

# Whitehorse Heritage Review 2001

Volume 1

September 2001



ABN 69 249 217 867

**WHITEHORSE HERITAGE REVIEW 2001**  
**FINDINGS AND RECOMMENDATIONS**

**VOLUME 1**

*The cover illustration was painted by local artist Donald C. Ward, in 1941.  
It shows the landscape of farms characteristic of Whitehorse prior to suburban  
development after the Second World War.*

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## **SUMMARY**

This Review encompassed the entire Municipality and took the form of a field survey supported by the detailed assessment of selected places. The field survey has identified fourteen areas of potential cultural heritage value. Those areas situated in Box Hill and Surrey Hills are as follows:

- Associated with the existing Trafalgar Street/High Street/Zetland Road Heritage Overlay Area: Wellesley Street, Gordon Street (east side) and Whitehorse Road between Hood Street and no. 688.
- Associated with the existing Churchill Street Heritage Overlay Area: Black Street, Proudfoot Street and View Street.
- Windsor Park estate area, Surrey Hills.
- Harding Street/Pembroke Street, Surrey Hills.
- Everton Grove, Surrey Hills.
- Florence Road (east side), Surrey Hills.
- Alexander Street/Acacia Street/Bass Street/Kent Road, Box Hill.
- Watts Street/Court Street/Kangerong Road, Box Hill
- William Street, Box Hill
- Whitehorse Road between Nelson Road and Middleborough Road, Box Hill

The remaining identified areas are as follows:

- Mount View Court, Burwood.
- Jeffery Street, Blackburn.
- Thomas Street/Cook Road, Mitcham.
- Inglis Street/Galt Street/Currie Street, Box Hill North. This area has already been considered by Council.

The field work was complemented by two additional sources of information; first the 1999 Review (Appendix A - part B) and second, submissions by members of the Whitehorse community. A total of 441 individual places of potential cultural heritage value was identified. These places have been photographed and form volumes 3, 4 and 5 of this report.

Finally, the places of potential cultural heritage value contained in part A of Appendix A in the 1999 Review were carefully assessed. A number of these are situated within existing heritage overlay areas in the Whitehorse Planning Scheme. The following 54 places not presently subject to overlay control have been recommended for heritage overlay control:

Agra Street, Mitcham: water tower  
4, 15, 18, 30, 38 Albany Crescent, Surrey Hills: houses  
40, 50 Albion Road, Box Hill: houses  
8 Alexandra Crescent, Surrey Hills: house  
14, 18 Balmoral Crescent, Surrey Hills: houses

142 Boronia Road, Vermont: house  
8 Bruce Street, Mitcham: house  
36 Burnett Street, Mitcham: house  
695 Canterbury Road, Surrey Hills: house  
704 Canterbury Road, Surrey Hills: house  
959 Canterbury Road, Box Hill: house  
St. Stephen's Presbyterian Church, Canterbury Road, Surrey Hills: church complex  
16 Churchill Street, Mont Albert: house  
11 Drewett Street, Surrey Hills: house  
363 Elgar Road, Surrey Hills: house  
434 Elgar Road, Box Hill: house  
29 Erasmus Street, Surrey Hills: house  
14 Harrison Street, Mitcham: house  
28, 51, 54 Laburnum Street, Blackburn: houses  
3 Leopold Street, Surrey Hills: house  
8 Louise Avenue, Surrey Hills: house  
22 McDowall Street, Mitcham: house  
Middleborough Road, Box Hill: columbarium  
318-320 Mont Albert Road, Mont Albert: convent  
380, 419 Mont Albert Road: houses  
9 Russell Street, Surrey Hills: house  
13 St. James Avenue, Surrey Hills: house  
12, 22 St. Johns Avenue, Mont Albert: houses  
17 St. Johns Avenue, Mont Albert: school  
16 Station Street, Blackburn: house  
560 Station Street, Box Hill: church complex  
8 Valonia Avenue, Surrey Hills: house  
9 Warrigal Road, Surrey Hills: house  
88 Whitehorse Road, Blackburn: house  
528 Whitehorse Road, Mitcham: post office  
561-563 Whitehorse Road, Mitcham: church complex  
8, 10, 16, 17-21, 22, 53, 54 Windsor Crescent, Surrey Hills: houses  
72-74 Zetland Road, Mont Albert

Of these places, only the columbarium in the Box Hill Cemetery has been recommended for inclusion in the Australian Heritage Commission Register and the Victorian Heritage Register.

The following recommendations arise from these findings:

- detailed assessments should be prepared for the fourteen areas of potential cultural heritage value.
- as a prelude to the assessment of the individual places of potential cultural heritage value, an overview of Post War domestic architecture in the Municipality should be prepared, setting out a framework for the assessment of significance of individual places.

- Assessments should be prepared of the 441 places of potential cultural heritage significance with a view to preparing detailed assessments of those places likely to warrant the introduction of heritage overlay controls.

## 1. Introduction

The former Cities of Box Hill and Nunawading had both undertaken a review of their post contact cultural heritage prior to amalgamation in 1994. This work was extended by Allom Lovell and Associates, conservation architects, in the *City of Whitehorse Heritage Review* completed in April, 1999. Whilst it was a comprehensive review, further work was foreshadowed. Furthermore, other matters of potential cultural heritage concern not identified in the review were brought to Council's attention following the completion of the study. These documents and concerns form the background to the present review.

The objectives of the Review are to:

- prepare a brief informative paper on housing styles in Whitehorse
- to identify all post contact places of potential cultural heritage significance in the study area
- to estimate the resources required to fully research, document and assess all post-contact places of potential cultural significance in the study area.<sup>1</sup>

The conduct of the review was supervised by a committee with the following membership:

Cr. Helen Buckingham (chair) City of Whitehorse  
Cr. Kaele Way (chair) City of Whitehorse  
Lucinda Peterson: Senior Urban Planner and project officer, City of Whitehorse  
Gerard Gilfedder, Co-ordinator Planning Reform, City of Whitehorse  
Paul Dickie, Manager Planning, City of Whitehorse  
Stephen Wright, General Manager City Development, City of Whitehorse  
Valda Arrowsmith, Nunawading and District Historical Society  
Geoffrey Austin, Heritage Victoria (alternative Nicola Stephens)  
Helen Blazek, Department of Infrastructure, South-East Metropolitan Office  
George Demetriou, Box Hill Historical Society  
Valma Fell, Burwood Historical Society  
William Orange, Box Hill Historical Society  
Samantha Westbrooke, Heritage Adviser, City of Whitehorse, Helen Lardner  
Conservation and Design Pty. Ltd.

The consultant team was as follows:

Andrew Ward, architectural historian, responsible for the co-ordination of the project and for the assessments of the built environment.

Jenny Dalrymple, with Andrew Ward, responsible for research.

Doug Allison, with Andrew Ward, team member.

Robert Cooper, Collie Landscape and Design Pty. Ltd., responsible for the assessment of places of horticultural significance as required.

Ian Perry, Big Picture Software Pty. Ltd., responsible for computer mapping.

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<sup>1</sup> See City of Whitehorse: *Heritage Study Part 1 Specification Part 2 of 2*, p.3.

## 2. Study method

This review builds on the work of previous consultants and is not intended to duplicate their work. The Thematic Environmental History prepared by Allom Lovell and Associates, therefore, has been used as a foundation document and was taken into account in the assessment of the cultural heritage value of individual places. Similarly, the citations prepared as a part of the 1999 Review have also been used for the purposes of establishing significance on a comparative basis. Generally speaking, although there are exceptions, local significance has been assessed by comparison with other places within the Municipality. Where significance has been confirmed at a higher level, comparisons where appropriate have been made with places outside of the Municipality.

Appendix A of the 1999 Review<sup>2</sup> contained two schedules anticipating further work. Part A contained a schedule of 74 places of *clear aesthetic or historical significance*<sup>3</sup> recommended for further study. Part B contained a schedule of 58 places of *some aesthetic or historic importance or interest*<sup>4</sup>. The places listed in Part A of the appendix were assessed during the course of this review. The places listed in Part B were reviewed along with the entire Municipality with the intention of generating a final list of places of potential cultural heritage value.

