

Whitehorse Heritage Review 2001

Volume 2

September 2001



ABN 69 249 217 867

WHITEHORSE HERITAGE REVIEW 2001

BUILDING CITATIONS

VOLUME 2

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

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:

Table 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 (6077) ¹	Former post Office			
695 Canterbury Road, Surrey Hills	House	*	-	-
704 Canterbury Road, Surrey Hills	House The Knoll	*	-	-
959 Canterbury Road, Box Hill ²	House Holm-Lea	*	-	-
Canterbury Road, corner Warrigal Road, Surrey Hills	St. Stephen's Presbyterian Church	*	-	-
16 Churchill Street,	House	*	-	-

¹ Outside of Municipality.

² Added to Schedule.

Mont Albert	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 Albert	Former St. Joseph's Convent	*	-	-
354 Mont Albert Road, Mont Albert	House <i>Demolished³</i>			
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	-	-	-

³ Understood to have been relocated.

Whitehorse Heritage Review 2001: Citations

Andrew Ward Architectural Historian

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	*	-	-
561-563 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	*	-	-
Totals	75 places	54	1	1

4 354 Mont Albert Road, Mont Albert relocated, 607 Canterbury Road, Surrey Hills outside of Municipality, 11 not recommended for inclusion in the Schedule.

Building:		Significance:	
Address:	Agra Street, Mitcham	Meiway Map Ref:	48J10
Building Type: water tower		Construction Date: 1925	
Architect:		Builder:	M.M.B.W.



7/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

In 1920 the Melbourne and Metropolitan Board of Works moved to increase the general area of water supply by the board to a radius of thirteen miles from the GPO. Between 1921 and 1923 it constructed a service reservoir in Agra Street with a 43,000,000 gallon capacity. It is large by metropolitan standards and is used in the main to even out the water pressure between catchment areas and the lower metropolitan area. Construction of the water tower followed in 1925. The reservoir was located on land previously known as Walker Park, the Walker family replacing this amenity with a new park of the same name alongside the present City of Whitehorse offices.

The first reinforced concrete water tank using the Monier system was built at Kiama in New South Wales in 1899 and by 1911 they were becoming quite common, the extant water tower at Mildura having been erected in that year.

Description

The water tower is located at the Mitcham Service Reservoir no. WR10, managed by Melbourne Water and consisting of the reservoir itself, which is roofed and surrounded by mature conifers and the water tower located at the north-east corner of the reservoir. It is a plain reinforced concrete structure consisting of a cylinder supporting a cylindrical tank of increased diameter. The upper level landing is accessed through a round arched doorway and there is a ladder leading from this point to the top of the structure. The ground level opening was not inspected. There is also an associated circular well with a metal cover to the immediate east.

Comparative Examples

Water Tower at 313 Elgar Road, Surrey Hills (1929)

Water towers at Mildura, Echuca, Rochester, Yarrawonga et al.

Significance

The service reservoir and water tower at Agra Street, Mitcham were constructed in 1921-23 and 1925 respectively for the Melbourne and Metropolitan Board of Works. The installation is historically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the community's struggle for a high quality water supply and the former M.M.B.W's response to this demonstrated need which formed part of a wider scheme of service delivery to the metropolis.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Sydenham, D., Windows on Nunawading, Hargreen Pub. Co./City of Nunawading, North Melbourne, 1990, pp.110-115, 222.

Brennan, N., The History of Nunawading, Hawthorn Press, Melbourne, 1972, p.99.

Lewis, M., 200 Years of Concrete in Australia, Concrete Institute of Australia, 1988, pp.18-19.

Building:
Address: 4 Agra Street, Mitcham

Significance:
Melway Map Ref: 48K10

Building Type: house

Construction Date:

Architect:

Builder:



7/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls []

History

This house was relocated to its present site from Brighton.

Description

A representative timber framed Federation period villa with terra cotta tiled pyramidal roof having a Dutch gabled form with fixed vent and a corner verandah terminated by projecting wings. There are shingled weatherboards and turned timber posts to the verandah which has a characteristic frieze and bracket ornamentation. The gable ends have rough cast facing with basket weave strapwork.

Comparative Examples

This house type remains not uncommon in the Brighton/Sandringham area.

Significance

The house at no. 4 Agra Street, Mitcham, was relocated from Brighton at an unknown date. It is not recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Whitehorse Planning Scheme because its history and architectural form is unrelated to that of the locale in which it is situated.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References

Conversation with the present owner and Andrew Ward, 18th July, 2001.

Building:	“Emilla Villa”	Significance:	
Address:	4 Albany Crescent, Surrey Hills	Melway Map Ref:	46 H11
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1913
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
<hr/>		<hr/>	
Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B.Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December, 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service. Included in this sale were lots 23, 24 and 25, where no.4 now stands, built in 1913.

The first building to occupy this site was a timber hall erected by Albert Mills in 1884 as a community meeting place, the first in Surrey Hills. At the same time Mills built a residence for himself at no.16 Windsor Crescent and houses at 32 Albany Crescent and 7 Beatrice Avenue. Described variously as a *builder, architect and building surveyor, land and estate agent*, he established a brick works in Kingston Road and built the Premier Estate Agency on the corner of Sunbury Crescent and Union Road.

The hall became the *first place of worship for the Anglican, Presbyterian and Methodist (Wesleyan) congregations* and the first building used by the Education Department...*the school occupied it from 9.00am to 4.30pm during week days. Each Sunday it was used for Divine Service... On week nights meetings were held there and on Saturday afternoons and evenings it was required for "purposes of entertainment"*. At the time the building consisted of a hall 50 by 29 feet and a room 12 feet square and was known as the Recreation Hall. It is understood that it was subsequently converted to a dwelling and moved to no.11 Beatrice Avenue where it remains today.

At the turn of the century the Sands and McDougall directories continued to list the building as the *Surrey Hills Recreation Hall*. Its use as recorded in the rate books is unclear. When the Surrey Hall was built in Union Road in 1891 it is probable the old hall lost its role as the main the venue for entertainment. In 1891 the East Suburban Property Investment Co assumed ownership of it from the Australian Property and Finance Co. At the time a *gentleman* named Alfred Rawlings was the occupying tenant. By 1900 Francis Rubira had bought the building, which by 1909 he had converted to a dwelling known as "Emilla Villa". James Rubira was listed as occupant.

In the 1890s Francis Rubira operated a business in partnership with Barbeta (possibly Francisco Barbeta) at 305 and 307 Bourke Street, Melbourne, described as *restaurant and confectioners, Hosie's Pie Shop*. At the same time James Rubira was the hotel keeper at the *John Bull Tavern, 365 Little Collins Street*. By 1910, Francis had bought the adjoining lot 25 and in 1913 James bought the vacant lot 23 from the Estate of James Lilley. In 1913 the hall/house was relocated and the brick house that stands at no.4 was erected as the Rubira residence. In 1920 it was described as B10

(brick with ten rooms) with an NAV of 115 pounds. James and Francis were the occupying owners, the property continuing in the Rubira family in 1970.

Description

An imposing Post Federation villa situated on a large allotment and in an elevated position. Its form and expression are characteristic of the period, the corner posted verandah being terminated by projecting gable ended wings and the diagonal axis being emphasized by a bayed corner window. The walls are of red brick to floor level and stuccoed above. The gable ended wings have strapwork and roughcast and surmount window bays with tiled sun hoods. The terra cotta tiled roof is relieved by tall red brick and stuccoed chimneys, ridge creating with finials and a dormer window. It sweeps downward to form the verandah roof which has turned timber posts and fretted spandrels, similar work enriching the balustrade. There is a fountain of uncertain date in the foreground. The verandah has been partially built in.

Comparative Examples

15 Albany Crescent, 5 Benares Street, Mitcham.

Significance

“Emilla Villa” is situated at no. 4 Albany Crescent, Surrey Hills, on the site of the former Recreation Hall which served the local community probably until c.1891. It was built in 1913 for the hotel keeper at the *John Bull Tavern, 365 Little Collins Street*, James Rubira. The site is historically significant and the building is aesthetically significant.

The historic importance (Criterion A) of the site rests in its former association with the Recreation Hall which is understood to have survived on an adjoining property at no. 11 Beatrice Avenue. “Emilla Villa” is aesthetically significant (Criterion E) as a most substantial villa of its type, demonstrating the continuing tradition during the Federation years of the Windsor Park estate being a sought after location, near the railway station and its associated shopping centre. The elements demonstrating this importance include the size and materials used in its construction and its spacious elevated setting in a mature garden. The architectural treatment is representative of its time.

Source

Ward, A., *Whitehorse Heritage Review 2001*

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1891/Assess.No.3505, 1900/Assess.No.2415, 1910/Assess.No.3221, 1920/Assess.No.6141.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 14, 25, 29, 31, 45.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25. H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.

Papers Read Before the Box Hill City Historical Society and Some Research Notes, B.J.Blanchen, "Early Days in Surrey Hills" and M.Webster, "The Parer Family", Vol.2, 1969-1971, pp.14-16, 24-5, 40, 41.

SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.

SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Camberwell and Nunawading, MMBW litho detail plan no.2241, 1909.

Building: "Newnham"
Address: 15 Albany Crescent, Surrey Hills

Significance:
Melway Map Ref: 46 J11

Building Type: house
Architect:

Construction Date: 1903
Builder:



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage

Victorian Heritage Register []
 National Estate Register []
 National Trust Register []

Victorian Heritage Register []
 National Estate Register []
 Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B.Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Fraser and Co. auctioned lots 62 to 111 three weeks later on 22 December, lot 88 on which no.15 was built being part of four adjoining lots owned by James Mirams, a secretary in 1885. Mirams may have been the same James Mirams who founded the Premier Building Association. His land dealings lead ultimately to financial collapse and imprisonment. By 1890 Mrs. Agnes Dawes of Morrell's Hotel in Bourke Street, Melbourne had bought lots 88 to 90. They were situated diagonally opposite Morrell's land on the south east corner of Albany Crescent and Beatrice Avenue. Dawes subsequently worked at the Hotel Victoria in South Melbourne (1895) and the Coffee Palace in Albert Park (1900) while retaining the land in Surrey Hills. By 1902 Mrs. Hattie Steele had bought lot 88 building this house in 1903 for her residence. She lived there in 1910, however by 1913 the teacher William Henry Collens had become owner/occupant. He continued there in 1920 at which time the house was described as wood with six rooms with an NAV of 40 pounds.

Description

A Post Federation timber framed villa with asymmetrical façade and corner verandah terminated by wings. There is a window bay to the front projecting wing with surmounting strapwork to the barges. The roof retains its slates with metal cappings except to the front window bay where terra cotta cresting has been used. Its picturesque form is relieved by tall red brick and rough cast chimneys. The main roof sweeps down to form the verandah roof which is supported on turned timber posts. There is a ladder frame frieze and similar balustrade.

Comparative Examples

10 Windsor Crescent, Surrey Hills, 5 Benares Street, Mitcham

Significance

"Newnham" is situated at no. 15 Albany Crescent, Surrey Hills and was built in 1903 for Mrs. Hattie Steele. It is a representative house of its time exhibiting the diagonal axis form and asymmetrical treatment characteristic of the Post Federation years and

in this sense contributes to the historic character of the area. The existence of the slate lined roof is indicative of its early date in the Post Federation economic recovery.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1885/Assess.No.621, 1890/Assess.No.2934, 1895/Assess.No.5128, 1900/Assess.No.2467, 1910/Assess.No.3277, 1920/Assess.No.6200.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25, H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Shire of Nunawading, MMBW litho detail plan 2242, September 1910.

City of Whitehorse Heritage Review: Building Citations

Andrew Ward Architectural Historian

Building:	“Villaseca”	Significance:	
Address:	18 Albany Crescent, Surrey Hills	Meiway Map Ref:	46 J11
Building Type:	house	Construction Date:	1892-3
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B.Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December, 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service. Lot 42 on the south east corner of Albany Crescent and Beatrice Avenue, now no.18 was included in this auction.

It was owned by one Bignell in 1886 however within two years it had been acquired by Estiban Morrell, a publican of a Bourke Street hotel who built this house in 1892-3. On completion ownership passed to Mrs. Ada Morrell who in 1895 let the property to James Wallace, an accountant. By the turn of the century Mrs. Morrell was deceased and the property was in the hands of the trustees of her estate, the occupying tenant being Mrs. Emily Wallace. By then James S. Morell of the *Bull and Mouth* hotel owned the adjoining lots 43 and part 44 formerly held by Peter Barbeta.

Ownership continued with the Morrell family in 1920 at which time the house was described as B7 (brick with seven rooms) with an NAV of 50 pounds. Tenants over time included Henry J. Lavers, a clergyman in 1910 and Leslie Thompson in 1920. The adjoining lots 43 and part 44 continued undeveloped and in the hands of James Morrell.

Description

An imposing Italianate stuccoed villa having a cast iron lace verandah to the façade returning along the side elevation facing Beatrice Avenue. The symmetrical façade has window bays either side of the central entry which are reflected by means of small hips in the slate lined hipped roof above. There is a defaced pediment in the verandah and steps also giving visual emphasis to the entry. The panels to the balustrade have been removed but the frieze and spandrels to the verandah is highly decorative, the use of a timber frieze rail and coupled columns imparting character to the elevational treatment and demonstrating this villa's conservative design. Tall chimneys with wind breaks and deep cornices are prominent and distinctive elements. The verandah has been partially built in.

Comparative Examples

Significance

The Italianate villa known as "Villaseca" at no. 18 Albany Crescent, Surrey Hills was built for Estiban Morrell, a publican of a Bourke Street hotel, in 1892-93. It is historically and aesthetically significant.

It is historically significant (Criterion A) as an example of a substantial villa erected following the land sales of the Windsor Park estate held prior to the economic collapse of the early 1890s and to the demise of the Freehold Investment and Banking Co. Ltd. This importance is enhanced by the aesthetic values of the place (Criterion E), demonstrating the affluence of its owner, a Melbourne hotelier and placing this house amongst the most opulent of the Windsor Park estate houses. The encircling verandah, its ornamentation, symmetrical treatment, chimneys and stuccoed surfaces are contributory elements whilst the exposure of this house on the street corner is also important in the locale.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1886, 1888/Assess.No.1324, 1893/Assess.No.6091, 1895/Assess.No.5089, 1900/Assess.Nos.2434-5, 1910/Assess.No.3240-1, 1920/Assess.No.6161-2.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, and auctioneer's notice Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Maps, Houghton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Camberwell and Nunawading, MMBW litho detail plan no.2241, 1909.

Building:	"Bencairn"	Significance:
Address:	30 Albany Crescent, Surrey Hills	Melway Map Ref:

Building Type:	house	Construction Date:	1901
Architect:		Builder:	



Photo: 6/2001

Intactness:		Condition:
G[x] F[] P[]		G[x] F[] P[]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.* a *land bank under the chairmanship of Matthew Davies*, a Sydney businessman. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B.Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Fraser and Co. auctioned lots 62 to 111 three weeks later on 22 December, lot 94 on the south east corner of Albany Crescent and Valonia Avenue being bought by one Griffiths. By 1890 this lot was in the hands of the executors of Albert E. Biggs and was still undeveloped. William Dean Garside being the owner in 1900 sold it to a local resident, E. Moncreif of Croydon Road. Moncreif built this house in 1901 but stayed only a short time before disposing of it to Mrs. M.J. Kinnear. The saddler William Kinnear was recorded as the occupant in 1905 and 1913 when the house was known as "Bencairn". It can be seen in situ on an MMBW plan during this time, there also being an outside fernery and fenced yard with stable depicted.

By 1920 Horace E. Walduck had become owner/occupant, the house by then being described as W8 (wood with eight rooms) with an NAV of 58 pounds. Walduck was the brother-in-law of the Hon. Robert Beckett who donated land for the Surrey Hills Methodist Church. At Beckett's request Walduck opened a tent church and Sunday School on the site in Mont Albert Road in 1914 January, a timber building replacing it six months later.

Description

A Federation period timber framed villa with turned timber posted verandah to the façade and side elevations, the roof being formed by an extension of the main slate roof but at a shallower pitch creating a flared form. There are ornamental terra cotta ridge tiles and tall corbelled chimneys. The façade is symmetrical with a central entry flanked by faceted and shingled window bays and there is a ladder frame to the verandah frieze. The west facing wing has a Dutch gabled vented form and there are recent sympathetic two storeyed additions at the rear.

Comparative Examples

Nil

Significance

"Bencairn" at 30 Albany Crescent, Surrey Hills was built in 1901 for E. Moncreif. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an unusual Federation period villa form being distinguished by its pyramidal roof with flared peripheral verandah roof and

symmetrical façade treatment, the placement of the shingled window bays reinforcing this aspect of the design. As such it adds architectural diversity to the Windsor Park estate area.

Source

Ward, A., Whitehorse Heritage Review 2001.

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1885/Assess.No.627, 1890/Assess.No.2940, 1900/Assess.No.2471, 1905-6/Assess.No.2704, 1920/Assess.No.6206.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 27.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25. H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.

SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.

SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Camberwell and Nunawading, MMBW litho detail plan 2241, 1909.

Building: 38 Albany Crescent, Surrey Hills **Significance:**
Address: "The Hawthorns" **Melway Map Ref:** 46 J11

Building Type: house **Construction Date:** 1888

Architect: Albert Mills (?) **Builder:**



Photo: 2/2001

Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:
Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Recommended Heritage

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B.Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December, 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

At Fraser and Co.'s second auction held three weeks later on 22 December, lot 97 where no.38 stands was offered. Bought by F. Dyer, it was sold to the stationers Dunn and Collins the following year as one of four adjoining lots (96 to 99). In 1887 Charles Frederick Bradley, a solicitor bought the Albert Mills built house on lot 95 for his residence and the adjoining lots 94 and 96 to 99. In 1888 he built this house on lot 97, which he let on completion to the clergyman William Green who had come to the district as the first vicar of St. George's Anglican Church (Holy Trinity from 1904-7) located at that time in Mont Albert Road. The association between Mills and Bradley in relation to no.32 possibly extended to the design/building of this and no.40 also a Bradley property built by 1890 and subsequently the home of John Blogg. At the same time it is interesting to note the architect John James Underwood moved next door to no.40 into a place known as "Sydenham".

By the turn of the century, Green had purchased the house for his residence. He subsequently moved to Royal Park and let the house to Arthur Hart, an accountant. At this time the place was known as "The Hawthorns" and was home to nine people. In 1920 Victor Miers bought the property for his residence, the house at the time being described as W8 (wood with eight rooms) with an NAV of 40 pounds.

Description

A late Victorian single fronted timber framed weatherboard clad villa with return timber posted verandah to the façade and west elevation and corrugated iron clad hipped roof relieved by triangular roof vents. Distinguishing elements include the red brick chimneys and turned timber verandah posts with curved brackets linked in the form of a frieze having spindle ornamentation, generally in the Queen Anne mode.

Comparative Examples

Nil (in Whitehorse), 33 Clarence Street, Elsternwick (1888).

Significance

"The Hawthorns" is situated at no. 38 Albany Crescent, Surrey Hills and was built in 1888 for the solicitor, Charles Frederick Bradley. It is historically and aesthetically significant.

It is historically significant (Criterion A) as one of the houses erected following the initial phase in the development of the Windsor Park estate, thereby demonstrating its nineteenth century origins which set the area today apart from the greater part of the Municipality. It is aesthetically significant (Criterion E) as a very early Queen Anne influenced villa, this architectural character being demonstrated by the timber verandah posts and frieze and by the face brick chimneys. Given the construction date which precedes the widespread adoption of the style during the 1890s, it is likely to have been designed by an architect, the ownership of the land by the locally active resident architect Albert Mills until 1887 being suggestive of his involvement in its design.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1884, 1885/Assess.No.630, 1887, Assess.No.831, 1889, Assess.No.3096, 1890/Assess.No.2940, 1900/Assess.No.2473, 1910/Assess.No.3284, 1920/Assess.No.6208.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 26, 55.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25. H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Camberwell and Nunawading, MMBW litho detail plan 2241, 1909.

Building: "Turriff"
Address: 40 Albion Road, Box Hill

Significance:
Melway Map Ref: 47E11

Building Type: house

Construction Date: c.1892

Architect:

Builder: John R. Daley



Photo: 7/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Albion Road has its origins in a track that ran through the property of George and Catherine Sim who settled on land bought in 1856 from one Fitzsimons, possibly C.A. 27A, and 1857 from Owen Kemp, probably all or part C.A.27B. Subsequent purchases which included part C.A.26 granted to Leary (O'Leary), gave them over time a substantial holding along the east side of Station Street, initially known as Sim's Lane.

George Sim, who was a baker by trade, carted goods to the gold fields in the early 1850s, however in Box Hill he turned to agriculture and was described as an *orchardist and farmer*. His home "Mona Vale", now demolished, faced Station Street. In 1882 Sim effected the first successful subdivision sale in the district. It was quickly followed by a second release of land, the proceeds of which enabled him to build a *handsome villa...cellar, out houses and commodious stable*, this being "Albion" at no.50 Albion Road

Albion Road, which in 1887 was *taken over by the Council as a private road*, subsequently became the address of several Sim family members including George and Catherine's children, George, Catherine and Jessie and Catherine's brother Henry Sweetland. George senior died in 1890 *a wealthy man* his property passing to Catherine Sim who soon after commissioned Jessie's husband, John R. Daley, a contractor, to build two houses, this house "Turriff" at no.40 and "Banff" at no.29. They were memorials to George in that their names recalled the place of his birth, Turriff, Banffshire, Scotland.

During the depression years of the 1890s "Albion" and much of the family's land were sold and at least two weatherboard cottages, one named "Rhyll", were built opposite "Albion". It appears "Turriff" was intended from the outset to replace "Albion" as the family home. It is understood that from the time of its completion c.1892 Catherine Sim lived there with the Daleys. In her old age she moved up the road to "Rhyll" to live with her daughter Catherine and son-in-law Squire Aspinall and "Turriff" for a time was let to one Cox of Cox and Mailer, glove merchants of Flinders Lane.

Catherine Sim died in 1908 leaving "Turriff" to her son George. With his family which included seven children, he took up residency and remained there till his death in 1927. His wife Elizabeth continued there until her death in 1929 at which time the property was sold.

Description

A substantial two storeyed overpainted brick late Victorian villa having a hipped roof with chimneys in situ and a two storeyed cast iron corner verandah to the façade and west side. It is terminated at the south end by a projecting gable ended wing and at the east end by an extended wall in the manner of a terrace. An upper section is partly built in and clad with weatherboards. The arrangement of the façade about the central entry is symmetrical and the front doorway head has a four centred Tudor archway

form. The gable ended treatment of the west facing wing is suggestive of the late Victorian Queen Anne mode.

Comparative Examples

“Banff”, 29 Albion Road, is historically comparable, the gable ended treatment and substantial character also being architecturally comparable. The blind end wall treatment to the verandah is unusual in the Municipality and seen also at no. 9 Warrigal Road (1890). Other examples of large late Victorian two storeyed villas in the Municipality include:

“Tyneholm”, 310 Elgar Road, Box Hill (1891)
30-32 Watts Street, Box Hill (1890)
“Terreglea” 79 Warrigal Road, Surrey Hills (1889)
359 Warrigal Road, Burwood (demolished)

Significance

“Turriff” is situated at no. 40 Albion Road, Box Hill and was built c.1892 by the daughter of pioneer George Sim, Catherine, as the family home, the name recalling the place of her father’s birth at Turriff in Banffshire, Scotland. It is historically and aesthetically significant.

It is historically significant (Criterion A) as the intended home of the Sims, Station Street being named from the outset as Sim’s Road in response to George Sim’s status as an early orchardist and farmer and, as the Land Boom gained momentum, speculator. This historic association with George Sim, whilst being important in the early history of Box Hill, is recalled today by several houses built for the Sims also in Albion Road, including “Mona Vale” (George’s original home now demolished), “Albion”, “Banff”, “Rhyll” and at least one other. It is aesthetically significant (Criterion E) for its unusual architectural form in the Municipality, the symmetrical façade treatment, corner verandah, Queen Anne influence and arched front doorway being contributory elements.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.
Lea Finlay, “The Sim Family and Box Hill”, Papers Read Before the Box Hill City Historical Society, Vol.4, 1973, pp.33-37.
Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1 pp.40, 43, Vol.2 pp.1-2.
Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.24, 52, 71-2, 86-7, 96.

Building:	<i>Albion</i>	Significance:	
Address:	50 Albion Road, Box Hill	Melway Map Ref:	47 E11

Building Type:	House	Construction Date:	1883
Architect:	Mr. Ellingworth	Builder:	T. Linsley and Mr. Williams



Intactness:		Condition:	
G[] F[x] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

George Sim, a Scottish migrant, purchased land in Box Hill on Station Street, then known as Sim's Road, in 1856, building a home there which he called "Mona Vale". Early in 1882 and just prior to the opening of the railway between Camberwell and Lilydale on 1st. December, 1882, Sim subdivided 15 acres of his land and in April, another 27 blocks. By September, 1883 he had built the present house now at 50 Albion Road, called "Albion". It was described in the *Express* of 7th. September, 1883 as *a handsome villa with a verandah on three sides supported by thirty-two iron pillars, with seven rooms and a kitchen...of red brick with white brick dressings, and tuck-pointed.* The house and outbuildings, including a stable and groom's and equipment rooms, were designed and the construction supervised by a Mr. Ellingworth, presumably a member of the prominent local family of that name.

Description

A now rough cast symmetrical late Victorian villa residence with verandah to the façade extending around the sides and enclosing four rooms with a central passage leading to the rear section of the building. The verandah has cast iron columns with a lace frieze and the hipped roof retains its slates with presumed later ridge tiles. There are symmetrical chimneys and a spacious mature garden. The bi-chromatic brickwork has been covered with rough cast and the cast iron balustrade seen in early views removed.

Comparative Examples

There are several single fronted late Victorian symmetrical villas within the Municipality but the continuation of the verandah around the sides is unusual.

Significance

"Albion" at no. 50 Albion Road, Box Hill was erected for the Box Hill pioneer and speculator, George Sims, as his home, to a design prepared by a Mr. Ellingworth. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its association with George Sim, a prominent early settler at Box Hill who also undertook one of the area's earliest land subdivisions associated with the opening of the railway through Box Hill in 1882. It is aesthetically significant (Criterion E) as an exceptionally imposing single storeyed late Victorian villa in the Municipality, enhanced by its spacious landscaped setting and association with other villas on Albion Road erected following Sim's subdivision and including "Banff" (no.29) and "Turriff" (no.40). Together with these villas and other in Albion Road, "Albion" is one of a most distinguished group of late nineteenth century houses in the Municipality having common origins.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Andrew Lemon, Box Hill, Lothian Publishing Co.Pty.Ltd., Melbourne, 1978, pp.71-72, 86.

Building:		Significance:	
Address:	8 Alexandra Avenue, Surrey Hills	Meiway Map Ref:	46 H11
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1915
<hr/>		<hr/>	
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
<hr/>		<hr/>	
Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*.

Assisted by the opening of the railway line to Lilydale the first 61 lots were auctioned on the ground by Fraser and Co on 1st. December 1883, three months after the Surrey Hills railway station had come into regular service. They were bounded by Windsor Crescent, Canterbury Road, Surrey (now Union) Road and Victoria (now Valonia) Avenue. At the time the municipal boundary followed the parish boundary between Boroondara and Nunawading, this stage of the subdivision therefore being split almost equally between the two councils.

In 1888 a *Methodist (Wesleyan) Church* was built on the corner of *Alexandra Avenue and Windsor Lane*, the Sands and McDougall directories of the 1890s placing it on the east side of Alexandra Avenue therefore possibly on this site, now Sydenham Lane corner. The Church was *removed to Valonia Avenue by horse-drawn dray* in 1908 but this block, lot 32 and that abutting its rear, lot 38, continued to be owned by the Trustees of the Methodist Church in 1909.

A Robert Sellick bought lot 38 selling it to William Unsworth in 1915. Unsworth was a manufacturer of bath heaters in the city, his business address being 98 Little Latrobe Street at the time. In 1915 he built the house that now stands at no.8 for his residence. In 1920 it was described as W6 (wood with six rooms) with an NAV of 40 pounds.

Description

A c. Great War bungalow having the characteristic Swiss chalet gable form incorporated in a hipped roof extended to form a continuous shady verandah and sunhood facing west. The walls have rusticated weatherboards and there are flared boards to the gable apex. The predominating horizontal proportions are established by the shallow pitched roof in conjunction with the line of the verandah which is supported on angled struts as a sun hood and on coupled posts as a verandah with spandrels and ladder frame work in the Arts and Crafts manner. Roughcast chimneys have terra cotta pots and there are bayed windows with lead light work and sidelights to the front door also in the Arts and Crafts style. The front garden with picturesque curved pathway and low front fence, now overgrown with creeper, are contributory elements. The tiles to the roof are presumed to be recent.

Comparative Examples

Former Edward Wilson Trust Cottage, 340 Elgar Road, Box Hill (demolished), 26 Fuchsia Street, Blackburn, 6 Furness Street, Blackburn, 48 Shafer Road, Blackburn North, 21 Shady Grove, Nunawading.

Significance

The house situated at no. 8 Alexandra Avenue, Surrey Hills was built in 1915 for William Unsworth. It is historically and aesthetically significant.

It is historically significant (criterion A) for its capacity to demonstrate the continuing attraction of the locale as a place of residence to successful businessmen during the era of the Great War and subsequently. It is aesthetically significant (Criterion E) as an unusually substantial and elegantly proportioned bungalow, due largely to its size and exploitation of the horizontal line. The struts, post enrichment, use of rusticated boards and window bays are characteristic devices of the period, causing this house to be an exemplar which, on account of its early date in the adoption of the Californian Bungalow form in Australia, is significant. The garden setting and front fence are contributory.

Source

Ward, A., Whitehorse Heritage review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1910, Assess.No3229, 1915, Assess.No.5129, 1916, Assess.No.5599, 1920, Assess No.6157.
- Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1890-1900.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, 5-9, 27.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Camberwell and Nunawading, MMBW litho detail plan no.2241, 1909.

Building: "Callignee" **Significance:**
Address: 14 Balmoral Crescent, Surrey Hills **Melway Map Ref:** 46J11

Building Type: house **Construction Date:** 1889

Architect: John J. Underwood **Builder:**



Photo: 2/2001

Intactness:	Condition:
G[x] F[] P[]	G[x] F[] P[]

Existing Heritage Listings:	Recommended Heritage Listings:
Victorian Heritage Register []	Victorian Heritage Register []
National Estate Register []	National Estate Register []
National Trust Register []	Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.* a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1st. December 1883, three months after the Surrey Hills railway station had come into regular service.

Land was released initially in the western portion of the estate spreading east as the decade unfolded. A portion of almost fifty acres east from St. Georges Avenue and Balmoral Crescent was subdivided into 170 lots and sold by 1888. Lots 46 to 50 in Balmoral Crescent between Rosemont Street and Canterbury Road were acquired by the architect John J. Underwood from Mrs. Eliza Mendz (lots 47, 48 and 49) and C.J. Hope (lots 46 and 50) in 1889. In that year Underwood built four brick houses on lots 46, part lots 48 and 49, part lot 49 and lot 50. He did not develop lot 47 but sold it with part lots 46 and 48 in 1891 to John Mair, the founder of the Wycliffe Congregational Church, now the Armenian Church in Norfolk Road.

At the same time Underwood was subdividing five lots in Windsor Crescent and developing some of them with more modest timber houses. He also bought other land including at least twenty lots in the St. James Park estate and established a home for himself named "Sydenham", now the site of nos.44 to 48 Windsor Crescent. The Australian Architectural Index compiled by Miles Lewis indicates that Underwood's work also included two large two storey shops opposite the Town Hall in Burwood Road Hawthorn (1885) and a weatherboard cottage in Davis Street, Kew (1889).

The house at no.14 was built on part lots 48 and 49, the frontage being 75 feet. Acquisition of additional area before the turn of the century increased this to 117 feet the property thereby encompassing lots 48 and part 49. The auctioneer John McEwan bought it for his residence in 1890, placing ownership in the name of Mrs. Mary Maria McEwan and naming it "Callignee" by the turn of the century. He served as councillor for the Shire of Nunawading from 1893 to 1899 and from 1902 to 1903 having at least one term as Shire President during that time. The McEwans continued at no.14 in 1920 at which time the house was described as B8 (brick with eight rooms) with an NAV of 45 pounds.

