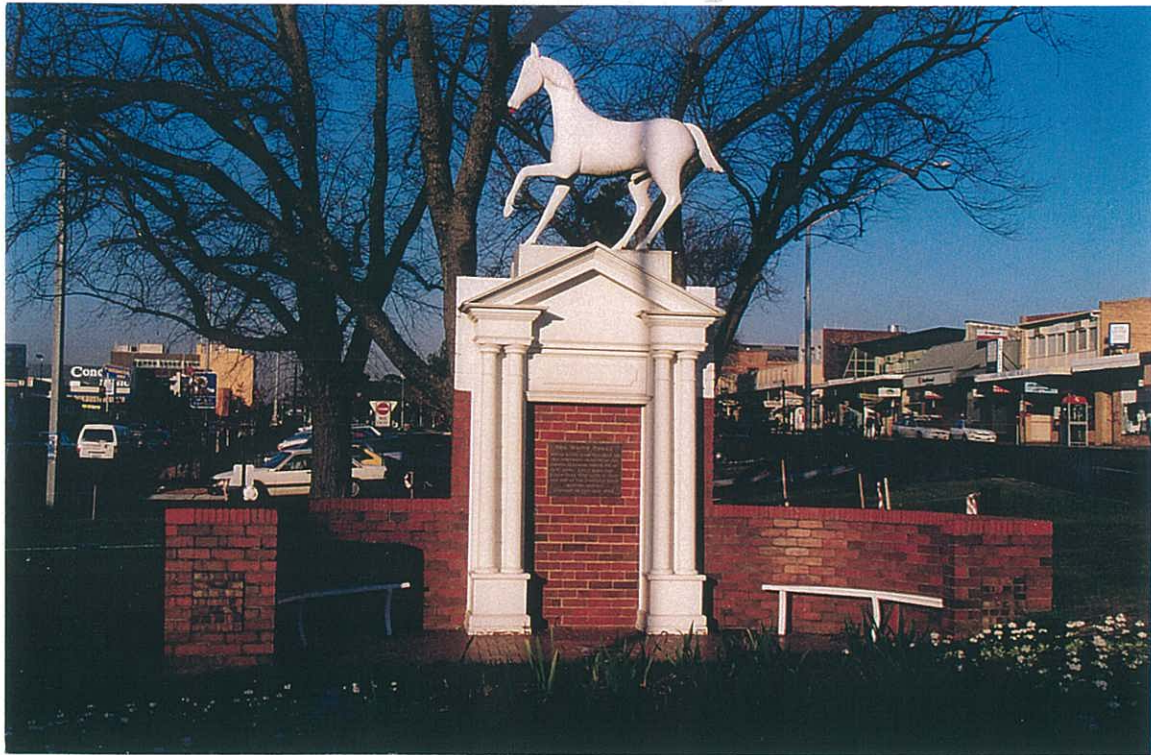


CITY OF WHITEHORSE HERITAGE REVIEW

Spore

HERITAGE OVERLAY PRECINCTS



VOLUME 3



CITY OF WHITEHORSE HERITAGE REVIEW

HERITAGE OVERLAY PRECINCTS



VOLUME 3

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April 1999

This report is Volume 3 of a set, comprising:

Volume 1	Thematic History
Volume 2 Part I	Building Citations: Datasheets A-
Volume 2 Part II	Building Citations: Datasheets L-Z
Volume 3	Heritage Overlay Precincts
Volume 4	Heritage Overlay Schedule

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1.0 INTRODUCTION

1.1 Background and Brief

The objective of this study was to re-assess the Heritage Overlay Precincts in the City of Whitehorse. In total, seven precincts proposed in previous studies were re-assessed. In some instances the Precincts were altered in size, whilst others were reduced or rejected. The existing citations were revised where necessary. The following report contains datasheets for all proposed Heritage Overlay Precincts.

The review was based upon Precincts previously proposed in the following studies:

- Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990.
- Context Pty Ltd. *City of Nunawading Heritage Survey Project*. 1994.

The *City of Box Hill Heritage and Conservation Study* included detailed maps, historical and descriptive information, and statements of significance. This information has been adapted to suit the revised boundaries as appropriate.

The *City of Nunawading Heritage Survey Project* identified approximate boundaries for proposed precincts, but, in accordance with its brief, did not provide detailed information.

A Note on Suburb Names

In order to recognise Mont Albert as a discrete area within Surrey Hills, the following area is deemed to be Mont Albert: the area bounded by York Street, Whitehorse Road, Elgar Road and Mont Albert Road, and the properties along the south side of Mont Albert Road.

1.2 Methodology

A street by street survey of each of the proposed precincts was undertaken. For each precinct, building fabric was defined in terms of intactness, scale, construction type, architect and predominant eras of construction. Where relevant, street plantings and traditional street elements were also noted, as were other distinctive elements such as street layouts, rear access lanes, building setbacks, front fences and public open space.

1.3 Definition of Precincts

Precincts of heritage significance are defined as those areas which:

- contain buildings which derive considerable cultural significance from their context and/or relationship with others in the area;
- have largely intact or visually cohesive streetscapes, creating precincts of historic and/or architectural integrity;
- contain a large number of substantially intact buildings
- may contain individually significant buildings which contribute to the historic or architectural significance of the area as a whole;
- may reflect local historical themes or have particular historical associations or social value;
- may contain historically or botanically significant gardens, reserves, and specimens.