In order to meet the second objective of the review, a survey was undertaken of every place in the Municipality. The Thematic Environmental History provided a basis for the identification and evaluation of the significance of places in the field. The criteria for the assessment of cultural heritage significance adopted by the Australian Heritage Commission in April, 1990 were used in conjunction with the history and the field inspections to provide preliminary assessments of significance for all properties in the Municipality. In order to differentiate between the architectural styles encountered during the survey a typological approach was developed and is described in section 4 of this report. The results of the field work were used in the generation of computerised maps. These maps recorded information according to a system of ranking which is explained in the following terms:

Levels of importance were simplified along traditional lines, assigning the letter A to places considered to be of national /or state importance, B to those of regional importance and C to those of local importance. These levels of importance had implications for the introduction or confirmation of existing statutory control provisions in the Planning Scheme. Where a place was considered to have lesser importance than level C, it was ranked D, meaning that it was likely to be substantially intact but merely representative of an era. Places of lesser cultural value were ranked E, usually implying that the place had been defaced, but not irretrievably, or that it was aesthetically undistinguished. Finally, a place was ranked F if it was considered to have been potentially important in

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<sup>2</sup> Allom Lovell and Associates: *City of Whitehorse Heritage Review*, v.2, pp. A1-6.

<sup>3</sup> *Idem*, p.A1.

<sup>4</sup> *Idem*, loc. cit.

the past but as a result of intervention now so compromised that it was likely to be of interest only. Places having for planning purposes no cultural value were ranked N.

Allowance was made within this ranking system for sub-regional differences within the Municipality. In the former City of Box Hill, representative early to mid twentieth century places were generally not considered to have individual cultural heritage value, the reason being that there are many examples of such buildings. A more appropriate technique for their cultural management has been to identify areas within which their numbers dominate over places of later periods. In the former City of Nunawading, however, greater value was placed on houses of these periods on account of their comparative rarity. In the same way, whilst nearly all representative nineteenth century places have been identified as having individual cultural heritage value, on the basis of their rarity, a more rigorous approach has been applied to the readily identifiable sub-groups of Federation period and Inter War buildings within the former City of Box Hill.

It is important to note when interpreting the maps that they represent a "picture" of the Municipality that is in many instances based upon imperfect data. A quick visual inspection of the exterior of a building, after all, cannot be said to constitute a thorough appraisal. By the same token, however, if a data sheet has been prepared for a place, then the recommendations arising from the review of this data sheet have been incorporated in the maps and may therefore be counted as a firm basis for future planning decisions. The maps are therefore of greatest value for their capacity to graphically present an overview of the Municipality, not only in terms of its evolution but also in terms of the cultural value of neighbourhoods. They have been used to assist the consultant to identify potential heritage overlay areas.

The maps themselves used a digital base supplied to Council by the State Government. One of the layers of this base consists of a series of polygons representing the boundaries of properties. The mapping software allows data fields to be attached to each property with the result that the map becomes a front end to a data base table. Data generated during this review, however, was included on the map by adding a separate data base table, linked to the map table by a unique identifying number. In this way, one can work on the data in the heritage table independently of the map. In its final form, the review consists of data sheets for individual places. They have not yet been linked to the map by the appropriate identifying numbers. Nevertheless, the Mapinfo mapping software has the capability of linking with Microsoft Access 97 for the storage of linked data and it is anticipated that this will be addressed by the City of Whitehorse at a later date in conjunction with the Heritage Places Database being presently trialled by Heritage Victoria. There are presently limitations on the amount of data which can be linked between the map and the Access data base but it is possible to click on the property polygons to call up information within certain limited fields.

Following completion of the maps, an illustrated inventory of those places considered to have potential cultural heritage importance was prepared as a complement to the citations previously prepared by Allom Lovell and Associates and the author of this Review.

### **3. Study outputs**

The outputs of the Review are as follows:

- **Volume One: Approach to rankings and Summaries and Recommendations**
- **Volume Two: Building Citations**
- **Volume Three (part One): Place of Potential Cultural Heritage Value**
- **Volume Four (part Two): Place of Potential Cultural Heritage Value**
- **Volume Five (part Three): Place of Potential Cultural Heritage Value**
- **Digital Maps according to Preliminary Cultural Heritage Value, Approximate period of construction and building type.**

#### 4. Style Typology

The following architectural styles have been identified in the field and have application within all of the time periods except where noted. In developing this typology, new emphasis has been given to the Post War and Contemporary periods, acknowledgment being made of the work done by Peter Cuffley in *Australian Houses of the Forties and Fifties*<sup>5</sup>. The purposes of the typology were to give some definition to the overwhelming numbers of Post War houses encountered in the survey and to assist in the comparative assessment of cultural heritage values. For reasons of consistency, however, the approach, had application to the other time periods.

- **Conventional Suburban (CS):** These houses are examples of the main stream designs of each period that do not fall into an obvious stylistic category. During the Victorian and Post Federation periods, the single fronted and asymmetrical cottages and villas of those times are likely to fall into this category. During the Inter War period, only those places devoid of obvious stylistic reference would be classed as Conventional Suburban. During the Post War period, Cuffley states that these houses *while not radically modern in their design, were basically free of non-functional details from period styles such as Californian Bungalow, Spanish Mission or Tudor...The classic type...was the double or triple-fronted house with tile roof, small front porch and plain windows in wood or steel.*<sup>6</sup>



4.1 Post War Conventional Suburban, ranked NPWCSH

<sup>5</sup> See Cuffley, P., *Australian houses of the Forties and Fifties*, The Five Mile Press, Knoxfield, 1993, ch.6: Defining the Styles.

<sup>6</sup> Ibid, pp.119-120.



#### 4.2 Post War Conventional Suburban, ranked NPWCSH

- **Gothic Revival (GoR):** Whilst there are not many examples of this style, examples have been identified at various construction periods. This style includes Tudoresque for schools.
- **Californian Bungalow (CB):** This style emerged during the late Post Federation period and dominated the 1920s. There are also recent examples of houses recalling the Californian Bungalow mode both in Heritage Overlay Areas and in new housing estates.
- **Georgian Revival (GR):** Popular during the Inter War period and diminishing in importance during the Post War years, Cuffley notes that *Windows were small-paned and generally given louvred shutters. Doorways with solid panelled doors had delicate fanlights and sidelights and sometimes a classical porch or perhaps an entablature with pilasters.*<sup>7</sup> The arrangement of the façade is very often symmetrical about the entry/porch, recent revival applications also coming within the category of Classical Revival.
- **Spanish Mission (SM):** Popular during the late 1920s and to a considerable extent extinguished by the Depression at that time, this style embraced the Mediterranean influence and is easily recognisable on account of the barley sugar columns, rough cast walls, decorative grilles and ironmongery, loggias, parapet walls and Spanish motifs. Contemporary period examples have also been noted specially in recent housing estates.

<sup>7</sup> Ibid, p.120.

- **English Cottage (EC):** Often referred to as Tudoresque on account of the common use of the Tudor arch, especially at the front porch, this style gained ascendancy during the 1930s and was characterised by steeply pitched roofs with half timbered gable ends and flared eaves, low front porches, clinker bricks and diamond shaped lead lighting to the windows which were occasionally exceptionally small. Whilst the majority of examples date from the Inter War period, Post War and Contemporary period examples are not uncommon.



#### 4.3 Post War English Cottage, ranked DPWECH

- **Colonial Revival (CR):** The simplicity of form characteristic of the Colonial period in Australian history was revived during the Inter War period and lingered on into the Post War era, being distinguished during this later time by Tuscan columns to the front porches and verandahs and by the subdivision of brick courses horizontally into bands some three or four courses deep to give the fleeting impression of coursed stonework. The style is also identified for its simplicity, examples of Colonial vernacular houses redolent of early homesteads also being included in this category. During the 1970s and possibly also in the 1980s the image of the Australian homestead experienced another period of popularity and there are many houses

towards the eastern extremities of the Municipality, often in discrete locations, that evoke images of the Australian Colonial homestead. Essential elements are dominant chimneys, posted verandahs and hipped roofs.

- **Streamlined Moderne (Me):** Preceding Modernism and arriving in the early thirties, this style demonstrated the influence of the era of stream lining associated with the earliest air liners and the apogee of sea and rail travel. Stuccoed and invariably symmetrical forms employed curves on plan and in elevation to create the sought after sleek look, applied ornamentation invariably being Art Deco. In domestic architecture, the style found expression in the Waterfall Front, which in its most impoverished form, was reduced to a waterfall motif applied to the chimney stack and or porch roof.



#### 4.4 Post War Streamlined Moderne, ranked CPWMeH

- **International (I):** Following hard on the heels of the Streamlined Moderne mode, the International Style typically employed rectangular forms and interlocking cubes with aesthetic value being heightened by giving expression on the outside to interior functions and by a careful choice of materials.
- **American Colonial (AC):** A Post War Style in which symmetrical designs, often two storeyed, are distinguished by their wide weatherboards, occasionally rusticated,

multi-pane double hung windows with shutters, fan lights to the front door which was often protected by a pedimented porch and by dormer windows in the dominant roofs. Ridge mounted ventilators with a weather vane have also been taken as a sign of the American Colonial look. The Cape Cod Style is a variant, merging into the English Cottage mode.