Description

A single fronted symmetrical polychromatic brick villa with patterned hipped slate roof and symmetrical chimneys. There is a cast iron posted verandah encircling the front section of the house and a centrally situated flight of steps leading to the front door which has windows on either side. The verandah may have been extended, the MMBW drainage plan showing that it was originally limited to the façade of the house. The spandrels to the balustrade appear to be recent.

Comparative Examples

58 Nicholson Street, Nunawading (timber), 129 Mount Pleasant Road, Forest Hill (timber), 29 Moore Road, Vermont. This is a common villa form but rarely so expressive of the architectural excesses of the Land Boom era as "Calignee". Examples nearby include:

- "Villaseca" 18 Albany Crescent, Surrey Hills (1892-93)
- "The Hawthorns" 38 Albany Crescent, Surrey Hills (1888)
- "Albion" 50 Albion Road, Box Hill (1883)
- "Galtee More" 16 Windsor Crescent, Surrey Hills (1885)

Significance

"Calignee" is situated at no. 14 Balmoral Crescent, Surrey Hills and was built as a speculative venture by the architect John J. Underwood in 1889, being sold to the auctioneer and Shire of Nunawading councillor, John McEwan, in 1890. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the confidence of the Land Boom era as it was seen in the Windsor Park estate following the opening of the railway to Lilydale in 1883. This estate is one of the most historically significant in the Municipality for its connections with the Land Boom era, "Calignee" demonstrating an aspect of its continuing success in the late 1880s. It is important as a speculative venture undertaken by architect John J. Underwood who was responsible for other houses in the immediate vicinity of "Calignee" and who is known to have carried out other works in Melbourne's eastern suburbs. Underwood was one of a number of architects attracted to the Windsor Park estate including Albert Mills at "Galtee More", 6 Windsor Crescent. "Calignee" is aesthetically significant (Criterion E) as a richly decorated Boom period villa in the Italianate manner, the substantial construction, elevated position and ornamentation causing this house to stand out amongst others in the Municipality that adopt a similar form.

Source

Ward, A., *Whitehorse Heritage Review 2001*

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1888/Assess.No.1589, 1889/Assess.Nos.3248-50, 1890/Assess.Nos.3247-51, 1891/Assess.Nos.3743-7, 1900/Assess.No.2571, 1920/Assess.No.7964.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 25.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision/auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883, LP 831, V.1653, F.464, Plan of Survey of Portion of Elgar's Special Survey, date unclear.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian Pub. Co P/L, Melb, 1978, pp.74, 231.

SLV LTR 720.9945 AU7M, Miles Lewis, Australian Architectural Index, Architects.
BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of
Bourke, Victorian Shire Map Company, Melbourne, 1892.
Shire of Nunawading, MMBW litho plan no.272, 1912.

Building: "Marminta" **Significance:**
Address: 18 Balmoral Crescent, Surrey Hills **Melway Map Ref:** 46J11

Building Type: house **Construction Date:** 1889

Architect: John J. Underwood **Builder:**



Photo: 2/2001

Intactness:	Condition:
G[x] F[] P[]	G[x] F[] P[]

Existing Heritage Listings:	Recommended Heritage
Listings:	
Victorian Heritage Register []	Victorian Heritage Register []
National Estate Register []	National Estate Register []
National Trust Register []	Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the

1880s by the *Freehold Investment and Banking Co.Ltd.* a land bank under the chairmanship of Matthew Davies, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1st. December 1883, three months after the Surrey Hills railway station had come into regular service.

Land was released initially in the western portion of the estate spreading east as the decade unfolded. A portion of almost fifty acres east from St. Georges Avenue and Balmoral Crescent was subdivided into 170 lots and sold by 1888. Lots 46 to 50 in Balmoral Crescent between Rosemont Street and Canterbury Road were acquired by the architect John J. Underwood from Mrs.Eliza Mendz (lots 47, 48 and 49) and C.J. Hope (lots 46 and 50) in 1889. In that year Underwood built four brick houses on lots 46, part lots 48 and 49, part lot 49 and lot 50. He did not develop lot 47 but sold it with part lots 46 and 48 in 1891 to John Mair, the founder of the Wycliffe Congregational Church, now the Armenian Church in Norfolk Road.

At the same time Underwood was subdividing five lots in Windsor Crescent and developing some of them with more modest timber houses. He also bought other land including at least twenty lots in the St. James Park estate and established a home for himself named "Sydenham", now the site of nos. 44 to 48 Windsor Crescent. The Australian Architectural Index compiled by Miles Lewis indicates that Underwood's work also included two large two storey shops opposite the Town Hall in Burwood Road Hawthorn (1885) and a weatherboard cottage in Davis Street, Kew (1889).

The rate book for 1890 recorded the sale of lot 49, NAV 60 pounds to E.A. Vidler, a manager, however it is likely that this was lot 50 where no.18 stands. It was the more highly rated property of the four that Underwood built, the others in that year being valued at 45 pounds each. In the following year Martin Gill, an accountant,bought the house for his residence naming it "Marminta". By 1915 it had passed to Mrs. Amelia Gill who in that year let it to Herbert James Emerson. Subsequent tenants included S.E. Jelley in 1920. By then the property was in the hands of the executors of the late Martin Gill, the house at the time being described as B7 (brick with seven rooms) with an NAV of 50 pounds.

Description

An asymmetrical double fronted polychromatic brick villa with hipped slate roof and faceted wing, the chimneys having dogs tooth ornamentation. The bracketed frieze compares closely with "Callignee" at 14 Balmoral Crescent, Surrey Hills. The ornamental brickwork includes a lozenge pattern on the projecting wing and the cast iron posted verandah returns along the west elevation. The front door is approached by a flight of steps and there are cast iron lace spandrels to the verandah.

Comparative Examples

A common villa form, occurring also as a two storeyed villa (e.g. 30-32 Watts Street, Box Hill (1890). Nearby examples include:

“Balmoral” 40 Albany Crescent, Surrey Hills
“Estherville” 366 Elgar Road, Box Hill

Significance

“Marminta” is situated at no. 18 Balmoral Crescent, Surrey Hills and was built as a speculative venture by the architect John J. Underwood in 1889, being sold to the manager, E.A. Vidler, in 1890. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the confidence of the Land Boom era as it was seen in the Windsor Park estate following the opening of the railway to Lilydale in 1883. This estate is one of the most historically significant in the Municipality for its connections with the Land Boom era, “Marminta” demonstrating an aspect of its continuing success in the late 1880s. It is important as a speculative venture undertaken by architect John J. Underwood who was responsible for other houses in the immediate vicinity of “Marminta” and who is known to have carried out other works in Melbourne’s eastern suburbs. Underwood was one of a number of architects attracted to the Windsor Park estate including Albert Mills at “Galtee More”, 6 Windsor Crescent. “Marminta” is aesthetically significant (Criterion E) as a richly decorated Boom period villa in the Italianate manner, the substantial construction, elevated position and ornamentation causing this house to stand out amongst others in the Municipality.

Source

Ward, A., Whitehorse Heritage Review 2001

References:

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1888/Assess.No.1589, 1889/Assess.Nos.3248-50, 1890/Assess.Nos.3247-51, 1891/Assess.Nos.3743-7, 1900/Assess.No.2573, 1915-16/Assess.No.5782, 1920/Assess.No.7966.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 25.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision/auctioneer’s plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883, LP 831, V.1653, F.464, Plan of Survey of Portion of Elgar’s Special Survey, date unclear.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.
- Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.
- SLV LTR 720.9945 AU7M, Miles Lewis, Australian Architectural Index, Architects.
- BHHS: “Map Shire of Nunawading 1892”, Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Shire of Nunawading, MMBW litho plan no.272, 1912.

Building:		Significance:	
Address:	3 Beatty Street, Mont Albert	Melway Map Ref:	46K9
Building Type:	house	Construction Date:	1892
Architect:		Builder:	



Photo: 6/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally part of the *Survey Paddock* of Henry Elgar's 1841 Special Survey, this area was held by the Surrey Hills Investment Company in 1892 but little development occurred between then and the turn of the century despite the opening nearby of the Mont Albert railway station in 1890. An exception to this was the house at no.3. Leopold Augustus Carter, a *Doctor of Dental Surgery* bought lots 9, 10, 11 and 58 and in 1892 commenced building this house for his residence. At the time his neighbours were the Mont Albert railway station, the Surrey Hills Golf Club (1892), a rented gatekeeper's shed and "Lydswood" (1892) on the other side of the line. Carter was listed as occupant in 1893 but stayed only a short time, letting the house to Anthony (Antonio) San Miguel, a merchant of the firm Harrison San Miguel, importers of cork from Portugal by 1895.

The area was referred to as the Mont Albert Estate in the rate books by the turn of the century. At the time John B. Gromann was tenant of the house, taking over ownership from Carter in 1901. Soon after a comparative building boom occurred. With... *subdivisions of November 1906 and November 1907... all of the land east of Marlborough Street and north of the railway but excluding Cockroft's subdivision was auctioned off.* By 1907 James Johnstone Hemphill, a broker, had become owner/occupant of no.3 and suburban housing started to replace the "golf course". Beatty Street at that time was named Victoria Street.

Over the next decade the property changed hands several times, the owner/occupants included George Jeans in 1909, Frederick William Phillips in 1916 and Augustine Loderwyckz, a professor, in 1920 when the house was described as *B8* (brick with eight rooms) with an NAV of 70 pounds. Loderwyckz continued there in 1927.

Description

A late Victorian bi-chromatic brick villa with corner verandah presumably once overlooking the Surrey Hills Golf Club links. There is a hipped slate roof with dominant chimney having strapwork in the Queen Anne manner whilst the verandah posts and ornamentation, which may have been rebuilt, are in timber also recalling the Queen Anne mode. The black body bricks are relieved by white bands and the verandah, which extends across the façade, returns around the east side of the house where it is terminated by a projecting wing.

Comparative Examples

Significance

The house at no. 3 Beatty Street, Mont Albert was built in 1892 for Leopold Augustus Carter, a doctor of dental surgery. It is historically and aesthetically significant.

It is historically significant (Criterion A) as the oldest surviving residence in the locale, pre-dating the houses erected to the north as a consequence of the land subdivisions of 1906 and 1907 and demonstrating the tenuous impact of the opening of Mont Albert railway station in 1890 just prior to the Depression of c.1892. It is

aesthetically significant (criterion E) as the only Queen Anne influenced late Victorian villa in its immediate vicinity.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1893/p.16, 1894/Assess.No.4895, 1895/Assess.No.4896, 1901Assess.No.2255, 1906-7/Assess.No.2560, 1909-10/Assess.No.3036, 1920-1/Assess.No.7434, 1927-8/p.6.
- Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1893-1900.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, p.12, 53.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. pp.106-9.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- SLV, Map Section, Haughton Collection, "Mont Albert", 16 November 1907.
- Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building: "Greenways"
Address: 142 Boronia Road, Vermont

Significance:
Melway Map Ref: 63C4

Building Type: farm house

Construction Date: 1883 or 1888

Architect:

Builder:



Photo: 7/2001

Intactness:

Condition:

G[] F[x] P[]

G[] F[x] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

The house at 142 Boronia Road occupies part of CA 122, initially a public reservation consisting of 300 acres on the south side of Boronia Road. It was subsequently subdivided into seven lots, one of these – lot 122G, being a 25 acre site having a frontage to the Dandenong Creek. In the early 1880s it was owned by George Augustus Goodwin, a farmer and real estate agent. He built a timber house for himself probably in 1883, selling to George Yeo, a builder, in 1884. Four years later it was purchased by Emma Plumridge, a florist who was recorded in the rate book for 1889 as owning a timber house on a 21 acre site, valued at 30 pounds. Ernest Plumridge was the owner/occupant of a second timber house on an adjacent four acre site, valued at 18 pounds. It would appear that one of these houses was George Goodwin's house of 1883 and the other was built by Plumridge after purchasing his land in 1888. It is unclear which one of the houses survives at no. 142 Boronia Road although given the surviving gardens it is likely that it is the earlier of the two owned for many years by the florist, Emma Plumridge.

The house remained with the Plumridges until 1920 eventually passing to the Nethercoe family who ran it as a poultry farm rather than a flower farm. It was occupied by George Letts from the 1940s until his death in the late 1980s and is understood now to be owned by VicRoads as a part of the Healesville freeway reserve.

Description

A single fronted pyramidal roofed late Victorian farm house with rusticated weatherboards to the east facing façade which retains its central doorway. The verandah is of a later date facing east and north and the east facing section is partly built in. There is a bi-chromatic brick chimney, now over painted and a curious semi-circular bluestone rear porch. Inside, there are painted timber linings both horizontal above the dado line and vertical for the dado. The main fireplace surround is in situ. The windows to the façade have been replaced and the southern end of the front verandah has been built in.

Extensive grounds fall to a tributary to the Dandenong Creek and include mature camelias and azaleas, part of an orchard and the remains of a rose garden.

Comparative Examples

8 Bruce Street, Mitcham (1910)

Significance

“Greenways” at no. 142 Boronia Road, Vermont was built either in 1883 or 1889 for George Augustus Goodwin, a farmer and real estate agent in the former case or for Ernest Plumridge in the latter. Given the sale by Goodwin ultimately to the florist Emma Plumridge in 1888, it is probable that the present house is the earlier of the two. It is historically significant.

It is historically significant (Criterion A) for its apparent capacity to demonstrate a past way of life in Vermont wherein the owner, a florist, established extensive gardens presumably in connection with her business activities and also for her enjoyment.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Allom Lovell and Associates: City of Whitehorse Heritage Review Building Citations, v.2 pt.1.

Building:		Significance:	
Address:	8 Bruce Street, Mitcham	Melway Map Ref:	48H8
Building Type:	farm house	Construction Date:	c.1911
Architect:		Builder:	



Photo: 7/2001

Intactness:		Condition:	
G[x] F[] P[]		G[] F[x] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

The Parish plan of Nunawading dated May 1864 recorded R.R. Morgan as grantee of C.A.119, which consisted of just over 290 acres bounded by the four main roads, Whitehorse, Mitcham, Springfield and Springvale. By the 1890s two estates had been subdivided along the east and west boundaries, both named the Mitcham Estate. The remaining central 200 acres were owned by J. Keogh, probably John Keogh about whom Brennan wrote *...became in the fullness of time a member, chairman and principal stirrer of the Roads Board.* In 1910 a property of 215 acres being part C.A.119 passed to Thomas Keogh described as a *gentleman* living in Victoria Crescent, Mont Albert. Almost immediately he released land for sale.

Charles Henry Stocks, a *school teacher of Narre Warren North* bought lot 18 consisting of 7.3.4 acres on the east side of Dunlavin Road on 10th October 1911 and built this house at no 8 soon after. It is understood that when another place close by was built, he moved out, selling to Thomas Johnstone, a railway employee of Albion Street, West Brunswick in 1916. The Deepdene Land Co. Pty. Ltd. took over 17 acres along Dunlavin Road in 1925 including this block. Ten years later it was leasing land to the orchardist Peter Alexander McLennan selling just over 9 acres to him on 19 June 1940. McLennan's block extended from Dunlavin Road to Gillies Street. In a letter to the present owners McFarlin Doris McLennan recalled *...Orchards were all round us. After some time we sold the front 5 acres and planted a lemon orchard in the front portion towards Dunlavin Road. As regards the house, the back part had a large fernery and a very small kitchen. We enlarged the kitchen and got rid of the fernery.*

Bruce Street was formed about 1956 when the property was subdivided for suburban housing. McLennans retained lot 8, the house block which at the time had a frontage to Bruce Street of 240 feet. This was further subdivided in 1964 into four lots now nos.6 to 12 Bruce Street, the house block then being on lot 2 which was bought by William and Janice McFarlin formerly of Glen Waverley in 1983. The McLennans eventually moved to Sale.

Description

A timber framed pyramidal roofed Federation period farm house with timber posted verandah to the façade and sides terminated by rear rooms. The verandah posts are chamfered and enriched with capitals and fretted brackets. There are French doors to both sides and a balustrade to the elevated verandah.

Comparative Examples

142 Boronia Road, Vermont (1883 or 1889)

Significance

The former farm house at no. 8 Bruce Street, Mitcham was occupied for many years by members of the McLennan family commencing with Bruce McLellan and was built c.1911. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a rare early surviving farm house in the district recalling its former role as productive orchard country. It is aesthetically significant (Criterion E) as a building bearing obvious testimony to its early role as a farm house having generous verandahs with aspects to the north, east and west formerly overlooking Dunlavin Road and French doors to the verandah which incorporates unostentatious ornamentation, indicative of its age.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Conversation with present occupant and Andrew Ward, 18th. July, 2001.
Letter from Dorris McLennan, Nunawading Historical Society Collection.
1935 rate book.
Sands and McDougall Directory, 1951.
Titles Office, Certificate of Title, V8484/F185 dated 10/6/1964, V6445/F908 dated 19/6/1940, V3541/F088 dated 10/10/1910, V3405/F884 dated 28/2/1910.
PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books, Mitcham Riding: 1935-6: A/Nos. 763-8.
BHHS, Sands and McDougall Directory of Victoria, 1951, 1973.
"Parish of Nunawading", Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, endpapers.
"A Map in the Municipal Directory of 1892" in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.
Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, p.32.
Nunawading & District Historical Society, G-H97 Letter form Doris McLennan to McFarlin.

Building:		Significance:	
Address:	36 Burnett Street, Mitcham	Melway Map Ref:	49A8
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1923
Architect:		Builder:	



Photo: 7/2001

Intactness:		Condition:	
G[x] F[] P[]		G[] F[] P[x]	
<hr/>		<hr/>	
Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

The Parish plan of Nunawading dated May 1864 recorded a *water reserve* on the *Mullum or Deep Creek* and its tributaries. The reserve covered C.A.134 and, there being no grantee listed, presumably extended south over C.A.127, an allotment of nearly 250 acres. Brennan noted that the Box Hill farmer William Cook had applied for four allotments in 1867 under the 42nd section of Grant's Land Act which *permitted the selection of land up to eighty acres within ten miles of a goldfield*, in this instance Anderson's Creek. His selection was subject to right of access to a quarry reserve at the north eastern corner of C.A.127 hence the formation of Quarry Road.

By the 1890s this northern tip of the Parish had been subdivided into many smaller lots as shown in Brennan *A Map in the Municipal Directory of 1892*. By then the 250 acre lot 127 had been subdivided into C.A.127, an 80 acre lot in the hands of Imperial Banking, C.A.127A, also 80 acres owned by J.J. Cook and William Cook, C.A.127B and 138B, 10 acres and 76 acres owned by P. Cummins. It was out of Cooks' holding that this part of Burnett Street was formed.

In 1914, Amy Ann Cook of Watts Street, Box Hill owned almost 40 acres, the western half of the original holding which she surrendered to William Cook. This is likely to be the William Cook, buried at the Box Hill cemetery whose obituary appeared in the Blackburn and Mitcham Reporter on 18 August 1939. He was described as *one of the hardy band of men who carted wood along White Horse road to Melbourne, when the road was a mere track... Later he settled on his orchard on White Horse road, Mitcham, where he specialised in cherries to such an extent that he became known as the "Cherry King"...* Further he was described as a *bluff, hearty man of extreme good nature...*

Subdividing this western portion of his property soon after, he disposed of it as Cook's Estate over the ensuing years. The rate book for 1922-23 indicated that this part of Burnett Street was formed by then and that scattered housing existed on the Estate. One Killin, possibly Thomas, of Whitehorse Road, Mitcham was listed as owner of lot 21 where no.36 now stands. At the same time Cook continued to own his orchard on the eastern half of the original holding in two parts, 39.5 acres and .5 of an acre, each with a dwelling. When the rate was made the following year on 24th January 1924 it was recorded that a timber house with four rooms was built on lot 21 in 1923 with Killin the owner. However the entry was unusual in that no occupant was listed, the NAV was 10 pounds, which was significantly lower than places similarly described and to presume the house were in the course of erection, it was not recorded as with other places being built on the Estate.

As the rate book series for Mitcham is broken the entries for no.36 could not be checked further till 1926. However a Certificate of Title shows that *John McClare the Elder of Quarry Road* was the owner of the property from 19th May 1925. As indicated in the rate book for 1926-7 he let the house to Joseph Thomas Hutchenson, a labourer. The NAV was twenty pounds. McClare with his wife Mary were pioneers of the district having settled in Canterbury Road on 50 acres bought from William Morton soon after their arrival to Australia from Galway in 1855. They *planted an orchard, opened a tannery, grew hay and carted it by bullock dray to Wood's Point*

where gold was discovered in 1862. John was one of the builders of Vermont's first state school and applied but did not go on the Burke and Wills expedition. His original holding in Canterbury Road was subdivided and sold as McClare's Estate by the time of his death in 1926. By then he was 96 years old.

The house at Burnett Street passed to John junior who by 1930 had taken up residency. He was born in Vermont in 1870 and as an adult worked locally on the *construction of Blackburn Lake, supplied metal for the old Nunawading Council from the Quarry Road quarry, and in 1912, was working on the Donna Buang Road outside Warburton.* John Edward McClare was described as *the undisputed champion axeman of the district and was never defeated in a non-handicap event.* He depended on his prize money for an income during the Depression and was also a champion of the poor helping to return evicted families to their homes. The house continued in the McClare family after John's death in 1956 its owners being William Henry (retired), Leslie Fitzpatrick (tile maker) and Albert Frederick (labourer) the last two being joint owner a decade later on William's death. They lived there in 1973 possibly continuing till the property was sold in 1983 to Trevor John and Julie Joy Baker, *storeman and married woman with Anthony Graham Cressey, workshop manager.* In 1990 the property was bought by the present owner David Hamilton Green.

Description

A simple single fronted timber bungalow having an elevated posted verandah across the façade and a symmetrical treatment with a central door and flanking double hung windows. There is a transverse corrugated iron clad roof and a lean to at the rear. Ornamentation is restricted to simple brackets to the verandah posts.

Comparative Examples

Significance

The house at no. 36 Burnett Street, Mitcham was built in 1923 for Thomas Killin. By 1925 the pioneer, John McClare was the owner, the property subsequently passing to his son, John Edward McClare. Both McClares figured prominently in Nunawading's history. The place is historically significant.

It is historically significant (Criterion A) for its capacity to shed light on a past way of life in early Mitcham wherein the occupant of this humble dwelling spent his working life undertaking civic works that have survived (the Blackburn Lake) and which are recalled in the name Quarry Road. This knowledge gives significance to the locale which includes McClare's house and the quarry site in the Yarran Dheran reserve. John Edward McClare jnr. was something of a local hero during the Great Depression as a champion of the poor and his house enhances our understanding of the man. It is important also for its connection with the McClare family whose links with Mitcham commenced in 1855.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Sands and McDougall directories.

Brennan, N., The History of Nunawading, Hawthorn Press, Melbourne, 1972, p.28, 57, 95.

Sydenham, D., Windows on Nunawading, Hargreen Pub. Co./City of Nunawading, North Melbourne, 1990, pp. 31, 140-43, 173.

Titles Office, Certificate of Title LP6626-V4991/F076, 19/5/1925 & V3779/F690, 28/3/1914.

PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books, Mitcham Riding: 1922-3:A/No.2185, 1923-4:A/No.2690, 1926-7:A/No.6255, 1930-1:A/No 6224,

1935-6:A/No.163.

BHHS, Sands and McDougall Directory of Victoria, 1951, 1973.

“Parish of Nunawading”, Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, endpapers.

“A Map in the Municipal Directory of 1892” in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.

Building:
Address: 695 Canterbury Road, Surrey Hills

Significance:
Melway Map Ref: 46J11

Building Type: house

Construction Date: 1908

Architect:

Builder: George Henry Chewett



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co. Ltd.* a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

The north side of Canterbury Road between Valonia Avenue and Balmoral Crescent was offered at Fraser and Co's second sale which occurred on 22nd. December 1883. Advertising promoted cheap land at this *Most Picturesque Spot*, free rail passes ensuring easy passage. All 50 lots offered were sold including lot 105 where this house stands. At the turn of the century Thomas Fairway, a builder of North Fitzroy owned the site and the adjoining lot 104 both undeveloped and mortgaged to the National Bank of Australia. In 1905 Robert Beckett of Essex Road bought it. Beckett was a solicitor and local councillor, later MLC. He served two terms as President for the Shire of Boroondara, a term as mayor of Camberwell and donated the land in Benson Street for a Methodist Church. Beckett Park commemorates the family.

In 1908 during his term as mayor Beckett sold lot 105 to George Henry Chewett, a builder who erected this house for his residence completing it by the end of the year. At the same time he built a workshop at the rear of the property, both buildings being shown in situ on the MMBW plan of the area in 1909. In 1920 the house was described as W5 (wood with five rooms) with an NAV of 35 pounds. A later description mentioned that it had an iron roof and was wood lined. The house continued in the Chewett family into the 1950s when it passed from the estate of the late George Chewett to the Misses Christina Edna and Vera Beryl Chewett. At that time the estate consisted of nos.695 to 699 Canterbury Road, a brick house, a weatherboard house and a lock-up shop.

Description

An asymmetrical Post Federation timber villa with corrugated iron clad roof extended in one plane to form the posted verandah which is distinguished by unusual and presumed early timber scrollwork. The projecting wing has a window bay with surmounting gable end in the Edwardian manner having a bracketed and fretted spandrel in the apex with king post finial. The upper sashes of the bay windows have tinted Flemish glass and there are associated brackets and pendants.

Comparative Examples

The form of this house is commonplace but the gable end and verandah enrichment are unusual, a similar treatment to the former being seen at the Vermont Primary School, 4-10 Nurlendi Road, Vermont (1907).

Significance

The house at no. 695 Canterbury Road, Surrey Hills, was erected by George Henry Chewett, a builder, as his residence in 1908. It is of aesthetic significance.

It is of aesthetic significance (Criterion E) on account of its timber ornamentation which is understood to be either early or based on available physical evidence. This importance is established by its rarity in the Municipality and for its capacity to demonstrate ornamental treatments characteristic of the Queen Anne period.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1900/Assess.No.2475, 1905/Assess.No.2582, 1908/Assess.No.3064, 1909/Assess.No.3191, 1920/Assess.No.6251, West Ward:1947-53/Assess.No.4442.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 27.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25. H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.
- Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.
- Geoffrey Blainey, A History of Camberwell, The Jacaranda Press, 1964, pp.97.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melb, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Camberwell and Nunawading, MMBW litho detail plan no.2241, 1909.

Building: "The Knoll" ("Gnoll" MMBW Plan) **Significance:**
Address: 704 Canterbury Road, Surrey Hills **Meiway Map Ref:** 46J11

Building Type: house **Construction Date:** 1885

Architect: **Builder:**



Photo: 2/2001

Intactness: **Condition:**
G[x] F[] P[] **G[x] F[] P[]**

Existing Heritage Listings: **Recommended Heritage**
Listings:

Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
National Estate Register	<input type="checkbox"/>	National Estate Register	<input type="checkbox"/>
National Trust Register	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

Initially named Delany's Road, Canterbury Road skirted Elgar's Special Survey and became important as an early transport route east. Section 38A on the south side was bought at Crown land sales by Denis Delany, its 32 acres possibly being occupied by an hostelry, the "Royal" hotel, as early as 1853. It became *the social venue for local settlers and itinerant wood cutters* and later the office of the Nunawading District Roads Board. Concurrently Delany owned Section 9 acquired in 1850 as his pre-emptive right. It consisted of 100 acres and was the likely site of race meetings in the 1860s and 1870s.

In 1878 Patrick Delany inherited his father's properties. Upon his demise five years later the "Royal" hotel and land and the 100 acre paddock were *transformed into Broughton Park where mansion and villa sites...with superlative views across to the city were sold to eager bidders*. The subdivision was first recorded in the rate book of 1884, the owner of lot 1 where no.704 stands being *Cooke and Co*. This was probably John George Cooke, a local land agent and possibly Sydney Cooke, a retired Melbourne manufacturer and the first resident of Broughton Road, who served as a local councillor from 1889 to 1892.

By April 1885 William Berriman Lovering had purchased the block and built the weatherboard house that is now no.704 on a larger lot occupying the Broughton Road/Canterbury Road corner facing the Royal hotel. It consisted of just over an acre. It is recorded in Lemon that Lovering had come to *Victoria to take a top position with James McEwan's, the ironmongery in Melbourne* and that having built his house in Broughton Park, *bred English mastiffs*. He was elected to the Shire Council in 1885 succeeding Ellingworth as president. He served till 1888 and again in 1892-3. The rate books recorded his occupations as clerk (1885), manager (1886), ironmonger (1887), auctioneer (1888 & 1890) and agent (1889).

In 1895-6 Mrs. Emma Lovering was listed as the occupant of the property, however soon after she sold to Mrs. Marion Church. Charles Richard Church, a traveller was the occupant at the turn of the century by which time the house was named "The Knoll". The property continued in the Church ownership in 1920 and was described as W7 (wood with seven rooms) on 1.0.36 acres with an NAV of 80 pounds.

Description

A representative double fronted timber framed late Victorian villa with hipped corrugated iron clad roof and stuccoed chimneys. There are brackets to the eaves and the projecting wing is faceted with unusually narrow windows. There is a cast iron verandah returning around the west side of the house and the façade is lined with rusticated boards. There is a later addition on the east side.

Comparative Examples

- "The Grange", 14 Gordon Crescent, Blackburn (1889)
- "Estherville", 366 Elgar Road, Box Hill (1889)
- "Dulce Domum" 39 Blackburn Road, Blackburn (1888)
- "Marminta", 18 Balmoral Crescent, Surrey Hills (1889)

Significance

“The Knoll” at no. 704 Canterbury Road, Surrey Hills was built following the release of the Broughton Park estate of 1883 by William Berriman Lovering in 1885. Lovering was a councillor and Shire president of the Nunawading Shire and a senior employee of James McEwan, ironmongers. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a surviving villa erected following the subdivision of the Broughton Park estate which was contemporary with the Windsor Park estate and coincided with the opening of the railway to Lilydale in December 1882. This significance is enhanced by its association with Lovering, who rose to the position locally as Shire president. It is aesthetically significant (Criterion E) as an archetypal timber framed double fronted villa of the Land Boom era, of which many were erected but few have survived in a substantially intact state in the Municipality.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1884/Assess.No.334, 1885/Assess.No.720, 1886-1890, 1900/Assess.No.2886, 1909-10/Assess.No.3680, 1920-1/Assess.No.8514.
- Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Pub Co P/L, Melbourne, 1978, pp.21, 75, 86, 103, 230.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.3, 44.
- BHHS: “Map Shire of Nunawading 1892”, Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- The Sinclair & Company Historical Series, Broughton Park Estate, nd.
- Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:	Former "Holm-Lea", "Delany House"	Significance:	
Address:	959 Canterbury Road, Box Hill	Melway Map Ref:	47 E12
Building Type:	House	Construction Date:	1886
Architect:	-	Builder:	-



Photo: 8/2000

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Denis Leary (O'Leary) bought a lease on Gardeners Creek south of Canterbury Road from a Mrs. McIntyre in 1846. Moving into the district, he was able to secure the area around his huts at the land sales in 1850 being 101 acres comprising Crown Portion 8. A few years later he bought Portion 26 also about 100 acres through which Canterbury Road would pass and on which no.959 Canterbury Road would be built.

Leary sold off parts of his grant from the 1860s. The area where no.959 now stands possibly passed through a few hands before it was acquired by the local *farmer and orchardist* George Sim. Possibly encouraged by the opening of the railway line to Box Hill in 1882 Sim placed subdivisions on the market in March and April of that year, the latter including lots both sides of Barkly Street, six of which had frontages to Canterbury Road. They were sold as *Sim's Estate*.

In 1886 it was recorded that *Geo Sim the elder transferred 2 acres* to Frederick Arthur McMurdie, a *florist*. These were possibly lots 24 and 25 of *Sim's Estate* in Canterbury Road, about 2.25 acres. The wood house, now no.959, was built in the same year as the home of the newly wed McMurdie and Eliza Grace Aspinall.

Frederick McMurdie was born in *Little Brighton* in 1856, his father Arthur having immigrated from England three years previous and marrying a *German girl*. Arthur was a school teacher, starting the school in the Wesleyan Chapel at Brighton before moving to Scarsdale till about 1872. The family was Methodist as was the Aspinall family of Woodhouse Grove. A Yorkshireman, Joseph Aspinall came to Melbourne in 1849. A successful stint at the Ballarat gold diggings provided him and his wife Jane with the means to buy property along Koonung Creek from John Dane, a speculator who had acquired part of the land that had been settled by Arundel Wrighte. The Aspinall's eighth child was Eliza Grace born in 1865 at Woodhouse Grove and since written into history by means of a letter depicting life there in 1881.