In Whitehorse the Heritage Overlay Precincts typically:

- contain residential building stock predominantly from the late nineteenth century to mid-twentieth century;
- retain historically important street layouts and subdivisions;

A review of the housing stock within the area as a whole reveals a wide mix of housing styles. Most of the streets contain some houses which date from the period 1900-1940. Several bungalows are thought to be the work of Algernon Elmore, who subdivided much of the area. The majority of building stock dates from the 1940s onwards, with approximately 15-20% dating from after 1970. The review does not recommend the area as a Heritage Overlay Precinct. The predominant character of the area is derived from its vegetation and street construction, not from its building stock. It was noted during the survey of the area that even new dwellings were not overly intrusive, as they were generally partially concealed by vegetation, and set well back from the street.

It is recommended that the existing protection, including the Vegetation Protection Overlay, be maintained. The lack of formal street construction of some of the streets is also significant, and should be protected accordingly. A further survey of this aspect should be undertaken.

Blackburn Shopping Centre, Blackburn

This shopping centre, adjacent to Blackburn Railway Station, began to be developed in the 1920s. Several buildings within the shopping centre date from the inter-War period, however the vast majority of them are of little aesthetic significance or interest. South Parade, south of the station, contains a small number of buildings which retain architectural elements typical of the 1920s, but the number of buildings is too small, and the aesthetic interest too low, to warrant protection as a Heritage Overlay Precinct. Historically, the shopping centre is of historical interest, however this is not reflected enough in the built form to warrant protection as a precinct.

The previous study graded one building within the shopping centre, 104-110 South Parade, as C+. The review of this building has upgraded this building to B Grade, reflecting its aesthetic significance. A citation for this building appears in Volume 2, *City of Whitehorse Heritage Review: Building Citations*.

Calcutta Street, Mitcham

The area bounded by Calcutta, Agra and Simla Streets and Mitcham Road was largely developed from the 1920s to the mid-1960s. The housing stock is mixed, but in general comprises relatively modest single-storey houses, with an even mix of brick and timber construction. The area has historical associations with the Walker family and the Australian Tessellated Tile Company, and at least two of the houses in the area (6 Meerut Street and Grantham, 456 Mitcham Road) were built for members of the family. The area is relatively self-contained, with access only from Mitcham Road, and the scale and style of the houses is generally consistent. However, the building stock as a whole does not meet the defining criteria for a Heritage Overlay Precinct. A number of the houses in the area were identified in the previous study, and two graded C+ (those mentioned above) have been upgraded to B, and recommended for individual protection. Citations for these buildings, and for the houses at 5 and 8 Benares Street, and at 5 Meerut Street, all of which are associated with the Walker family, appear in Volume 2, *City of Whitehorse Heritage Review: Building Citations*.

It was noted that much of the character of the area is derived from the landscape elements, both street plantings and private gardens. Many private gardens within the area are traditionally planted, in keeping with the houses, and most are particularly well-kept. Of particular note are the gardens in Mitcham Road between Agra Street and Delhi Street, and the street plantings in Delhi Street, Meerut Street, the south end of Benares Street, the south side of Calcutta Street, and the west end of Agra Street. The street planting comprises a mix of species, including deciduous exotics, conifers and natives, and adds to the character of the area. In addition, the lack of paved footpaths, particularly in Agra and Meerut Streets and the south side of Delhi Street, contribute to the character.

Florence Road, Surrey Hills

Five Edwardian houses at the north end of the east side of this street were included in Andrew Ward's Surrey Hills Victorian and Edwardian Area. Although the west side of the street is almost entirely post-War medium-density housing, the east side comprises the aforementioned dwellings (Nos. 7-15), and an unbroken row of inter-War houses (a mix of Californian bungalows and brick villas) from Nos. 17 to 61, at the corner of Scottsdale Street.

Elsewhere in the municipality there are smaller groupings of similarly-styled houses. Some of these groupings, or individual houses within them, have been unidentified in the Ward and Context studies. In general, these buildings were graded C and therefore fell outside the present brief. These include:

Everton Grove, Surrey Hills	Inter-War bungalows and villas
Florence Road (east side), Surrey Hills	Edwardian houses (Nos. 7-15)
	Inter-War bungalows (Nos. 17-55)
Husband Road, Forest Hill	Post-War houses
Kangerong Road, Box Hill	Edwardian, Inter-War houses
Leopold Crescent (west side), Surrey Hills	Inter-War, bungalows and villas
Lorne Parade (north end), Surrey Hills	Inter-War bungalows
Morack Road, Vermont South	Post-War architect-designed houses
Pope Road (south end), Blackburn	Inter-War bungalows
St Georges Avenue (west side), Surrey Hills	Inter-War bungalows
Thomas Street (east side), Mitcham	Inter-War bungalows

Further survey work may reveal additional precincts. Along the 'spine' created by the railway, these are most likely to date from the inter-War period. Elsewhere in the municipality, there may be important or representative groupings of post-War housing, little of which has been previously identified.

2.0 HERITAGE OVERLAY PRECINCTS

2.1 Churchill Street Precinct, Mont Albert

Location

20-76 Churchill Street
425-433 Elgar Road

Review

Andrew Ward's *City of Box Hill Heritage and Conservation Study* (1990) identified a large precinct to the north and east of Mont Albert Railway Station. The most intact streetscape within this area is Churchill Street, which is separated from much of the remainder of the precinct by the railway line. The Churchill Street precinct forms one of three precincts derived from Andrew Ward's original precinct.