- **Cottage (Co):** Cuffley describes the designs of Edna Walling as the archetypal rustic cottage form, being characterised by *steep roofs which often included attic rooms. Chimneys and sometimes the walls were of local freestone and roofs were clad in shingles...Exterior walls were typically clad in vertical boarding, with cover straps over each joint. In some designs weatherboards were used.*<sup>8</sup>
- **Contemporary (C):** Contemporary domestic architectural forms derived from the Modernist Style were widely adapted by home builders who typically used skillion, flat roof and shallow gable roofed shapes with timber floor to ceiling windows, pergolas and a variety of materials including vertical timber boarding, stone, patterned brick and blockwork and jazzy wrought iron balustrades.



#### 4.5 Post War Contemporary, ranked DPWCH.

<sup>8</sup> Ibid, p.121.

- **Ranch (Ra):** The Ranch style in its various forms was a Post War phenomenon dominated by a long transverse gable or less often by a longitudinal gable roof. The better examples placed emphasis on the horizontal dimension with deeply overhanging eaves, long runs of windows and walls, flower boxes and pergolas and with the length of the structure extended by means of a garage or car port. The less successful versions were smaller with a diminished emphasis on the horizontal but they always had a gabled roof. During the survey, most of the houses having a gabled roofed rectangular plan form were regarded as being consistent with the characteristics of the Ranch Style.



4.6 Post War Ranch Style, ranked DPWRaH



4.7 Post War Ranch Style, ranked NPWRaH.

- **Brutalist (B):** Brutalism has its origins in the 1950s and gained in popularity in the 1960s and 70s, the essence of the Style being expressed in its capacity to confront accepted standards of aesthetic value, especially by reference to industrial shapes and materials and by the visual expression of services. This Style's appeal was limited mostly to the architectural profession and its designs for non-domestic buildings, off form concrete, tinted glass and face brickwork being the hallmarks.
- **Post and Beam (Pb):** In this style, which grew out of the International Style, architectural character was achieved by the innovative use of posts and beams, initially on a modular arrangement, the exposed structure being extended to form car ports and pergolas. Clarity of form was achieved also by the almost obligatory use of floor to ceiling timber framed windows, invariably with deep chair rails, concealed gutters, so-called cathedral ceilings and by a limited colour pallet using white for walls and Mission brown for structural elements often with a dash of primary colour. Only those places clearly demonstrating the exposure of beams internally have been included in this category.



4.8 Post War Post and Beam, ranked DPWPbH.

- **Post Modern. (PM)** Examples of Post Modernism are taken to include those recent buildings having arbitrary façade treatments unrelated to the functions within. They may include constructivist details placing new visual emphasis on those elements that form the structure and may also show a tendency towards 'dematerialised' historicism mixed at random with modernist fragments. Importantly, Post Modernism does away with the negation of mass and illusion of intersecting planes and shapes so characteristic of the International style.
- **Classical Revival (CIR)** Whilst the Classical Revival permeates all construction periods and is also embraced within the category CS, especially during the Victorian and Post Federation periods, it has been identified as a very popular style in its own right during recent times.
- **Arts and Crafts (A&C)** The Arts and Crafts movement was especially influential around the time of the Great War and whilst many of the house styles of the time included Arts and Crafts details, there are some buildings that are best described as Arts and Crafts. They demonstrate a penchant for the work of the craftsman, emphasizing traditional skills at a time when budgetary constraints and developments in mass production spelt the end of the craftsman's era.
- **French Provincial (FP)** Recalling the picturesque forms of the French chateau and French regional architecture, especially including conical towers, steep gabled roofs, stuccoed walls shingles and half timbering, this style always occupied a minor place in the builder's vocabulary of styles.
- **Tuscany (T)** Meaning the recent evocation of the Tuscan villa and garden setting.

- **Queen Anne (QA)** Being the pre-cursor to the Federation period villa and distinguished by its deliberately picturesque form with fretted and turned timber work in lieu of ornamental cast iron. There are recent instances also of a revival of this period.
- **Edwardian (Ed)** Denoting a recent villa designed as a copy of the Federation period villa and being very popular at the present time.
- **Interpretive (Int)** This term has been used to describe those recent buildings which take their cue from an established historical style but interpret it creatively so as to take on their own identity.
- **Other minor styles** Byzantine, Chinese, Dutch and Tyrolian.

## 5. Map Interpretation

The maps provide a useful indication of the pattern of growth within the City of Whitehorse from the opening of the railway to Lilydale in 1882 until the present time. They show that residential and commercial development occurred close to the railway route and especially close by the railway stations. Careful examination of the maps shows that certain main roads attracted limited development at a time when the Municipality was occupied primarily as agricultural land and that the Burwood and Wattle Park tram termini were also associated with minor settlement. The combined impacts of the nineteenth century and the twentieth century prior to the Second World War resulted in the transformation of areas west of Springvale Road and generally south of Shannon Road and north of Riversdale Road. Within this extensive area, such development was sporadic on the extremities but surprisingly intensive closer to the rail route between Thames Street in the north and Canterbury Road in the south. Here there are quite large areas where the historic character of the housing stock is the dominant element of the streets. Already, the Trafalgar Street/High Street/Zetland Road/Churchill Street areas of Mont Albert and the Combarton Street/Clydesdale Street/Collins Street area in Box Hill have been identified as heritage overlay areas. The maps show that there are other areas in their vicinity having approximately equivalent numbers of contributory houses which therefore warrant closer examination<sup>9</sup>. These are as follows:

- Associated with the Trafalgar Street/High Street/Zetland Road area<sup>10</sup>:
  - Wellesley Street: 16 out of 26 places contributory. Whilst the majority are Inter War houses, the two places facing Whitehorse Road at nos. 640 and 642 are presumed to be of the immediate Post Federation period.
  - Gordon Street (east side): 12 out of the 15 places are contributory. Whilst there is an argument to exclude Gordon Street because the west side is predominantly occupied by Post War houses, there is no doubt that the east side retains its high level of integrity.
  - Whitehorse Road between Hood Street and no. 688. The houses here are predominantly Inter War houses nos. 732 to 750 having been referred by Council for consideration in response to community representation<sup>11</sup>. Of the 17 candidate places, 14 are regarded as being contributory.
- Associated with the Churchill Street area:
  - Black Street, Proudfoot Street and View Streets have 13 contributory places out of 22, 13 out of 23 and 16 out of 27 respectively. Of the contributory places, 5 may have individual cultural heritage significance.
- Windsor Park estate area, Surrey Hills: This area was discounted as a potential heritage overlay area in the 1999 Review. Its historic character, however, has always been clear to the community and it is tangibly supported by the survey showing that

<sup>9</sup> The figures for numbers of places that follow are taken off the digital maps and should be checked in the field.

<sup>10</sup> Excluding recent developments on the rear portions of allotments.

<sup>11</sup> See undated schedule entitled *Items recommended for heritage review by Historical Societies, Resident Groups and general public.*

- 131 out of a total of 252 places or 51.9% are regarded as being contributory<sup>12</sup>. Many of the houses have confirmed cultural heritage value and have been recommended for inclusion in the Schedule to the Heritage Overlay Table in the Planning Scheme.
- Harding Street/Pembroke Street, Surrey Hills: 26 out of a total of 41 places or 63% are regarded as being contributory. It is a diverse area with contributory houses being representative of the Victorian, Federation, Inter War and Post War periods.
  - Alexander Street/Acacia Street/Bass Street/Kent Road, Box Hill: 60.5% of the places here are contributory comparing with 69.1% in the closely comparable Combarton Street/Clydesdale Street/Collins Street area.
  - Watts Street/Court Street/Kangerong Road, Box Hill: 55 out of 95 places have been counted as contributory. This area has been referred by Council for consideration in response to community representation<sup>13</sup>. It is a diverse area with contributory houses being representative of the Victorian, Federation, Inter War and Post War periods.
  - William Street, Box Hill: 24 out of 43 places contributory. It is a diverse area with contributory houses being representative of the Victorian, Federation, Inter War and Post War periods.
  - The Whitehorse Road between Nelson Road and Middleborough Road, Box Hill: recognized as the heart of Box Hill and distinguished not only by the layout of plantations but also by the number of public buildings and monuments.