As Mr. and Mrs. McMurdie, Frederick and Eliza lived at no.959 until 1894. Their home stood on the east side of lot 25, the highest part of their property, which had a frontage of about 258 feet and a depth of about 396 feet. In the early years there Frederick was described as a *florist*. However in 1889 and 1890 he was listed as an *agent* having gone into business with his brother-in-law Squire Aspinall as land agents "Aspinall and McMurdie" operating out of a place on the south east corner of Station Street and Rutland Road, probably John Ellingworth's. Their venture *suffered in the crash* of the 1890s, Frederick returning to his trade as a florist however also being described for a while as a *fruiterer*, perhaps planting fruit trees on his property as had many others in the district.

Eliza was a *teacher and sewing mistress* at the nearby Church of England school on the north east corner of Canterbury Road and Bedford Street. The school was built in 1860-61 and doubled as a place of worship until 1883. By then it was leased to the Government and under its control. Beset by troubles for most of its life, it entered a strong and stable period under Alexander Allan until its closure in 1894. This period coincided with Eliza's time at no.959 and may have encompassed the time that she taught there. At least one child, a son named Eric was born at no.959 in 1890.

The McMurdies left Box Hill in 1893-4. They moved to the Geelong area, establishing their own plant nursery which they operated for about 20 years before relocating to Pakenham. There Frederick practised as a Methodist minister. On leaving Box Hill their property was leased to a carter named Richard Howling and sold to the *Trustees Hawthorn Tent Independent Order of Rechabites*, a spin-off of *Methodism*, which originally required members not to *drink any wine or build any houses*. The *Box Hill Tent* attracted many notables...providing camaraderie...and some degree of insurance against times of need. It gained considerable momentum in the Shire in the late nineteenth century.

In 1896, Benjamin Shaw Mason leased the property, buying it for his own residence later that year. His stay was short, selling at the turn of the century to William Henry and Eliza Hindmarsh. Hindmarsh was an engineer, but soon took up the pursuits of a gentleman, perhaps retirement. By 1904 the property was listed in the Rate Books as *Holm-Lea*, a small increase in NAV in 1907-8 indicating that some addition may have been made to the property. The Hindmarshes were at *Holm-Lea* in 1910 however by 1916 they had sold to Mrs.Eliza Johnson, who in turn sold to Mrs.E.Dawson in 1921.

At that time the house was described as *no.188, W7, area 2.1.16, lots 24, 25, NAV 40 pounds*. In the 1940s Edmund Ernest Dawson, an estate agent was owner/occupant, selling the property intact to a retired gentleman named Walter Strachan on 13/2/1946 for 2325 pounds. By then the house was described as *wood, iron roof, 7 rooms, outbuildings-washhouse, garage, shed*. Strachan resided in the house but in 1949 effected the first of several subdivisions to the land by alienating an L shaped section along the north and west boundaries which he sold to T.M.Bourke on 23 June. This reduced his site to about 148 by 232 feet.

By December 1952, a further subdivision had taken place, Sturdee Street had been formed and the houses along Canterbury Road to the west of no.959 had been built. The shape of the original McMurdie property was lost, however the house remained although no longer in the centre of the Shire as it had been when it stood diagonally opposite the Shire Hall (1875-1888) and the children at the school where Eliza Grace Aspinall taught lived in rural surroundings of orchards and market gardens.

Description

A symmetrical single fronted villa with colorbond corrugated iron steel hipped roof, faceted window bays either side of a central entry, ashlar boarding and symmetrical stuccoed chimneys. There is a later turned timber posted verandah and sympathetic rear additions and a disused tennis court on the west side. The façade overlooks a spacious and elevated front garden.

Comparative Examples

Adopts symmetrical villa form similar to 381 Mitcham Road, Mitcham, 29 Moore Road, Vermont, 129 Mount Pleasant Road, Forest Hill, 58 Nicholson Street, Nunawading, 36 Scott Street Vermont with faceted window bay, 106 Surrey Road,

Blackburn North, 988 Canterbury Road, Box Hill (the Pound House), 36 Haines Street, Mitcham and 38 Haines Street, Mitcham.

Significance

The house formerly known as "Holm-Lea" and later "Delany House" was built in 1886 for Frederick McMurdie and his wife, nee Eliza Aspinall. It is situated at no. 959 Canterbury Road, Box Hill. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a rare surviving late nineteenth century villa in the immediate locale recalling through its proximity and also Eliza McMurdie's role as a school teacher its past strategic importance as the centre of local Government and educational services in the former Nunawading Shire. It is historically important also as an isolated surviving house on *Sim's Estate* comparing in this respect with the larger surviving villas in Albion Road but directly recalling the prosperity of the early Boom years and indirectly the presence of George Sim in the Shire.

It is aesthetically significant (Criterion E) as a representative late Victorian timber villa enhanced by the symmetrical window bays and spacious grounds, both of which are uncommon in the locale.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, 1895-1920.

Box Hill Heritage Centre (BHHC), Shire of Nunawading Rate Books, Box Hill & Centre Riding: 1886-1894

BHHC, City of Box Hill Valuation Book, East, 495-827, (1940s).

Melbourne Water Plan Room, MMBW plan no 177, Municipality of Box Hill, 160:1, 5/6/1928; MMBW plan no.3110, 40:1, 14/1/1946 & 12/1952.

Personal communication with Don McMurdie, 28/7/2000.

Andrew Lemon, Box Hill, Lothian Publishing Co.Pty.Ltd., Melbourne, 1978, p.25, 63-5, 68-70, 71, 89

Building: St. Stephen's Presbyterian Church **Significance:**
Address: Corner Canterbury and Warrigal Roads, Surrey Hills **Meiway Map Ref:** 46J11

Building Type: church and hall complex **Construction Date:** 1910

Architect: Campbell and Kernot **Builder:** A.B. Robertson



Photo: 2/2001

Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

The first (Presbyterian) Divine Worship at Surrey Hills on the 6th February 1887, took place in a Recreation Hall in Windsor Crescent and it is understood continued there until the first wooden church/Sunday School was erected in Boundary Road...and opened for use in March 1889.

The Boundary Road (now Warrigal Road) site measured 70 feet by 140 feet and was bought in May 1888 as lot 7 of Klepper's Orchard subdivision. As early settlers, it is understood the Klepper family planted grape vines on all the area now occupied by the church and that their farmhouse is incorporated in the house named 'Spenceycroft' in Canterbury Road. Philip Klepper, described as a *gardener* in 1885, was probably the last of the family to work the 5.75 acre property.

The church building was commenced in November 1888 to the designed of Peter Hogg with Thomas Geddes acting as clerk of works. It was extended in 1896 and then reconstructed and enlarged, the foundation stone for the rebuilding being laid on 27th. July 1929 by Thomas Hogg.

By then a new church had been built on land gifted in 1907 by parishioners, the Misses Gibson of Windsor Crescent. This was lot 6 measuring 74 feet by 140 feet on the corner of Canterbury and Warrigal Roads, the adjoining lot 5 in Canterbury Road having been bought in 1903. *Tenders for the new church were called for in September 1909, and that from a Mr. A.B. Robertson (of Elsternwick) was accepted at a cost of 2500 pounds, and Messrs. Campbell and Kernot were appointed architects.* In partnership this architectural firm had designed other Presbyterian churches, forerunners to this one being at Camberwell (drawings exhibited 1908), Kyabram (1906), Albury (drawings exhibited 1908) and Narrandarra (drawings exhibited 1908).

The foundation stone for the new building was laid by the parish minister the Reverend Alexander McDonald on 2nd. July 1910 with works being completed for a dedication service on 11th. December. The church was opened for public worship on the following Sunday.

Memorials in the church include carvings by parishioner John Kendrick Blogg, windows, reading lecterns and communion table, baptismal font and carillon.

Description

A vigorous Gothic Revival church of the Edwardian period distinguished by its picturesque modelling and references to the construction polychromy of the late Victorian period in its use of horizontal cement banding. The gable end to the nave has a circular rose window with lancet form drip mould and cement surround linked to a horizontal cement band tying this element in visually with a slender faceted bell tower, also banded and terminated by an elegant pressed metal faced pinnacle. There is an engaged porch with lancet arched doorway imposed against a gable motif in turn attached to octagonal walls and a faceted roof. A buttressed narthex connects the

porch with the mass of the nave and is subdivided into three buttressed bays with a continuous triangulated and cusped moulding. The church is cruciform on plan with a rectangular end although the sanctuary end wall against which the pulpit has been placed has a small apsidal end. The nave is three bays long and subdivided by buttresses and there are highly ornamental stained glass windows in the west transept. The roof is of slate and the castellations to the bell tower pinnacle have been concealed by galvanised metal sheeting.

Inside, the walls are of plain plaster, the floor is sloping and there is a stained timber ceiling with exposed hammer beam trusses. The fittings appear to be largely early and include an elaborate hand carved pulpit with the burning bush motif and panels on either side depicting plants mentioned in the Bible. There is also a hand carved honour roll with gum leaf ornamentation, both works having been undertaken by John Blogg, a member of the parish and author of the design for the memorial in the Surrey Gardens.

The northernmost hall has a foundation stone dated 27th. July, 1929 and is a brick structure with an ornamental lancet arched entry set into a gable roofed element engaged with the façade. The windows, which are flat headed, have shallow lancet arched sashes and there is a chimney at one end. The corresponding gable end to the façade may have had a belcote which has been demolished. This building is presently known as the kindergarten hall. It is linked by a services connection with the southern hall which has a dominant gabled roof and lower hipped roof addition facing north. The west facing façade is symmetrical though of utilitarian appearance presumably having been constructed at the time of the 1929 works. The rear gable end of this hall is weatherboard clad and there is an associated skillion roofed addition. The north facing entry to this section of the complex has a cement faced Tudoresque archway.

Comparative Examples

St. George's Uniting (formerly Presbyterian) church, East St. Kilda (1877-80), architect: Albert Purchas.

Churches with comparable bell towers include Melbourne Grammar Chapel (1892-93), architect A.E. Johnson, St. Patrick's, Port Fairy (1857-61), architect C.F. Hansom, St. Patrick's, Gordon (c.1872), architect Caselli and Tappin.

Significance

The Presbyterian Church complex at the corner of Warrigal and Canterbury Roads, Surrey Hills includes the church which was built by A.B. Robertson to the design of architects Campbell and Kernot in 1910. It is historically and aesthetically important.

It is historically important (Criterion A) as the centre of Presbyterian worship in Surrey Hills since 1910 and recalls the origins of that church on this site from 1888. The church is aesthetically important (Criterion E) as a well resolved and vigorously stated Gothic Revival church of the Edwardian period enhanced by its stylistic references to constructional polychromy developed during the nineteenth century and of special interest for its slender bell tower recalling the highly influential work of the seminal English architect J.S. Hansom, and being closely comparable to Albert Purchas' design for St. Georges, East St. Kilda. This church has significance for the

manner in which its design interprets Gothic Revival forms as they evolved during the preceding halfcentury. The associated hall complex, though of comparatively utilitarian appearance, is stylistically complementary and in this sense also aesthetically contributory.

Source

Ward, A., Whitehorse Heritage Review 2001

References:

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1885/Assess.No.454, 1891/Assess.No.4714, 1909-10/Assess.No.3740, 1920-1/Assess.No.8662.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.

BHHS: A.G.G.Martin et al, St.Stephen's, Surrey Hills Centenary Booklet 1887-1987, 1987.

BHHS: Presbyterian Church of Victoria Surrey Hills Congregation.

Miles Lewis, Australian Architectural Index.

Municipality of Box Hill, MMBW litho plan no.73, 1927.



City of Whitehorse Heritage Review: Building Citations

Andrew Ward Architectural Historian

Building: "Whitchurch"
Address: 16 Churchill Street, Mont Albert

Significance:
Melway Map Ref: 46K9

Building Type: house

Construction Date: 1915

Architect:

Builder:



Photo 6/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Originally part of Henry Elgar's 1841 Special Survey, this area was subdivided as the "Phoenix Park" estate in 1887 in anticipation of the Mont Albert train station (1890) being built. The subdivision created only a small community *recalled by the magnificent "Lydswood" and no.18 Churchill Street* before the turn of the century. The early years of Federation did not inspire development there being just three extant places in the northern part of the subdivision influenced more by progress in the "Creswick Estate" than activity in "Phoenix Park". At that time James H. Brake of "Lydswood", a merchant and MLA for Horsham owned adjoining lots 13 to 17 of the subdivision, the first four lots being in Churchill Street between Hamilton and Stanhope Streets where no.16 is located.

The onset of the First World War marked an increase in building in the estate and across Mont Albert generally. It continued throughout the 1920s and produced the many Californian bungalows evident today. In 1914 Brake sold lots 15, 16 and 17 to Colenso Blogg, who commenced building this house for his residence. It was completed in 1915 and was described in 1920 as B12 (brick with twelve rooms) with an NAV of 150 pounds.

Colenso Blogg was the elder son of John Kendrick Blogg, who established a business in South Melbourne as a manufacturing chemist in 1884 and subsequently became a resident of Balmoral Crescent, Surrey Hills. In later years John produced magnificent wood sculptures which ornament various public places in that suburb including the pulpit and honour roll at the nearby Presbyterian Church. Colenso joined his father's business taking in an educational business tour of the world in 1890 at the age of 19 and progressing to manager in 1906. The building of this house would have marked a high point in his professional career.

By 1928 Blogg had moved from no.16 and the owner/occupant of the property was the engineer David Avery. The house is known by the name "Whitchurch". Later owners included Dr. Ian Wark of the C.S.I.R.O.

Description

An attic storeyed Arts and Crafts bungalow with cross ridged gabled form and north facing porch. The gable ends are shingled with struts to the overhanging bargeboards and the terra cotta tiled roof has tall chimneys, capped in cement with terra cotta pots. One chimney is carried from ground level through the gable apex in the classic Arts and Crafts manner. The porch has massive brick piers and an encaustic tiled floor with dressed bluestone margins and the windows have lead lighting and sashes subdivided into geometric patterns. The porch roof has been extended across the eastern north facing window to act as a sun hood and it may be that the corresponding west end window was also at one time protected in the same way.

It is understood a carved timber fireplace surround made by John Blogg has been removed from the house.

The garden is understood to be substantially original although altered at the time of Post War subdivision. It includes a mature sequoia, oak, understood to have been planted in 1924 and a tree magnolia. The hedge and ornamental timber gate were recently destroyed by fire.

Comparative Examples

42 Churchill Street, Mont Albert
12 Zetland Road, Mont Albert (1913-14)
8 Meerut Street, Mitcham (c.1922)
40 Snowdon Avenue, Caulfield South (1921)
35 Labassa Grove, Caulfield North (1917-18)
"St. Elvins" 18 Stanley Street, Elsternwick (1917-18)
"Kerrimuir" 17 Wyuna Road, Caulfield North (1915)
11 Tintern Avenue, Toorak (1915)

Significance

"Whitchurch" at no. 16 Churchill Street, Mont Albert, was built in 1915 by Colenso Blogg. It is aesthetically significant.

It is aesthetically significant (criterion E) as a classic Arts and Crafts influenced bungalow with cross ridged gable form and symmetrical façade treatment in the manner of the Arts and Crafts movement at the time. The materials, details and arrangement of elements together reinforce the impression of the Arts and Crafts mode which is enhanced by the mature garden setting established at the time of "Whitchurch's" construction.

Source

Ward, A., Whitehorse Heritage Review 2001.

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1909-10/Assess.No.3117, 1914, Assess.No.4663, 1915, Assess.No.4998, 1915-6/Assess.No.5472, 1920-1/Assess.No.7624, 1927-8, Assess.No.4006.
Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. pp.106-9.
Marjorie Morgan, Legacy in Sculptured Wood-an appreciation of the work of John Kendrick Blogg, 1851-1936, Marjorie Morgan Publications, Blackburn, 1993.
BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
BHHS: Subdivision Plan LP1410, Phoenix Park, 21 January 1887.
Municipality of Box Hill, MMBW litho plan no.73, 1927
Conversation with present owners, 6/2001.

Building:
Address: 36 Churchill Street, Mont Albert

Significance:
Melway Map Ref: 47A9

Building Type: house

Construction Date: 1927

Architect:

Builder:



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
 National Estate Register []
 National Trust Register []

Victorian Heritage Register []
 National Estate Register []
 Heritage Overlay Controls [x]

History

Originally the south east portion of Henry Elgar's 1841 Special Survey, this area was held by George Cockroft in 1882 when it was subdivided into 55 lots with frontages to *Elgar's Road, Halifax Road (Churchill Street) and Huddersfield Road (Zetland Road)*. *The railway already bisected the estate and the land agent's sales pitch was directed at the upper income groups...* Cockroft who had a butcher shop in Box Hill as early as 1871, owned the Whitehorse Hotel opposite this estate on the south east corner of Whitehorse and Elgar Roads by then. In partnership with its licensee James England he subsequently built a hall in Elgar Road named "General Gordon" as a venue for entertainment. For a while he provided a focal point for the fledgling township.

The auction of his subdivision did not produce any development in Churchill Street in the nineteenth century. Early in the next century it was owned by John Alexander Graham, an investor and resident of Surrey Hills and Thomas Rowell and consisted of 12 acres which were re subdivided as the "Creswick Estate". By 1916, lot 23 was owned by Douglas Nisbet of Collins Street, Melbourne. It passed through several hands over the next decade owners including Miss Kate Jeffry of Canterbury (1920), Mrs.G. Mullen of Hampton (1921) and Mrs.Eva Penberthy who lived at 56 Churchill Street in 1926. In 1927 Penberthy built this house now no.36 for her residence. At the time it was described as B7 (brick with seven rooms) and an NAV of 90 pounds.

Description

A substantial attic storeyed residence with bungalow form in red brick with a terra cotta tiled transverse gabled roof and dominant projecting centrally situated wing incorporating a porch and surmounting balcony in the manner of the period. There are curved bay windows with bracketed sunhoods and a Romanesque archway to the attic floor facing the balcony. The upper sashes have lead light work and there is a diaper pattern in the stucco facework forming the partially castellated parapet to the balcony. Emphasis is given to the entry by a flight of steps flanked by pillars at the base with surmounting urns. There is a recently brick paved semi-circular driveway.

Comparative Examples

"Carbethon", 50 Churchill Street, Mont Albert (1922)

"Avalon", 8 Sidwell Avenue, East St. Kilda (1928)

Significance

The house situated at no. 36 Churchill Street, Mont Albert, was built for Mrs. Eva Penberthy, a resident at no. 56 Churchill Street, for her residence in 1927. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a substantial Arts and Crafts influenced bungalow highly expressive of the perceived status of Churchill Street as a premier residential address during the Inter War period and distinguished by its projecting central wing with diaper pattern treatment to the partially castellated balcony and surmounting Romanesque archway. The other elements are characteristic of the

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills/West Riding
Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Pub Co P/L, Melb, 1978,
pp.52, 72, 82-3.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study,
Vol.1. pp.46, 106-9, Vol.2, pp.22-3

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of
Bourke, Victorian Shire Map Company, Melbourne, 1892.

SLV, Map Section, "Creswick Estate Mont Albert", Haughton Collection, Vol.4,
p.52.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:
Address: 40 Churchill Street, Mont Albert

Significance:
Melway Map Ref: 47A9

Building Type: house

Construction Date: 1919-20

Architect:

Builder: George or John Garrett



Photo: 2/2001

Intactness:

Condition:

G **F** **P**

G **F** **P**

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register
National Estate Register
National Trust Register

Victorian Heritage Register
National Estate Register
Heritage Overlay Controls

History

Originally the south east portion of Henry Elgar's 1841 Special Survey, this area was held by George Cockroft in 1882 when it was subdivided into 55 lots with frontages to *Elgar's Road, Halifax Road (Churchill Street) and Huddersfield Road (Zetland Road)* *The railway already bisected the estate and the land agent's sales pitch was directed at the upper income groups...* Cockroft who had a butcher shop in Box Hill as early as 1871, owned the Whitehorse Hotel opposite this estate on the south east corner of Whitehorse and Elgar Roads by then. In partnership with its licensee James England he subsequently built a hall in Elgar Road named "General Gordon" as a venue for entertainment. For a while he provided a focal point for the fledgling township.

The auction of his subdivision did not produce any development in Churchill Street in the nineteenth century. Early in the next century it was owned by John Alexander Graham, an investor and resident of Surrey Hills and Thomas Rowell and consisted of 12 acres which were re subdivided as the "Creswick Estate". By 1916 Mrs. Edith Mary Mitchell of Ballarat owned lot 21 selling it to Nannie Hattam Payne of Bank Street, Box Hill in 1918. In the following year the house that stands at no.40 was commenced as indicated by a notation in the Rate Book *house being built*. In January 1920 the notation was *B9 unfinished*, however by the end of the year it was completed and occupied by Payne. Payne continued to live there in 1927 when the house was described as B8 (brick with eight rooms) with an NAV of 120 pounds. It is understood to have been constructed by George or John Garrett, local builders at the time who also built no.42 (1925) and probably no.50 (1922) Churchill Street.

Description

A substantial and highly picturesque Arts and Crafts influenced bungalow having a transverse gable roofed form, central projecting attic window and shingled wall linings in the manner of the Craftsman Bungalow. The façade is richly modelled, the principal elements being a faceted flat roofed portico with Tuscan columns and pierced balustrade, a Romanesque archway to the central porch surmounted by a large dormer and a projecting gable ended wing with flat roofed bay window in the bungalow manner. The porch is approached by a flight of steps, the archway being buttressed with cement copings. The end walls have shingles and there is a gable ended porch also supported on Tuscan columns facing the asphalt paved driveway. The prominent chimneys have dribbles, cement faced caps and coupled terra cotta pots.

There is a sympathetic rear garage.

Comparative Examples

"Yarra Lea", 64 Churchill Street, Mont Albert (1918-19)

Significance

The house at 40 Churchill Street, Mont Albert was built in 1919-20 for Nannie Hattam Payne by the local builder George or John Garrett who is known to have also built houses at nos. 42 and 50 Churchill Street. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a substantial and reasonably early Arts and Crafts influenced bungalow highly expressive of the perceived status of Churchill Street as a premier residential address during the Inter War period and distinguished by its highly picturesque treatment employing the devices of the period including the transverse gable form, dominant central feature – in this instance the Romanesque arched porch and surmounting dormer – and porches with Tuscan columns. The other elements of the design contribute to its aesthetic values which are enhanced by the spacious garden setting.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills/West Riding: 1909-10/Assess.Nos.3098-3100, 1915-6/Assess.No.5417, 1918/Assess.No.5706, 1919/Assess.No.5916, 1920/assess.No.5943, 1927-8/Assess.No.3996.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Pub Co P/L, Melb, 1978, pp.52, 72, 82-3.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. pp.46, 106-9, Vol.2, pp.22-3.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

SLV, Map Section, "Creswick Estate Mont Albert", Haughton Collection, Vol.4, p.52.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:
Address: 42 Churchill Street, Mont Albert

Significance:
Melway Map Ref: 47A9

Building Type: house

Construction Date: 1925

Architect:

Builder: George or John Garrett



Photo: 6/2001

Intactness:

Condition:

G F P

G F P

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Originally the south east portion of Henry Elgar's 1841 Special Survey, this area was held by George Cockroft in 1882 when it was subdivided into 55 lots with frontages to *Elgar's Road, Halifax Road (Churchill Street) and Huddersfield Road (Zetland Road)* *The railway already bisected the estate and the land agent's sales pitch was directed at the upper income groups...* Cockroft who had a butcher shop in Box Hill as early as 1871, owned the Whitehorse Hotel opposite this estate on the south east corner of Whitehorse and Elgar Roads by then. In partnership with its licensee James England he subsequently built a hall in Elgar Road named "General Gordon" as a venue for entertainment. For a while he provided a focal point for the fledgling township.

The auction of his subdivision did not produce any development in Churchill Street in the nineteenth century. Early in the next century it was owned by John Alexander Graham, an investor and resident of Surrey Hills and Thomas Rowell and consisted of 12 acres which were re subdivided as the "Creswick Estate". By 1916 Mrs. Annie Browne of Croydon Road, Surrey Hills had bought lot 20 selling it in 1924 to Alfred Joseph Wilson, a shorthand writer who in the following year built the house at no.42 for his residence. In 1927 it was described as B6 (brick with six rooms) with an NAV of 120 pounds. The house is understood to have been built by George or John Garrett, local builders at the time who also built no.40 (1919-20) and probably no.50 (1922) Churchill Street.

Description

A substantial attic storeyed Arts and Crafts bungalow with dominant north-south axis and subordinate east-west wings. There is a clinker brick plinth and rough cast walls, the gable ended façade having a projecting single storeyed presumed living room bay with balcony above. The symmetry of the façade is reinforced by the centrally placed semi-circular window and glazed doorway giving access to the balcony and by the small "craftsman" windows either side of the bay. The main gable end apex is infilled with lattice and the roof is clad with cement tiles. The subordinate gable ends have half timbering.

Comparative Examples

16 Churchill Street, Mont Albert
12 Zetland Road, Mont Albert (1913-14)
8 Meerut Street, Mitcham (c.1922)
40 Snowdon Avenue, Caulfield South (1921)
35 Labassa Grove, Caulfield North (1917-18)
"St. Elvins" 18 Stanley Street, Elsternwick (1917-18)
"Kerrimuir" 17 Wyuna Road, Caulfield North (1915)
11 Tintern Avenue, Toorak (1915)

Significance

The house at no. 42 Churchill Street, Mont Albert, was built in 1925 by George or John Garrett for Alfred Joseph Wilson, a shorthand writer. It is aesthetically important.

It is aesthetically important (Criterion E) as a mature expression of an Arts and Craft bungalow with attic storey, the dominant gabled roof and symmetrical façade treatment being characteristic of English Arts and Crafts movement houses at the time. The materials and details are also expressive of the Arts and Crafts mode.

Source

Ward, A., Whitehorse Heritage Review 2001.

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills/West Riding: 1909-10/Assess.Nos.3098-3100, 1915-6/Assess.No.5416, 1924/Assess.No.11500, 1925/Assess.No.13651, 1926/Assess.No.7059, 1927-8/Assess.No.3995.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Pub Co P/L, Melb, 1978, pp.52, 72, 82-3.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. pp.46, 106-9, Vol.2, pp.22-3.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

SLV, Map Section, "Creswick Estate Mont Albert", Haughton Collection, Vol.4, p.52.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

City of Whitehorse Heritage Review: Building Citations

Andrew Ward Architectural Historian

Building:
Address: 72 Churchill Street, Mont Albert

Significance:
Melway Map Ref: 47B9

Building Type: house

Construction Date: 1907

Architect:

Builder:



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Originally the south east portion of Henry Elgar's 1841 Special Survey, this area was held by George Cockroft in 1882 when it was subdivided into 55 lots with frontages to *Elgar's Road, Halifax Road (Churchill Street) and Huddersfield Road (Zetland Road)*. *The railway already bisected the estate and the land agent's sales pitch was directed at the upper income groups...* Cockroft who had a butcher shop in Box Hill as early as 1871, owned the Whitehorse Hotel opposite this estate on the south east corner of Whitehorse and Elgar Roads by then. In partnership with his tenant James England he subsequently built a Hall in Elgar Road named "General Gordon" as a venue for entertainment. For a while he provided a focal point for the fledgling township.

The auction of his subdivision did not produce any development in Churchill Street in the nineteenth century. Early in the next century it was owned by Thomas Rowell and John Alexander Graham, an investor and resident of Surrey Hills and consisting of 12 acres. Development was signalled in 1907 when a pencilled rate book entry recorded *Brick house being built here revalue*. In the following year it was described as a brick house on a block with a frontage of 115 feet, the owner/occupant being Constable Francis Thomas. Thomas' holding subsequently increased to lots 7, 8 and 9 of the "Creswick Estate" which was released. The blocks were deep extending from Churchill Street to what later became Serpentine Street. By then Thomas may have retired as he was described as a *gentleman*.

By 1916 the property had been reduced to lots 8 and 9 and was owned and occupied by Mrs. Jane Booth. She continued there in 1920 at which time the place was described as B7 (brick with seven rooms) with an NAV of 60 pounds. The house remains but the land has since been subdivided.

Description

A substantial Edwardian period villa with dominant pyramidal slate roof having terra cotta cappings, sweeping downwards to form the corner verandah and having tall corbelled chimneys adding to its picturesque values. There is a projecting wing at the west end of the façade alongside the front door which is approached by a flight of steps. The wing has a bracketed gable end with rough cast and strapwork in the English Domestic Revival manner surmounting coupled double hung windows. The wing is balanced by a second expressed gable end at the corner of the verandah carried on turned timber verandah posts, the gable ended roof vent at the top of the roof complementing this architectural treatment. The body bricks are reds with black banding and accentuated headers to the windows. The MMBW drainage plan shows that sympathetic additions have been made on the east and west side elevations.

Comparative Examples

The verandah gable distinguishes this house from the main stream of asymmetrical villas of the period including 5 Benares Street, Mitcham (c.1893) and 431 Whitehorse Road, Mitcham (c.1905).

Significance

The house at no. 72 Churchill Street, Mont Albert, was built in 1907 for Constable Francis Thomas. It is of aesthetic significance.

It is aesthetically significant (Criterion E) as a substantial Edwardian period villa highly expressive of the perceived status of Churchill Street as an emerging premier residential address during the Post Federation years and more completely realized during the ensuing Inter War period. The form of the house would be representative of its period if it were not for the secondary verandah gable imparting distinction to an otherwise characteristic design.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills/West Riding: 1906-7 Assess.No.2562, 1907-8/Assess.No.2879, 1909-10/Assess.Nos.3098-3100, 1915-6/Assess.No.5405, 1920-1/Assess.No.7531.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Pub Co P/L, Melb, 1978, pp.52, 72, 82-3.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. pp.46, 106-9.
- SLV, Map Section, "Creswick Estate Mont Albert", Haughton Collection, Vol.4, p.52.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:	"Ayr Villa", "Burra"	Significance:	
Address:	11 Drewett Street, Surrey Hills	Melway Map Ref:	46K12
<hr/>			
Building Type:	house	Construction Date:	1894
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
<hr/>			
Existing Heritage Listings:		Recommended Heritage	
Listings:		Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

C.A.38B was purchased by William Morton in 1853 nearby Delany's Royal hotel. By the end of the 1880s it had been transformed like many other areas by closer subdivision.

The rate book of 1888 recorded Adam Merry Thompson as owning several lots including one in C.A.38B, this being identified as lot 36 where no.11 stands. Thompson's place of residence at the time was *Mannerim Railway Station*. Mannerim was situated on the Queenscliff branch line from Geelong and it may be that Thompson was the station master at that location. In 1893 he became owner/occupant of a brick house named "Ayr Villa" which may not have been completed until 1894 when the NAV rose from four to twenty pounds. By the following year Thompson held the position of *superintendent of weighbridges* also suggesting that his connection with the railways had been maintained.

By the turn of the century his property consisted of lots 34 to 37 with his house where he lived with seven others. Within the next decade he had sold to Mrs. Mary von Stieglitz, the *gentleman* Albert von Stieglitz being listed as occupant. By 1920 Samuel McAlister, a bricklayer was owner/occupant. The house at the time was described as *B8* (brick with eight rooms) on lots 34-37 with an NAV of 42 pounds.

Description

A late Victorian bi-chrome brick villa with asymmetrical form and hipped roof, the projecting wing which is balanced on one side by a subordinate wing and on the other by a verandah subsequently extended being faceted with segmentally arched windows. There is a timber posted verandah with cast iron lace ornamentation and the red body bricks are relieved by whites at impost level, sill level and at the frieze and drip moulds. The roof is clad in recent terra cotta tiles.

Comparative Examples

- "The Grange", 14 Gordon Crescent, Blackburn (1889)
- "Estherville", 366 Elgar Road, Box Hill (1889)
- "Dulce Domum" 39 Blackburn Road, Blackburn (1888)
- "Marminta", 18 Balmoral Crescent, Surrey Hills (1889)
- "The Knoll", 704 Canterbury Road, Surrey Hills (1885)

Significance

"Ayr Villa", later "Burra", is situated at no. 11 Drewett Street, Surrey Hills and was built in 1894 for Adam Merry Thompson, a presumed railway employee and superintendent of weighbridges. It is historically significant.