History

The following historical information is derived in part from Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990:

The earliest land subdivision in Mont Albert was George Cockroft's subdivision of land on the south-west corner of Whitehorse and Elgar Roads. Agents CJ and T Ham provided "luncheon on the ground" at the 1882 auction of 55 lots facing Elgar Road, Halifax Road (Churchill Street) and Huddersfield Road (Zetland Road). The railway, which had opened in 1882, already bisected the estate. The agents' sales pitch was directed at the upper income group in Victorian society:

55 magnificent sites, opposite to the valley leading to Doncaster, not to be surpassed in the District... From the beautiful undulations of the property on both sides of the railway, the splendid drainage and the salubrious position, gentlemen can secure a really fine site unsurpassed by any other for the erection of a villa residence.¹

However, it was not until the first decade of the twentieth century that residential development of the area began in earnest. Subdivision plans dated 24 April 1882 show that part of Cockroft's estate south of the railway line to have been excised from the scheme² re-subdivided in 1904, at which time it was re-named Churchill Street.³

The 160' to 1" MMBW map of the area (Figure 4), apparently dating from 1928, when the area was sewered, shows fifteen houses in Churchill Street between Salisbury Avenue and Elgar Road, and a further four houses in Elgar Road. The footprints of the houses show them all to be large, asymmetrically planned and set back from the street on large blocks.⁴

Serpentine Street, to the south of Churchill Street, was created in 1956:⁵ the rears of many blocks in Churchill Street have been subdivided later to create smaller blocks facing Serpentine Street, which were built in the post-War period.

-
- 1 Auction notice for George Cockroft's subdivision. Box Hill Historical Society collection.
 - 2 Lodged Plan No. 417, declared 24 April 1882. Land and Survey Information Centre.
 - 3 Lodged Plan No. 4490, declared 9 March 1904. Land and Survey Information Centre.
 - 4 MMBW Map No. 72. 160' to 1" Series. Map Room, ERC, The University of Melbourne.
 - 5 Lodged Plan No. 4490, declared 9 March 1904. Land and Survey Information Centre.