Two additional smaller areas were identified in the 1999 Review as follows:

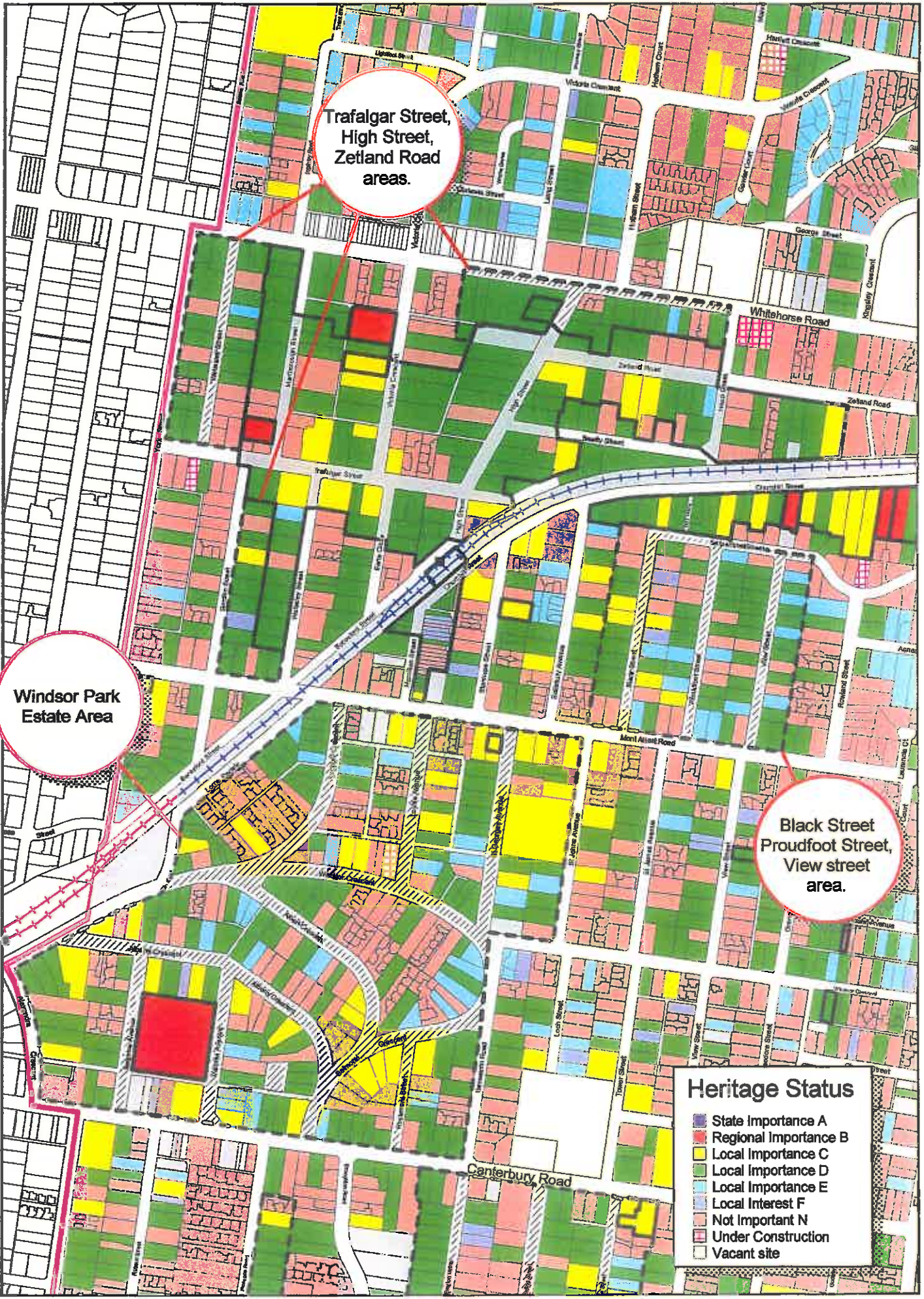
- Everton Grove, Surrey Hills: 18 out of 33 places or 54.5% contributory.
- Florence Road, Surrey Hills, east side: 21 out of 30 places or 70% contributory.

Further afield, four areas have sufficient numbers of contributory places to warrant closer examination:

- Mount View Court, Burwood: 5 out of 5 places contributory. This small area, associated with the opening of the Burwood tramway in 1916 occupies the end of a court, the houses being all Californian bungalows overlooking a lawn area in the bowl of the court.
- Jeffery Street, Blackburn (north side, east end from creek): 17 out of 29 places or 58.6% contributory. These houses are early Post War buildings that may demonstrate aspects of the origins of the Bell Bird area.
- Thomas Street/Cook Road, Mitcham: 20 out of 44 houses or 45.5% as being contributory. In Thomas Street, 13 out of 22 or 59.1% are regarded as being contributory. These houses are predominantly Californian bungalows. This area is midway between Mitcham and Heatherdale railway stations and appears to be a remarkably early development for its time.
- Inglis Street/Galt Street/Currie Street, Box Hill North: 100% contributory. This area has been assessed and considered previously by Council and is noted here for its identified cultural heritage values.

<sup>12</sup> These figures are derived from the area bounded by Alexandra Crescent, Windsor Crescent, Lorne Parade, Mont Albert Road, St. Johns Avenue, Windsor Crescent, Benwerrin Road and Canterbury Road.

<sup>13</sup> See undated schedule entitled *Items recommended for heritage review by Historical Societies, Resident Groups and general public.*



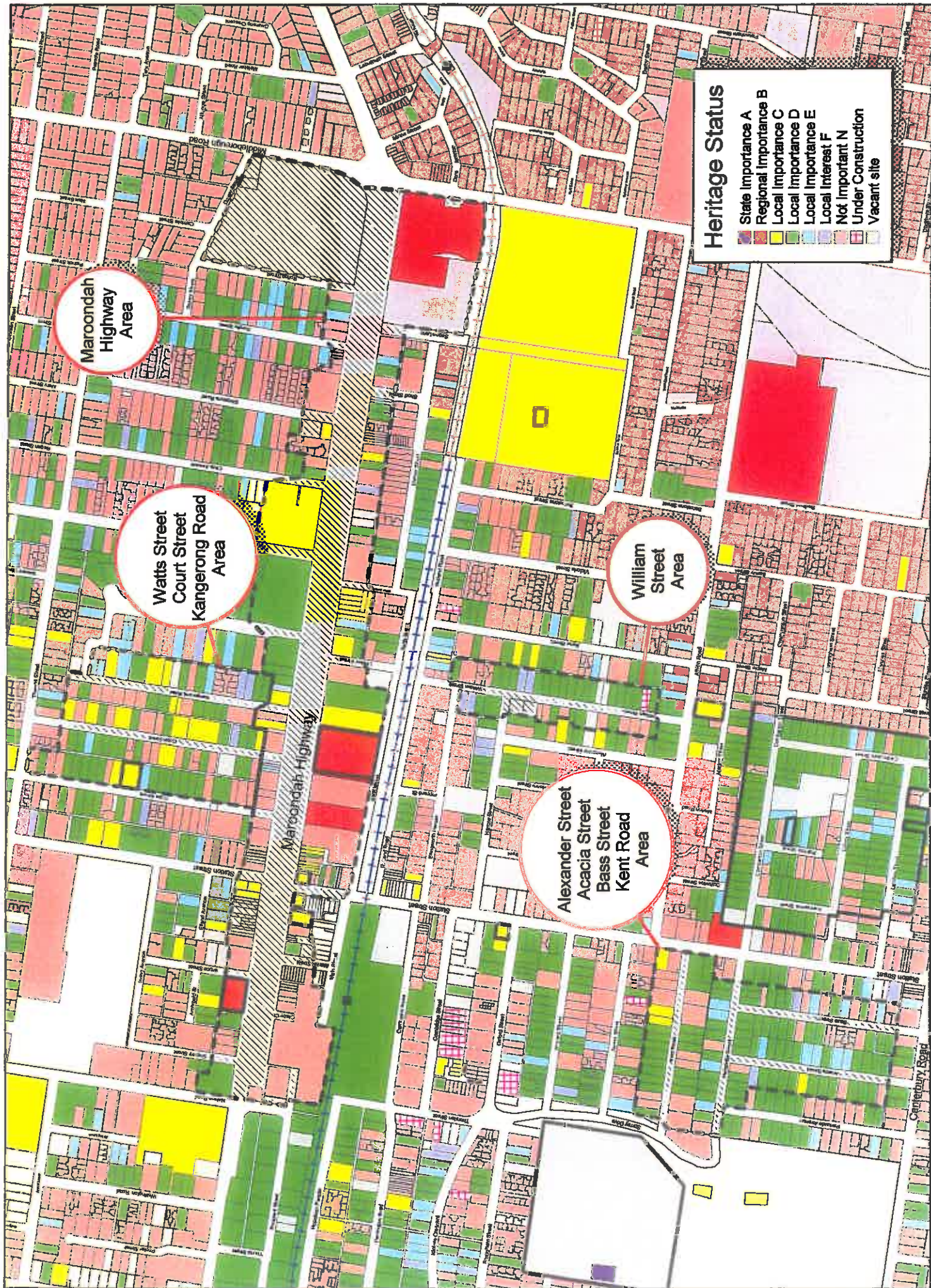
Trafalgar Street,  
High Street,  
Zetland Road  
areas.