It is historically significant (Criterion A) as a rare surviving example of a substantial brick villa erected during the late nineteenth century Land Boom south of Canterbury Road and comparing in this respect with 9 Russell Street and 14 Edyvean Street (1889). Its aesthetic value, (Criterion E), whilst locally important for its capacity to

demonstrate its historic significance, is compromised by alterations sustained over time including the replacement of the original roofing material and the extension of the verandah.

Source

Ward, A., Whitehorse Heritage Review 2001

References:

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1888/Assess.No.1452, 1892/Assess.No.6870, 1893/Assess.No.6778, 1894/Assess.No.5777, 1895/Assess.No.5769, 1900/Assess.Nos.2794-6, 1909-10/Assess.No.3602, 1920-1/Assess.No.8289.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900. SLV 820BJE 1837-The Parish of Nunawading in the County of Bourke, litho by J.Jones, 18.1.1853.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co. Ltd.* a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was advertised within twelve months of the opening of the railway line to Lilydale, the first lots in the west of the estate being auctioned on the 1st. December 1883.

Subsequent to this activity land had been sold along the eastern boundary, the farmer John Finley being in possession of ten acres in Elgar Road referred to as part of the *Survey Paddock* in 1882. In 1883 he sold his holding to Andrew Keane, who was described variously as a *wood carter, farmer, contractor and driver*. Keane immediately built a house for his residence.

With a steep rise in the NAV of his property in 1886 from 30 to 75 pounds Keane, like many boom time land holders subdivided his land and sold. It went on the market c.1888 as the "Mont Elgar Reserve" a subdivision of 49 lots centred round Blenheim Avenue with lots facing Elgar Road, Grange Street and Windsor Crescent. Keane retained a block for his own use, lot 3 of the new subdivision where no.363 stands. Rate Book entries round the time of subdivision were somewhat muddled. They implied Keane built this house for his residence in 1888-89 possibly with the proceeds of his land sale. There is a possibility the house dates from 1883 although the aspect to Elgar Road would suggest that the present house was built as a part of the land subdivision.

Described as W5 (wood with five rooms) with an NAV of 28 pounds the property was in the hands of Keane's executors by 1921. John Keane, a butcher was listed as occupant. By 1927 the house had passed to Matthew Charles Keane, a carpenter.

Description

A single fronted symmetrical late Victorian timber framed villa with hipped patterned slate roof, bracketed eaves and symmetrical stuccoed chimneys. The central doorway with side lights is flanked by double hung windows and the façade has ashlar boarding with fielded quoins, the cast iron posted verandah being substantially intact.

Comparative Examples

- 38 Haines Street, Mitcham (1889)
- 36 Haines Street, Mitcham (1889)
- 4 Albert Street, Mitcham (1887?)
- 106 Surrey Road, North Blackburn (1890)
- 58 Nicholson Street, Nunawading (1890)
- 129 Mount Pleasant Road, Forest Hill (1891)
- 29 Moore Street, Vermont (1881)
- 381 Mitcham Road, Mitcham (c.1888)
- "Galtee More" 16 Windsor Crescent, Surrey Hills (1885)
- "Albion" 50 Albion Road, Box Hill (1883)

Building:		Significance:	
Address: 363 Elgar Road, Surrey Hills		Melway Map Ref: 47B11	
Building Type: house		Construction Date: 1888-89	
Architect:		Builder:	



Photo: 5/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

“Villaseca” 18 Albany Crescent, Surrey Hills (1892-93)

“Callignee”, 14 Balmoral Crescent, Surrey Hills (1889)

Significance

The house at no. 363 Elgar Road, Surrey Hills, was built for Andrew Keane, a wood carter, farmer, contractor and driver turned speculator in 1888-89 following the release of his Mont Elgar Reserve estate c.1888. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a substantially intact surviving house erected at the time of the initial subdivision of the Mont Elgar Reserve estate enabling comparisons to be made with the more opulent houses of the nearby and contemporary Windsor Park estate. This significance is enhanced by its association with Keane, an archetypal speculator rising from the ranks of labourer during the late Victorian Land Boom. It is aesthetically significant (Criterion E) as a substantially intact and therefore highly representative example of a common nineteenth century Boom period villa, many of the comparable places having been rebuilt over the years and therefore lacking the high level of integrity seen in this instance. Important contributory elements include the timber construction, ashlar boards with fielded panels, windows and doors, verandah, slate roof and symmetrical chimneys.

Source

Ward, A., Whitehorse Heritage Review 2001.

References:

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Riding:
1882/Assess.No.354, 1883/Assess.No.687, 1886/Assess.No.739,
1889/Assess.No.3516, 1890, Assess.No.3397, 1910/Assess.No.3486,
1910/Assess.No.3221, 1920/Assess.No.8114, 1927-28/Assess.No.4159.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-8, 84.

BHHS: “Map Shire of Nunawading 1892”, Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:		Significance:	
Address:	434 Elgar Road, Box Hill	Melway Map Ref:	47B9
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1914
Architect:		Builder:	



Photo: 5/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Patrick Trainor's name is linked with Box Hill and district primarily through having built the first "White Horse" inn, which subsequently gave its name to the Gipps Land Road. His first venture into Box Hill however was the purchase of C.A.5 and 6 in 1850. Each lot bounded Elgar's Special Survey and was 45 acres in area. Trainor, however, went *bankrupt in 1858, and his estate...was sequestrated.*

By 1891 a good portion of his former Elgar Road holding was owned by *The Colonial Investment and Agency Company Limited* which released it in that year as the "Hopetoun Park Estate". Being *put on the market after the peak of the boom* the vendors advertised it as *adjoining Box Hill railway station* and suggested building *while material is cheap and labor plentiful*. The auctioneer's notice dated 11th. April 1891 recorded five places on the estate at the time, apparently some built by the vendors to stimulate sales. The place on lot 26 in Hopetoun Parade was described as *Brick villa now building*. At the turn of the century it was owned by John Ebsworth, who by 1910 was listed also as owner of lots 14-26 and lots 49-53, 17 and 18 on the south east corner of Elgar Road and Hopetoun Parade being those where no.434 now stands.

By 1913 lots 17 and 18 had been disposed of and were owned by Robert Jago of Carrington Road. Jago subdivided them retaining part for his family and selling part to Peter Edmund Maguire, an engineer, who by the end of 1914 had built this house there for his residence. In the following year it was described as *Rough cast & wood, 124 by 100 feet (land), NAV 45 (pounds)*. Maguire continued as owner/occupant in 1927.

Description

A picturesque Arts and Crafts influenced timber framed villa with symmetrical façade facing Elgar Road consisting of two gable ended pavilions enclosing a recessed entry with timber posted porch extended in the form of window hoods across the pavilions. Fretted rafter ends and post brackets are expressive of the Arts and Crafts movement. The gable ends have rectangular window bays with casement sashes and lead light work and there is a slated hipped roof with terra cotta ridge tiles and prominent chimneys with cement caps and terra cotta pots. There is a cypress hedge along the frontage.

Comparative Examples

"Leuwin Hall" 36-38 Albert Crescent, Surrey Hills

Significance

The house at no. 434 Elgar Road, Box hill was built in 1914 for the engineer, Peter Edmund Maguire. It is aesthetically significant.

It is aesthetically significant (criterion E) as a mature expression of the Arts and Crafts movement with its linkages to English domestic architectural forms rather than the Californian bungalow. Contributory elements include the symmetrical treatment,

the extended porch, window bays and chimneys. The importance of the house is enhanced by its rarity at the local level, the majority of Arts and Crafts houses in the locale having dominant longitudinal or cross ridged gables.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Box Hill Riding: 1900/Assess.No.1763, 1909-10/Assess.No.2325, 1913/Assess.No.2957, 1914/Assess.No.3495, 1915/Assess.No.3741, 1927-8/Assess.No.897.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.16-17, 26, 96.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. p.30.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Map Section, Haughton Collection, "Hopetoun Park Estate", 11.04.1891, Vol.5, p.85.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Municipality of Box Hill, MMBW litho plan no.73, 1927.

City of Whitehorse Heritage Review: Building Citations

Andrew Ward Architectural Historian

Building: "Yielima", "St.Aubins" (house), "Our Lady of Perpetual Succour" (church/school complex)	Significance:
Address: 29 Erasmus Street, Surrey Hills	Melway Map Ref: 47A12
Building Type: house	Construction Date: 1888
Architect:	Builder:



Photo: 2/2001

Intactness:	Condition:
G[x] F[] P[]	G[x] F[] P[]
Existing Heritage Listings:	Recommended Heritage Listings:
Victorian Heritage Register	[] Victorian Heritage Register []
National Estate Register	[] National Estate Register []
National Trust Register	[] Heritage Overlay Controls [x]

History

The north side of Erasmus Street was part of Crown allotment 37A which was shown on the Parish Plan of 1853 as being generally *280 feet above the creek*, suitable for the later construction of the "Surrey Hills Reservoir No.2 (1912) and water tower (1929). Its 30 acres were incorporated in the area known as the "chicken farm" which spread east to Elgar Road and was subdivided in the 1880s as an estate under the same name.

In February 1888 Edward Kellett, a corn merchant owned two acres of this subdivision including lots 98, 99, 118 now abutting the northern boundary of the reservoir and lot 110 on the north east corner of Erasmus and Bentley Streets. At the time William Chandler owned the adjoining lots 106-9 and James Cookson owned lot 111. In 1888 Kellett acquired his neighbours' land giving him six lots, which were bounded by Erasmus, Bentley and Lambourne Streets (when the latter extended north over Erasmus Street). He immediately erected this house on lots 109 and 110 completing it during that year.

Ownership subsequently passed to Mrs. Selina Kellett who let the house to William Harrison (1894-1896) and William White (1897). By the turn of the century Kellett had resumed residency continuing there in 1910, however a decade later John Anderson, a home furnisher was owner/occupant. At the time the house was described as *B10* (brick with ten rooms) with an NAV of 80 pounds.

The property is now owned by the Roman Catholic Church and is part of the church/school complex known as "Our Lady of Perpetual Succour".

Description

An unusually substantial Italianate villa residence of two storeys with stuccoed walls and a hipped now terra cotta tiled roof. The façade, facing Erasmus Street, has a two storeyed cast iron posted verandah with cast iron ornamentation removed returning around the east and west elevations where it is terminated by projecting wings in an approximately symmetrical arrangement on plan. The west facing wing has a faceted window bay whilst the presumed staircase has a Romanesque arched window, the balance of the windows to the principal front portion of the residence having segmental heads. The rear section has flat arched windows.

Comparative Examples

"Tyneholm", 310 Elgar Road, Box Hill (1891)
30-32 Watts Street, Box Hill (1890)
"Terreglea" 79 Warrigal Road, Surrey Hills (1889)
"Banff" 29 Albion Road, Box Hill (c.1888)
359 Warrigal Road, Burwood (demolished)

Significance

“Yielima”, later “St.Aubins”, now forming part of the Our Lady of Perpetual Succour Catholic School, is situated at no. 29 Erasmus Street on the high ground beside the Surrey Hills reservoir no.2 and was built in 1888 for the corn merchant, Edward Kellett. It is historically significant.

It is historically significant (Criterion A) as one of the few large Boom period houses built in Surrey Hills, comparing with the others noted and demonstrating the attraction of the higher ground as well as proximity to the railway route in the Surrey Hills/Box Hill locale as a residential location for persons of means at the time.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1888/Assess.Nos.1728-31&1197, 1889/Assess.No.3943, 1894/Assess.No.5679, 1900/Assess.No.2744, 1909-10/Assess.No.3557, 1920-21/Assess.No.8216.
Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1888-1900.
History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.33, 55.
SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
BHHS: “Map Shire of Nunawading 1892”, Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:		Significance:	
Address:	27 Everton Grove, Surrey Hills	Meiway Map Ref:	46K12
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1940-41
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[]

History

The east side of Everton Grove was part of Crown allotment 38B granted to William Morton in the 1850s. Its 32 acres were incorporated subsequently in the area known as the "chicken farm" which spread east to Elgar Road and was subdivided in the 1880s as an estate under the same name. At the turn of the century the street was not listed in the Sands and McDougall directory, the implication being that no one resided there at the time. By 1920 however a subdivision of 27 lots had taken place. By then a few houses had been built but lot 21 which no.27 occupies remained vacant.

Henry Herbert Turner of Hawthorn was the owner of lot 21 and part lot 22 in 1927. On his death the block passed to his estate which was administered by P.J. Turner in 1935. It is unclear whether the block changed hands between then and 1940 when this house was commenced. On completion in March 1941 it was sold to James Haglethorn Clements, a chemist for his residence. The property which cost Clements 1350 pounds, subsequently passed to Mrs. Thelma Dorothy Clements. Its description in 1947 was *brick, tile roof, 6 rooms, garage, land 75 by 146 feet, NAV 70 pounds*. The Clements continued to live there in 1953.

Description

A symmetrical cream brick villa with hipped terra cotta tiled roof having a central projecting section incorporating the front porch; an arrangement possibly derived from the Colonial Revival villas of the Inter War period which characteristically had a similar plan form. The slightly variegated cream bricks are relieved by bands of tapestry bricks at window sill and head level, the openings having concrete lintels. The openings to the porch have decorative corbels and the garage at the south end is incorporated in the main building though with a parapet roof. The original timber framed garage doors are in situ.

Comparative Examples

This is a representative house of its time.

Significance

The house at no. 27 Everton Grove was built for James Haglethorn Clements, the chemist, for his residence, presumably by the estate of Henry Herbert Turner. It is a representative house of the early Post War housing boom pre-dating the innovative domestic work of the architectural profession commencing at that time. It is for this reason that heritage overlay controls are not recommended.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1920-1/p.60, 1927-8/Assess.No.7964, 1935-6/Assess.No.8527, 1947-53/Assess.No.8527.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1900.

SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:		Significance:	
Address:	14 Harrison Street, Mitcham	Melway Map Ref:	49A8

Building Type:	house	Construction Date:	1927
-----------------------	-------	---------------------------	------

Architect:		Builder:	
-------------------	--	-----------------	--



Photo: 7/2001

Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
National Estate Register	<input type="checkbox"/>	National Estate Register	<input type="checkbox"/>
National Trust Register	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

Initially surveyed as part of C.A.127, the area on the north east of Doncaster East and Whitehorse Roads was owned by A.E.H. Charlesworth when it was subdivided as the Charlesworth Estate on March 1st 1913. The estate consisted of *50 Elevated Allotments* facing East Doncaster Road, Whitehorse Road and the south side of Harrison Street and *14 Garden Blocks*. The northern boundary of the Estate was Quarry Road, the eastern boundary being in line with its first dogleg.

In 1920 Joseph Stanley Walker of Albert Street, Mitcham owned lots 18-22 of this subdivision, its NAV being six pounds and the combined frontage to Harrison Street 400 feet. Walker was a son of the first manager of the Australia Brick and Tesselated Tile Co. in Mitcham, Edgar Walker who Brennan stated was *one of the most important people in the economic history of Nunawading* and who *sired a dynasty*.

In 1927 Walker moved to Benares Street and at the same time had this house on lot 19 built in Harrison Street. Initially George Walker, a clerk, was listed as tenant however in the following year tenancy passed to Ivy Myrtle Walker who was listed also as owner in 1935. The property was described in that year as *B5 (brick with five rooms) no.30, lot 19, 81 feet, NAV 60 pounds* with George and Ivy as occupants. In 1951 George G. Walker, the original occupant, remained there. Sydenham notes that George Gibson Walker served as a local councillor from 1939 to 1943.

Description

An unusually imposing red brick bungalow with cross ridged gable roofed form, Swiss chalet gable ends to the façade and sweeping single archway to the buttressed porch having a central flight of steps and timber verandah floor. The buttresses, balustraded cappings, sill mould and gable end ornamentation are stuccoed and there is a fixed timber louvred vent in the principal gable end with a corbelled sill. The verges are bracketed and emphasis has been given to the archway, balustrade and sill height with header courses in clinkers. The lead light work is Art Deco.

Comparative Examples

The sweeping archway to the porch gives this bungalow distinction in Whitehorse.

Significance

The house at no. 14 Harrison Street, Mitcham was built in 1927 for Joseph Stanley Walker and occupied from the outset by his brother, the clerk, George Walker. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its connections with the Walker family of the Australian Brick, Tile and Tesselated Tile Company, later the Australian Tesselated Tile Company, one of Nunawading's principal industrial establishments throughout the late nineteenth century and the first half of the twentieth century. The houses built and occupied by members of the Walker family who owned the company form an important part of the cultural heritage of the Municipality and include 5 Meerut Street, Mitcham (c.1914 for J.S. Walker), 8 Meerut Street, Mitcham (c.1922 for Edgar Walker), 8 Benares Street, Mitcham (c.1920 for Edgar Walker) and "Grantham" at 456 Mitcham Road, Mitcham (c.1934-38 for J.S. Walker). No.14

Harrison Street, Mitcham is important as one of this group of houses. It is aesthetically significant (Criterion E) as an exceptionally substantial Californian bungalow in its locale, the solid brick construction, arched porch and cross ridged roof form complementing the ornamental details to constitute a house highly representative of its period.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Box Hill Historical Society, Shire of Nunawading Rate Books, Mitcham Riding: 1920:A/No.969.

PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books: Mitcham Riding: 1926-7:A/No.6169, 1927-8:A/No.6161, 1935-6:A/No.1041.

BHHS, Sands and McDougall Directory of Victoria,

“Parish of Nunawading”, Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, endpapers.

Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.98-100.

Diane Sydenham, Windows on Nunawading, Hargreen Pub.Co./City of Nunawading, North Melbourne, 1990, pp.238.

Nunawading & District Historical Society, ND440, A-SP106, “Charlesworth Estate”, 1.3.1913.

Building:
Address: 28 High Street, Mont Albert

Significance:
Melway Map Ref: 46K9

Building Type: house

Construction Date: 1915

Architect:

Builder:



Photo: 2/2001

Intactness:

Condition:

G[] F[] P[]

G[] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls []

History

Originally part of the *Survey Paddock* of Henry Elgar's 1841 Special Survey, this area was held by the Surrey Hills Investment Company in 1892 but little development occurred between then and the turn of the century despite the opening nearby of the Mont Albert railway station in 1890. It was not until *subdivisions of November 1906 and November 1907 that all of the land east of Marlborough Street and north of the railway but excluding Cockroft's subdivision was auctioned off* creating a comparative building boom.

The 1907 auction placed *44 magnificent villa sites* on the market on 16th November including eight lots facing the east side of High Street. One of them was lot 8 on the south east corner of Zetland Road where this house stands. It was bought by James Johnston Hemphill in his wife's name with the two corner blocks on Beatty Street probably as an investment venture.

By 1914 Mrs. Mary Roberts Lonie of James Street, Northcote had bought lot 8, building the house that now stands there in the following year for her residence. A.M. Lonie, a solicitor was listed as occupant. Andrew McGregor Lonie entered practice in 1895 and soon after joined the legal firm of Maddock Jamieson and Johnson which ultimately became Maddock Lonie and Chisholm, one of Melbourne's leading practices. By 1921 the Lonies had left no.28 and the owner/occupant was Mrs. Julia Gole (Goll?). At the time the house was described as B9 (brick with nine rooms) and the property included the adjoining lots 6 and 7. The NAV was 140 pounds. Gole was deceased by 1928 and the property was listed as part of her estate with an NAV of 240 pounds.

Description

A substantial and typically picturesque Federation period villa with attic storey in the English Domestic Revival mode having a terra cotta tiled hipped roof with dormers and gabled wings giving expression to the form. There are tall rough cast chimneys with terra cotta pots and bracketed caps in the Arts and Crafts manner and the gable ends are bracketed with half timbering. There are turned timber posts to the verandahs, one of which has been glazed in, with ladder frame friezes and balustrades. The walls are in red brick with rough cast upper sections whilst the west facing bay has splayed sides adopting a form used elsewhere in the exterior walls to enhance the picturesque effect.

Comparative Examples

380 Mont Albert Road,
"Gwynton Park" 355 Station Street, Box Hill (1907),
"Emilla Villa" 4 Albany Crescent, Surrey Hills (1913).

Significance

The house at no. 28 High Street, Mont Albert was built in 1915 for Mrs. Mary Roberts Lonie and occupied by the solicitor, A.M. Lonie. It is historically and aesthetically significant:

It is historically significant (Criterion A) as the home built by Andrew McGregor Lonie, whose legal career which had commenced in part by undertaking work for the Shire of Nunawading, lead ultimately to his partnership in the leading Melbourne legal practice of Maddock Lonie and Chisholm. It is aesthetically significant (Criterion E) as one of the relatively few substantial picturesque Federation period villas in Whitehorse and deploys stylistic elements frequently used at the time in a distinguishing manner, the façade treatment eschewing the commonplace diagonal axis in favour of a centrally located projecting bay balanced by uneven verandahs with angled walls.

Source

Ward, A., Whitehorse Heritage Review 2001

References:

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1907-8, 1914, Assess.No.4589, 1915, Assess.No.4919, 1915-6/Assess.No.5364, 1920-1/Assess.No.7481, 1926-7.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. pp.106-9.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

SLV, Map Section, Haughton Collection, "Mont Albert", 16 November 1907.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

conversation with Ian Lonie, 26.6.2001

Building:

Address: 28 Laburnum Street, Blackburn

Significance:

Melway Map Ref: 47J10

Building Type: house

Construction Date: 1921-23

Architect:

Builder: A.J. Elmore



Photo: 7/2001

Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Recommended Heritage

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Granted as C.A.84 to C. Cook, this allotment had been subdivided by 1892 and the western 39 acres were in the ownership of D. Francomb (Francom). Further subdivision in 1914 created an estate of eighty suburban lots auctioned on the 7th November as "Francom's Paddock". A high quality brochure advertising the sale was produced providing information that included ...*the Municipal Electric Light System just installed, the Water Supply from O'Shannassy River Main now being arranged, and Railway Electrification shortly to be provided.* The large lots on the north side of Laburnum Street backed onto the railway line and were described as having *Plenty of Room for a Garden or Poultry Farm...* On the south side of the street the blocks measured 66 by 170 feet on *Lovely Rising Ground.*

The house at no.28 is situated on the south side of the street on lot 46 of this subdivision. It was a vacant block in 1920 owned by Milton Davey, a Melbourne based solicitor, who also owned lots 41-45 in Myrtle Grove. In that year he disposed of lots 44 to 46 and part lot 43 to H. Davis of Davis and Lancaster, Melbourne. Davis resided in the Shire of Nunawading and was possibly Herbert Davis, who served as a councillor from 1908 to 1917 with a term as Shire President. Davis built a house presumably for investment purposes as in 1923 and 1926 it was let. By then it was in the hands of Mrs. Ann Elizabeth Davis who in 1927 sold off lot 46 with an NAV of ten pounds to Henry Mackie Wilson of Ascot Vale.

In 1928 Wilson commenced the house that stands at no.28 for his residence. It was completed in 1929 and was described as *W5* (wood with 5 rooms) with an NAV of 50 pounds. Wilson, described as a *banker* in 1935, continued to live there in that year, occupancy passing to Robert J. Wilson by 1951.

Description

A representative double fronted Californian bungalow with dominant Swiss chalet form shingled gable ends, tapered cement faced columns on cement piers, presumed recent terra cotta tiles to the roof and a horizontal bracketed sun hood to the north facing façade, the former verandah having been built in. There is a small window characteristic of the period and style and a window bay facing west. The shingles and weatherboards have a dark brown finish.

Comparative Examples

This is a common bungalow form in Whitehorse.

Significance

The house at no. 28 Laburnum Street, Blackburn, was built between 1921 and 1923. It is historically significant.

It is historically significant (Criterion A) as a presumed late example of the work of the local builder/designer Algernon John Elmore (1882-1961) whose bungalow designs constitute a seminal group in the development of the Australian bungalow and which form an important component of the social and architectural heritage of Blackburn.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- Box Hill Historical Society, Shire of Nunawading Rate Books: 1920:A/No.2506.
PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books: Blackburn Riding: 1921:A/No.3412, 1923-4:A/No.6071, 1926-7:A/No.1984, 1927-8:A/No.1997, 1928-9:A/No.1416, 1929-30:A/No.1652, 1935-6:A/No.7208.
BHHS, Sands and McDougall Directory of Victoria, 1951, p.914.
"Parish of Nunawading", Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, endpapers.
"A Map in the Municipal Directory of 1892" in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.
Nunawading & District Historical Society, ND290, A-SP29b, "Francom's Paddock-Blackburn", 7.11.1914.
Andrew Lemon, Box Hill, Lothian Pub.Co.Pty.Ltd/Box Hill City Council, Melbourne, 1978, pp.137, 231.

Building:		Significance:	
Address:	32 Laburnum Street, Blackburn	Melway Map Ref:	47J10
Building Type:	house	Construction Date:	1922?
Architect:		Builder:	A.J. Elmore



Photo: 7/2001

Intactness:		Condition:	
G[] F[] P[x]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[]

History

Granted as C.A.84 to C. Cook, this allotment had been subdivided by 1892 and the western 39 acres were in the ownership of D. Francomb (Francom). Further subdivision in 1914 created an estate of eighty suburban lots auctioned on the 7th November as "Francom's Paddock". A high quality brochure advertising the sale was produced providing information that included ...*the Municipal Electric Light System just installed, the Water Supply from O'Shannassy River Main now being arranged, and Railway Electrification shortly to be provided.* The large lots on the north side of Laburnum Street backed onto the railway line and were described as having *Plenty of Room for a Garden or Poultry Farm...* On the south side of the street the blocks measured 66 by 170 feet on *Lovely Rising Ground.*

The house at no.32 is situated on the south side of the street on lot 48 of this subdivision. It was a vacant block in 1920 owned by Frank and Robert Langford of Mildura, who also owned the adjoining lots 47 and 49. They sold off their holdings in 1921-22, lots 48 and 49 passing through the hands of W.E. Wilson and Miss Mabel Lewis respectively before being taken up by William Blanchard Topp, in 1922-23. As these and lot 50 change hands, ownership and development becomes difficult to trace however, a house was recorded in 1923 that may be the one at no.32, built in 1922 for Topp. A house at no.32 was recorded in his name in the Sands and McDougall directory in 1930, however being a double block with a frontage of 132 feet it remains unclear if the house was on lot 48 or 49. The house was described in 1926 as *W4* (wood with four rooms) on lots 48/49, NAV of 52 pounds. Topp, a *Federal servant*, was owner/occupant.

Additional historical information from the Shire of Blackburn and Mitcham rate book 1929-30, assess.nos 1635-1639 places Algernon Elmore, builder, as owner/occupant of no.39 Laburnum Street, lot 1 and owner of lots 2 to 4. This was part of King's Paddock subdivision 2 on the north side of Laburnum Street, that is the first 400 feet of land immediately east of the present day Elmore Walk. His house is now demolished. At the same time Elmore owned lot 1 of Francom's Paddock on which he had a *saw mill*. This was situated immediately west of the present day Elmore Walk. Sydenham states Elmore was elected to the first Shire of Blackburn and Mitcham Council holding office from 1925 to 1930. He was Shire President for the year 1928-9. The Sands and McDougall directory for 1951 places three Elmores in Laburnum Street: Jack, also a builder at no.35, Algernon at no.39 and another Jack at no.45.

Description

A defaced timber framed Californian bungalow with black painted timber boards and side entrance having a low timber balustrade and posted verandah formed by an extension of the terra cotta tiled roof. The ceiling linings to the porch are varnished board and batten. The façade has been obliterated by the addition of front rooms.

Comparative Examples

Houses in Blackburn possibly designed by Algernon John Elmore exist at 6 Furness Street, 1, 27 and 33 The Avenue, 50 Gardenia Street, 51 & 54 Laburnum Street, 22 Laurel Grove, 10 Linum Street, 16, 17 and 18 Main Street and 36-38 Myrtle Grove.

Building:		Significance:	
Address:	51 Laburnum Street, Blackburn	Melway Map Ref:	47J10
Building Type:	house	Construction Date:	1936
Architect:		Builder:	A.J. Elmore



Photo: 7/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Significance

The house at no. 32 Laburnum Street, Blackburn was built in 1922? probably to the design of local builder/designer Algernon John Elmore. It is of historic and aesthetic interest. This interest is derived from its association with Elmore and for the survival of the front entry and porch which demonstrates some of the characteristics of the Australian bush bungalow. It is not recommended for inclusion in the Schedule to the Heritage Overlay Table owing to the obliteration of the façade following the provision of additional accommodation.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Box Hill Historical Society, Shire of Nunawading Rate Books: 1920:A/No.2507.
PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books: Blackburn Riding: 1921:A/No.3413, 1922-3:A/Nos.4882-31923-4:A/No.6074, 1926-7:A/No.1987, 1935-6:A/No.7210.
BHHS, Sands and McDougall Directory of Victoria, 1930/p.111, 1951/p.914.
"Parish of Nunawading", Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, endpapers.
"A Map in the Municipal Directory of 1892" in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.
Nunawading & District Historical Society, ND290, A-SP29b, "Francom's Paddock-Blackburn", 7.11.1914.

Granted to C. Cook as C.A.84 and subsequently subdivided as King's Paddock 2, lot 8 on which no.51 stands was owned by Algernon Elmore in the early 1930s. Elizabeth Tyler bought and sold it in 1935-6, the new owner being Frederick R. Ligertwood, of 35 Laburnum Street, also an Elmore owned property. At the time the block was described as having a frontage of 50 feet.

During the ensuing years the Sands and McDougall directories recorded the progress of the construction of the house as follows, 1936 *House being built*, 1937 *51 Vacant*, 1938 *51 Ligertwood Fredk R*. Ligertwood continued to live there in 1946 however by 1951 Jonathon M. Sandell was recorded as occupant.

Shire of Blackburn and Mitcham rate book 1929-30, Assess. Nos.1635-1639 places Algernon Elmore, builder, as owner/occupant of no.39 Laburnum Street, lot 1 and owner of lots 2 to 4. This was part of King's Paddock subdivision 2 on the north side of Laburnum Street, that is the first 400 feet of land immediately east of the present day Elmore Walk. His house is now demolished. At the same time Elmore owned lot 1 of Francom's Paddock on which he had a *saw mill*. This was situated immediately west of the present day Elmore Walk. Sydenham states Elmore was elected to the first Shire of Blackburn and Mitcham Council holding office from 1925 to 1930. He was Shire President for the year 1928-9. The Sands and McDougall directory for 1951 places three Elmores in Laburnum Street: Jack, also a builder at no.35, Algernon at no.39 and another Jack at no.45.

Description

An unusual single storeyed Arts and Crafts influenced dwelling characterized by clinker brick base walls and flared shingled upper sections extended to form the gable ends. L shaped on plan, the point of intersection of the two wings is occupied by the front door and porch with board and battened ceiling and massive timber corner post mounted on a brick pedestal. Bayed windows have sloping shingled hoods and the terra cotta tiled roof is variegated. There is a privet hedge and garage forming an extension on the west side.

Comparative Examples

Houses in Blackburn possibly designed by Algernon John Elmore exist at 6 Furness Street, 1, 27 and 33 The Avenue, 50 Gardenia Street, 32 & 54 Laburnum Street, 22 Laurel Grove, 10 Linum Street, 16, 17 and 18 Main Street and 36-38 Myrtle Grove.

Significance

The house at no. 51 Laburnum Street, Blackburn was built in 1936 very likely to the design of the local builder/designer Algernon John Elmore. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a highly original design of its period, the distinctive use of shingles and Arts and Crafts detail especially to the porch but also to the windows demonstrating how its designer interpreted the Arts and Crafts idiom with which he was obviously familiar presumably at a time when its popularity had

been eclipsed by subsequent styles. The presumed connection with A.J. Elmore is important.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References

Box Hill Historical Society, *Shire of Nunawading Rate Books: PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books: Blackburn Riding: BHHS, Sands and McDougall Directory of Victoria, "Parish of Nunawading", Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, end papers. "A Map in the Municipal Directory of 1892" in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.*

Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, p

Diane Sydenham, Windows on Nunawading, Hargreen Pub.Co./City of Nunawading, North Melbourne, 1990, pp.