Figure 2 Churchill Street, looking west



Figure 3 South side Churchill Street, with Carbethon (No. 50) on left

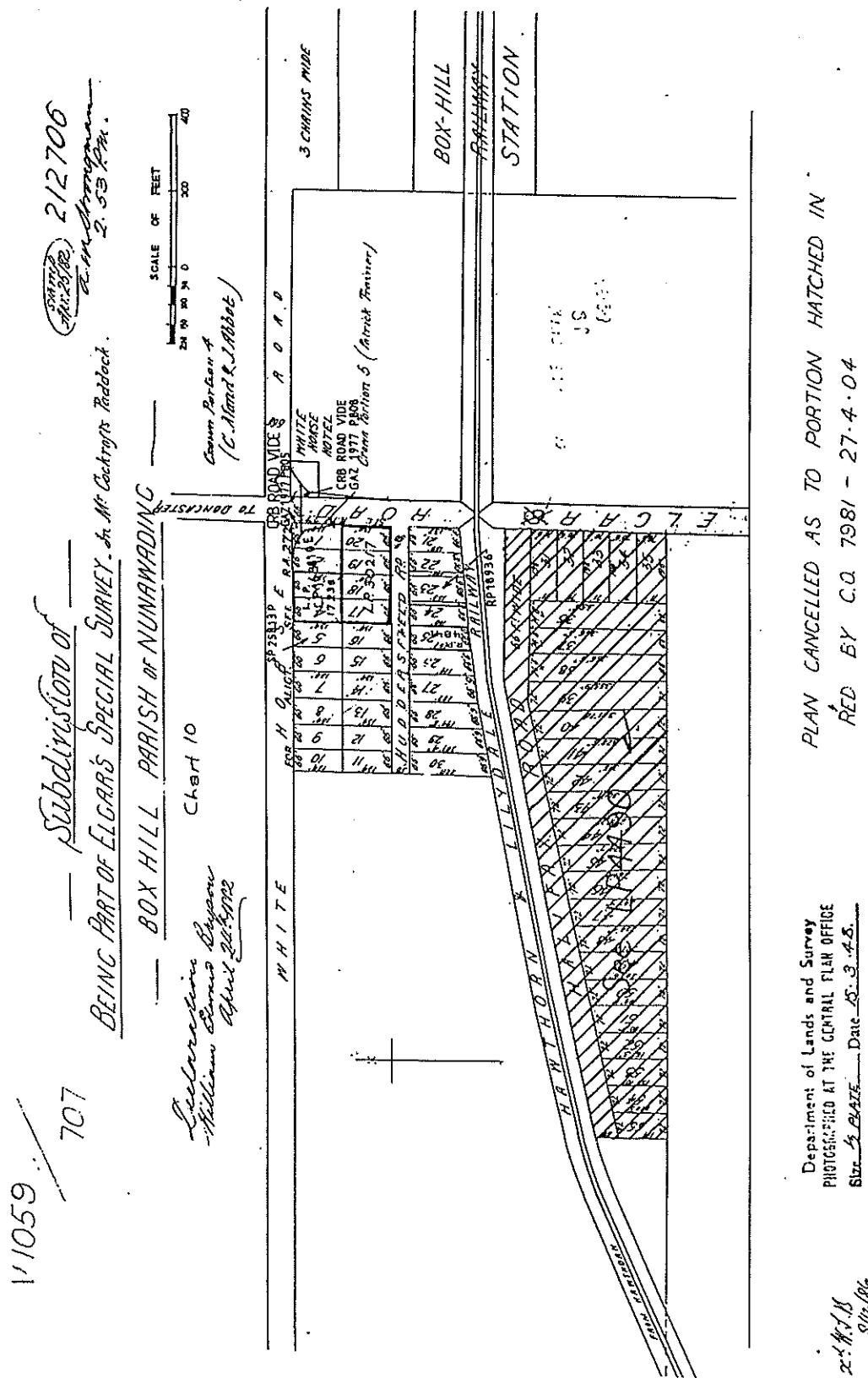


Figure 5 Lodged Plan No. 417, showing the original subdivision of George Cockroft's paddock, including Halifax Road, later Churchill Street, 1882
 Source: Lodged Plan No. 417, declared 24 April 1882. Land and Survey Information Centre.

2.2 Combarton Street Precinct, Box Hill

Location

1-35, 2-30 Clydesdale Street
13-19, 6-36 Collins Street
1-55 Combarton Street
1-15, 2-16 Hannaslea Street
11-41, 14-38 Landale Street
1-13, 2-14 Patricia Street
Combarton Street Reserve

Review

The review of this precinct revealed very little change in the composition of the building stock in the years following the previous study. A small number of new buildings has been constructed; it was noted that in the new buildings, the setback and scale of the existing buildings have been respected, and that similar materials have been used. The new buildings are generally not intrusive.

The boundaries of the precinct have been altered slightly at the south-west corner.

History

The following historical information is derived from Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990:

This first subdivision of land in this area occurred on its south-western corner when G M Adam's, a Box Hill auctioneer, advertised 83 lots for sale towards the end of the 1880s. His Maiden Erleigh estate was located on a "famous orchard" and included the "cream of the land". It was considered suitable for business and villa sites and Adams noted that each allotment was well cultivated with "valuable fruit trees in full bearing". The land sales resulted in the formation of Collins and Landale Streets and by 1890 had resulted in the construction of seven weatherboard houses,⁶ of which only one appears to have survived.

To the north of Maiden Erleigh, Stephen Creek owned a market garden which was sold off to form Combarton Street c.1900.

By the early 1930s, Clydesdale Street had been formed and bungalows erected at No. 16 (since demolished) and Nos. 2-14 and 1-17. In April 1936 the remaining southern portion of the site was sold off and realised prices in the vicinity of £900 for house and land.⁷ The streets within the area were initially occupied mainly by tradesmen, a soldier, clerks, gardeners and drivers, but few professionals.⁸

Description

The following historical information is derived in part from Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990:

The Combarton Street Precinct consists of the residential streets bordering the municipal reserve which occupied the low lying land following the alignment of a tributary to

6 Rate Books. 1890.

7 Valuation cards of the City of Box Hill. Box Hill Historical Society collection.

8 Valuation cards of the City of Box Hill. Box Hill Historical Society collection.

Reserve, indicated as a “public playground” on the advertising material for the Clydesdale estate⁹, which forms the recreational focus for the precinct.

Individually Significant Buildings

No buildings within the Combarton Street Precinct are recommended for individual Heritage Overlay Protection.

Statement of Significance

The Combarton Street Precinct is of considerable aesthetic significance. The precinct contains the best collection of small Californian bungalow-style houses in the City of Whitehorse. The precinct comprises very homogeneous streetscapes, with nearly all the houses, including those not in the bungalow style, similar in scale, setback and materials. Although there are many examples of this housing style throughout the municipality, they are generally relatively scattered, or in groups of two or three. In addition, a number of the bungalows within this precinct are extremely good examples of this Arts and Crafts-influenced style. Of particular note are elements such as decorative brick and timberwork, both noticeable in the verandahs of many of the bungalows.

Source

Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990.

⁹ Auction advertisement. Clydesdale Estate, 4 April 1936. Box Hill Historical Society collection.

SATURDAY, 17th DECEMBER, at 3.30 p.m.

BOX HILL MAIDEN + ERLEIGH

ESTATE

A FAMOUS ORCHARD THE CREAM OF THE LAND
 CHOICE BUSINESS AND VILLA SITES

Each allotment is upon well cultivated land, and most of them contain valuable Fruit Trees in full bearing.

LIBERAL TERMS: £5 DEPOSIT, Balance 3, 6, 9, and 12 Months at 6 per cent. Interest.

SALE AND LUNCHEON IN MARQUEE.
 Free Passes for 1.15 and 2.15 p.m. Trains on application to ADAMS & MACKENZIE, 25a Flinders Lane West.