Windsor Park  
Estate Area

Black Street  
Proudfoot Street,  
View street  
area.

**Heritage Status**

- State Importance A
- Regional Importance B
- Local Importance C
- Local Importance D
- Local Importance E
- Local Interest F
- Not Important N
- Under Construction
- Vacant site



**Heritage Status**

[Red]	State Importance A
[Orange]	Regional Importance B
[Yellow]	Local Importance C
[Light Green]	Local Importance D
[Light Blue]	Local Importance E
[Light Purple]	Local Interest F
[Pink]	Not Important N
[White with diagonal lines]	Under Construction
[White]	Vacant site

**MaroonDAH  
Highway  
Area**

**Watts Street  
Court Street  
Kangerong Road  
Area**

**William  
Street  
Area**

**Alexander Street  
Acacia Street  
Bass Street  
Kent Road  
Area**

MaroonDAH Highway

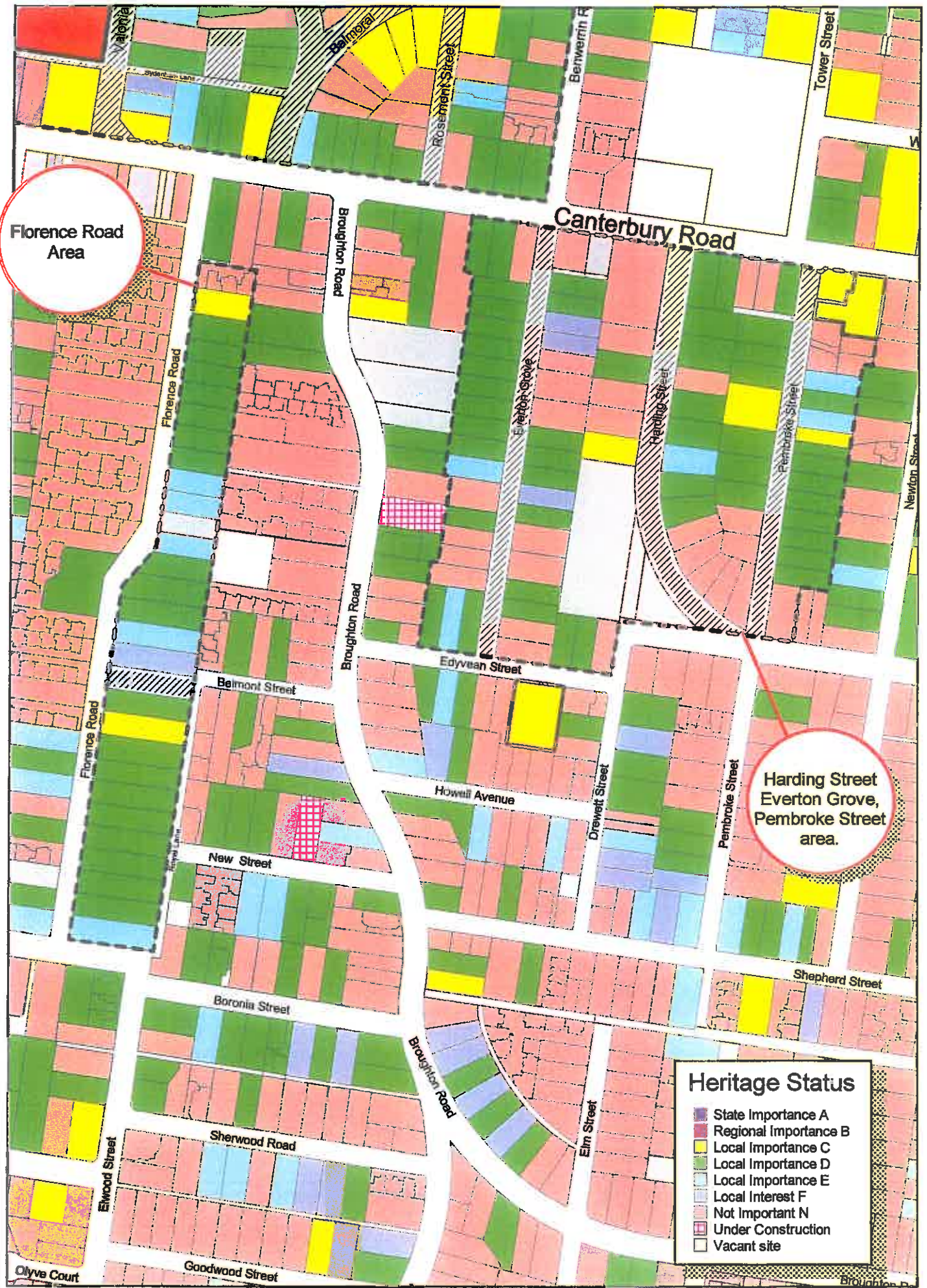
Century 4 Road

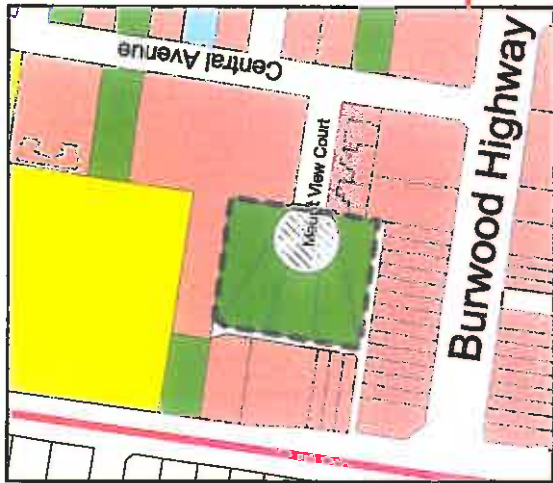
Florence Road Area

Harding Street  
Everton Grove,  
Pembroke Street  
area.

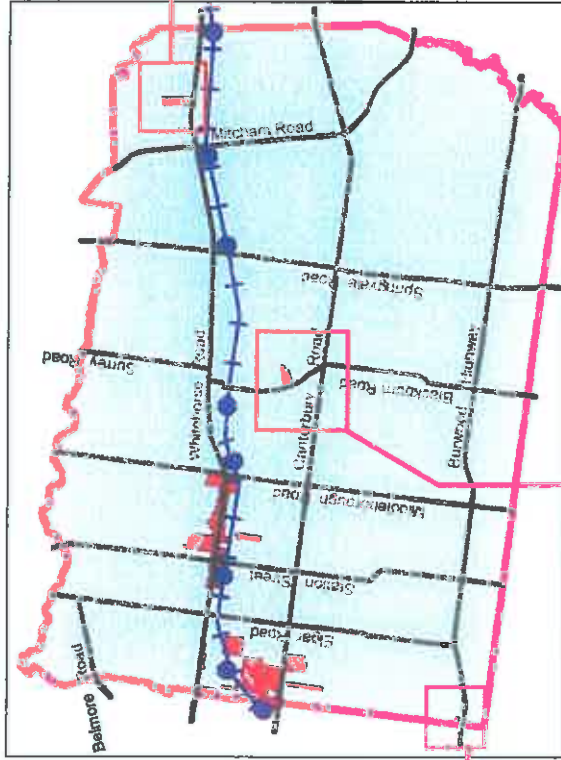
**Heritage Status**

- State Importance A
- Regional Importance B
- Local Importance C
- Local Importance D
- Local Importance E
- Local Interest F
- Not Important N
- Under Construction
- Vacant site





Mount View Court Area



Thomas Street, Cook Road Area



Jeffery Street Area

### Heritage Status

- State Importance A
- Regional Importance B
- Local Importance C
- Local Importance D
- Local Importance E
- Local Interest F
- Not Important N
- Under Construction
- Vacant site

Three additional areas were identified in the 1999 Review:

- Husband Road, Forest Hill: as a representative street of Post war houses. Whilst this is so, the field work has shown that there are many similar streets and it is difficult to single Husband Road out from the others.
- Morack Road, Vermont South: It is not considered that the Post War housing stock in this area warrants further assessment.
- Pope Road (south end), Blackburn: 8 out of 20 places contributory in the south end of the street. A potential heritage overlay area should be a discrete area, such as an entire street block. In this case, it is only a portion of a street which has slightly less than half the numbers of places considered to be contributory.

Importantly, the maps of the Municipality prepared during this Review stand as a record of the judgments made and should be considered by interested members of the community with a view to referring new matters of potential cultural heritage value for attention. The majority of the areas listed above should be considered as potential heritage overlay areas or areas warranting recognition in some other way through the Planning Scheme so as to ensure that their special qualities are identified and managed.