Nunawading & District Historical Society

Allom Lovell & Associates, City of Whitehorse Heritage Review, April 1999,

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

Building:		Significance:	
Address:	54 Laburnum Street, Blackburn	Melway Map Ref:	47J10
Building Type:	house	Construction Date:	1927
Architect:		Builder:	A.J. Elmore



Photo: 7/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Granted as C.A.83 to one Tranter, this allotment was bisected by the railway line to Ringwood in the 1882. It was subsequently subdivided with ownership in the hands of the Blackburn Township Estate Coy by 1892. Releases of sections of land under the name of the Blackburn Township Estate provided lots both north and south of the Blackburn railway station for suburban housing.

Section B of the Estate centred round Laburnum Street where most blocks were subdivided with a frontage of 60 feet. The Geelong physician Patrick A. Croher owned the adjoining vacant lots 42 to 45 and 58 in 1920. In 1927 James Edward Dolling Darling of Parkville bought lot 44 from the executors of his estate and built the house at no.54 for his residence. In 1928 it was described as *W4* (wood with 4 rooms) with an NAV of 45 pounds. Darling, a clerk, continued to live there in 1951.

Additional historical information from the Shire of Blackburn and Mitcham rate book for 1929-30, assess. nos.1635-1639 places Algernon Elmore, builder, as owner/occupant of no.39 Laburnum Street, lot 1 and owner of lots 2 to 4. This was part of King's Paddock subdivision 2 on the north side of Laburnum Street, that is the first 400 feet of land immediately east of the present day Elmore Walk. His house is now demolished. At the same time Elmore owned lot 1 of Francom's Paddock on which he had a *saw mill*. This was situated immediately west of the present day Elmore Walk. Sydenham states Elmore was elected to the first Shire of Blackburn and Mitcham Council holding office from 1925 to 1930. He was Shire President for the year 1928-9. The Sands and McDougall directory for 1951 places three Elmores in Laburnum Street: Jack, also a builder at no.35, Algernon at no.39 and another Jack at no.45.

Description

A symmetrically arranged terra cotta tiled hip roofed villa with creosoted bull nosed weatherboards and projecting central wing incorporating a corner porch, part glazed in, with square posts and lattice infills and flared shingled upper section. The double hung windows have diamond shaped mullions in the upper sashes.

Comparative Examples

Houses in Blackburn possibly designed by Algernon John Elmore exist at 6 Furness Street, 1, 27 and 33 The Avenue, 50 Gardenia Street, 32 & 51 Laburnum Street, 22 Laurel Grove, 10 Linum Street, 16, 17 and 18 Main Street and 36-38 Myrtle Grove.

Significance

The house at no. 54 Laburnum Street, Blackburn, was built in 1927 for James Edward Dolling Darling who remained there for many years. It was probably designed and built by Algernon John Elmore. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its presumed connection with the local builder/designer Algernon John Elmore whose early bungalows in Blackburn were seminal in the development of the Australian bungalow style. It is aesthetically significant (Criterion E) on account of its Arts and Crafts influenced detail which

helps in the interpretation of Elmore's work as well as the cultural origins of the Laburnum Street area of Blackburn. It is significant also for its high level of integrity extending to the extant creosoted weatherboards.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- Box Hill Historical Society, Shire of Nunawading Rate Books: 1920:A/No.2339.
PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books: Blackburn Riding: 1926-7:A/No.1769, 1928-9:A/No.1424, 1929-30:A/No.1660, 1935-6:A/No.7216.
BHHS, Sands and McDougall Directory of Victoria, 1951, p.914.
"Parish of Nunawading", Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, endpapers.
"A Map in the Municipal Directory of 1892" in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.
Nunawading & District Historical Society, ND277, A-SP19, unnamed plan of subdivision, c.1910.

Building:		Significance:	
Address:	56 Laburnum Street, Blackburn	Melway Map Ref:	47J10
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1928-29
Architect:		Builder:	



Photo: 7/2001

Intactness:		Condition:	
G[] F[x] P[]		G[x] F[] P[]	
<hr/>		<hr/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[]

History

Granted as C.A.83 to one Tranter, this allotment was bisected by the railway line to Ringwood in the 1882. It was subsequently subdivided with ownership in the hands of the Blackburn Township Estate Coy by 1892. Releases of sections of land under the name of the Blackburn Township Estate provided lots both north and south of the Blackburn railway station for suburban housing.

Section B of the Estate centred round Laburnum Street where most blocks were subdivided with a frontage of 60 feet. The Geelong physician Patrick A. Croher owned the adjoining vacant lots 42 to 45 and 58 in 1920. In 1927 William C. Pascoe, a local resident bought lot 43 from the executors of his estate and commenced building the house that stands at no.56 for his residence. In 1928 a pencilled entry in the rate book indicated the house was *unfinished* however in 1929 it was completed and was described as *W4* (wood with 4 rooms) with an NAV of 45 pounds. Pascoe was described as a *manager* at the time but by 1936 was a *stationmaster*. He continued to live there in 1951.

Description

A representative timber framed Californian bungalow with central recessed doorway and coupled Tuscan Order columns mounted on over painted brick piers either side of the approach steps which have pre-cast concrete Neo-Baroque balustrading. The left hand bowed window is shingled, the right hand has been glazed in and the brick piers to the verandah connected by later brickwork. The jerkin head roof has terra cotta tiles and strapwork in the gable ends.

Comparative Examples

This is a common bungalow form seen frequently in the western parts of the Municipality and is representative of a period seen also in the Laburnum Street area.

Significance

The house at no. 56 Laburnum Street, Blackburn, was built in 1928-29 for William C. Pascoe, a manager and later station master. It is a representative house of its time, now compromised by the building in of the western end verandah and by the addition of the neo-Baroque balustrades. It is for these reasons that it is not recommended for inclusion in the Schedule to the Heritage Overlay Table of the City of Whitehorse Planning Scheme.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Box Hill Historical Society, Shire of Nunawading Rate Books: 1920:A/No.2339.
PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books: Blackburn Riding: 1926-7:A/No.1768, 1927-8:A/No.1775, 1928-9:A/No.1425, 1929-30:A/No.1661, 1935-6:A/No.7217.

BHHS, Sands and McDougall Directory of Victoria, 1951, p.914.

“Parish of Nunawading”, Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, endpapers.

“A Map in the Municipal Directory of 1892” in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.

Nunawading & District Historical Society, ND277, A-SP19, unnamed plan of subdivision, c.1910.

Building:	"Dungarvan"	Significance:	
Address:	3 Leopold Crescent, Surrey Hills	Melway Map Ref:	46J11

Building Type:	house	Construction Date:	1907
-----------------------	-------	---------------------------	------

Architect:	John Beebe (?)	Builder:	
-------------------	----------------	-----------------	--



Photo: 2/2001

Intaciness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.* a *land bank under the*

chairmanship of Matthew Davies, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service. Three weeks later on 22 December lots 62 to 111 were auctioned and in the following year the area contained within Lorne Parade and Windsor/Leopold Crescents was released. The sale included lot 144 on which this house stands.

By 1890 it was owned by Henry Archdale Langley, a clergyman of Prahran who by 1905 lived in Bendigo. A notation in the rate book for that year indicated he possibly held the title of the *Right Reverend the Archbishop of Bendigo*. Within a short while he was deceased and this lot passed to Mrs. Elizabeth Mary Langley who had this house erected for her residence in 1907. She named the house "Dungarvon" and continued to live in it in 1920 at which time it was described as W7 (wood with seven rooms) with an NAV of 45 pounds.

Description

An unusual Edwardian period cottage having a flared roof form encompassing a timber posted verandah extending across the front and round the sides of the house to be terminated by wings towards the rear. There are terra cotta tiles and ridge cresting in the Post Federation mode. Exceptional features include the archways to the intermediate verandah bays with dribbles to the corner bays in the Arts and Crafts manner and the prominent and highly ornamental stepped red brick chimney stack with strapwork in the Queen Anne manner and surmounting terra cotta pot. There are also window bays, the front bay emphasising the symmetry of the façade treatment.

Comparative Examples

Significance

"Dungarvon" at no. 3 Leopold Street, Surrey Hills, was built for Mrs. Elizabeth Mary Langley, presumably the wife (widow?) of the Right. Rev. Henry Archdale Langley, the Bishop of Bendigo, in 1907. It is aesthetically significant.

It is aesthetically significant (Criterion E) for its stylistic similarities with "Langley Hall" in White Hills, Bendigo, the home of Bishop Langley erected to the design of W.C. Vahland and John Beebe, architects, in 1904. These similarities, which impart aesthetic distinction to "Dungarvon", include the arches to the verandah, the dribbles to the posts, the strapwork to the chimneys and the window bays, "Dungarvon" appearing in these respects to be a smaller version of "Langley Hall". It is possible that John Beebe designed "Dungarvon" for Mrs. Langley upon her return to Melbourne. The elements of this design, however, are also distinctive in their own right in Whitehorse.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1890/Assess.No.2988, 1905/Assess.No.2612, 1907, 1908/Assess.No.3097, 1920/Assess.No.6251.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25. H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew C Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.

Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melb, 1978, pp.74-5.

SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Shire of Nunawading, MMBW litho detail plan no.2244, 1910.

City of Whitehorse Heritage Review: Building Citations
Andrew Ward Architectural Historian

Building:		Significance:	
Address:	8 Louise Avenue, Surrey Hills	Melway Map Ref:	46K10
Building Type:	house	Construction Date:	1890
Architect:	John J. Underwood	Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.* a *land bank under the*

chairmanship of Matthew Davies, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Subsequent subdivisions included the area bounded by Mont Albert Road, Windsor Crescent, Leopold Crescent and St. Georges Avenue, which consisted of lots 161 to 205, declared by Muntz in November 1884. By 1888 Goodwin Draper owned lots 184 to 188, at the time five lots facing Windsor Crescent between Louise and St. Georges Avenue. During that year the architect John J. Underwood acquired them having moved from Hawthorn to Surrey Hills about that time. He lived in Albany Crescent at "Sydenham", now demolished and also bought at least 20 allotments in the St. James Park estate.

During 1889 Underwood subdivided his Windsor Crescent holding into nine lots, six facing Windsor Crescent, one facing Louise Avenue and two facing St. Georges Avenue. It was known as "Underwood's Subdivision". Considering the extent of the economic downturn at the time he did well to sell more than half of it by the following year. Lots 1 and 2 which were later re subdivided to face Louise Avenue were sold to George Sim, lots 4 and 5 to the *gentleman* Joseph Wood and lot 6 to Charles Grist. Wood houses had been built on lots 4 and 8 the later being let to John Hunter Stokes, a professor of music prior to its purchase by Mrs. Anna Samuels in 1890.

During 1890 Underwood also built a house on lot 9, now no.8 Louise Avenue which he sold to Thomas Burges, a gardener. By 1893 Mrs. Agnes Noakes had bought the house for her residence. She let it for a while in 1895 to a lady named Mrs.E. Leahy resuming residency herself by the turn of the century and continuing there in 1920 at which time the house was described as W5 (wood with five rooms) with an NAV of 25 pounds.

Description

An asymmetrical timber framed late Victorian cottage with bracketed eaves and timber posted verandah extending across the whole of the façade having ornamental cast iron lace.

Comparative Examples

8 Windsor Crescent, Surrey Hills

Significance

The house at no. 8 Louise Avenue, Surrey Hills, was built in 1890 for the local architect, John J. Underwood. It is historically significant.

It is historically significant (Criterion A) for its association with the architect, John J. Underwood, whose land subdivision and subsequent developments within the "Underwood estate" forming part of the Windsor Park estate demonstrate Land Boom practices of the day wherein entrepreneurs, including in this instance architects, and more commonly builders, took on the role of developer to make quick profits. Surviving houses designed by Underwood within the Windsor Park estate include 14 and 18 Balmoral Crescent.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1888/Assess.No.1081, 1889/Assess.Nos.3181-5, 1890/Assess.Nos.3032-40, 1891/Assess.Nos.3673-81, 1893/Assess.No.6230, 1895/Assess.No.5227, 1900, 1920/Assess.No.6301.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Elgar's Special Survey, 24/11/1884, LP 661 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.

Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.

SLV, 820bj 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Shire of Nunawading, MMBW litho plan no.272, 1912.

Building:		Significance:	
Address:	22 McDowall Street, Mitcham	Melway Map Ref:	48K8
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1901
Architect:		Builder:	



Photo: 7/2001

Intactness:		Condition:	
G[x] F[] P[]		G[] F[x] P[]	

Existing Heritage Listings:		Recommended	Heritage
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Initially surveyed as part of C.A.127, the area bounded by Mitcham, Doncaster East and Whitehorse Roads was known as Cook's Paddock when it was subdivided as the Mitcham Township Estate in 1889. Charles McDowall, a *Surrey Hills land agent* and auctioneer, advertised sales for the 14th. and 28th. April of 163 suburban lots. McDowall was active in local affairs in Surrey Hills at the time and served as a councillor from 1891 to 1894, later moving to Western Australia where he became a Member of Parliament.

At the turn of the century owners of the Mitcham Township Estate included the Universal Permanent Building and Investment Society and the controversial Box Hill butcher, land agent and local councillor Alfred Rawlings. Among his interests were the Australian Brick and Tesselated Tile Co. of which he was chairman and the East Suburban Property Investment Co. Ltd of which he was co-founder.

In 1900 Mrs. Rachael Ballam, a nurse at The Sanatorium, Canterbury, bought land from both parties, lot 102 on the north west corner of McDowall and Harrison Streets from the former and lot 100 from the latter. In February 1901 she was recorded as owning lots 100, 101 and 102. A pencilled entry *wood* was added indicating a house was built there later that year. In 1902 nine people were in residence and the NAV was 17 pounds 10 shillings. Nurse Ballam had built the house as a sanatorium.

By 1910 the property was in the ownership of Mrs. Jane McDonnell, a local resident of McDowall Street who ran the general store next to the present Mitcham Hotel in Whitehorse Road. She let the place to Harry Hunter, a clerk. William Kennedy, a potter leased it from McDonnell's executors in 1920, the property at that time being described as *W5* (wood with five rooms) on *lots 100-102, 140 by 120 feet, NAV 25 pounds*. Kennedy had married Jane McDonnell's daughter, Margaret. The house was marked on an auctioneer's notice "Mitcham" c.1920 showing little development in the street till then. The property was subsequently subdivided. In 1951 Mrs. Margaret Kennedy lived at no.22 on lot 101 and Archibald Kennedy lived in the house built at no.24 on lot 102.

Description

A single fronted symmetrical timber framed Federation period villa with corrugated iron clad hipped roof, symmetrical stuccoed chimneys with wind breaks, ashlar boarding to the façade, bracketed eaves, timber posted verandah with ladder frame frieze and fretted brackets. There are later brick piers at the base of each post. The front door appears to be original with diagonal panelling beneath single side lights and there are French doors opening onto the verandah either side of the doorway.

Comparative Examples

"Waverley", 54 Windsor Crescent, Surrey Hills, (1905)

"Avonlea", 8 Valonia Avenue, Surrey Hills, (1888)

363 Elgar Road, Surrey Hills (1888-89)

106 Surrey Road, Blackburn (1890)

“The Wattles”, 129 Mount Pleasant Road, Forest Hill (1891)
“Willowbank”, 29 Moore Road, Vermont (1881)
381 Mitcham Road, Mitcham (c.1888)
38 Haines Street, Mitcham (1889)
36 Haines Street, Mitcham (1889)
11 Albert Street, Mitcham (1908?)
4 Albert Street, Mitcham (1887?)

Significance

The house at no. 22 McDowall Street, Mitcham, was built in 1901 for the nurse, Mrs. Rachael Ballam of the Sanatorium, Canterbury, as a sanatorium. It is of historic and aesthetic significance.

It is historically significant (Criterion A) as an early surviving building in the locale, built as a sanatorium, when the area was predominantly open country. It is aesthetically significant (Criterion E) as a substantially intact representative single fronted villa of its time, rare in its locale and enhanced by the French doors opening onto the front verandah which are suggestive of the building's original purpose.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References

Box Hill Historical Society, *Shire of Nunawading Rate Books, Mitcham Riding*: 1900:A/Nos.380, 401, 403, 1901:A/No.392, 1902:A/No.380, 1910:A/No.529, 1920 A/No.931.
BHHS, *Sands and McDougall Directory of Victoria*, 1951/p.947.
“Parish of Nunawading”, Office of Lands & Survey map, 13 May 1864, in Niall Brennan, *The History of Nunawading*, Hawthorn Press, Melbourne, 1972, endpapers.
“A Map in the Municipal Directory of 1892” in Niall Brennan, *The History of Nunawading*, Hawthorn Press, Melbourne, 1972, pp.62-3.
SLV Maps, 820bhf, vol.6, pp.158-9, “Mitcham Township Estate”, 14.4.1889 & 28.4.1889.
Diane Sydenham, *Windows on Nunawading*, Hargreen Pub.Co./City of Nunawading, North Melbourne, 1990, p.221.
Andrew Lemon, *Box Hill*, Lothian Pub.Co.Pty.Ltd/Box Hill City Council, Melbourne, 1978, pp.76-9, 88, 90, 103, 230.
Nunawading & District Historical Society, ND442, “Mitcham”, 1.5.1920? Further reading: Jane McDonnell, notes, June 1910.

Building:	Box Hill Cemetery	Significance:	
Address:	Middleborough Road, Box Hill	Melway Map Ref:	47F10

Building Type:	Columbarium	Construction Date:	1928-29
-----------------------	-------------	---------------------------	---------

Architect:	Rodney Alsop and A. Bramwell Smith	Builder:	T.F. Crabb
-------------------	------------------------------------	-----------------	------------



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage	
Victorian Heritage Register	[]	Victorian Heritage Register	[x]
National Estate Register	[]	National Estate Register	[x]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

The word "columbarium" is derived from the Latin word *columba* meaning "dove", a "columbarium" being a dovecote or an underground vault with recesses in the walls to receive the ashes of the dead or one of those recesses. A brochure produced by the Box Hill Cemetery Trust defined a columbarium as *a subterranean sepulchre set apart for the reception of urns of ashes*, explaining that its new structure partly fitted that description as it made provision for *burying caskets in concrete chambers below the floor level*. There was also provision for the placement of urns on stone brackets and for memorial tablets of bronze, brass or marble.

Cemetery Trust records relating to the Columbarium are limited to minutes of Trust meetings. The points referring to the Columbarium were brief in the decade 1920 to 1930. They were:

- | | |
|-----------|--|
| 3.2.1928 | Sketch plans for proposed Columbarium carefully considered
-view to alterations |
| 4.5.1928 | Letter from the Health Department requesting that proposal to erect Columbarium be deferred 12 months |
| 31.8.1928 | Permission granted (letter) for erection of Columbarium
-questions re the finial cross on the dome and fan lights in the angles of the building |
| 20.3.1929 | Recorded the completion of the building |
| 25.1.1929 | Mentioned costs for spaces in the Columbarium |
| 20.1.1930 | Dispute re Columbarium |

The building was constructed in the form of a Greek cross, cremation and columbaria originating from the pre Christian era of that country. It could be approached via four axial pathways. The external colouring was reminiscent of the Mediterranean with red tiled roof and buff walls. The exterior and richly painted interior decoration was Byzantine in style. On entering the building the architects Rodney Alsop and A. Bramwell Smith of Henty House, Melbourne wanted to evoke the vista of *the tomb of Galla Placidia at Ravenna*. The octagonal tower supports a dome that was described at the time as unusual there being few other examples in the world of its type and a better known example being the *Little Metropole Cathedral at Athens*. The builder was T.F. Crabb of 70 Elizabeth Street, Melbourne. The cost was about 2500 pounds.

The general aim was to *produce a sense of cheerful protection for the tender memory of those who are no longer with us*. The Box Hill Reporter covering the opening of the structure in March 1929, pointed to some other reasons the Trust had for its construction:

Situated on an elevation it is a picturesque concrete erection that can be seen from all parts of the cemetery... (focal point)
the building was part of a scheme of embellishment (ornament)
an education in the modern and hygienic method of the disposal of the dead (sanitation)

The mayor at the time, Councillor Palling, referred to the Trust's action as a *splendid example...in taking such a progressive step*. The Columbarium was described as the *first of its kind erected in the Commonwealth*. Cremation is commonplace today but at that time it was not.

The Box Hill Cemetery dates from 1873 when sanitary conditions and the quality of human life were poor. Death from illness was high, especially among infants. The Christian belief of *keeping the body intact as it awaited resurrection* was one of the views that prejudiced people against cremation however there were promoters of this perceived *radical new disposal of the dead*. By 1920 however only 57 cremations had taken place in Victoria. Factors such as religious beliefs, social attitudes and sanitary considerations were changing and it would appear the Box Hill Cemetery Trustees were keen to be facilitators/promoters of that change.

Description

Located at the centre of a system of radial pathways, the columbarium has the form of a Byzantine church with a Romanesque porch and bronze panelled doors facing north-east. The column capitals are in the Byzantine style and the gable roof to the cruciform plan is surmounted at the crossing by a copper sheathed cupola with Romanesque windows admitting light to the interior. There are Cordovan tiles and lunettes in the ends walls of the arms of the cross, all of the windows being steel framed. A small cross envisaged for the dome is not extant.

Inside, the arms of the cross have either arcaded walls also in the Byzantine style enclosing shelves for the display of urns or panels for the receipt of memorial plaques. The ceilings are barrel vaulted leading to the dome carried on pendentives and have been richly ornamented. The floor slab surmounts a chamber created for the placement of ashes.

Comparative Examples

Other columbaria consist of open ground with walls containing memorial tablets.

Significance

The columbarium at the Box Hill cemetery is situated towards the west end of the ground and was built in 1928-29 for the trustees by T.F. Crabb to the design of architects Rodney Alsop and A. Bramwell Smith. It is historically, aesthetically and socially significant.

It is historically significant (Criterion A) as a very early and therefore innovative example of the practice of cremating human remains at a time when interment was universally accepted. It may be the only structure of its type in the State. It is aesthetically significant (Criterion E) as a picturesque building evoking early Christian images associated with the Byzantine Empire - and subsequently the Greek Orthodox Church, - the use of Byzantine capitals being unusual. Its aesthetic qualities are enhanced by its location at the centre of a system of radial pathways giving it prominence in the cemetery ground. It is socially significant (Criterion G) for its connections with the lives of those memorialized and for the value placed on their continuing memory by descendants and the wider community. The building's association with the noted Melbourne architect, Rodney Alsop, is of note (Criterion H).

Source

Ward, A., Whitehorse Heritage Review 2001

References

“The Columbarium” (brochure), Box Hill Cemetery Trust, 20.3.1929.

Box Hill Historical Society, Notes from the Cemetery Trust Minute books, 1920-1930.

Box Hill Reporter, “Box Hill Columbarium”, 22 March 1929.

“The Box Hill Cemetery”, National Trust of Australia (Victoria) Classification Report, nd.

Celestina Sagazio (ed.), Cemeteries Our Heritage, National Trust of Australia (Victoria), Melbourne, 1992, pp.5-18.

Building: Former St. Joseph's Convent	Significance:	C
Address: 318 Mont Albert Road, Mont Albert	Melway Map Ref:	46J10
Building Type: Convent	Construction Date:	1922
Architect: -	Builder:	-



Intactness:	Condition:
G[x] F[] P[]	G[x] F[] P[]
Existing Heritage Listings:	Recommended Heritage Listings:
Victorian Heritage Register []	Victorian Heritage Register []
National Estate Register []	National Estate Register []
National Trust Register []	Heritage Overlay Controls [x]

History

Englishman Henry Elgar purchased the right to eight square miles of land in the Port Phillip district in 1841. A merchant in the West Indies, his agents in the colony made the selection and draughtsman Thomas Nutt completed the survey. Resurveyed by Robert Hoddle in 1843 and 1844 Elgar's Special Survey eventually ran west of what would become Elgar Road between the Koonung Creek and Canterbury Road. The area, which had been leased by Arundel Wrigte for depasturing stock, also bore the beginnings of rough tracks east, which had *some resemblance to the present-day routes of Barkers and Mont Albert Roads*, the latter becoming known as *Survey Road*. Such were the initial European activities in the area where St. Joseph's Convent would be built.

Many lots were sold from the outset however complications arose with the resurvey. Elgar became involved in a financial crisis and the land ended up largely in the hands of his associates, Robert Brooks and A. Dyce. The upshot was that by 1845 Elgar's Special Survey had been re-conveyed to the Crown via an arrangement with the Sydney businessman and land speculator Robert Campbell Jnr. A new title enabled land sales to resume from 1845. Early settlers were generally wood carters, farmers and fruit growers however land speculators also moved in.

In 1881 the area where no.318 now stands was owned by an emerging financial institution, the Freehold Investment and Banking Co. Ltd., a land bank under the chairmanship of Matthew Davies. It held the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads formerly the south east corner of the Special Survey. Encouraged by the opening of the railway line to Lilydale in December 1882, the siting of a station just inside its west boundary and the rising demand for residential lots, the company embarked upon a grand scheme to develop its holding. Named Windsor Park it was promoted as the *idyllic suburb of the future*. The first auction of allotments took place in September 1883.

The sale of lot 181 on the south east corner of Mont Albert Road and Wilson Street where the Convent now stands was released as part of section B. By the turn of the century it had not been developed but there were sufficient houses nearby to warrant a review by the Catholic community of the siting of its church and school.

From 1857 it had a church and school on the north east corner of Warrigal and Riversdale Roads known as St. Bridget's, later St. Brigid's. Father George Robinson arrived at Our Lady of Victories in Camberwell in 1901 and in the following year began the church on the north east corner of Mont Albert Road and Barton Street which became known as the Church of the Most Holy Redeemer, now Our Holy Redeemer. A timber hall on the York Street corner served as classrooms. On completion of the hall Father Robinson closed St. Brigid's, the building subsequently being let to a family named Gleeson who had *a small farm and a poultry run*. This family was possibly related to the first parish priest at Our Holy Redeemer, Father Gleeson.

Two sisters from the Australian teaching Order of St. Joseph, founded by Mary McKillop many years before, joined the school in 1902. They were not the first sisters of the Order to come to Surrey Hills, there being the St. Joseph's Home for

Destitute Children established in Kent Street by the Society of St. Vincent de Paul in 1890. Surrey Hills was regarded by the Society's committee as *a healthful suburban district* for the children in its care. By 1897 there were eight Sisters at the Home. Whether the Sisters at the new school came from there is unknown at this stage. The Home ran its own residential school until 1916.

By February 1917 Antonio Clota of Whitehorse Road, Box Hill owned lots 180, 181 and 182 in Mont Albert Road between Wilson and Gordon Streets. In 1920, in the name of Andrew Clota, lots 180 and 181 were disposed of to the *Trustees of the Surrey Hills Roman Catholic Church c/-Rev. Father Gleeson*. The next rate book entry of interest occurred in 1922 where there is a pencilled note *Convent here Revalue*. The brick building bore the inscription "St. Joseph's Convent" and contained ten rooms at the time, one of them a chapel. It stands on lot 181, a tennis court subsequently being formed on the adjacent lot 182, this lot perhaps being a later purchase.

The Sisters taught at Our Holy Redeemer school until the mid 1980s but continued to reside at the Convent and carry out their charitable works for a further few years.

Description

A substantially intact Inter-War former convent adopting a bungalow form. The walls are in red brick with unpainted stuccoed dressings and rough cast panels. Elements addressing the street include the projecting wing with Palladian window and lead lit work incorporating the JS motif (removed since inspection) and surmounting rough cast panel with "St. Joseph's Convent" in raised cement. The verandah has coupled cement pillars on shared stuccoed and rough cast bases and there is a tessellated tiled floor and lead light work to the doors. The roof is terra cotta tiled, extended to form the verandah roof and there is a terra cotta cross at the gable apex and subordinate shingled gable ends. The interior has not been inspected.

Comparative Examples

The asymmetrical bungalow form is a common domestic architectural type in the Municipality, examples including 44 Husband Road, Forest Hill (1911), 15 Laurel Grove, Blackburn (c.1926), 54 Maple Street, Blackburn (1927), 21 Shady Grove, Nunawading (1933), 48 Shafer Road, Blackburn North (1907) and 431 Whitehorse Road, Mitcham (c.1905).

Significance

The former St. Joseph's Convent, situated at 318 Mont Albert Road, Mont Albert, was built in 1922. It is historically and aesthetically important. It is historically important (Criterion A) for its associations with the teaching Order of St. Joseph, founded by Sr. Mary Mckillop, and for its charge at the Church of the Most Holy Redeemer, now Our Holy Redeemer. It is aesthetically important (Criterion E) as a substantially intact building in the common bungalow form. It is distinguished by its unpainted cement and rough cast surfaces, Palladian window motif popular at the time but also having stylistic links with the Italian Renaissance and the centre of the Catholic faith and the convent name itself in raised cement letters. The lead light

work, to the extent that it survives, also contributes to the cultural importance of the place by virtue of its capacity to demonstrate the Catholic origins of the building.

The interior of the building has not been inspected but the chapel may also contribute to its cultural values.

Source

Ward, A., Whitehorse Heritage Review 2001

References:

Box Hill Heritage Centre (BHHC), Shire of Nunawading Rate Books, Surrey Hills Riding: 1915-1924.

Melbourne Water Plan Room, MMBW plan no.177, Municipality of Box Hill, 160:1, 5/6/1928; MMBW plan no.3110, 40:1, 14/1/1946 & 12/1952.

“Map Shire of Nunawading 1892”, Directory of Maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Andrew Lemon, Box Hill, Lothian Publishing Co.Pty.Ltd., Melbourne, 1978, pp.5, 7-8, 74-5, 102, 117.

Surrey Hills In Celebration of the Centennial 1883-1983, History Nook, Surrey Hills, 1983, pp.1-9, 25, 29-32.

D.MacLean, “The Elgar Survey from Balwyn 1841-1941”, Papers read before the Box Hill city Historical Society together with Research Notes and Contributed Items, 1964-1968, volume 1, pp.

Fr. D. Conquest, “Notes on the History of the Catholic Church in Box Hill”, Papers read before the Box Hill City Historical Society together with Research Notes and Contributed Items, 1964-1968, volume 1, pp.48-52.

Rev. Walter Ebsworth, Pioneer Catholic Victoria, The Polding Press, Melbourne, 1973, p.72.

Some of the Fruits of Fifty Years, A.H. Massina & Co., Melbourne, 1897, pp.47-48.

Building:		Significance:	
Address:	380 Mont Albert Road, Mont Albert	Melway Map Ref:	46K10
<hr/>			
Building Type:	house	Construction Date:	1912-13
Architect:		Buider:	
<hr/>			



Photo: 5/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
<hr/>			

Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]
<hr/>			

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads, was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.* a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Land was released initially in the western portion of the estate spreading east as the decade unfolded. A portion of almost fifty acres east from St. Georges Avenue and Balmoral Crescent was subdivided into 170 lots and sold by 1888. Lot 118 on the south east corner of Mont Albert Road and St.Johns Avenue was owned by Sidney Hake in 1900. Ownership had passed to Mrs. Charlotte Helen Hake by 1912 when it was sold to William John Sanderson, a builder living in Camberwell. At the same time Sanderson bought the adjoining lot 117 from Mrs. Charlotte Caroline Ridgeway and commenced building the house at no.380 for his residence. He completed it in 1913 and lived there for a few years.

By 1920 a former resident Doctor Percy Herbert Liddle had returned to the district, buying this house for his residence. At the time it was described as B8 (brick with eight rooms) with an NAV of 85 pounds. Previously Liddle had conducted a practice at 171 Union Road from 1890 to 1893 moving to Alexandra Avenue until early 1901. It is understood his activities included presidency of the local football and cricket clubs and terms as secretary of the lawn tennis and golf clubs. He moved to Daylesford in 1901 where he was resident surgeon at the hospital.

Description

A substantial and picturesque single storeyed Federation period villa with corner verandah and emphasis given to the diagonal axis by means of a corner conical tower. The corner verandah is characteristically terminated by projecting wings with bracketed overhanging half timbered gable ends, the north facing apex being crowned by a terra cotta finial in the form of an eagle. There are window bays to the projecting wings, the north facing bay being curved and the west facing bay being rectangular with a sun hood. The timber verandah posts are unusual having scalloped shafts whilst the south-west verandah has arched masonry supports and an associated recent port hole window. The red brick walls are relieved by rough cast upper sections and there are tall chimneys with coupled terra cotta pots and tessellated verandah floor tiles.