G. M. ADAMS, AUCTIONEER, BOX HILL

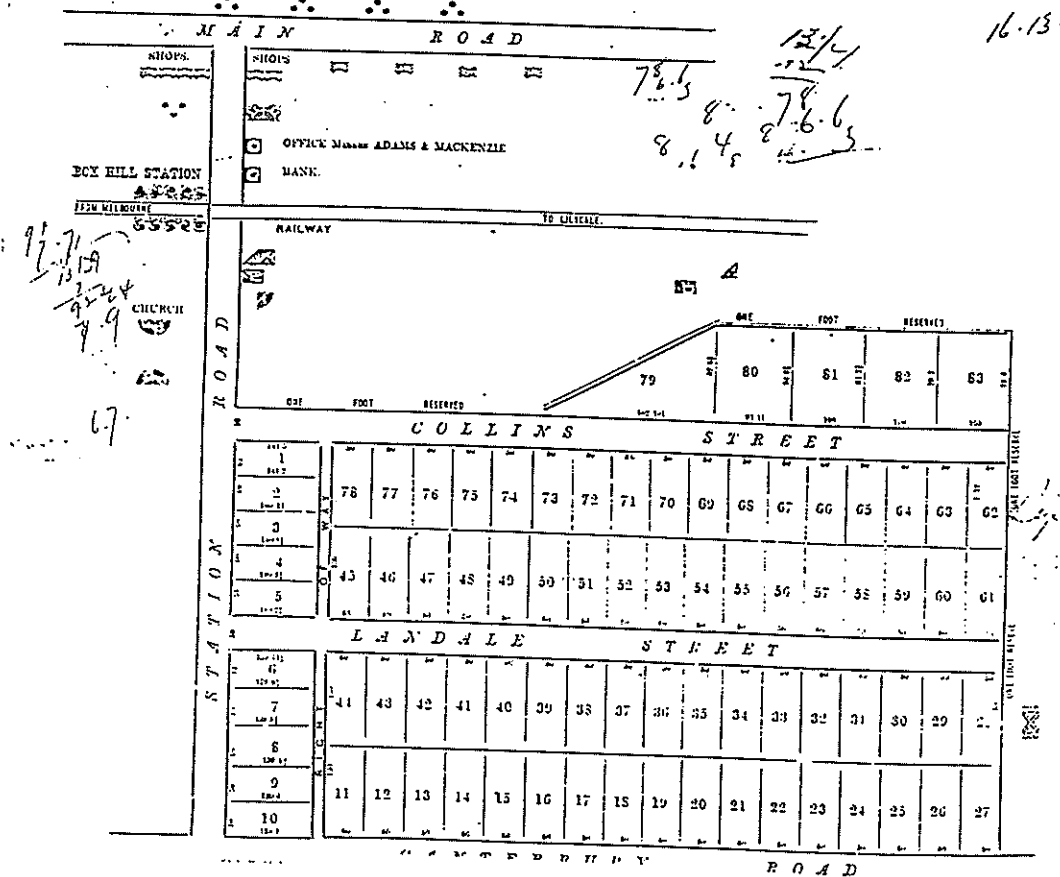


Figure 9 Advertisement for the Maiden Erleigh estate, early 1880s
 Source: Box Hill Historical Society collection. Reproduced in Andrew C Ward & Associates. City of Box Hill Heritage and Conservation Study. 1990. Volume 1, p 118.