## 6. Findings

### 6.1 Citations

This Review has assessed the cultural heritage values of the 74 places contained within the part A Schedule of Appendix A in volume 4 of the 1999 Review. The findings are as follows. The data sheets are contained in volume 2 of the Review:

Table 6.1 Summary of Recommendations: 1999 Review Appendix A Part A

Place Address	Building Type	Recommended for Heritage Overlay control	Recommended for A.H.C. Register	Recommended for V.H.R.
Agra Street, Mitcham	Water Tower	*	-	-
4 Agra Street, Mitcham	House	-	-	-
4 Albany Crescent, Surrey Hills	House Emilla Villa	*	-	-
15 Albany Crescent, Surrey Hills	House Newnham	*	-	-
18 Albany Crescent, Surrey Hills	House Villaseca	*	-	-
30 Albany Crescent, Surrey Hills	House Bencairn	*	-	-
38 Albany Crescent, Surrey Hills	House The Hawthorns	*	-	-
40 Albion Road, Box Hill	House Turriff	*	-	-
50 Albion Road, Box Hill	House Albion	*	-	-

8 Alexandra Crescent, Surrey Hills	House	*	-	-
14 Balmoral Crescent, Surrey Hills	House Callignee	*	-	-
18 Balmoral Crescent, Surrey Hills	House Marminta	*	-	-
3 Beatty Street, Mont Albert	House	-	-	-
142 Boronia Road, Vermont	House	*	-	-
8 Bruce Street, Mitcham	House	*	-	-
36 Burnett Street, Mitcham	House	*	-	-
603 Canterbury Road, Surrey Hills (607?) <sup>14</sup>	Former post office			
695 Canterbury Road, Surrey Hills	House	*	-	-
704 Canterbury Road, Surrey Hills	House The Knoll	*	-	-
959 Canterbury Road, Box Hill <sup>15</sup>	House Holm-Lea	*	-	-
Canterbury Road, corner Warrigal Road, Surrey Hills	St. Stephen's Presbyterian Church	*	-	-
16 Churchill Street, Mont Albert	House Whitchurch	*	-	-
36 Churchill Street, Mont Albert	House	-	-	-
40 Churchill Street, Mont Albert	House	-	-	-
42 Churchill Street, Mont Albert	House	-	-	-
72 Churchill Street, Mont Albert	House	-	-	-
11 Drewett Street, Surrey Hills	House Ayr Villa	*	-	-
363 Elgar Road, Surrey Hills	House	*	-	-
434 Elgar Road, Box Hill	House	*	-	-
29 Erasmus Street, Surrey Hills	House Yielima	*	-	-
27 Everton Grove	House	-	-	-
14 Harrison Street, Mitcham	House	*	-	-
28 High Street, Mont Albert	House	-	-	-
28 Laburnum Street, Blackburn	House	*	-	-
32 Laburnum Street, Blackburn	House	-	-	-
51 Laburnum Street, Blackburn	House	*	-	-
54 Laburnum Street, Blackburn	House	*	-	-
56 Laburnum Street, Blackburn	House Burleigh	-	-	-
3 Leopold Street, Surrey Hills	House Dungarvan	*	-	-
8 Louise Avenue, Surrey Hills	House	*	-	-
22 McDowall Street, Mitcham	House	*	-	-
Middleborough Road, Box Hill	Box Hill Cemetery Columb- arium	*	*	*
318-320 Mont Albert Road, Mont	Former St.	*	-	-

<sup>14</sup> Outside of Municipality.<sup>15</sup> Added to Schedule.

Albert	Joseph's Convent			
354 Mont Albert Road, Mont Albert	House Demolished			
380 Mont Albert Road, Mont Albert	House	*	-	-
419 Mont Albert Road, Mont Albert	House	*	-	-
421 Mont Albert Road, Mont Albert	House	-	-	-
64 Quarry Road, Mitcham	House	-	-	-
64 (rear) Quarry Road, Mitcham	House	-	-	-
9 Russell Street, Surrey Hills	House Vivian	*	-	-
26 Russell Street, Surrey Hills	House	-	-	-
6 Salisbury Avenue, Mont Albert	House	-	-	-
13 St. James Avenue, Surrey Hills	House	*	-	-
12 St. Johns Avenue, Mont Albert	House Wintersun	*	-	-
17 St. Johns Avenue, Mont Albert	House Nyora	*	-	-
22 St. Johns Avenue, Mont Albert	House Hybla	*	-	-
16 Station Street, Blackburn	House Tamar	*	-	-
560 Station Street, Box Hill	Baptist Church	*	-	-
8 Valonia Avenue, Surrey Hills	House Avonlea	*	-	-
9 Warrigal Road, Surrey Hills	House	*	-	-
88 Whitehorse Road, Blackburn	House	*	-	-
528 Whitehorse Road, Mitcham	Mitcham Post Office	*	-	-
559-561 Whitehorse Road, Mitcham	Former Methodist Church	*	-	-
8 Windsor Crescent, Surrey Hills	House	*	-	-
10 Windsor Crescent, Surrey Hills	House	*	-	-
16 Windsor Crescent, Surrey Hills	House Galtee More	*	-	-
17-21 Windsor Crescent, Surrey Hills	3 houses Camden, Ivy, Haryside	*	-	-
22 Windsor Crescent, Surrey Hills	House Rosecrea	*	-	-
35 Windsor Crescent, Surrey Hills	House	-	-	-
53 Windsor Crescent, Surrey Hills	House	*	-	-
54 Windsor Crescent, Surrey Hills	House Waverley	*	-	-
12 Zetland Road, Mont Albert	House	-	-	-

72-74 Zetland Road, Mont Albert	Terrace houses	*	-	-
<b>Totals</b>	<b>75 places</b>	<b>54<sup>16</sup></b>	<b>1</b>	<b>1</b>

## 6.2 Places of potential cultural heritage value

During the field work, many places were considered to be worthy of closer assessment. The vast majority were houses and of these, the greater number were examples of period houses that for reasons of aesthetic value and/or rarity were considered to be worthy of careful assessment. There was a comparatively small number of former farm houses and a large number of Post War houses either erected by project builders, merchant builders or custom builders, invariably but not always to the design of architects. Categories of non residential places included schools, churches and other religious buildings, fire stations, banks and offices, public buildings including a former Masonic hall, Scout hall and other meeting places such as the former Tunstall Theatre and the East Burwood Hall, cemeteries and shops. The total numbers of places identified in this way were as follows:

- ranked at level A nil
- ranked at level B 5
- ranked at level C 436

This list includes those places contained in part B of appendix A in the 1999 Review considered to warrant further assessment.

The assessment of Post War domestic architecture would benefit from an analytical overview preceding the process of individual assessment. The overview would look at design trends emerging after the War and the responses of the architectural profession and the building industry to these trends, placing emphasis on the evolution of contemporary architectural forms. It would look at the standard designs offered by the project builders, merchant builders and such agencies as the Age Small Homes Service and attempt to provide an authoritative background against which the assessment of the importance of individual examples could be made. The time span would be from the mid 1940s to the mid 1970s.

## 6.3 Places proposed by the community

Many submissions were received from individuals and groups within the community during the course of the Review. They are summarized below with comments.

Table 6.2 Places proposed by the community: Findings

Place	Proponent	Comments
Pitched channels and lanes generally	General	A thorough survey was considered to be beyond the scope of the review. Nevertheless, there is an acknowledged need to identify the extent of pitched kerbs, channels and lanes in the existing heritage overlay areas as well as those

<sup>16</sup> 354 Mont Albert Road, Mont Albert relocated, 607 Canterbury Road, Surrey Hills outside of Municipality, 11 not recommended for inclusion in the Schedule, 7 already within existing heritage overlay areas.