Comparative Examples

- "Emilla Villa", 4 Albany Crescent, Surrey Hills (1913)
- "Roscrea" 22 Windsor Crescent, Surrey Hills (1907)
- "Nyora" 17 St. John's Avenue, Surrey Hills (1904)
- 72 Churchill Street, Mont Albert (1907)

13 Victoria Crescent, Mont Albert (1908)
28 High Street, Mont Albert (1915)
"Gwynton Park" 355 station Street, Box Hill (1907)

Significance

The house at no. 380 Mont Albert Road, Mont Albert, was built in 1912-13 by William John Sanderson, a builder resident in Camberwell. It is aesthetically significant.

It is aesthetically significant (criterion E) as a mature expression of the Federation period villa, demonstrating its hall marks and romantic imagery. They include the exploitation of the diagonal axis with corner verandah, conical tower and terminating wings and the ornamental use of traditional Medieval elements which informed the period from its English origins. The scalloped verandah posts are unusual at the metropolitan level. It is aesthetically significant also in its capacity to dominate a point of entry to the historic "Windsor Park" area whilst its association with the noteworthy architecture of the period seen in Camberwell is established through its builder.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1900/Assess.No.2593, 1912/Assess.No.3807-8, 1913/Assess.No.4235, 1914/Assess.No.5001, 1920/Assess.No.8004.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 35, 51.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 831, Plan of Survey of Portion of Elgar's Special Survey, date unclear and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.
- Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melb, 1978, pp.74-5.
- Papers Read Before the Box Hill City Historical Society and Some Research Notes, Dr.N.McH.Ramsay, "Medical Care in Box Hill and District before 1935", Vol.4, 1974-1975, pp.5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- MMBW litho detail plan no.2243, 1910.

Building:
Address: 419 Mont Albert Road, Mont Albert

Significance:
Melway Map Ref: 47A10

Building Type: house

Construction Date: 1925

Architect:

Builder:



Photo: 5/2001

Intactness: **Condition:**

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register

[]

Victorian Heritage Register

[]

National Estate Register

[]

National Estate Register

[]

National Trust Register

[]

Heritage Overlay Controls

[x]

History

According to the "Map Shire of Nunawading 1892" published by the Victorian Shire Map Company, Melbourne the south east portion of Henry Elgar's 1841 Special Survey was held by the Surrey Hills Investment Company in that year. The part of Mont Albert Road where no.419 stands however was formerly part of *Black's Paddock* stated in the auctioneers Duncan and Weller's sale notice of 1924 "Black's Estate-Mont Albert" to have been held by that family from the middle 1870's.

Robert Black was listed at Box Hill and Surrey Hills in the Sands and McDougall directory of 1887 confirming his early residency in the district. At the turn of the century he lived on the north side of Mont Albert Road between Salisbury Street and Elgar Road continuing there in 1910 when he was described as a *farmer* with a wood house and 18 acres. The property, which can be readily identified on MMBW plans surrounded by earlier subdivisions, subsequently passed to Neil Black. Upon his death the paddock was subdivided into 88 housing lots and auctioned on 29th November 1924. The subdivision created Black, Proudfoot, View and Bruce Street (now the western end of Serpentine Street) and had frontages to Mont Albert Road.

At the sale Percy Leslie Padgham bought lot 11 on the north east corner of Mont Albert Road and View Street disposing of it to Mrs. Sarah Jessie McKenzie in 1925. In that year McKenzie built the house that is now no.419 for her residence. In 1927 it was described as B5 (brick with five rooms) with an NAV of 80 pounds.

Description

An imposing masonry bungalow in the Californian Bungalow tradition with dominant Swiss chalet form gable roofs and shady verandah extending across the whole of the façade. The façade arrangement is asymmetrical causing the verandah to serve as a sunhood across the face of the projecting wing on account of its shallow depth. At the other end, the verandah is extended beyond the house to serve the driveway to the garage and is terminated in another gable end. The visual effect of this arrangement is to give visual interest and emphasis to the horizontal dimension. The verandah is supported on coupled timber posts mounted on patterned brick piers, the upper sections of the posts having lattice and spandrel enrichment which whilst reinforcing characteristic Arts and Crafts themes is suggestive also of Japanese influence. There are curved brick walls linking the piers to reinforce this latter element of the design. The body bricks are clinkers and they are relieved by reds. The piers and curved balustrade are capped and the fill to the walls is rough cast. The gable ends are shingled with lattice vents in the apexes.

The front fence and corner gateway are contributory.

Comparative Examples

21 Shady Grove, Nunawading (1933)

421 Mont Albert Road, Mont Albert (1925)

29 Leopold Crescent, Mont Albert

There are many bungalows in the locale exhibiting patterned brickwork and interpretive Japanese details that whilst seen elsewhere in metropolitan Melbourne are especially characteristic of this area of Box Hill.

Significance

The house at no. 419 Mont Albert Road, Mont Albert was built in 1925 for Sarah Jessie McKenzie. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a mature expression of the Californian Bungalow as it was developed especially in Box Hill during the Inter-War period, the hallmarks of the style including the multiple gabled form, patterned brickwork and decorative brackets to the posts with curved balustrades imparting Japanese architectural character together with Arts and Crafts treatments highly representative of the period. This bungalow is further distinguished by the extension of the verandah across the whole of the façade and beyond where it is terminated in a third gable end facing the driveway.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1910/Assess.No.3105, 1925/Assess.No.13711, 1926/Assess.No.7116, 1927-8/Assess.No.4768.

Box Hill Historical Soc., Sands and McDougall Directory of Victoria, 1887/pp.58, 339, 1900/p.599.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, p.84.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Auctioneers' notice, "Black's Estate-Mont Albert", 29 November 1924.

Building:		Significance:	
Address:	421 Mont Albert Road, Mont Albert	Melway Map Ref:	47A10
Building Type:	house	Construction Date:	1925
Architect:		Builder:	



Photo: 5/2001

Intactness:	Condition:
G[x] F[] P[]	G[x] F[] P[]

Existing Heritage Listings:	Recommended Heritage Listings:
Victorian Heritage Register	[] Victorian Heritage Register []
National Estate Register	[] National Estate Register []
National Trust Register	[] Heritage Overlay Controls []

History

According to the "Map Shire of Nunawading 1892" published by the Victorian Shire Map Company, Melbourne, the south east portion of Henry Elgar's 1841 Special Survey was held by the Surrey Hills Investment Company in that year. The part of Mont Albert Road where no.421 stands however was formerly part of *Black's Paddock* stated in the auctioneers Duncan and Weller's sale notice of 1924 as "Black's Estate-Mont Albert" to have been held by that family from the mid 1870s.

Robert Black was listed at Box Hill and Surrey Hills in the Sands and McDougall directory of 1887 confirming his early residency in the district. At the turn of the century he lived on the north side of Mont Albert Road between Salisbury Street and Elgar Road continuing there in 1910 when he was described as a *farmer* with a wood house and 18 acres. The property, which can be readily identified on MMBW plans surrounded by earlier subdivisions, subsequently passed to Neil Black. Upon his death the paddock was subdivided into 88 housing lots and auctioned on 29th. November 1924. The subdivision created Black, Proudfoot, View and Bruce Street (now the western end of Serpentine Street) and had frontages to Mont Albert Road.

At the sale R.G. Barnard bought lot 12 on the north side of Mont Albert Road between View and Rowland Streets disposing of it to Mrs. Helen Smith in 1925. In that year Smith built the house that is now no.421 transferring owner/occupancy to Miss Vera Helen Constance Smith on its completion. In 1927 it was described as W5 (wood with five rooms) with an NAV of 60 pounds.

Description

A timber framed bungalow in the Californian bungalow tradition having a shady verandah across the front supported by coupled posts mounted on rough cast masonry piers, the spaces in between being linked by battened balustrades. The façade treatment is symmetrical, emphasis being given to the centrally situated entry by means of the pier spacings, the symmetrical arrangement of double hung windows with lead lit upper sashes and the gablet in the terra cotta tile clad roof. The chimneys are rough cast and the casement windows project slightly on brackets in the manner of the period.

Comparative Examples

21 Shady Grove, Nunawading (1933)
449-65 Springvale Road, Forest Hill (altered 1914)
88 Whitehorse Road, Blackburn
563 Whitehorse Road, Mitcham

Significance

The house at no. 421 Mont Albert Road, Mont Albert was built for Mrs. Helen Smith in 1925. It is of aesthetic interest.

It is of aesthetic interest (Criterion E) as an exemplar of its type being a substantially intact bungalow of the early Inter-War period of a type distinguished by its symmetry and shady verandah extending across the entire façade. There are many bungalows of

the period in the locale and it is not considered that this building is sufficiently rare, innovative or expressive of the style to warrant Planning Scheme control

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1910/Assess.No.3105, 1925/Assess.No.13712, 1926/Assess.No.7117, 1927-8/Assess.No.4769.

Box Hill Historical Soc., Sands and McDougall Directory of Victoria, 1887/pp.58, 339, 1900/p.599.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, p.84.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Auctioneers' notice, "Black's Estate-Mont Albert", 29 November 1924.

Building:		Significance:	
Address:	64 Quarry Road, Mitcham	Melway Map Ref:	49A6
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1920s?
Architect:		Builder:	



Phot: 7/2001

Intactness:		Condition:	
G[] F[x] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[]

History

The rate books are unclear concerning the history of this place. It is situated on land originally alienated to P. Cummins, being section 127B and traversed by a road linking the East Doncaster Road with a quarry at the Mullum Mullum (Deep) Creek. By 1930, the two houses in Quarry Road were owned and occupied by Frederick James Dashwood and Eileen Catherine Hutchinson and it is presumed that no. 64 was one of these. By 1951 it was occupied by Richard Cotton.

Description

A representative timber framed Californian bungalow with Swiss chalet roof form having a principal gable end with two lower gable ends either side. There is a central doorway with flanking windows beneath the lower gable ends and a partially reconstructed verandah with Federation period turned timber posts and recent timber deck. The front door, east end window bay, finials and rear additions are recent.

Comparative Examples

Significance

The house at no. 64 Quarry Road was probably built during the 1920s and whilst unusual, being situated so far north of the railway line, is a representative house of its time now heavily though sympathetically defaced. It is for this reason that it is not recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Whitehorse Planning Scheme.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Conversation between Andrew Ward and the owner on 18th July, 2001.

Building:		Significance:	
Address:	rear 64 Quarry Road, Mitcham	Meiway Map Ref:	49A6
Building Type: house		Construction Date:	
Architect:		Builder:	



Photo: 7/2001

Intactness:		Condition:	
G[] F[x] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[]

History

This house was relocated to its present site from port Melbourne about two years ago.

Description

A presumed late Federation period timber framed villa with corner posted verandah formed by an extension of the main pyramidal Colorbond clad roof and terminated by projecting wings, the west facing wing having a rectangular window bay with double hung windows and both wings having rough cast cement facings with half timbering in the gable ends. There are recent rear additions, shingled weatherboards to sill height and casement windows generally.

Comparative Examples

This is a common Federation villa form.

Significance

The house at the rear of no. 64 Quarry Road, Mitcham was relocated to its present site from Port Melbourne c. 1999. It not recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Whitehorse Planning Scheme because its origins lie elsewhere and therefore do not demonstrate aspects of the history of the locale.

Source

Ward, A., Whitehorse Heritage Review 2001

References

Conversation between Andrew Ward and the present owner of no. 64 Quarry Road, 18th. July, 2001.

Building: "Vivian"
Address: 9 Russell Street, Surrey Hills

Significance:
Melway Map Ref: 46J12

Building Type: house

Construction Date: 1887-88

Architect:

Builder: George Legg



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

In the rural days of Surrey Hills the south east corner of Canterbury and Warrigal Roads belonged to George Klepper and family, their property being about one quarter of the twenty-two and a half acre section 39A. It is understood they planted grape vines on all the area now occupied by the Presbyterian church and that their farmhouse is incorporated in the house named 'Spenceycroft' in Canterbury Road. Philip Klepper, described as a *gardener* in 1885, was probably the last of the family to work the 5.75 acre property as soon after it was subdivided and sold as "Klepper's Orchard".

Russell Street was created with the subdivision and at the time of sale, probably the second half of 1885, George Legg, a bricklayer bought lot 32 where no.9 stands. The Rate Books of the 1887 and 1888 are unclear in relation to this property. Legg was listed as owning lot 12 but this was possibly an error. Lot 32 was not listed at all. In 1887 Legg owned a house with an NAV of 12 pounds, probably this house at no.9. In the following year the house was not mentioned. In 1889 he was recorded as owner/occupant of a brick house on lot 32, NAV 43 pounds. It is possible Legg had commenced the house in 1887 and finished it in 1888. He lived there until the height of the 1890s depression.

During the next decade ownership changed several times. Legg sold to John Rourke in 1891. He let the house to William Macdonald, a draughtsman (1892) and Harry Ulett (1894). Mrs. Maggie McCord then assumed owner/occupancy for a couple of years with the property passing to Arthur Greenwood, a warehouseman by the turn of the century.

By 1910 a jeweller, George James Jackson was owner/occupant of the house which he named "Vivian". By then he was rated for two buildings, both brick on the same lot. In 1920 these places were described as *no.7 B7, part lot 32 NAV 32 pounds* and *no.9, B2, part lot 32, NAV 10 pounds*. Jackson occupied both. The two roomed building was clearly shown on the MMBW plan of 1927 as an L shaped structure. Today it is a garage.

Description

A substantial and ostentatious single fronted symmetrical tuck pointed polychrome brick late Victorian villa with patterned slate roof retaining its symmetrical chimney stacks and cast iron verandah with ornamental lacework. Emphasis is given to the entry by means of the verandah column spacings and arched niches either side. The body bricks are blacks and the ornamental bricks whites and reds. There is a tessellated tiled verandah floor with stone margins. An early brick building of utilitarian form adapted to serve as a double garage is located to the immediate south..

Comparative Examples

"Galtee More", 16 Windsor Crescent, Surrey Hills (1885)

"Callignee", 14 Balmoral Crescent, Surrey Hills (1889)

Significance

“Vivian” at no. 9 Russell Street, Surrey Hills, is presumed to have been built in 1887-88 by the bricklayer, George Legg, as his residence. There is an associated building now used as a garage to the immediate south. The two buildings are historically important whilst the residence is aesthetically important.

They are historically important (Criterion A) as a rare surviving pair of substantially intact buildings erected during the late Victorian Land Boom to the south of Canterbury Road, the use to which the outbuilding was originally put being not known at the time of writing. The residence is aesthetically significant (Criterion E) as a highly ostentatious Boom period villa in the locale, the obvious link between its owner, who was a bricklayer, and the ornamental brickwork being the reason why this house exhibits an exceptionally decorative aspect to Russell Street. Whilst the villa form is commonplace, the exploitation of the decorative value of polychrome brickwork is the distinguishing and valued feature of this house.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1885/Assess No 454, 1886/Assess No.881, 1889/Assess.No 3627, 1892/p.72, 1894/Assess.No 6181, 1900/Assess.No.2974, 1909-10/Assess.No.3761, 1920-1/Assess.No 8686.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900. History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.3, 55.

BHHS: “Map Shire of Nunawading 1892”, Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Municipality of Box Hill, MMBW litho plan no.73, 1927.



Building:		Significance:	
Address:	26 Russell Street, Surrey Hills	Melway Map Ref:	46J12
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1888
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[] F[x] P[]		G[x] F[] P[]	
<hr/>		<hr/>	
Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[]

History

In the rural days of Surrey Hills the south east corner of Canterbury and Warrigal Roads belonged to George Klepper and family, their property being about one quarter of the twenty-two and a half acre section 39A. It is understood they planted grape vines on all the area now occupied by the Presbyterian church and that their farmhouse is incorporated in the house named 'Spenceycroft' in Canterbury Road. Philip Klepper, described as a *gardener* in 1885, was probably the last of the family to work the 5.75 acre property as soon after it was subdivided and sold as "Klepper's Orchard".

Russell Street was created with the subdivision but it is unclear if lot 23 where no.26 now stands remained in the hands of the agents Clarke and Co. or was owned by the Universal General Land and Savings Coy. Either way Thomas Caffyn, a plasterer bought it in 1888 and during that year built this timber house for his residence. He lived there until ownership was assumed by the Metropolitan Permanent Building Society c.1894. The Rate Book entry at that time continued to refer to the property as *Caffyns*, the inference possibly being that he lost the house as a result of the depression. Before the turn of the century tenants included the *gentleman* William Stewart (1894), Frederick Mawson (1897) and William Hodges (1900).

Miss Agnes C.H. Orr had taken over owner/occupancy by 1910 and continued there in 1920 when the house was described as *W5* (wood with five rooms) with an NAV of 30 pounds.

Description

A partly reconstructed late Victorian timber framed double fronted villa with later two storeyed rear additions and later bull nosed verandah occupying the position of the original corner verandah. The façade has ashlar boards with a bracketed frieze and corrugated iron clad hipped roof. There is a sunhood to the projecting wing window and the stuccoed chimneys are in situ.

Comparative Examples

8 Louise Avenue, Surrey Hills, (1890)
8 Windsor Crescent, Surrey Hills, (c.1888)
2 Hayward Court, Vermont, (1874?)
Blood's Cottage 519 (rear) Station Street, Box Hill (c.1854?), *demolished*.

Significance

The house at no. 26 Russell Street, Surrey Hills, was built in 1888 for the plasterer, Thomas Caffyn, on an allotment forming part of an estate formerly known as "Klepper's Orchard" subdivided soon after 1885. It is of historic interest as a surviving house from the late Victorian Land Boom south of Canterbury Road but it is not recommended that an overlay control be introduced owing to the impact of the alterations and additions sustained.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1888/Assess.No.1812, 1889/Assess.No.3618, 1890/Assess.No.4883, 1892/Assess.No.7285, 1894/Assess.No.6172, 1900/Assess.No.2966 1909-10/p.151, 1920-1/Assess.No.8678.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900. History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.3.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:		Significance:	
Address:	6 Salisbury Avenue, Mont Albert	Melway Map Ref:	46K10
Building Type:	house	Construction Date:	1922
Architect:		Builder:	



Photo: 5/2001

Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	

Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
National Estate Register	<input type="checkbox"/>	National Estate Register	<input type="checkbox"/>
National Trust Register	<input type="checkbox"/>	Heritage Overlay Controls	<input type="checkbox"/>

History

Originally part of Henry Elgar's 1841 Special Survey, this area was subdivided as the "Phoenix Park" estate in 1887 in anticipation of the Mont Albert train station (1890) being built. The subdivision created only a small community *recalled by the magnificent "Lydswood" and no.18 Churchill Street* before the turn of the century. The early years of Federation did not inspire development there being just three extant places in the northern part of the subdivision influenced more by progress in the "Creswick Estate" than activity in "Phoenix Park". At that time John Andrew Paterson owned adjoining lots 51 to 59 of the subdivision, that is all of the blocks facing the east side of Salisbury Street from no.6 to Churchill Street.

The onset of the First World War marked an increase in building in the estate and across Mont Albert generally. It continued throughout the 1920s and produced the many Californian bungalows evident today including this one built on lot 51 by Mrs. Violet Anne Duck for her residence. Formerly of Severn Street, Box Hill, Duck had bought the block from Percy Edgoose of Doncaster in 1922 and had completed the house by the end of the year. It was described as *W6* (wood with 6 rooms) with an NAV of 52 pounds. Duck continued to live there in 1951.

Description

A substantial single storeyed timber framed Californian bungalow with classic Swiss chalet roof to longitudinal gabled roof and subordinate projecting wing roof. A transverse element is established by the treatment of the verandah which commences at the projecting wing and is extended beyond the main house in the form of a freestanding gable ended pavilion. The verandah supports are coupled Tuscan columns mounted on capped rough cast piers. There is a faceted window bay to the projecting wing and strapwork to the gable ends, the main gable apex being shingled with a fixed louvre vent. The front room beneath the verandah also has a window bay, the roof tiles are terra cotta and the barges are bracketed.

Comparative Examples

419 Mont Albert Road, Mont Albert (1925)
922 Canterbury Road, Surrey Hills
963 Canterbury Road, Surrey Hills
29 Kenmare Street, Mont Albert

Significance

The house at no. 6 Salisbury Avenue, Mont Albert, was built in 1922 for Mrs. Violet Anne Duck at a time when this area was being rapidly built up. It is a representative example of a bungalow type characterized by the extended transverse verandah treatment better seen elsewhere in the Municipality. It is for this reason that heritage overlay controls are not recommended.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1900/Assess.No.2344, 1922-23/Assess.No.9065, 1923-4/Assess.No.9398.
- Sands and McDougall Directory of Victoria, 1951/p.865.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. pp.106-9.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- BHHS: Subdivision Plan LP1410, Phoenix Park, 21 January 1887.
- Municipality of Box Hill, MMBW litho plan no.73, 1927.

City of Whitehorse Heritage Review: Building Citations

Andrew Ward Architectural Historian

Building:

Address: 13 St. James Avenue, Surrey Hills

Significance:

Meiway Map Ref: 47A11

Building Type: house

Construction Date: 1914

Architect:

Buider:



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []

Victorian Heritage Register []

National Estate Register []

National Estate Register []

National Trust Register []

Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.* a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Land was released initially in the western portion of the estate spreading east as the decade unfolded. A portion of almost fifty acres east from St. Georges Avenue and Balmoral Crescent was subdivided into 170 lots and sold by 1888. At the turn of the century Mrs. Margaret Emma Skipper of Kew and later Brisbane owned lot 101 on which no.12 stands with all but two lots of the area bounded by Mont Albert Road, Windsor Crescent, St. Johns and St. James Avenues, that is lots 93 to 115 and lot 117. At least two Skippers were early residents of the area. E Skipper, a builder, lived in Surrey Hills in 1887 and Frederick Skipper lived in Albion Road, Box Hill, in 1888.

A decade later Mrs. Skipper still owned the northern portion of her holding including lot 107 however by 1912 she had disposed of this lot to Mrs. Jean Morton of Auburn. Morton sold the block in 1913 to the Box Hill resident Mrs. Emma Boyland who in the following year built the house that now stands at no.13 for her residence. By 1921 Ernest Edward Headdey, a clerk was owner/occupant the house at that time being described as B8 (brick with eight rooms) with an Nav of 60 pounds.

Research note: There may have been an error in the rate books regarding the recording of Mrs. Emma Boyland's name. During the same period Mrs. Ella Boyland, nee Mates lived locally. She was the president of the "Dorcas Society" formerly the "Box Hill Ladies Relief Society" the services of which were sought especially during the depression of 1929. She married William Boyland, a long serving councillor with several mayoral terms and Member of Parliament. In 1931 she became the first Box Hill woman to be appointed a Justice of the Peace. (See Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melb, 1978, pp.162-4, 171, 231.)

Description

A conservative asymmetrical Post Federation period red brick villa with bull nosed corner verandah carried on turned timber posts and enriched with cast iron lace. The verandah, which has a corner splay, is terminated at both ends by projecting wings with rough cast upper sections having cast cement ornamentation. There are window bays associated with the wings in the Edwardian manner and a rough cast band at sill level. The slate roof has terra cotta cappings and there are tall chimneys in the manner of the English Domestic Revival mode.

431 Whitehorse Road, Mitcham (c.1905)

Significance

The house at no. 13 St. James Avenue, Mont Albert, was built for Mrs. Emma Boyland in 1914. It is aesthetically significant.

It is aesthetically significant (Criterion E) in the locale as a substantial yet conservative Federation period villa, demonstrating the nature of the stylistic transition that took place between the archetypal late Victorian and Edwardian asymmetrical villas. This house is of interest in this respect for its retention of cast iron lace decoration and the somewhat rigid form recalling the late Victorian period and lacking the picturesque excesses characteristic of the Post Federation years.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References:

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1900/Assess.No.2591, 1909-10/Assess.No.3411, 1912/Assess.No.3802, 1913/Assess.No.4229, 1914/Assess.No.4995, 1915/Assess.No.5337, 1920/Assess.No.7996.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887/p.339, 1888/p.57.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 831, Plan of Survey of Portion of Elgar's Special Survey, date unclear and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.

Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:	“Wintersun”	Significance:	
Address:	12 St. Johns Avenue, Mont Albert	Melway Map Ref:	46K10-11
Building Type:	house	Construction Date:	1913-14
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
National Estate Register	<input type="checkbox"/>	National Estate Register	<input type="checkbox"/>
National Trust Register	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

The south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads, was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's Boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1st. December 1883, three months after the Surrey Hills railway station had come into regular service.

Land was released initially in the western portion of the estate spreading east as the decade unfolded. A portion of almost fifty acres east from St. Georges Avenue and Balmoral Crescent was subdivided into 170 lots and sold by 1888. At the turn of the century Mrs. Margaret Emma Skipper of Kew and later Brisbane owned lot 101 on which no.12 stands with all but two lots of the area bounded by Mont Albert Road, Windsor Crescent, St. Johns and St.James Avenues, that is lots 93 to 115 and lot 117. At least two Skippers were early residents of the area. E Skipper, a builder lived in Surrey Hills in 1887 and Frederick Skipper lived in Albion Road, Box Hill in 1888.

Within the decade lot 101 had been disposed of and formed part of the grounds belonging to the house "Durstion". It was owned by the reporter Edward Richard Bartholomew in 1912 and disposed of in the following year to Mrs. Emily Ruth Beaver of Middle Brighton. It is understood that the parents of the owner had visited England and returned with the idea of the house in their minds. This house now no 12 was commenced immediately and completed in 1914 for her residence. By 1920 it had passed to Miss Ruth Emily Beaver and was described as W7 (wood with seven rooms).

Description

A prominent Arts and Crafts attic storeyed bungalow with cross ridged gabled roof treatment having slates with terra cotta ridge tiles. The walls to sill level have creosoted(?) square edged weatherboards, the remainder including gable ends having cement sheeting with strapwork recalling English domestic precedents. The façade is symmetrical with the gable end extended forward and forming a recessed verandah beneath carried on coupled posts with quarter circle spandrels. There are surmounting recessed balconies with angled square edged weatherboard balustrade cladding in the Arts and Crafts mode facing west and south.

Comparative Examples

- 42 Churchill Street, Mont Albert (1925)
- "Whitchurch" 16 Churchill Street, Mont Albert (1915)
- 6 Furness Street, Blackburn (1928)
- Goodwood 744 Canterbury Road, Surrey Hills (1920)
- 8 Meerut Street, Mitcham (c.1922)

Significance

“Wintersun” is situated at no. 12 St. Johns Avenue, Mont Albert and was built in 1913-14 for Mrs. Emily Ruth Beaver of Middle Brighton. It is historically and aesthetically significant.

It is historically significant (Criterion A) as an early example of the Craftsman bungalow which was emerging at the time in Australia as a popular domestic architectural form, the designs of R.A. Provost published in *Well-considered and Artistically-prepared Designs* (1912) and of Algernon John Elmore at Blackburn (c.1912 and subsequently) being seminal. “Wintersun”, having been built in 1913-14, is both early and in the mainstream of the Australian bungalow movement. It is aesthetically significant (Criterion E) for the manner in which it demonstrates the hallmarks of the style, including the steeply pitched and dominant gabled roof, dark often creosoted weatherboards, strapwork and sturdy shady verandahs invariably incorporating Arts and Crafts details.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1900/Assess.No.2591, 1912/Assess.No.3797, 1913/Assess.No.4225, 1914/Assess.No.4991, 1915/Assess.No.5333, 1920/Assess.No.7992.
- Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887/p.339, 1888/p.57.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 831, Plan of Survey of Portion of Elgar’s Special Survey, date unclear and auctioneer’s plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.
- Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.
- Municipality of Box Hill, MMBW litho plan no.73, 1927.
- Conversation with present owner and Andrew Ward, June, 2001.

It is historically significant (Criterion A) as the home of Stanley Thomas Cropley, who was intimately connected with the orchard industry at Blackburn and environs through his case making activities, the substantial nature of the house reflecting his presumed status in the community at the time. It is aesthetically significant (Criterion E) as an unusually substantial Californian bungalow in the area to the north of the railway line and is of note for its similarity with no. 16 Station Street, Blackburn erected subsequently by Maria Cropley. Important stylistic elements include the shady and well proportioned verandah, the symmetrical treatment and ornamentation including the post brackets, batted balustrade and lamp.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books: Blackburn Riding: 1922-3:A/Nos.4781-2, 1923-4:A/Nos.5983-4, 1926-7:A/No.1898, 1928-9:A/No.2954, 1929-30:A/No.3376.
- BHHS, Sands and McDougall Directory of Victoria, 1951, p.915.
- "A Map in the Municipal Directory of 1892" in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.
- Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, p.54.
- Diane Sydenham, Windows on Nunawading, Hargreen Pub.Co./City of Nunawading, North Melbourne, 1990, p.175.

Building: "Nyora" (house), "Ormiston House" (school), "Junior School of the Camberwell Church of England Girls Grammar School" (school).

Significance:

Address: 17 St. John's Avenue, Surrey Hills **Melway Map Ref:** 46K10

Building Type: house **Construction Date:** 1904

Architect: **Builder:**



Photo: 2/2001

Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register []
National Estate Register []

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []

Building:	"Hybla"	Significance:	
Address:	22 St. Johns Avenue, Surrey Hills	Melway Map Ref:	46K11
<hr/>			
Building Type:	house	Construction Date:	1930
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
<hr/>			
Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

elements in the façade treatment include a secondary verandah also with turned timber posts and a scalloped bressemer. Elements typical of the period include the use of red bricks in conjunction with rough cast upper sections for the walls, terra cotta roof tiles with cresting and tall chimney tacks with terra cotta pots.

Comparative Examples

Significance

“Nyora” is situated at no. 17 St. Johns Avenue, Surrey Hills and was built in 1904 for the merchant George Russell junior who at the time was the managing director of the Flinders Street iron and steel business Reid Bros and Russell. It was subsequently occupied by Felix W. Lloyd, managing director of Buckley and Nunn and has since 1938 been used as a school, initially Ormiston Girls school and now the junior school of the Camberwell Anglican Girls Grammar School. It is historically and aesthetically significant.

It is historically significant (Criterion A) on account of its association with George Russell junior of Reid Bros and Russell and to a lesser extent with Felix W. Lloyd of Buckley and Nunn. It is aesthetically significant (Criterion E) as one of the largest Post Federation period villas in the Municipality, demonstrating many stylistic devices of the period and being enhanced by the School’s spacious grounds.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1900/Assess.Nos.2549, 2551, 1903/Assess.Nos.2534, 2537, 1904/Assess.Nos.2606-12, 1905/Assess.No.2657, 1915-6/Assess.No.5754, 1920/Assess.No.7936.
- Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1903.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 31.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 831, Plan of Survey of Portion of Elgar’s Special Survey, date unclear and auctioneer’s plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.
- Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.
- Papers Read Before the Box Hill City Historical Society and Some Research Notes, “Ormiston Girls’ School”, Centenary Publication, Vol.1, 1964-1968, p.111.
- Municipality of Box Hill, MMBW litho plan no.73, 1927.

National Trust Register [] Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.* a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Land was released initially in the western portion of the estate spreading east as the decade unfolded. A portion of almost fifty acres east from St. Georges Avenue and Balmoral Crescent was subdivided into 170 lots and sold by 1888. By the turn of the century lots 9 to 14 which would become the property "Nyora" were in the hands of either the England and Australia Assets Company or the Bourke Land Trading Company Ltd. Two years later most of them were owned by the merchant George Russell junior who at the time was the managing director of the Flinders Street iron and steel business Reid Bros and Russell.

In 1904, Russell acquired lot 10 from the gardener Thomas Burgess, lot 15 from John Hackett, a clerk and lot 16 from the hotelier E.C.W. Hayward giving him four adjoining lots in St. Johns Avenue backing onto four lots facing St. Georges Avenue. At the same time he built the house "Nyora" for his residence on lots 12 and 13 living there until 1915 when he sold it with grounds intact to Felix W. Lloyd, the *managing director of Buckley and Nunns*. Lloyd continued as owner/occupant in 1920 at which time the house was described as B9 (brick with nine rooms) with an NAV of 160 pounds.

In 1938 the house was converted to the Ormiston Girls' School, established in 1849 in Lonsdale Street, Melbourne. Transferred *out to the country* at Mont Albert by the Misses Elizabeth and Anna Singleton when they acquired it in 1900, it occupied two local sites before moving to "Nyora", one of them being Mont Albert Road on the north east corner of Salisbury Street in 1910. The Misses Russell and Small owned the school from 1924 so it was they who bought the St. Johns Avenue site, selling to the Misses Dunnon and McDonald in 1948. By 1983 the building had been taken over by the Camberwell Church of England Girls Grammar School and was used by its junior students.