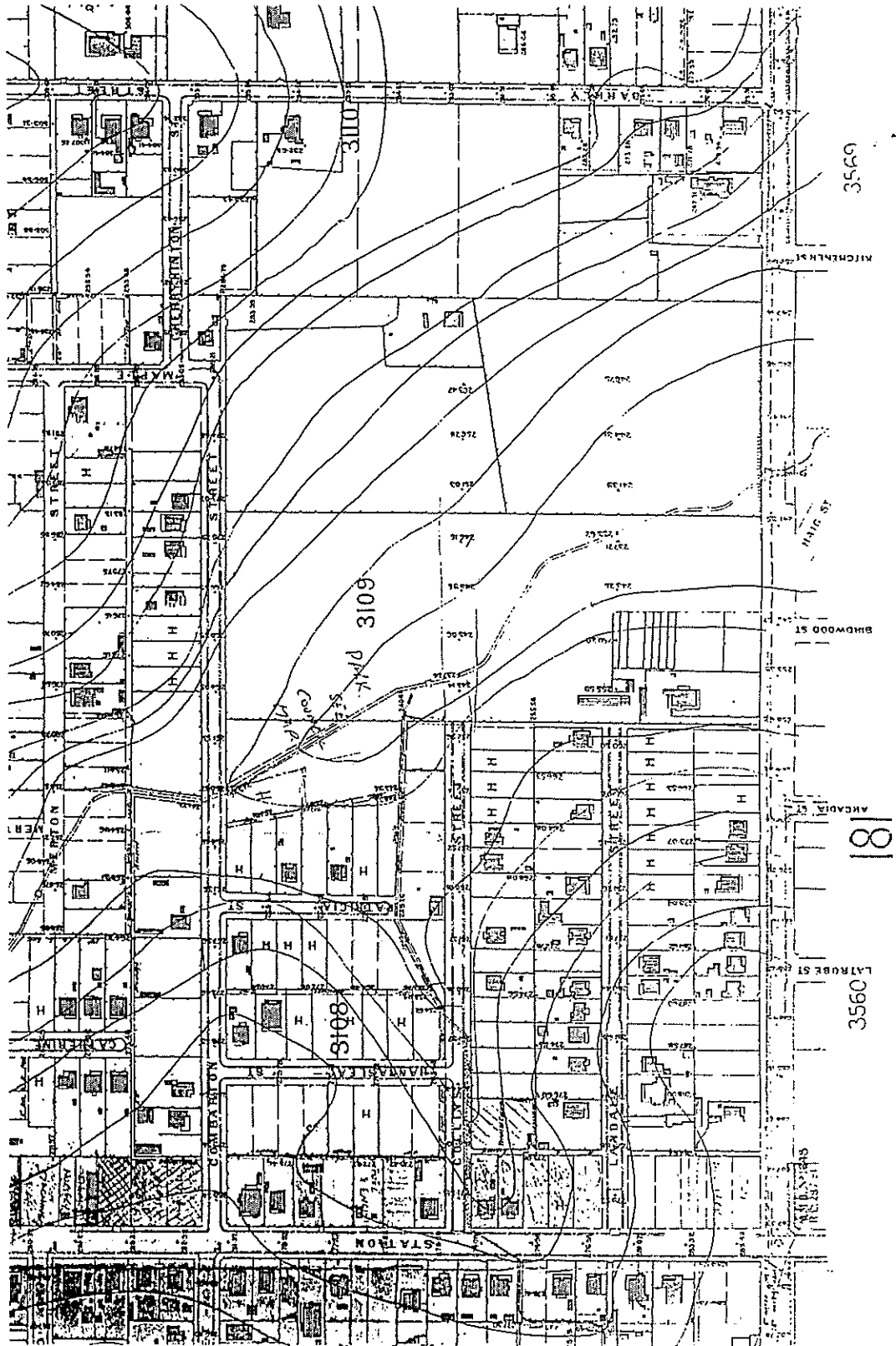
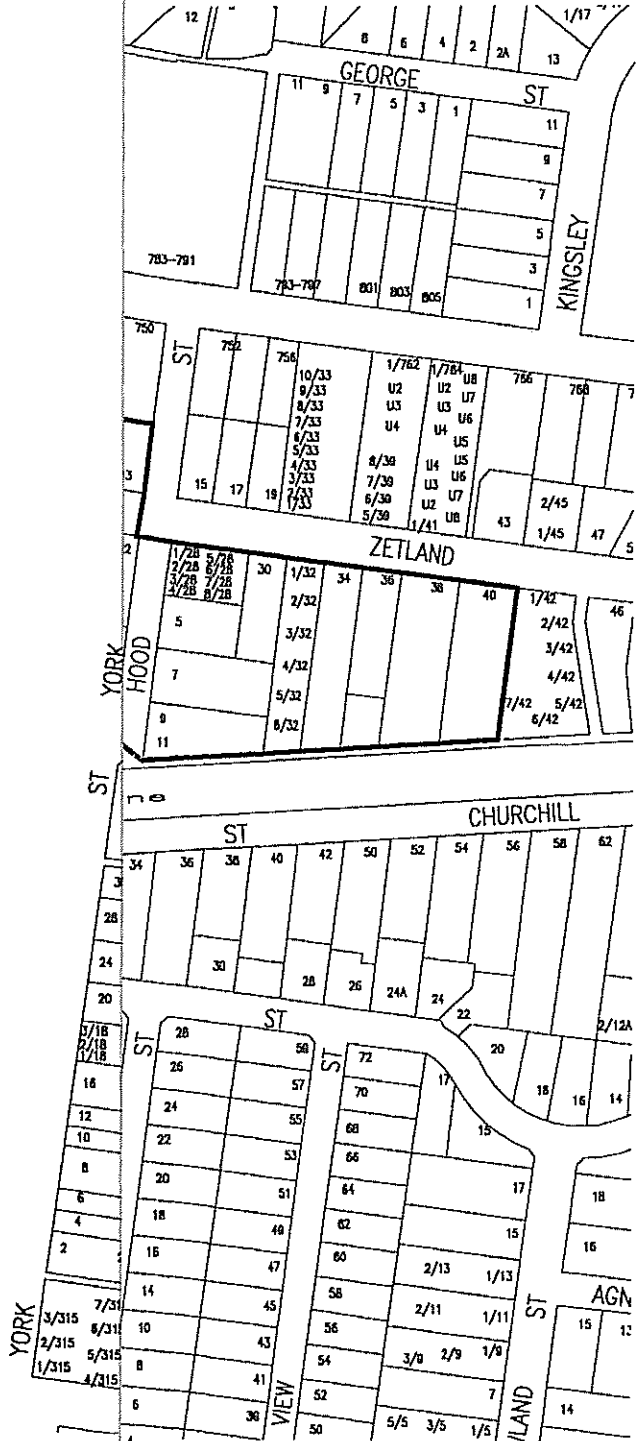


Figure 11 Part of MMBW Map No. 177, showing the development of the precinct by c.1928

Source: MMBW Map No. 177. 160' to 1" Series. Map Room, ERC, The University of Melbourne.

incts



inct

2.3 Mont Albert Residential Precinct, Mont Albert

Location

3 Beatty Street
2 Beresford Street
1-3, 2 Earle Street
1-39, 2-30 High Street
5-11, 4-6 Hood Street
11-33, 18-30 Trafalgar Street
5-17, 2A-8 Victoria Crescent
692 Whitehorse Road
7-23 Wolseley Street
1-13, 8-40 Zetland Road

Review

Andrew Ward's *City of Box Hill Heritage and Conservation Study* (1990) identified a large precinct to the north and east of Mont Albert Railway Station, but divided in half by the railway line. The present precinct comprises that part of the precinct to the north of the railway line. The boundaries of this precinct been altered slightly. The eastern end of Zetland Road, which includes a large number of non-heritage buildings, has been excluded, as has the eastern side of Gordon Street. South of the railway line, Stanhope Street and Salisbury Street both include a small number of individual heritage buildings, but the amount of non-heritage building stock in both streets precludes their protection as a precinct.