		additional areas identified in section 5 of this review. The identification of additional surviving areas of pitching would be likely to contribute to popular interpretation of the Municipality's development and have value in this respect, underscoring the identified character of individual precincts.
120,122,124,126,128 Windsor Crescent, Surrey Hills	General	Representative Victorian and Federation period cottages. Recommended for further assessment.
Watts Street/Court Street/Kangerong Road, Box Hill, including individual places	General	See section 5 findings. Nos. 26, 30 and 36 Kangerong Road recommended for further assessment. No. 32 Kangerong Road representative, not recommended for individual assessment. Court Street is understood to include a garden designed by Edna Walling.
Blood's Cottage site, Box Hill	General	Well and trees. Recommended for further assessment.
732-750 Whitehorse Road, Box Hill	General	See section 5 findings.
Lanes, streets, properties forming areas of early subdivisions, e.g. Model Township 1880s and Blackburn Township estate	General	Places of individual cultural heritage significance only have been assessed.
Horse trough, cnr. Canterbury and Blackburn Roads, Blackburn	General	Recommended for further assessment.
16 Tower Street, Surrey Hills	General	Recommended for further assessment.
747, 751, 760 Canterbury Road, Surrey Hills	General	Recommended for further assessment.
7 Pendle Street, Box Hill	General	Ranked as being representative, not recommended for further assessment.
4 Bentley Street, Surrey Hills	General	Recommended for further assessment.
30 Trafalgar Street, Mont Albert	General	Ranked as being representative, not recommended for further assessment.
372 Mont Albert Road, Mont Albert	General	Recommended for further assessment.
Columbarium, Box Hill cemetery, Box Hill	General	Assessed in this review.
Former Box Hill Post Office, Whitehorse Road, Box Hill	General	Recommended for further assessment.
Machadodorp, 1039 Whitehorse Road, Box Hill	Box Hill Historical Society	Recommended for further assessment.
Box Hill High School, Whitehorse Road, Box Hill	General	Recommended for further assessment.
Box Hill Girls Technical College,	General	Assessed in 1999 Review

Whitehorse Road, Box Hill		
1041 Whitehorse Road, Box Hill	General	Damaged by fire, altered Victorian period house, not recommended for further assessment.
Underground Toilets, Whitehorse Road plantation	General	Demolished.
Monuments, Whitehorse Road plantations	General	Recommended for further assessment.
36 Box Hill Crescent, Box Hill	General	Understood to be a pre-fabricated house. Recommended for further assessment.
Guide Hall, Linsley Street, Box Hill	General	Not recommended for further assessment.
27 Morley Crescent, Box Hill North	General	Assessed in 1999 Review.
Rose Street houses, Box Hill	General	Nos. 24, 31 and 35 recommended for further assessment. Nos. 28 and 29 regarded as representative and not recommended for further assessment.
66-68 Rutland Road, Box Hill	General	Recommended for further assessment.
Lydswood, 12 Stanhope Street, Mont Albert	General	Assessed in 1999 Review.
779 Station Street, Box Hill North	General	Not regarded as being significant.
Fmr. Tate house, 800 (s.e. cnr. Tyne) Station Street, Box Hill North	General	Recommended for further assessment.
24 Victoria Street, Box Hill	General	Presumed demolished.
Former Fire Station, Watts Street, Box Hill	General	Recommended for further assessment.
Mont Albert Primary School, Barloa Road, Mont Albert	General	Recommended for further assessment.
Corio Bay Villa, 42 Newton Street, Surrey Hills	General	Recommended for further assessment.
959 Canterbury Road, Box Hill	General	Assessed in this review.
2 Gawler Court, Mont Albert	General	Recommended for further assessment.
791 Highbury Road, Vermont South	General	Recommended for further assessment.
12 Frank Street, Box Hill	General	Not regarded as being significant.
Pinoak court, Vermont South	General	Significance acknowledged but not recommended for further assessment on account of nature of building stock.
99B Carrington Road, Box Hill	General	Recommended for further assessment.
St. Joseph's chapel, Strabane Avenue, Mont Albert North	General	Regarded as being representative of its period. Not recommended for further assessment.
21 Acacia Street, Box	General	A representative Federation period house, not recommended

Hill		for individual assessment but to be included in one of the section 5 areas.
38 Myrtle Grove, Blackburn	General, National Trust	Recommended for further assessment.
15 Middlefield Drive, Blackburn North	General	Includes well and c.100 year old Mulberry tree. Recommended for closer study
164-168 Springvale Road, Nunawading (fmr. Tunstall theatre)	General	Recommended for further assessment.
Box Hill Baptist church complex	General	Assessed in this review.
Nunawading Primary School	General	Recommended for further assessment.
Whitehorse Road streetscape from St. Peters to the TAFE College.	General	See section 5 findings.
William Street, Box Hill	General	See section 5 findings.
Windsor Crescent, Surrey Hills	General	See section 5 findings.
Court Street, Box Hill	General	See section 5 findings.
Glencoe 766 Whitehorse Road, Box Hill	Individual	Considered representative, not recommended for further assessment.
Box Hill Brickworks siding remnants.	Individual	No longer extant.
362 Mitcham Road, Mitcham	not identified	Representative, defaced, not recommended for further assessment.
38 Adele Street, Vermont	not identified	Recommended for further assessment.
1 Musk Street, Blackburn	not identified	Recommended for further assessment.
Brickworks building at rear of Southcorp premises, Thornton Crescent, Mitcham	not identified	Recommended for further assessment.
Spencer Street, Nunawading.	not identified	A.V. Jennings' first Post War housing estate. Not recommended for further assessment.
St. Stephens Presbyterian church, cnr. Warrigal and Canterbury Roads, Surrey Hills	Surrey Hills Neighbourhood Centre	Assessed in this review.
Uniting Church, cnr. Canterbury Road and Valonia Avenue, Surrey Hills	Surrey Hills Neighbourhood Centre	Recommended for further assessment.
683 Canterbury Road, Surrey Hills	Surrey Hills Neighbourhood Centre	Former Valonia Motors. Recommended for further assessment.
44-48 Albany Crescent, Surrey Hills	Surrey Hills Neighbourhood Centre	Regarded as a representative Inter War house. Not recommended for further assessment.
J.K. Blogg's house,	Surrey Hills	Street number required to make recommendation.

Balmoral Crescent, Surrey Hills	Neighbourhood Centre	
Organ, Uniting Church, cnr. Blackburn Road and The Avenue, Blackburn	not identified	Recommended for further assessment.
656 Mitcham Road, Vermont	not identified	Recommended for further assessment.
31 Brougham Street, Box Hill	not identified	Representative Californian bungalow, not recommended for further assessment.
Wesley Uniting Church complex including organ, Oxford Street, Box Hill	not identified	Part assessed in 1999 Review. Remainder of complex including organ recommended for assessment.
Front lawn of homestead, Presbyterian Ladies College, Burwood	not identified	Recommended for further assessment.
Pinus brutia, Wattle Park	not identified	South of car park near chalet. Recommended for further assessment.
Ulmus glabra, Campbells Croft reserve, Boronia Road, Nunawading	not identified	Recommended for further assessment.
Yarran Dheran, Ashburton Drive, Mitcham	Register of the National Estate	Recommended for further assessment.
Houses in Pembroke Street, Surrey Hills	WERA	No.12 recommended for further assessment. Nos. 6, 7, 10, 16 and 18 regarded as representative houses of their periods and not recommended for further assessment.
14 Harding Street, Surrey Hills	WERA	Recommended for further assessment.
Eucalyptus botroides, Lake Road, Blackburn	Blackburn Village Residents Group	Recommended for further assessment.
Quercus robur, Kalang Park, Blackburn	Blackburn Village Residents Group	Recommended for further assessment.
Quercus roburs in Lithgow Street reserve, Blackburn	Blackburn Village Residents Group	Recommended for further assessment.
Eucalyptus citriodora, 2 Gordon Crescent, Blackburn	Blackburn Village Residents Group	Recommended for further assessment.
1 Clarke Street, Blackburn	Blackburn Village Residents group	Recommended for further assessment.
Scout Hall, Lake Road, Blackburn	Blackburn Village Residents group	Recommended for further assessment.
Moreton Park war memorial, Blackburn	Blackburn Village Residents Group	Recommended for further assessment.
301 Warrigal Road, Burwood	individual	Representative Californian bungalow, not recommended for further assessment.
329 Warrigal Road, Burwood	individual	Former bakery, recommended for further assessment.
Burwood Primitive	individual	Recommended for further assessment.