Description

A substantial single storeyed Post Federation period villa situated in spacious grounds and having a picturesque architectural treatment characteristic of the time. There is a faceted projecting porch supported on turned timber posts and a projecting wing with rough cast facing and strapwork in the English Domestic Revival manner. Additional

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co. Ltd.* a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1st. December 1883, three months after the Surrey Hills railway station had come into regular service.

Land was released initially in the western portion of the estate spreading east as the decade unfolded. A portion of almost fifty acres east from St. Georges Avenue and Balmoral Crescent was subdivided into 170 lots and sold by 1888. At the turn of the century Mrs. Margaret Emma Skipper of Kew and later Brisbane owned lots 108-9 on which no.22 stands with all but two lots of the area bounded by Mont Albert Road, Windsor Crescent, St. Johns and St. James Avenues, that is lots 93 to 115 and lot 117. At least two Skippers were early residents of the area. E Skipper, a builder lived in Surrey Hills in 1887 and Frederick Skipper lived in Albion Road, Box Hill in 1888.

Skipper retained the northern portion of her holding including lots 108-9 in 1909 however within three years she had disposed of lots 108-111 to George Russell, merchant, of "Nyora" at 17 St. Johns Avenue, later "Ormiston House". Part lots 108-9 became the property of John Samuel McCann, a manager residing in Beaconsfield Road, Albert Park by the late 1920s. In 1930 McCann built the house at no.22 for his residence. It was described as B6 (brick with six rooms) with an NAV of 95 pounds.

In 1940 one Gardner bought the house disposing of it to Mrs. Florence Phelan in 1942. It was described as being of 14 squares with a tile roof on land measuring 100 by 145 feet. The property contained a tennis court and continued in Phelan's ownership in 1953.

Description

An imposing single storeyed Mediterranean villa with clinker brickwork to sill level and rough cast above. There is a dominant loggia protecting the entry with three arches, the centre archway of greatest span being more shallow than the Romanesque archways either side. The centre archway is supported on cabled columns in the Spanish Mission manner and there is a cartouche above reading "Hybla" with wall mounted lanterns either side. The shallow pitched hipped roof has terra cotta tiles, the loggia having a jerkin head form. The garage is incorporated within the main form of the house. There is a contributory low brick fence.

Comparative Examples

Significance

“Hybla” is situated at no. 22 St. Johns Avenue, Surrey Hills and was built for John Samuel McCann. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an example of the then popular Mediterranean villa style distinguished by its spacious loggia with generously proportioned archways dominating the front garden and surmounted by restrained ornamentation set against rough cast wall surfaces in the Mission manner.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1900/Assess.No.2591, 1909-10/Assess.No.3411, 1912/Assess.No.3803, 1927-8/Assess.No.5076, 1929-30/Assess.No.5618, 1930-1/Assess.No.5652, 1947-53/Assess.No.5623.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887/p.339, 1888/p.57.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 831, Plan of Survey of Portion of Elgar's Special Survey, date unclear and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.

Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:		Significance:	
Address:	16 Station Street, Blackburn	Melway Map Ref:	47K9
<hr/>		<hr/>	
Building Type:	house	Construction Date:	1930
Architect:		Builder:	



Photo: 7/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
<hr/>		<hr/>	
Existing Heritage Listings:		Recommended	Heritage
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Granted as C.A.83 to one Tranter, this allotment was bisected by the railway line to Ringwood in 1882. It was subsequently subdivided with ownership in the hands of the Blackburn Township Estate Coy by 1892. Releases of sections of land under the name of the Blackburn Township Estate provided lots both north and south of the Blackburn railway station for suburban housing. This street in section C was named to reflect its role as part of the northern corridor to the station.

In 1930 the local builder Algernon Elmore sold lots 9 and 10 on the west side of Station Street to Maria Cropley of Whitehorse Road. A pencilled note indicates a house was erected there that year for her residence, a mirror reverse of the Whitehorse Road house, now no.88. Effiel? Cropley, a retired gentleman, was listed as occupant, the house on land 66 by 120 feet being described in 1935 as *W5* (wood with five rooms) with an NAV of 48 pounds. By 1951 the house was occupied by F.F. Harris.

Description

An unusually substantial timber framed bungalow with terra cotta tiled pyramidal roof extended to form a verandah to the façade and part south side. The façade treatment is symmetrical consisting of central recessed double doors with flanking rectangular window bays having glazing bars to the upper lights of the double hung windows. The doorway is surmounted by a shingled gable end. Coupled timber posts mounted on black tuck pointed brick piers connected by a battened balustrade support the verandah beams and there are characteristic ornamental timber brackets. A wrought iron stand supports a spherical lamp at the entry.

Comparative Examples

88 Whitehorse Road, Blackburn

Significance

The house at no. 16 Station Street, Blackburn was built for Maria Cropley in 1930 on land sold to her by the local builder/designer Algernon John Elmore. It is aesthetically significant.

It is aesthetically significant (Criterion A) as an unusually substantial Californian bungalow in the area to the north of the railway line and of note for its similarity with no. 88 Whitehorse Road, Blackburn erected earlier by members of Maria Cropley's family. Important stylistic elements include the shady and well proportioned verandah, the symmetrical treatment and ornamentation including the post brackets, battened balustrade and lamp.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 8113/P1, Shire of Nunawading/Shire of Blackburn & Mitcham Rate Books: Blackburn Riding: 1929-30:A/No.2976, 1930-31:A/No.2976, 1935-6:A/No.8567.

BHHS, Sands and McDougall Directory of Victoria, 1951, p.916.

“Parish of Nunawading”, Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, endpapers.

“A Map in the Municipal Directory of 1892” in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.

Andrew Ward, Heritage Study, 2001, Data sheet for 88 Whitehorse Road, Blackburn.

Building:		Significance:
Address:	560 Station Street, 3 Ellingworth Parade, Box Hill	Melway Map Ref: 47D10

Building Type:	church complex	Construction Date: 1926 (church), 1902 (hall)
Architect:		Builder:



Photo: 5/2001

Intactness:

G[x] F[] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:

Victorian Heritage Register	[]
National Estate Register	[]
National Trust Register	[]

Recommended Heritage

Victorian Heritage Register	[]
National Estate Register	[]
Heritage Overlay Controls	[x]

History

A Baptist presence in Box Hill commenced in 1900 with the departure of the postmaster, W.H.G. Ellingworth from the Methodist Church owing to a disagreement on matters of doctrine. The first Sunday service was held in a room of the Recreation Hall on 1st. April, 1900. A small timber church was opened in Station Street in January 1902 on the site of the present church, occupying a portion of Ellingworth's orchard. It was enlarged within two years and finally relocated in 1924 to its present site facing Ellingworth Parade. A new building was subsequently erected, the foundation stone being laid on 14th. February, 1926. The church was subsequently extended at the front. In 1955 additional accommodation, presumably the brick additions, were provided at the hall.

Description

This place consists of the present church and the hall at the rear. The church is a representative Gothic Revival building of the Inter War period terminating the view looking east along Carrington Road. The nave is divided into five buttressed bays generally illuminated by coupled lancet arched windows and there is a steeply pitched terra cotta tiled roof. The former façade, now concealed by later additions, retains two faceted cement pinnacle terminations to buttresses either side of the gable apex. The additions are in the same style with buttresses and lancet arched openings, the façade having a tri-partite window arrangement facing Carrington Road.

The former church, now the hall at no. 3 Ellingworth Parade, is largely concealed from view by the Post War additions in brickwork. Nevertheless, the steeply pitched roof and cruciform plan are evident from the exterior along with an oculus vent in the south facing gable end.

Comparative Examples

Former Methodist Church, 515 Oxford Street

St. Stephens Presbyterian Church, corner Canterbury Road and Warrigal Road, Surrey Hills (1910)

Uniting Church, 679 Canterbury Road, Surrey Hills

Significance

The Baptist church complex situated at 560 Station Street Box Hill was established in 1902 on the present site following the founding of the church in the area in 1900. The church was subsequently enlarged and relocated to the rear of the site in 1924 and the present church facing Station Street erected in 1926. The complex is historically and aesthetically significant.

It is historically significant (Criterion A) as the centre of Baptist services in Box Hill from 1902, recalling the foundation of the church in the area from 1900. Its association with the Ellingworths, a prominent Box Hill pioneering family, is noteworthy. The church has aesthetic significance (criterion E) as a representative

Source

Ward, A., Whitehorse Heritage Review 2001

References

Typed notes held by the Box Hill Historical Society.

Building:	“Avonlea”	Significance:	
Address:	8 Valonia Avenue, Surrey Hills	Melway Map Ref:	46J11
Building Type:	house	Construction Date:	1888
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>		G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	<input type="checkbox"/>	Victorian Heritage Register	<input type="checkbox"/>
National Estate Register	<input type="checkbox"/>	National Estate Register	<input type="checkbox"/>
National Trust Register	<input type="checkbox"/>	Heritage Overlay Controls	<input checked="" type="checkbox"/>

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co. Ltd.* a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

The east side of Victoria Avenue, now Valonia, was offered at Fraser and Co's second sale which occurred on 22 December 1883. Advertising promoted cheap land at this *Most Picturesque Spot*, free rail passes ensuring easy passage. All 50 lots offered were sold including lot 108 where no.8 stands, the house being built there in 1888. Initially the house was in the hands of Anne Bignell but ownership/occupancy passed to Edmund Bignell, a chemist, in the following year. By 1893 William Tuckey Venman, an accountant, had assumed occupancy, the rate book at the turn of the century indicating he had also taken over ownership. At that time the house was named "Avonlea". Venman continued at no.8 in 1920 at which time it was described as W7 (wood with seven rooms) with an NAV of 35 pounds.

Description

A representative single fronted symmetrical timber framed villa with hipped slate roof and symmetrical chimneys. There is a timber posted verandah with presumed reconstructed posts, temporary props and a later concrete floor. Emphasis is given to the centrally placed doorway by the windows either side, the spacing of the verandah posts and the surmounting central gablet in the verandah. The façade is clad in ashlar boards and there are coupled brackets to the eaves. A battened balustrade is a recent but reversible addition.

Comparative Examples

- 38 Haines Street, Mitcham (1889)
- 36 Haines Street, Mitcham (1889)
- 4 Albert Street, Mitcham (1887?)
- 106 Surrey Road, North Blackburn (1890)
- 58 Nicholson Street, Nunawading (1890)
- 129 Mount Pleasant Road, Forest Hill (1891)
- 29 Moore Street, Vermont (1881)
- 381 Mitcham Road, Mitcham (c.1888)
- "Galtee More" 16 Windsor Crescent, Surrey Hills (1885)
- "Vivian" 9 Russell Street, Surrey Hills (1887-88)
- 363 Elgar Road, Surrey Hills (1888-89)
- "Villaseca" 18 Albany Crescent, Surrey Hills (1892-93)
- "Calignee" 14 Balmoral Crescent, Surrey Hills (1889)

Significance

“Avonlea” is situated at no. 8 Valonia Avenue, Surrey Hills and was built in 1888 for Anne Bignell, ownership passing to Edmund Bignell, the chemist, in the following year. The house is aesthetically significant.

It is aesthetically significant (Criterion E) as a highly representative example of a common nineteenth century Boom period villa form, many of the comparable examples in the Municipality lacking the pedimented verandah treatment or being of masonry construction.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1889, 1890/Assess.No.2952, 1900/Assess.No.2481, 1920/Assess.No.6218.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1893.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25, H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.

Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melb, 1978, pp.74-5.

SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.

BHHS: “Map Shire of Nunawading 1892”, Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Camberwell and Nunawading, MMBW litho detail plan no.2241, 1909.

Building:		Significance:	
Address:	9 Warrigal Road, Surrey Hills	Melway Map Ref:	46H-J12
Building Type:	house	Construction Date:	1890
Architect:		Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

In the rural days of Surrey Hills the south east corner of Canterbury and Warrigal Roads belonged to George Klepper and family, their property being about one quarter of the twenty-two and a half acre section 39A. It is understood they planted grape vines on all the area now occupied by the Presbyterian church and that their farmhouse is incorporated in the house named 'Spenceycroft' in Canterbury Road. Philip Klepper, described as a *gardener* in 1885, was probably the last of the family to work the 5.75 acre property as soon after it was subdivided and sold as "Klepper's Orchard".

William Cust owned several lots of this subdivision by 1890 including lot 10 where no.9 stands. By then he was recorded in the Sands and McDougall directory as resident of a house on the north west corner of Boundary Road (Warrigal) and Bona Vista Avenue. In that year he built the brick house that is now no.9 letting it to Edward C. Lousada on completion. During the depression years unlike many landlords Cust seemed to maintain tenancy of his property, occupants including James Greig (1892) and William Culcheth (1894).

By 1899 Percy Morton was occupying the house. Rate books at the turn of the century indicate that Mrs. Esther Morton had taken over ownership by then. In 1900 she let the house to Samuel Cash. Within the decade owner/occupancy changed again to Mrs. Mary Ellen Dunn and Mathew Dunn, an inspector. In 1920 the house was described as B7 (brick with seven rooms) with an NAV of 44 pounds. By then it was owned and occupied by Thomas Woodlock, a teacher.

Description

A representative late Victorian polychrome double fronted and tuck pointed brick villa with patterned hipped slate roof and cast iron verandah with lace ornamentation and brick end wall. Brick chimneys with stuccoed cornices are in situ and the eaves are bracketed. The black body bricks are relieved with white and red bands in the structural polychrome manner.

Comparative Examples

8 Louise Avenue, Surrey Hills, (1890)

8 Windsor Crescent, Surrey Hills, (c.1888)

2 Hayward Court, Vermont, (1874?)

Blood's Cottage 519 (rear) Station Street, Box Hill (c.1854?), *demolished*.

26 Russell Street, Surrey Hills (1888)

Significance

The house at no. 9 Warrigal Road, Surrey Hills, was built for William Cust in 1890 presumably as an investment since it was immediately occupied by tenants. It was situated on land that had been known as "Klepper's Orchard", subdivided soon after 1885. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a rare surviving substantial and intact late Victorian villa south of Canterbury Road recalling the earliest phase in the closer settlement of the locale. It is aesthetically significant (Criterion E) as a substantially intact brick villa distinguished by its use of structural polychrome brickwork and for the solid brick end wall to the verandah which is rare in the Municipality and more commonly found in Melbourne's inner suburbs.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1890/Assess.No.4871, 1891/Assess.No.4716, 1892/Assess.No.7272, 1894/Assess.No.6160, 1900/p.119, 1909-10/Assess.No.3743, 1920-1/Assess.No.8665.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900. History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, p.3.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building:		Significance:	
Address:	88 Whitehorse Road, Blackburn	Melway Map Ref:	47J9
Building Type:	house	Construction Date:	1924-26
Architect:		Builder:	



Photo: 7/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

As recorded by Niall Brennan *The King George Hotel at Blackburn Creek was open by 1868 but had ceased operations by 1905...It lay not far from the eastern slopes of the creek above the old wooden bridge...The hotel was named after its founder, George King, who later became one of the earliest postal officials along the White Horse Royal Mail route.* He served also as a local councillor for six years in the 1860s and 1870s.

This house is situated close to the old hotel site possibly on land owned by George King, the area being released in the early twentieth century for suburban housing as King's Paddock. No.88 occupies lot 6 of King's Paddock 1.

In 1923 George Bradley Cox, a carpenter, owned lots 5 and 6 of the subdivision. He built a house for his residence on lot 5 in that year and in the following year he sold lot 6 to Mrs. Doris May Cropley. She built the house that stands at no.88 for her residence in 1924-26. Stanley Clarence Thomas Cropley, a case maker, was listed as occupant. In Sydenham it is recorded that Cropley managed Blackburn Casemakers Pty. Ltd. which was established in 1924 and was situated next to the cool store of the Blue Moon Fruit Co-operative off Railway Road. It employed fourteen people and made fruit cases for both domestic and export use. When operating at full strength it could produce 3500 cases per week.

In 1926 the house at no.88 was described as *W5* (wood with 5 rooms) with an NAV of 50 pounds. A changed and more expansive description was given in 1928, *B/RC4 & garage*, brick/rough cast with four rooms and a garage, NAV 52 pounds. The Cropley family continued as occupants in 1951. A second Cropley home, the design of which is the mirror reverse, was built at no.16 Station Street Blackburn in 1930.

Description

An unusually substantial timber framed bungalow with terra cotta tiled pyramidal roof extended to form a verandah to the façade and part south side. The façade treatment is symmetrical consisting of central double door with flanking rectangular window bays having glazing bars to the upper lights of the double hung windows. The doorway is surmounted by a shingled gable end. Coupled timber posts mounted on rough cast cement faced brick piers connected by a batted balustrade support the verandah beams and there are characteristic ornamental timber brackets. A wrought iron stand supports a spherical lamp at the entry.

There is a privet hedge along the front alignment.

Comparative Examples

16 Station Street, Blackburn (1930)

Significance

The house at no. 88 Whitehorse Road, Blackburn, was built in 1924-26 for Mrs. Doris May Cropley and occupied by Stanley Clarence Thomas Cropley, the manager of Blackburn Casemakers Pty. Ltd. who supplied the Blue Moon Fruit Co-operative with cases. It is historically and aesthetically significant.

Building:	Mitcham Post Office	Significance:	
Address:	528 Whitehorse Road, Mitcham	Melway Map Ref:	48J9

Building Type:	Post Office	Construction Date:	1924
Architect:		Builder:	



Photo: 7/2001

Intactness:		Condition:	
G [] F [x] P []		G [x] F [] P []	

Existing Heritage Listings:		Recommended Heritage	
Listings:			
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

This part of Mitcham was initially surveyed as C.A.120 and granted to W. Harding. Brennan notes that the *Emery family had owned sixty acres of the best land in Mitcham and sold four acres to the Railway Commissioners for a station and access road. Mitcham station was opened on the same day as Blackburn's and was well known for a time as Emery's Hill Station. Station Street is still the access road.* The station was opened on 25th. December 1882 and two years later a post office was established there. Until the opening of the railway, mail was delivered by coach.

Services may have been moved soon after as a map of the Parish of Nunawading in 1892 shows a *Store & Post & Tel Office* on the south side of Whitehorse Road just east of Rooks Road. In 1924 the present purpose built post office was opened in what was the hub of Mitcham. It remained a government owned building until 1990 when, with thirty other post office buildings it was auctioned off. It remains in use today as the Mitcham post office.

Description

A two storeyed red brick post office in the Arts and Crafts mode with façade to Whitehorse Road, the upper level retaining its intended asymmetrical treatment with bowed window, bracketed window hood across the façade terminated by a narrow parapeted section with cement capping mould in the Arts and Crafts manner and with a decorative rainwater head with 1924 on the face. The elevation to Station Street is also expressive of the Arts and Crafts mode having a large but no longer used cement cartouche, bracketed verge and round arched ... with subtended ornamental terra cotta tiled spandrel. There is a cantilevered verandah above the lower level which has been defaced. There are also rear sympathetic additions.

Comparative Examples

Arts and Crafts post offices in Victoria include Leongatha (1921) and Sorrento (1904-05) and Woodend (1905 defaced).

Significance

The post office at Mitcham is located on the corner of Station Street and Whitehorse Road at no. 528 Whitehorse Road, Mitcham. It was built in 1924 and is of historic and aesthetic significance.

It is historically significant as the centre of postal services at Mitcham since 1924 recalling the activities of the former Post Master General's Department in Mitcham from as early as 1882. It is aesthetically significant (Criterion E) as a prominent public building at the Mitcham shopping centre and as a post office designed in the Arts and Crafts mode at a time when the Commonwealth Department of Works and Railways Classically inspired designs dominated the program of post office construction. Contributory stylistic elements include the asymmetrical arrangement of the remaining upper section of the façade and the cartouche and ornamental terra cotta tiled spandrel on the Station Street elevation.

Source

Ward, A., Whitehorse Heritage Review 2001

References

“Parish of Nunawading”, Office of Lands & Survey map, 13 May 1864, in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, end papers.

“A Map in the Municipal Directory of 1892” in Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, pp.62-3.

SLV, Victorian Parliamentary Papers, 1885, Post Office and Telegraph Dept, Paper No.49, p.19.

Niall Brennan, The History of Nunawading, Hawthorn Press, Melbourne, 1972, p.89.

Diane Sydenham, Windows on Nunawading, Hargreen Pub.Co./City of Nunawading, North Melbourne, 1990, pp.221.

Nunawading & District Historical Society, Nunawading Gazette, 19.9.1990.

City of Whitehorse Heritage Review: Building Citations

Andrew Ward Architectural Historian

Building: Mountview Uniting Church complex
former Presbyterian and Methodist
churches

Address: 561-63 Whitehorse Road, Mitcham

Significance:

Melway Map Ref: 48K8

Building Type: Church, hall, house

Construction Date: 1967(present church), 1888 (timber hall), 1929 or earlier
(Centre 81)

Architect: Earle Shaw and Partners (present church)

Builder: H.C. McEwan (present church)



Photo: 7/2001

Intactness:

Condition:

G[x] F[x] P[]

G[x] F[] P[]

**Existing Heritage Listings:
Listings:**

Recommended Heritage

Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

It is understood the Mountview Uniting Church was the first church '*designed and built exclusively for the joint use of a Methodist and Presbyterian congregation*' by the architects Earle, Shaw and Partners. The opening and dedication took place on 8th July 1967. Some of the buildings that make up the present day Mountview Uniting Church complex recall the histories of the Mitcham Presbyterian and Mitcham Methodist churches prior to this union, the most notable being the first churches built by the former congregations of each.

Methodism was practised by some of the earliest communities scattered east of Melbourne, its presence being formalised close by in Canterbury Road when the Mt. Pleasant church was built in 1865. The opening of the railway line to Ringwood in 1882 gave impetus to development in the district, especially the clay industry. It was in the Richards Street home of Edgar Edwardes Walker, manager of the Australian Brick Tile and Tesselated Tile Co., that the first Wesleyan services were held in Mitcham. And it was on a block of land carved from that company's 26 acre site that the first church was built in 1888. Its site on the corner of Whitehorse Road and Richards Street measured 80 by 145 feet and was bought for 240 pounds. The small timber church erected there for 295 pounds was opened on 6th May, an outpost of the Hawthorn Circuit and a neighbour of bottle shaped kilns.

Plagued by debt from the 1890s and a depleted congregation the church struggled for some time. However, in 1911-12, a new vestry was erected, but by the end of the Great War the little church building was inadequate. With the legacy of benefactor, lawyer and politician Robert Beckett, land was bought in Mitcham Road in 1918 and the church building was transferred and enlarged. It was reopened on 30th October 1921. Almost five decades later when Mitcham's paddocks and clay pits were overwhelmed by suburban housing removal of the church to its present site ensured a role for it in the life of the people of Mitcham.

Presbyterian presence in Mitcham was formally marked in 1920 when T.C.L. Goble, a missionary from Ringwood, conducted a church service at the Scout Hall in Britannia Street. Subsequently worship services were conducted in the Anglican church. Desiring a place of their own, a site measuring 80 by 126 feet was bought on the north west corner of Fellows Street and Victoria Avenue in 1924 from the Misses Wheeler. Five years later in 1929 a *general-purpose building constructed under the leadership of Mr. J.P. Priestley (later the Rev. J. Priestley)* was erected at a cost of 250 pounds. Furnishings were donated by the church members, the building being dedicated that

August. Anecdotal evidence is that the building, being prefabricated and iron framed, was imported.

The hard work of the establishment years generated activity and the addition of a vestry and kitchen. Services in the early years were conducted by the Ringwood Missioners however in 1934 the church was linked with the Blackburn church. Its minister C.T. Fletcher's strong leadership and teaching nurtured the congregation over the next decade. By then the Mitcham members were seeking a new site and it is understood Mrs. Francisco Schwerkolt of the pioneering German family offered land on the rise of her property which the Mitcham Presbyterians found most acceptable. This coincided with their means to become independent and support their own minister. In 1946 under the care of the Rev. J. Legge the church hall was moved to its new site in Doncaster East Road. Development of the site before union included an eastward extension and porch (1952), first stage of a brick hall erected (1956) and addition of kitchen and classrooms to the hall (1960). Presently the former church is taking on new life as Centre 81, a centre for the World Vision program LINC (Love in the Name of Christ) which provides help as it is needed to the community.

Description

This complex consists of the following elements:

- The present church, square on plan with a pyramidal internally timber lined roof, encircling colonnade defined by steel columns and highlight windows above the dark brown brickwalls. The roof tiles appear to be cement and there is a central fleche. A narthex adjoins on the west side connecting the church with offices and the hall of 1956.
- Mountview House at no. 563 Whitehorse Road, a representative timber framed Californian bungalow with posted verandah to the façade and a presumed addition at the west end.
- Centre 81. An iron framed hall and former church with metal trusses having angle iron uprights and girts and ripple iron panels, the gable ends being sheeted over with cement sheet. The windows are steel framed casements and there is a sympathetic rear addition. The north side wall has a former doorway, sheeted over, whilst the south side is substantially intact. The interior has been defaced.
- A timber framed former church with lead lit pointed head windows and recent porch presumably replacing an earlier structure since removed. Decorative half timbering above includes ogee motifs and quatrefoils on cement sheet backing. The rear end wall has a fixed gable end vent and various openings. Inside, the coved ceiling has circular vents, exposed metal ties to the roof and recent dado linings. The building has been cut into three parts and re-connected. It has sustained minor changes on the side elevations.
- Prominent mature pine tree at the Whitehorse Road/Doncaster East Road corner.

Comparative Examples

Christ Church Anglican Church, 485 Whitehorse Road, Mitcham (1958)
Anglican Church of the Ascension, 370-76 Blackburn Road, Burwood East.

Significance

The Mountview Uniting Church complex at nos. 561-63 Whitehorse Road, Mitcham, was established on this site as the Presbyterian Church in 1946. Contributory elements include:

- the present Centre 81 building, a prefabricated iron building obtained by the Presbyterians and first erected by them at the corner of Fellows Street and Victoria Avenue, Mitcham in 1929.
- the former Methodist church building of 1888, twice relocated and presumably re-erected at the present site c.1967.
- the present Church, designed by architects Earle, Shaw and partners and built by H.C. McEwan, the foundation stone being laid on 26th. February, 1967.
- a mature pine tree, possibly dating from the years when the land was in the ownership of Mrs. Francisco Schwerkolt.

The complex is historically, socially and possibly technically significant.

It is historically significant (Criterion A) for the manner in which it incorporates not only the original churches of the Methodists and Presbyterians in Mitcham but also the present church jointly erected by the Methodists and Presbyterians some five years prior to union in 1972. It is understood to be the first church so erected. It is socially significant (Criterion G) for the value placed on the site as a centre of worship for members of the Uniting Church and its predecessors recalling their presence in the community since the mid nineteenth century. It is possibly technically significant (Criterion F) on account of the prefabricated iron former Presbyterian church of unknown origin but having the capacity to shed light on the history of portable buildings in Australia.

Source

Ward, A., Whitehorse Heritage Review 2001

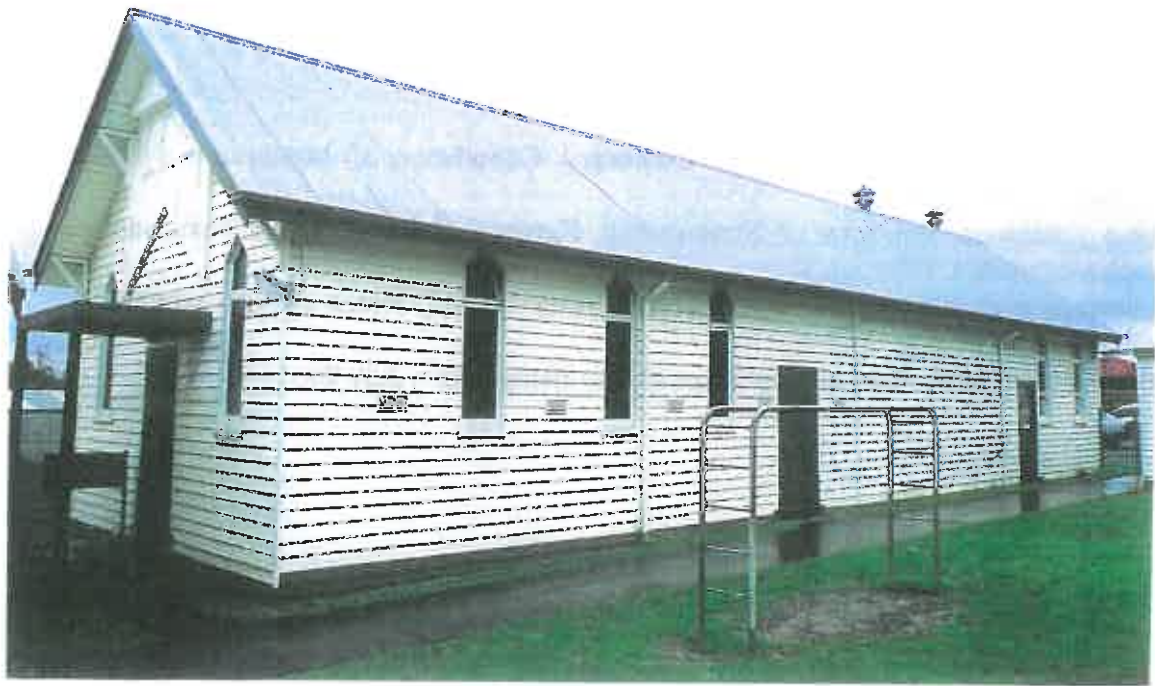
References

Jean Cornell, Gathered into One, Centenary Committee of Mountview Church, Mitcham, 1988, pp.1-40.

Diane Sydenham, Windows on Nunawading, Hargreen Pub.Co./City of Nunawading, North Melbourne, 1990, pp.231.

Nunawading & District Historical Society, ND 18 V2, Notes on the Mountview Uniting Church.

Personal communication with parishioner Jess Brown, 25th. July 2001.



Building:
Address: 8 Windsor Crescent, Surrey Hills

Significance:
Meiway Map Ref:

Building Type: house

Construction Date: c.1888

Architect:

Builder: Charles Ratten



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:
Listings:

Recommended Heritage

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December, 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1st. December 1883, three months after the Surrey Hills railway station had come into regular service.

Bounded by Windsor Crescent, Canterbury Road, Surrey (Union) Road and Victoria (Valonia) Avenue, the sale included lot 21 where no.8 now stands. It was erected by the builder and local resident Charles Ratten c.1888. Living there himself initially, Ratten leased his place to the Revd. William Currie in 1890 and for most of that decade. By the turn of the century ownership had passed to F.R. Ratten with Mrs.Margaret Draper the occupying tenant.

Charles Hodgson subsequently acquired the house for his residence. He was an early resident of Surrey Hills having been listed in the Sands and McDougall directory as a builder in 1887. In that year he had also bought the local business established by Albert Mills named The Property Exchange which he managed for less than twelve months before disposing of it to James Snedden senior. In 1910 he continued as an *agent* while living at no.8.

By 1920 Enos Shaw was owner/occupant, the house at that time being described as W7 (wood with seven rooms) with an NAV of 45 pounds.

Description

An asymmetrical timber framed Italianate villa with ashlar boards to the façade having fielded panels at the corners to simulate quoins. There is a hipped slate roof, presumed partially rebuilt timber posted verandah with cast iron lace frieze and later incomplete balustrade. There are generously proportioned front windows taking advantage of the elevated position of the house which is approached by a flared cement faced staircase. The eaves have ornamental brackets and the boards lining the stumps have been shingled in the Post Federation manner.

Comparative Examples

"Blood's Cottage", rear 519 Station Street, Box Hill (demolished), 2 Hayward Court, Vermont, 14 Gordon Crescent, Blackburn.

Significance

The house at no.8 Windsor Crescent, Surrey Hills, was built c.1888 by the local builder, Charles Ratten, as his residence. It is historically significant.

It is historically significant (Criterion E) as a surviving example of a house built during the founding phase in the establishment of the Windsor Park estate of 1883. This estate is distinguished in the history of the Municipality not only for its associations with Sir Matthew Davies and his ill fated land bank but also as the most successful nineteenth century estate associated with the opening of the Lilydale railway in 1882.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1891/Assess.No.3502, 1900/Assess.No.2412, 1910/Assess.No.3219, 1920/Assess.No.6139.
- Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp 5-9, 37.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25. H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Camberwell and Nunawading, MMBW litho detail plan no.2241, 1909.