Andrew Ward named this the Mont Albert Victorian, Edwardian and Inter War Historic Area. The survey of the area revealed several streets outside Ward's boundaries which also contain houses from this period. However, the building stock within the present precinct is distinguished by its scale and intactness: in general, the houses are either important historic remnants of nineteenth century development, or substantial single-storey twentieth century villas which make a direct contribution to the largely upper-middle class character of the area.

History

The following historical information is derived from Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990:

The earliest land subdivision in the Mont Albert area was George Cockroft's subdivision of land on the south-west corner of Whitehorse and Elgar Roads, in 1882. The citation for the Churchill Street Precinct documents the development of the eastern half of Mont Albert.

At the south-west of the precinct, a further triangle approximately bounded by Trafalgar Street, York Street and the railway line was auctioned in the 1880s as part of Sir Matthew Davies' Freehold Investment and banking Company's extensive Windsor Park subdivision, which encompassed much of Surrey Hills south to Canterbury Road.

A triangular wedge of land east of High Street, between Whitehorse Road and the railway line was auctioned in May 1891.¹⁰ Mont Albert Railway Station was opened in 1890 to

¹⁰ Auction Notice for "Mont Albert adjoining Surrey Hills", 2 May 1891. Vale Collection, State Library of Victoria.

Footpaths within the precinct are concrete. There are bluestone kerbs and gutters in Marlborough and Gordon Streets, the latter of which whilst traditional, do not appear to be original.

Non-heritage building stock within the precinct is mainly confined to a group of post-War houses near the intersection of High and Trafalgar Streets.

Individually Significant Buildings

The following buildings within the Churchill Street Precinct are recommended for individual Heritage Overlay Protection and have datasheets in Volume 2, *City of Whitehorse Heritage Review: Building Citations*:

- Bona Vista, 1B Marlborough Street, Mont Albert
- House, 13 Victoria Crescent, Mont Albert
- House, 17 Victoria Crescent, Mont Albert

Statement of Significance

The Mont Albert Residential Precinct is of considerable aesthetic and historic significance.

Aesthetically, the precinct contains a large number of substantially intact houses dating from the Victorian, Edwardian and inter-War periods. The historically important remnant Victorian houses are complemented by a large number of Edwardian and inter-War houses exhibiting a range of interesting stylistic characteristics. Most of the houses display a particularly high level of intactness. Historically, the precinct represents the three major phases of development of the Mont Albert area. The precinct also has historical associations with Matthew Davies' Freehold and Investment Banking Company, important nineteenth century property speculators.

Source

Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990.

MONT ALBERT

Saturday, 24th November, 1906 Houghton Collection
Volume 2 Page 21

MAGNIFICENT VILLA SITES

Adjoining Railway Station

FREE RAILWAY BUILDING TICKETS

will be issued by the Railway Department to the occupiers of Houses erected on Allotments fronting White Horse Road.

To be offered by
PUBLIC AUCTION
On the Ground
at 3 o'clock
Saturday, Nov. 24

TERMS.
One-tenth Cash.
Balance by Quarterly Instalments up to 5 years. Interest, 5 per cent.
Or under Building Society Tables, £100—5/- per week.

G. ADAMS, Auctioneer, CAMBERWELL

Figure 15 Auction advertisement for land in the west of the precinct
 Source: Houghton Collection, State Library of Victoria. Originally reproduced in Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990. Volume 1, p 111.