Methodist church, 339 Warrigal Road, Burwood.		
Burwood General cemetery	individual	Recommended for further assessment.
Woodland Villa 213 Highbury Road, Burwood	individual	Recommended for further assessment.
Drive-in theatre site, Burwood Highway, Burwood	individual	Recommended for further assessment.
90 Elgar Road, Burwood	individual	Recommended for further assessment.
Kent Road, Box Hill	general	See section 5 findings.
28 Kent Road, Box Hill	general	A representative Inter war Colonial Revival house, see section 5 findings.
Theodore Street, Surrey Hills	general	Site of a dairy and former horse adjustment. Houses were generally ranked representative or not significant in the field work and are invariably in the English Cottage manner. Not recommended for further assessment.
Henwood 19 Faulkner Street, Blackburn South	general	Built between 1890 and 1910 as the home of orchardists by the name of Henwood. This place was ranked as being irreversibly defaced in the field work and is not recommended for further assessment.
Clota Avenue, Box Hill	general	The contributory houses in this street are predominantly Californian bungalows. Of the 18 candidate sites on the west side, 8 were considered to be contributory in the field work and of the 24 on the east side 15 were considered to be contributory. Whilst the numbers are persuasive on the east side, it is considered that this street is similar to Graham Place to the west. Both streets are representative of the Inter War period which is more comprehensively demonstrated in other places either already included in Heritage Overlays or proposed for consideration in this Review.
1 Russell Street, Surrey Hills	general	Recommended for further assessment.
54-56 Albion Road, Box Hill	general	Ranked as representative Californian bungalows in the field work. Not recommended for further assessment.
19 Ailsa Street, Box Hill	general	Presumably the present works depot of the Box Hill Golf Club. This complex consists of a presumed late Inter war period house and a presumed former dairy with associated shedding. Whilst the dairy is of interest for its connections with the Municipality's agricultural past, the entire complex is chronologically and aesthetically undistinguished. Not recommended for further assessment.
1100 Whitehorse Road, Box Hill	general	Recommended for closer assessment.
510 Mitcham Road, Mitcham	general	A representative Californian bungalow of which there are others in the immediate vicinity. Not recommended for further assessment.
5 The Avenue, Blackburn	general	Ranked in the field work as a post War Ranch Style house. Not recommended for further assessment. The Boyd designed house at no. 3A is already protected through the Planning Scheme.
7 Willow Avenue,	general	Ranked in the field work as being made up predominantly

Mitcham		of not significant conventional suburban houses of the Post War era. Not recommended for further assessment.
29-31 Gilles Street, Mitcham	general	Ranked as a representative Californian bungalow. Not recommended for further assessment.
Ballet Studio in plantation, Whitehorse Road, Box Hill	general	See section 5 recommendations.
12 Albert Crescent, Surrey Hills	1999 Review, Appendix A Part B	Recommended for further assessment.
713 Canterbury Road, Surrey Hills	1999 Review, Appendix A Part B	Ranked D in the field work. Not recommended for further assessment.
Former Reverberatory incinerator, Wembley Park, Canterbury Road, corner Middleborough Road, Box Hill South	1999 Review, Appendix A Part B	Recommended for further assessment.
Forest Hill hall, cnr. Canterbury Road and Springvale Road, Vermont	1999 Review, Appendix A Part B.	Aesthetically undistinguished but presumably historically significant. Recommended for further assessment.
57 Central Road, Blackburn	1999 Review, Appendix A Part B	St. Thomas the Apostle Catholic Church Presbytery, ranked in the field work as an undistinguished Post War house. Not recommended for further assessment.
14 Cook Road, Mitcham	1999 Review, Appendix A Part B	Demolished.
4 Downing Street, Blackburn	1999 Review, Appendix A Part B	Undistinguished Post War house. Not recommended for further assessment.
1 Fellows Street, Mitcham	1999 Review, Appendix A Part B	Recommended for further assessment.
9, 11, 13, 15 Florence Road, Surrey Hills	1999 Review, Appendix A Part B	See section 5 findings. Ranked as being representative in the field work.
32 Fuchsia Street, Blackburn	1999 Review, Appendix A Part B	Ranked as a representative Post War English Cottage style house in the field work. Not recommended for further assessment.
32 Gardenia Street, Blackburn	1999 Review, Appendix A Part B	A representative Federation period house, unusual in the locale. Recommended for further assessment.
14 Leopold Crescent, Surrey Hills	1999 Review, Appendix A Part B	Ranked as a representative Californian bungalow in the field work. Not recommended for further assessment.
24, 26 Linum Street, Blackburn	1999 Review, Appendix A Part B	Ranked as representative Californian bungalows in the field work. Others in locale. Not recommended for further assessment.
50 Gardenia Street, Blackburn	National Trust	Ranked as a representative Californian bungalow in the field work. Possibly the work of local architect, A.J. Elmore. Recommended for further assessment.
64 Laburnun Street, Blackburn	National Trust	Ranked as a Post War ranch style house in the field work. Not recommended for further assessment.

22 Laurel Grove, Blackburn	National Trust	Ranked as a representative Californian bungalow in the field work. Possibly the work of local architect, A.J. Elmore. Recommended for further assessment.
10 Linum Street, 16, 17, 18 Main Street, 18, 27 The Avenue, Blackburn	National Trust	Ranked as representative Californian bungalows in the field work. Possibly the work of local architect, A.J. Elmore. Recommended for further assessment.
33 The Avenue, Blackburn	National Trust	Ranked as representative Californian bungalows in the field work. Possibly the work of local architect, A.J. Elmore. Recommended for further assessment.
54 Main Street (rear), Blackburn	1999 Review, Appendix A Part B	Ranked as an undistinguished Post War house in the field work. Possibly the work of local architect, A.J. Elmore. Recommended for further assessment.
54 McCulloch Street, Nunawading	1999 Review, Appendix A Part B	Ranked as a representative Arts and Crafts house in the field work. Not recommended for further assessment.
66 McCulloch Street, Nunawading	1999 Review, Appendix A Part B	Ranked as representative Californian bungalows in the field work. Others in vicinity. Not recommended for further assessment.
6 Proudfoot Street, Surrey Hills	1999 Review, Appendix A Part B	Ranked as being undistinguished in the field work. Not recommended for further assessment.
15 Russell Street, Surrey Hills	1999 Review, Appendix A Part B	Recommended for further assessment.
21 Russell Street, Surrey Hills	1999 Review, Appendix A Part B	Recommended for further assessment.
5 St. Georges Road, Surrey Hills	1999 Review, Appendix A Part B	A defaced Victorian period house, see section 5 recommendations.
5, 11 St. Johns Avenue, Surrey Hills	1999 Review, Appendix A Part B	Ranked as representative Californian bungalows in the field work. Not recommended for further assessment.
4 The Avenue, Blackburn	1999 Review, Appendix A Part B	Ranked as representative Californian bungalows in the field work. Not recommended for further assessment.
13 Thomas Street, Mitcham	1999 Review, Appendix A Part B	Ranked as a defaced Californian bungalow in the field work. Not recommended for further assessment. See also section 5 recommendations.
41, 63 Victoria Crescent, 13 View Street, Surrey Hills	1999 Review, Appendix A Part B	Ranked as representative Federation period houses in the field work. Not recommended for further study.
36 View Street, Surrey Hills	1999 Review, Appendix A Part B	Already protected through Heritage Overlay provisions.
19 Warrigal Road, Surrey Hills	1999 Review, Appendix A Part B	One of a number of representative Federation period houses in the area. Not recommended for further assessment.
78 Whitehorse Road, Blackburn	1999 Review, Appendix A Part B	One of a number of representative Federation period houses in the area. Not recommended for further assessment.
344-48 Whitehorse Road, Blackburn	1999 Review, Appendix A Part B	Not recommended for further assessment.

563 Whitehorse Road, Mitcham	1999 Review, Appendix A Part B	An altered representative Californian bungalow. Not recommended for further assessment.
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## 7. Budget estimates for subsequent stages

The review has demonstrated a subsequent stage or stages of work to comprehensively document the Post Contact cultural heritage of the Municipality. These are as follows:

- *Documentation/assessment of potential Heritage Overlay Areas*

- 1) Three sub-areas associated with the Trafalgar Street/High Street/Zetland Road area, Box Hill
- 2) One sub-area associated with the Churchill Street area, Box Hill
- 3) Windsor Park estate area (possible Urban Character area)
- 4) Harding Street/Pembroke Street/Everton Grove, Surrey Hills
- 5) Alexander Street/Acacia Street/Bass Street, Box Hill
- 6) Watts Street/Court Street/Kangerong Road, Box Hill
- 7) William Street, Box Hill
- 8) Whitehorse Road, Box Hill
- 9) Florence Road, Surrey Hills
- 10) Mount View Court, Burwood
- 11) Jeffery Street, Blackburn
- 12) Thomas Street/Cook Road, Mitcham
- 13) Pitched channels and lanes generally.

- *Assessment of Post War domestic architecture*

- *Documentation/assessment of Individual Places*

441 Places

The following budget estimates are proposed for the whole of this work.

• <i>Documentation/assessment of potential Heritage Overlay Areas</i> (excluding item 13 above)	<b>\$12,000.00</b>
• <i>Assessment of Post War domestic architecture</i>	<b>\$3,500.00</b>
• <i>Documentation/assessment of Individual Places</i> Assume 370 places are documented, the remaining 71 being deleted following further inspection. Allow \$280.00 per place	<b>\$103,600.00</b>
• <i>Report Preparation, production of copies etc. provisional sum</i>	<b>\$6,000.00</b>
<b>total</b>	<b>\$125,100.00</b>