Building:		Significance:	
Address:	10 Windsor Crescent, Surrey Hills	Melway Map Ref:	46 H11
Building Type:	house	Construction Date:	1913
Architect:	Herbert J. Permewan (?)	Builder:	



Photo: 2/2001

Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co. Ltd.* a land bank under the chairmanship of Matthew Davies. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, this land was surveyed in sections by Thomas B. Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December, 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1st. December 1883, three months after the Surrey Hills railway station had come into regular service.

Included in this sale was lot 22, now no.10, which throughout the 1890s was owned by local resident Frederick Jeffries described as an *architect* (1891) and an *accountant* (1895). By 1906 Mrs. Ellen Hodgson owned the block possibly bought at the same time that Charles William Hodgson purchased the house next door at no.8. Ownership subsequently passed to Charles who was described as a *builder* in 1887. His business activities included a brief period of ownership of The Property Exchange, later disposed of to James Snedden senior. In 1913 he continued as an *agent* and built this wood house. In 1920 it was described as W6 (wood with six rooms) with an NAV of 50 pounds. By then owner/occupancy had passed back to Ellen Hodgson.

Description

A Post Federation timber framed villa having an asymmetrical aspect to Windsor Crescent and corner verandah terminated by projecting wings. The gable ends have strapwork and roughcast in the manner of the period and there is a window bay with tiled sunhood. The terra cotta tiled roof is relieved by tall chimneys and finials, the roof form sweeping downward to form the verandah roof which is supported on turned timber posts with fretted spandrels. There is an angled window bay on the diagonal axis and the presumed original; balustrade has been removed.

Comparative Examples

15 Albany Crescent, 5 Benares Street, Mitcham

Significance

The Post Federation period villa at no. 10 Windsor Crescent, Surrey Hills was built in 1913 for James Snedden senior on land initially subdivided for the Windsor Park estate of 1883. It is a representative house of its time exhibiting the diagonal axis form and asymmetrical treatment characteristic of the Post Federation years and in this sense contributes to the historic character of the area.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1891, 1900/Assess.No.2413, 1905-6/Assess.No.2648, 1910/Assess.No.3220, 1920/Assess.No.6140.
- Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 37.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, and auctioneer's notice Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Camberwell and Nunawading, MMBW litho detail plan no.2241, 1909.
- M.U. Architectural index: Errey: Victorian Architectural Ornament, p.295.

Building: "Galtee More" **Significance:**
Address: 16 Windsor Crescent, Surrey Hills **Melway Map Ref:** 46 J11

Building Type: house **Construction Date:** 1885

Architect: Albert Mills (presumed) **Builder:**



Photo: 2/2001

Intactness:

G[] F[x] P[]

Condition:

G[x] F[] P[]

Existing Heritage Listings:
Listings:

Victorian Heritage Register []
 National Estate Register []
 National Trust Register []

Recommended Heritage

Victorian Heritage Register []
 National Estate Register []
 Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B.Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December,1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Fraser and Co. auctioned a further 50 lots three weeks later on 22nd. December including lot 64 where no.16 stands. It had frontages to Windsor and Albany Crescents and was one of several lots bought by G.A. Gardner. In the following year it was disposed of to Albert Mills of South Melbourne who was described variously as a *builder, architect and building surveyor, land and estate agent*. Mills immediately built this house for his residence completing it by April 1885. It was brick with a slate roof. At the same time he built at least three weatherboard buildings, houses at 32 Albany Crescent and 7 Beatrice Avenue and the "Surrey Hills Recreation Hall" at 4 Albany Crescent, extant as part of the house at 11 Beatrice Avenue.

During this time Mills *operated the Property Exchange from a small hut at 122 Union Road, corner of Stirling Crescent* while he built *an imposing two-storey structure at 63 Sunbury Crescent, on the corner of Union Road*. From there as Mills and Co. he opened The Premier Estate Agency which dealt in property exchange and operated as architects, auctioneers, land and estate agents. His family moved into the residence there during 1888. The building was perhaps erected using locally made bricks from the brickyard Mills established on the south side of Kingston Road, a venture which by 1889 had contributed to financial difficulties for him.

Ownership of no.16 passed briefly to Law Oldfield, a timber merchant of Carlton and one of his creditors and then to James Edmonds. Tenants in 1889 were John Price, then Ada Gresham, who with Kate Gresham operated a school there for a while according to rate book entries. Subsequent occupants included William Maxwell and George Anderson. In 1890 by order of the mortgagee, the house was sold.

By the turn of the century the Modern Permanent Building Society owned the house which it let to Thomas Murphy. The local Wesleyan Church it is understood, rented it briefly as a parsonage for the Rev.E. Wason Nye in 1909 before owner/occupancy changed in 1910 to the clergyman Richard Fletcher. The house is depicted in situ with stabling on the Albany Crescent boundary at this time on MMBW plans. Subsequent owner/occupants included Thowald Diog? in 1920 when the house was described as B5 (brick with five rooms) with an NAV of 37 pounds and Robert J.V.Hanna, a manager c.1925 who continued there in 1972.

Description

An ostentatious single fronted symmetrical late Victorian bi-chromatic brick villa having brown body bricks and white dressings. The symmetry is reinforced by the approach steps leading to the central entry, the arrangement of verandah columns which are coupled either side of the entrance, and by the chimneys. The slate roof is variegated with decorative bands. The cast iron lacework, white ornamental bricks and decorative slates in combination underscore the Boom period character of this dwelling. The window bays may not be original.

Comparative Examples

58 Nicholson Street, Nunawading (timber), 129 Mount Pleasant Road, Forest Hill (timber), 29 Moore Road, Vermont. This is a common villa form but rarely so expressive of the architectural excesses of the Land boom era as "Galtee More".

Significance

"Galtee More" is situated at no. 16 Windsor Crescent, Surrey Hills and was built in 1885 for Albert Mills of South Melbourne who was described variously as a *builder, architect and building surveyor, land and estate agent*. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the confidence of the Land Boom era as it was seen in the Windsor Park estate following the opening of the railway to Lilydale late in 1883. This estate is one of the most historically significant in the Municipality for its connections with the Land Boom era and also on account of the development that followed immediately after the first land sales. "Galtee More" is highly representative of this founding phase in the development of the estate. It is important also (Criterion G) as the home of Albert Mills, apparently one of the area's local architects and a land developer and proprietor of Mills and Co. This company was connected with The Premier Estate Agency which dealt in property exchange operating as architects, auctioneers, land and estate agents. "Galtee More" is aesthetically significant (Criterion E) as a richly decorated Boom period villa in the Italianate manner, the substantial construction, elevated position and ornamentation causing this house to stand out from the others in the Municipality that adopt a similar architectural form.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1884/Assess.No237, 1885-6/Assess.No.957, 1886/Assess.Nos.754-6,

1887/Assess.No.829, 1888/Assess.No.222, 1889/Assess.No.1016,
1890/Assess.No.2909, 1900/Assess.No.2449, 1910/Assess.No.3256,
1920/Assess.No.6176.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.
History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the
Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 37.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan
J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park
Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25.
H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor
Park Surrey Hills, 1/12/1883.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L,
Melbourne, 1978, pp.74-5.

SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor
General's Office, 18/01/1853.

SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and
District, Collins, Melbourne.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of
Bourke, Victorian Shire Map Company, Melbourne, 1892.

Shire of Nunawading, MMBW litho detail plan 2242, September 1910.

Building: "Camden", "Ivy", "Haryside" **Significance:**
Address: 17, 19, 21 Windsor Crescent, Surrey Hills **Melway Map Ref:** 46 J10

Building Type: houses **Construction Date:** 1889

Architect: **Builder:** Walter Beresford



Photo: 2/2001

Intactness:	Condition:
G[] F[x] P[]	G[x] F[] P[]

Existing Heritage Listings:	Recommended Heritage
Victorian Heritage Register []	Victorian Heritage Register []
National Estate Register []	National Estate Register []
National Trust Register []	Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December, 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service. Three weeks later lots 62 to 111 were auctioned, the area contained within Lorne Parade and Windsor/Leopold Crescents being released the following year with the sale including lot 142 on which these houses stand.

Ownership of this lot passed through the hands of the Surrey Hills Land Company, F.W. Aske and Loftus O'Connor between 1886 and 1888, the *bricklayer* Walter Beresford buying it from O'Connor and developing it with the houses that stand there today in 1889. In Surrey Hills In Celebration of the Centennial 1883-1983 they are referred to as "*The French Houses* built on one title by W.Beresford." In 1890 ownership passed to Ann Beresford who took up residency of no.21. She let nos.17 and 19 to William Jones, an engine driver and Charles Werrett, a warehouseman respectively.

By the turn of the century one Renouf had bought the properties for investment purposes, his tenants at that time being Arthur Mawson, a salesman at no.17, Charles John McAfee, a painter at no.19 and James Bulstrode at no.21. By 1920 Mrs.Rosalie Harrison of 6 Leopold Street owned the houses which were described as B4, B4 and B5 (brick with four/five rooms) with NAVs of 22, 22 and 26 pounds. The tenants were Frederick William Collins, a builder, Mrs.Kate DeCruicy? and Frederick Philip Davis.

Description

These houses form a group on account of their common origins, nos. 17-19 being small single fronted detached tuck pointed bi-chromatic brick dwellings, no. 19 having been overpainted. They have simple timber posted verandahs with cast iron lace enrichment, bracketed friezes and corrugated iron clad hipped roofs. No. 21 is an asymmetrical bi-chromatic brick villa in a similar vein but having the scope on account of its size and form for increased ornamental effect, the patterns of white bricks being characteristic of the period generally but unusual in the window head treatment. The timber posted verandah may have been rebuilt and the present tiled roof is of recent origin.

Comparative Examples

124,126,128 Windsor Crescent, Surrey Hills, 17 Blenheim Avenue, Surrey Hills.

Significance

The houses known as “Camden”, “Ivy” and “Haryside” at nos. 17, 19 and 21 Windsor Crescent Surrey Hills respectively were built by the bricklayer, Walter Beresford in 1889, approximately seven years after the opening of the Lilydale railway and immediately prior to the collapse of the Land Boom. They are historically significant.

They are historically significant (Criterion A) as examples of speculative cottages erected during the first phase in the development of the Windsor Park estate, the smaller dwellings at nos. 17 and 19 demonstrating that the estate was not beyond the reach of the working man, cottages of this type being commonplace within the inner suburbs of the meropolis.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1886/Assess.No.1152, 1887/Assess.No.1191, 1888/Assess.No.908, 1889/Assess.No.3135, 1890/Assess.Nos.2984-6, 1900/Assess.Nos.2504-6, 1920/Assess.Nos.6247-9.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 55.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25. H.Elgar's Special Survey, 14/3/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: “Map Shire of Nunawading 1892”, Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Shire of Nunawading, MMBW litho detail plan no.2242, September 1910.

Building: "Roscrea"
Address: 22 Windsor Crescent, Surrey Hills

Significance:
Melway Map Ref: 46 J11

Building Type: house
Construction Date: 1907

Architect:
Builder:



Photo: 2/2001

Intactness:

G **F** **P**

Condition:

G **F** **P**

Existing Heritage Listings:
Listings:

Victorian Heritage Register
National Estate Register
National Trust Register

Recommended Heritage

Victorian Heritage Register
National Estate Register
Heritage Overlay Controls

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co.Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B.Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December, 1882, the first 61 lots auctioned on the ground by Fraser and Co. were released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Fraser and Co. auctioned a further 50 lots three weeks later on 22 December, the sale including lots 64 to 68 which were bought by G.A. Gardner on the south side of Windsor Crescent. By 1890 a *gentleman* from Yackandandah named George Samuel had acquired lots 66 and 67. He held these lots till 1906 when he disposed of them to William Loudon Lumley, a clerk, who built the house that stands at no.22 in 1907. Lumley continued as owner/occupant of the property in 1920 at which time he sold off part lot 67 retaining a frontage of 82 feet for his house, "Roscrea" which was described as brick with eight rooms with an NAV of 50 pounds.

Description

A substantial Post Federation period red brick villa with corner verandah terminated by projecting wings and having a sweeping patterned slate roof relieved by tall red brick and stuccoed chimneys, the roof being extended to form the verandah roof carried on timber posts with a ladder frame frieze and timber verandah floor. The projecting front wing has strapwork and rough cast in the gable end in the manner of the period above a window bay with a bracketed sunhood. The upper section of the walls is rough cast and there is a shingled timber window bay within the verandah.

The later carport is intrusive.

Comparative Examples

10 Windsor Crescent, Surrey Hills, 5 Benares Street, Mitcham.

Significance

"Roscrea" at no. 22 Windsor Crescent, Surrey Hills, was built in 1907 for the clerk, William Loudon Lumley. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a most substantial villa of its type, demonstrating the continuing tradition during the Federation years of the Windsor Park estate being a sought after location, near the railway station and its associated shopping centre. The elements demonstrating this importance include the size and materials used in its construction, the architectural treatment being representative of the time.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1884/Assess.No.237, 1890/Assess.No.2911, 1905-6/Assess.No.2712, 1920/Assess.No.6178.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, and auctioneer's notice Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5.
- SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.
- SLV Maps, Haughton Collection, vol.5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Shire of Nunawading, MMBW litho detail plan 2242, September 1910.

Building:
Address: 35 Windsor Crescent, Surrey Hills

Significance:
Melway Map Ref: 46K11

Building Type: house

Construction Date: 1921

Architect:

Builder:



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls []

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads, was owned in the 1880s by the *Freehold Investment and Banking Co. Ltd.* a land bank under the chairmanship of Matthew Davies, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1st. December 1883, three months after the Surrey Hills railway station had come into regular service.

Subsequent subdivisions included the area bounded by Mont Albert Road, Windsor Crescent, Leopold Crescent and St. Georges Avenue, which consisted of lots 161 to 205, declared by Muntz in November 1884. Lot 164 on which this house stands and the adjacent lots 162 and 163 were owned by The Australian Finance and Property Coy. in 1890. They were undeveloped and remained so at the turn of the century when they were in the hands of the Commercial Bank of Australia. By 1920 Mrs. Lilian Beatrice Greenhill of Kew had acquired lot 164, this house being built on it in 1921 probably by John William Werner, a tailor, who was listed as owner/occupant in 1922. The house was described at the time as B5 (brick with five rooms) with an NAV of 55 pounds. Werner continued to live there in 1930.

Description

A single storeyed bungalow with dominant transverse gabled form and projecting wing, the strength of the design resting in the gabled terminations and the division of the walls into lower sections of clinker brick and upper section of rough cast. There is a lead lit faceted window bay balancing the projecting wing and an understated central porch supported on heavy piers with a connecting clinker brick wall with cement capping course. The small terrace giving access to the porch has a freestanding corner pier with cement cap serving as the base for an urn. The tiled roof is recent.

Comparative Examples

"Strathdon" 449-465 Springvale Road, Forest Hill (1893, altered 1914)

Significance

The house at no. 35 Windsor Crescent, Surrey Hills was built in 1921 probably for John William Werner, a tailor. It is of aesthetic interest. This interest lies in its presence in Windsor Crescent as a substantially intact bungalow eschewing some of the more commonly encountered pattern designs seen in the Municipality. It is not recommended for heritage overlay control since its aesthetic values are neither especially representative nor exemplary in their own right.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1890/Assess.No.3012, 1900/Assess.No.2523, 1920/Assess.No.2674, 1921/Assess.No.7887, 1922/Assess.No.9322, West Ward: 1930/Assess.No.6074.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 661, Subdivision of Part of Elgar's Special Survey, 24/11/1884 and auctioneer's plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.

Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melb, 1978, pp.74-5.

SLV, 820bj 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General's Office, 18/01/1853.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

City of Whitehorse Heritage Review: Building Citations

Andrew Ward Architectural Historian

Building: **Significance:**
Address: 53 Windsor Crescent, Surrey Hills **Melway Map Ref:** 46K11

Building Type: house **Construction Date:** 1891

Architect: **Builder:**



Photo: 2/2001

Intactness: **Condition:**

G F P G F P

Existing Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls []

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co. Ltd.*, a *land bank under the chairmanship of Matthew Davies*, solicitor, financier and MLA at the centre of speculative deals during Melbourne's boom years. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and advertised within twelve months of the opening of the railway line to Lilydale. The intention was to create the *idyllic suburb of the future*, the first 61 lots auctioned on the ground by Fraser and Co. being released on the 1 December 1883, three months after the Surrey Hills railway station had come into regular service.

Subsequent subdivisions included the area bounded by Mont Albert Road, Windsor Crescent, Leopold Crescent and St. Georges Avenue, which comprised of lots 161 to 205, declared by Muntz in November 1884. By 1888 Goodwin Draper owned lots 184 to 188, at the time five lots facing Windsor Crescent between Louise and St. Georges Avenue. During that year the architect John J. Underwood acquired them having moved from Hawthorn to Surrey Hills about that time. He lived in Albany Crescent at "Sydenham", now demolished and also bought at least 20 allotments in the St. James Park estate.

During 1889 Underwood subdivided his Windsor Crescent holding into nine lots, six facing Windsor Crescent, one facing Louise Avenue and two facing St. Georges Avenue. It was known as "Underwood's Subdivision". Considering the extent of the economic downturn at the time he did well to sell more than half of it by the following year. Lots 1 and 2 which were later re subdivided to face Louise Avenue were sold to George Sim, lots 4 and 5 to the *gentleman* Joseph Wood and lot 6 to Charles Grist. Wood houses had been built on lots 4 and 8 the later being let to John Hunter Stokes, a professor of music prior to its purchase by Mrs. Anna Samuels in 1890. During 1890 Underwood also built a house on lot 9 (8 Louise Avenue) which he sold to Thomas Burges, a gardener. Two lots went unsold.

The weatherboard house which is now no.53 was built on lot 6 owned by Grist in 1891. It is unclear whether it was to Underwood's design. Grist lived in Kew, letting the house to the *gentleman* John Fitzsimon. By 1895 he had sold it to William Shultz senior who initially let it to the Revd. Samuel Kelso, taking up residency there himself by the turn of the century. By 1920 Mrs. M.E. Stenton was owner/occupant, the house at the time being described as W6 (wood with six rooms) with an NAV of 35 pounds.

Description

A late Victorian eclectic timber framed villa with rusticated boards in the Italianate manner and having a possibly reconstructed corner timber posted verandah with cast iron balustrade and frieze terminated by projecting wings, the gable end ornamentation being in timber in the Queen Anne manner with trefoil motifs. The hipped slate roof is patterned and the bi-chromatic chimneys with bracketed cornices are in situ. The eaves are bracketed and paneled.

Comparative Examples

“Glendale”, 63 Woodhouse Grove, Box Hill (1893-94?)

5 Benares Street, Mitcham (c.1893)

“Banff” 29 Albion Road, Box Hill (c.1888) – gable end treatment.

Significance

The house at no. 53 Windsor Crescent, Surrey Hills was built in 1891 for Charles Grist as an investment. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a representative Queen Anne influenced late Victorian villa in the Windsor Park estate area having a corner verandah terminated by projecting wings as a determinant of its type. Whilst being not uncommon in the metropolitan area, this villa form is unusual in the City of Whitehorse and adds architectural diversity to the Windsor Park estate area.

Source

Ward, A., *Whitehorse Heritage Review* 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1888/Assess.No.1081, 1889/Assess.Nos.3181-5, 1890/Assess.Nos.3032-40, 1891/Assess.Nos.3673-81, 1892/Assess.No.6290, 1895/Assess.No.5224, 1900/Assess.No.2535, 1920/Assess.No.6298.

History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9.

History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Elgar’s Special Survey, 24/11/1884, LP 661 and auctioneer’s plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.43-48.

Michael Cannon, Land Boomers, Thomas Nelson (Aust) Ltd, Melbourne, 1976, pp.336-362.

SLV, 820bje 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General’s Office, 18/01/1853.

MMBW litho detail plan no.2243, 1910.

Building: "Waverley" **Significance:**
Address: 54 Windsor Crescent, Surrey Hills **Melway Map Ref:** 46 K11

Building Type: house **Construction Date:** 1905

Architect: **Builder:**



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage

Victorian Heritage Register []
 National Estate Register []
 National Trust Register []

Victorian Heritage Register []
 National Estate Register []
 Heritage Overlay Controls [x]

History

Originally the south east corner of Henry Elgar's 1841 Special Survey, the area bounded by Mont Albert, Canterbury, Warrigal and Elgar Roads was owned in the 1880s by the *Freehold Investment and Banking Co. Ltd.*, a land bank under the chairmanship of Matthew Davies, a Sydney businessman. Davies, later knighted, was a Sydney businessman, and speculator ultimately committed for trial on account of his dealings during the collapse of the Land Boom. Named the "Windsor Park" estate, it was surveyed in sections by Thomas B. Muntz and released in stages from 1883 with the intention of creating the *idyllic suburb of the future*. Assisted by the opening of the railway line to Lilydale in December, 1882, the first 111 lots were auctioned in two batches by Fraser and Co. on the 1 and 22 December 1883, three months after the Surrey Hills railway station had come into regular service.

At the next sale the land enclosed by Windsor and Albert Crescents were released including lots 120 and 121 which were bought by the Melbourne financier Edward Dyer. Dyer was elected to the Nunawading Council in 1886 and was a co-founder of the East Suburban Property Investment Co. Ltd., a company formed *expressly for the object of "purchase and re-sale of real estate"*. He subsequently built a house known as "The Glen" on the land now occupied by nos. 56, 58 and 60 Windsor Avenue. The Dyer family bought many lots at these early land sales.

John R. Daley, a builder and the brother-in-law of Surrey Hill's first postmaster George Sim junior, acquired lots 120 and 121 and several others from Dyer in 1887. Three years later however they reverted to Dyer ownership. In 1890 they were in the name of Mrs. Fanny Dyer and in 1900 in the name of Mrs. Marion Frances Dyer of Auburn, who at that time also owned "The Glen" which she leased with these lots to Hugh Pennefather, a wool valuer (1900) and Frederick Skipper, an inspector (1903). In 1905 Mrs. Dyer disposed of lots 120 and part 121 to David Beattie, an accountant, who immediately built this house for his residence. He named it "Waverley".

By 1920 the house had passed to Mrs. Margaret Charlotte Beattie. By then it was situated on part lots 120 and 121 and was described as W6 (wood with six rooms) with an NAV of 40 pounds.

Description

A timber framed and weatherboard clad Italianate villa with cast iron bullnosed verandah to the façade and west elevation. There is a hipped slate roof with dominant central red brick and roughcast chimney with strapwork in the Post Federation manner and an ornamental frieze with metopes and triglyphs. The façade boards are in ashlar pattern and there are recent sympathetic additions at the rear.

Comparative Examples

381 Mitcham Road, Mitcham, 29 Moore Road, Vermont, 129 Mount Pleasant Road, Forest Hill, 36 Haines Street, Mitcham, 38 Haines Street, Mitcham.

Significance

“Waverley” is situated at no. 54 Windsor Crescent, Surrey Hills and was built for David Beattie in 1905. It is a representative house of its time exhibiting the single fronted villa form characteristic of the period but distinguished by the centrally located strapped chimney. The slate roof is indicative of its stylistic conservatism. It contributes to the historic character of the Area.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1886, 1888, Assess.No.1085, 1890/Assess.Nos 2962-4, 1900/Assess.No.2489-90, 1904-5, Assess.No.2593, 1910/Assess.No.3301, 1920/Assess.No.6228.
- History Group, Surrey Hills Neighbourhood Centre, Surrey Hills In Celebration of the Centennial 1883-1983, History Nook Group, Surrey Hills, 1983, pp.5-9, 34.
- History Group, Surrey Hills Neighbourhood Centre, Extracts from records of Alan J.Holt, historian, subdivision plans LP 532, Subdivision of Part of Windsor Park Surrey Hills, 13/12/1883, LP 570, Subdivision of Part of Lots 20, 22, 23, 24 & 25. H.Elgar’s Special Survey, 14/3/1884 and auctioneer’s plan Fraser & Co. Windsor Park Surrey Hills, 1/12/1883.
- Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Publishing Co P/L, Melbourne, 1978, pp.74-5, 86.
- SLV, 820bjc 1837-J.Jones, Parish of Nunawading in the County of Bourke, Surveyor General’s Office, 18/01/1853.
- SLV Maps, Haughton Collection, vol 5, p.32, J.& H.Tarrant, Plan of Surrey Hills and District, Collins, Melbourne.
- BHHS: “Map Shire of Nunawading 1892”, Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- Shire of Nunawading, MMBW litho detail plan 2242, September 1910.

Building:
Address: 12 Zetland Road, Mont Albert

Significance:
Melway Map Ref: 47A9

Building Type: house

Construction Date: 1913-14

Architect:

Builder:



Photo: 2/2001

Intactness:

Condition:

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register []
National Estate Register []
National Trust Register []

Victorian Heritage Register []
National Estate Register []
Heritage Overlay Controls [x]

History

Originally part of the *Survey Paddock* of Henry Elgar's 1841 Special Survey, this area was held by the Surrey Hills Investment Company in 1892 but little development occurred between then and the turn of the century despite the opening nearby of the Mont Albert railway station in 1890. It was not until the *subdivisions of November 1906 and November 1907 that all of the land east of Marlborough Street and north of the railway but excluding Cockroft's subdivision was auctioned off. By this time there were three houses in existence but not in Zetland Road which at the time joined Huddersfield Road from the west.*

In 1909 lots 11 to 15 of the 1907 subdivision on the south side of Zetland Road between High and Nelson (now Hood) Streets were owned by the Melbourne resident William Halsey. The Surrey Hills Golf Club had been located here prior to its sale and subdivision. By 1912 Mrs. Edith Mabel Fullwood of St. Georges Avenue, Surrey Hills had bought lot 11 where no.12 now stands. It was a large lot measuring 85 by 284 feet with frontage also to Beatty Street. In 1913 she commenced building this house for her residence completing it in the following year. She continued to live there in 1920 at which time the house was described as B13 (brick with thirteen rooms) with an NAV of 90 pounds.

Description

A highly picturesque Arts and Crafts bungalow demonstrating the influence of English domestic architectural traditions and adopting a cross ridged form characteristic of the American Craftsman Bungalow. The dominant element is the protruding gable ended wing with attic storey facing north. The apex of the gable is rough cast with strapwork incorporating an unusual oriel bay window and it is balanced in a characteristic Arts and Crafts manner by an exceptionally slender and tall chimney with horizontal cap and a recessed porch with timber archway having lattice work spandrels. There is a balustrade extending east where the main roof descends to form a verandah incorporating similar archwork with lattice spandrels. The base of the chimney is flanked by small windows and the red brick walls of the projecting wing have stepped buttresses.

The house is set well back on the allotment and is approached by a curved pathway.

Comparative Examples

- "The Gables", 7 Brandon Road, Brighton (1911)
- "Sherwood", 38 New Street, Brighton (1912)
- "Hollyburton", 41-45 Fernhill Road, Sandringham (1908)
- 40 Snowdon Avenue, Caulfield South (1921)
- "Kerrimuir", 17 Wyuna Road, Caulfield (1915)
- 20 Labassa Grove, Caulfield North (1923)

Significance

The house at no. 12 Zetland Road, Mont Albert, was built for Mrs. Edith Mabel Fullwood in 1913-14. It is historically and aesthetically significant.

It is historically significant (Criterion A) as one of the earliest surviving houses to be built in the locale following the subdivision and sale of the former Surrey Hills Golf Club land in 1907. It is aesthetically significant (Criterion E) for the manner in which it demonstrates the attractiveness of Mont Albert as a residential location at least from the time of the subdivision of the Surrey Hills Golf Club in 1907. No. 12 is a most unusual example of an English Domestic Revival influenced bungalow in Whitehorse, exploiting many of the devices that were its hallmarks and including the dominant gable ended treatment with a contrived informality in the relationship between the elements. The tall chimney, shady verandah and brooding roof form together with the use of red bricks and the oriel bay window are important contributory elements being complemented by the picturesque and spacious garden setting.

Source

Ward, A., Whitehorse Heritage Review 2001

References

- PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1909-10/Assess.No.3079, 1913, Assess.No.3858, 1914, Assess.No.4592, 1915-16/Assess.No.5367, 1920-1/Assess.No.7484.
- Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.
- Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.2, pp.104-113.
- BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.
- SLV, Map Section, Haughton Collection, "Mont Albert", 24 November 1906, 16 November 1907.
- Municipality of Box Hill, MMBW litho plan no.73, 1927.

Building: **Significance:**
Address: 72-74 Zetland Road, Mont Albert **Mielway Map Ref:** 47B9

Building Type: Terraced pair **Construction Date:** 1914

Architect: **Builder:**



Photo: 2/2001

Intactness: **Condition:**

G[x] F[] P[]

G[x] F[] P[]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register	[]	Victorian Heritage Register	[]
National Estate Register	[]	National Estate Register	[]
National Trust Register	[]	Heritage Overlay Controls	[x]

History

Originally part of the *Survey Paddock* of Henry Elgar's 1841 Special Survey, this area was held by George Cockroft in 1882 when it was subdivided into 55 lots with frontages to *Elgar's Road*, *Halifax Road (Churchill Street)* and *Huddersfield Road*

(Zetland Road)...The Lilydale railway bisected it neatly in two. Cockroft who purchased the land in 1869, had a butcher shop in Box Hill as early as 1871 and later owned the Whitehorse Hotel on the south east corner of Whitehorse and Elgar Roads. In partnership with its licensee James England he subsequently built a hall in Elgar Road named "General Gordon" as a venue for entertainment. For a while he provided a focal point for a fledgling township.

The Sands and McDougall directories indicate the auction of his subdivision produced just two residents in the 1880s, on the north side Samuel B. Cumpston who in 1889 *launched Box Hill's first newspaper, the "Reporter"* and on the south side George Cumpston. Their places were possibly those marked on the auctioneer's notice of 16 November 1907 "Mont Albert".

By the turn of the century one other place had been built and Albert Meier owned lot 21 where nos.72 and 74 stand. By 1910 John Donegan, an enameller of Condell's Lane, Melbourne owned the block which he sold it to Albert Edward Jones, a bank manager and William Perman, a bricklayer in 1913. The block was subdivided and the houses that exist there today were built in 1914 probably by Perman, as residences for their owners. By 1921 the houses had new owners, the agent J.K. Archer who was owner/occupant of no.72 and R.G. Stewart of Ringwood who leased no.74 to the railway employee Louis Gough. At the time the houses were described as B5 (brick with five rooms) with NAVs of 45 and 55 pounds respectively.

Description

A visually prominent attached pair of two storeyed red brick dwellings in the terraced form with hipped roofs and cement facings to the sills and lintels. They are comparatively plain for their period, the strength of the design hinging on the projecting faceted window bays and the timber posted porches approached by flights of steps. The chimneys are tall in the manner of the period and there are fretted spandrels to the porches. The recent roof linings are unsympathetic.

Comparative Examples

Significance

The pair of dwellings at nos. 72-74 Zetland Road, Mont Albert, were built presumably by the bricklayer, William Perman, in 1914. They are historically and aesthetically important.

They are historically important (Criterion A) as early surviving examples of houses built in the locale following the subdivision of the Surrey Hills Golf Club land in 1907. They are aesthetically important (Criterion E) on account of their unusual terraced form in Box Hill and also for their prominent position at the Elgar Road corner.

Source

Ward, A., Whitehorse Heritage Review 2001

References

PROV, VPRS 9553/P1, Shire of Nunawading Rate Book, Surrey Hills Riding: 1900/Assess.No.2300, 1909-10/Assess.No.3033, 1913, Assess.No.3812, 1914, Assess.No.4545, 1915/Assess.Nos.4873-4, 1920-1/Assess.No.7428-9.

Box Hill Historical Society, Sands and McDougall Directory of Victoria, 1887-1900.

Andrew Lemon, Box Hill, Box Hill City Council/Lothian, Pub Co P/L, Melbourne, 1978, pp.52, 72, 82-3, 93.

Andrew C.Ward & Associates, City of Box Hill Heritage and Conservation Study, Vol.1. pp.43, 46, 106-9.

BHHS: "Map Shire of Nunawading 1892", Directory of maps of the County of Bourke, Victorian Shire Map Company, Melbourne, 1892.

SLV, Map Section, Haughton Collection, "Mont Albert", 16 November 1907.

Municipality of Box Hill, MMBW litho plan no.73, 1927.