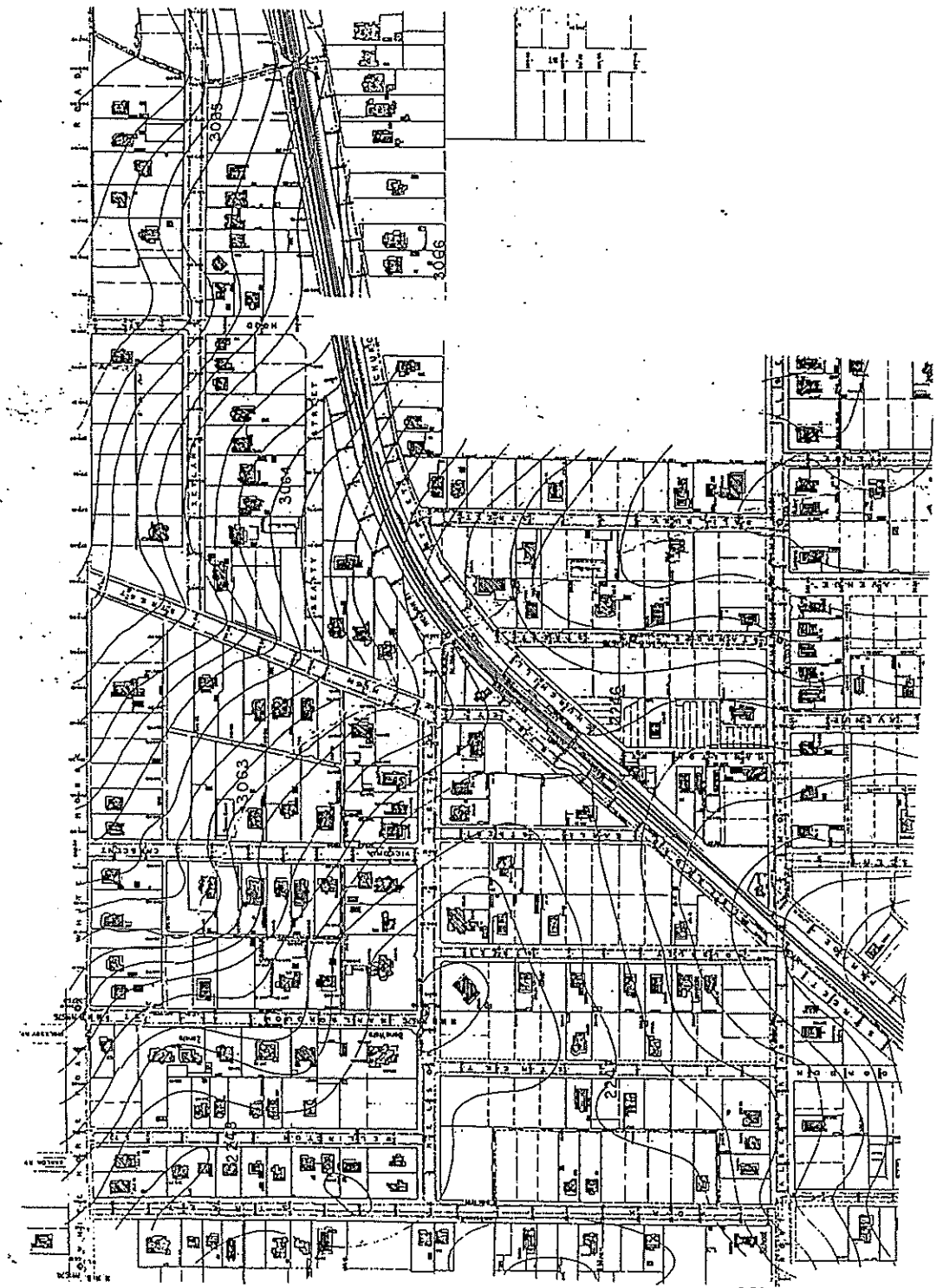


Figure 17 Part of MMBW Map No. 72, showing the development of the precinct by c.1928

Source: MMBW Map No. 72. 160' to 1" Series. Map Room, ERC, The University of Melbourne.

2.4 Mont Albert Shopping Centre Precinct, Mont Albert

Location

2-14A Churchill Street
9-19, 4-48 Hamilton Street
Mont Albert Railway Station

Review

Andrew Ward's *City of Box Hill Heritage and Conservation Study* (1990) identified a large precinct to the north and east of Hamilton Street. Ward's boundary included the shops in Churchill Street and Mont Albert Railway Station, but not the shops in Hamilton Street itself.

Whilst the Hamilton Street shopping centre was developed contemporaneously with much of the surrounding housing, the intactness of the streetscape is higher than that of the adjacent streets, notably Mont Albert Road, and Stanhope and Salisbury Streets, and its nature as a group of predominantly retail buildings differentiates it from the remainder of the Mont Albert area.

Although the west side of Hamilton Street has been eroded by the construction of the Salvation Army's Southern Territorial headquarters on the site of former shops at Nos. 3-7, the east side of the street is substantially intact.

History

The following historical information is derived from M S Webster (compiler). *The History of Mont Albert Shopping Centre, 1887-1985*. Box Hill, 1986:

The Mont Albert Shopping Centre precinct formed part of the Phoenix Park Estate; a lodged plan of the estate, dated 21 January 1887, indicates Hamilton Street, but at the time the street had not been formed, and the area comprised open paddocks, owned by Messrs Andrew, McKirdy and Dunn. The actual subdivision of the street specifically for commercial uses occurred in 1891, and sites were offered for sale at an auction held in the railway station. The auction was advertised as "the first sale of business sites at this handsome location. Following the auction, one or two houses, perhaps with shops attached, were built on the west side of the street, and one house already existed on the east, but no new shops were built. The construction of shops was stalled by debate over the adequacy of the width of the sites, but later that year a width of 18'9" was settled upon. 13

The first purpose-built shop in the area, a grocer's on the north-west corner of Mont Albert Road, was not built until 1912 or 1913, there having been little need for many local shops in an era when delivery of most household supplies was almost universal. By the end of World War I, however, most of the west side of the street had been developed, and by 1930, the entire street, and a number of shops in Churchill Street.

MS Webster's short *The History of Mont Albert Shopping Centre* documents many of the occupants of the shops in Hamilton Street. In 1930, the range of occupants included a pastrycook, milliner, three estate agents, two hairdressers, a tobacconist, two bootmakers, two butchers, a pharmacist, a florist, two grocers, three fruiterers, a confectioner, a dressmaker, and a draper. A post office occupied 30 Hamilton Street from 1930 until 1975. The first bank to open in Mont Albert was an agency of the ES&A bank, which operated from No. 22 until c.1929, when the State Savings Bank built a branch, with attached manager's residence, on the south side of Hamilton Street.



Figure 19 East side Hamilton Street, looking south



Figure 20 West side Hamilton Street looking north